STATEMENT OF CONSISTENCY AND REASONABLENESS WITH ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD FOR MAP AMENDMENT #REZ-26-0001

NCGS 160D-604 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

Recommendation Land Use & Housing – 2*:* Evaluate rezoning requests based on the Future Land Use Map and character area descriptions.

Recommendation Land Use & Housing – 9*:* Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.

NCGS 160D-605 requires the Governing Board to approve a statement analyzing the reasonableness of a proposed rezoning. The statement of reasonableness and the statement of consistency may be approved as a single statement.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is in the public interest and **reasonable** due to the following factors:

- The size and nature of the parcels, including the flat topography outside of a floodplain and access to utilities, makes it a reasonable location for upzoning.
- There is minimal impact on surrounding landowners.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The use of a mixed-use district acts as a buffer district between the Sylvan Valley Industrial Building and the residential Big Bend neighborhood.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.
- The rezoning is consistent with the Future Land Use Map.