

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3335
(JOHN AND ZOE VLAHOS)

The proposed zoning map amendment from HB (Highway Business) and RS9 (Residential Single Family; 9,000sf lot size) to HB (Highway Business) is inconsistent with the recommendation of the *Legacy Comprehensive Plan* and the recommendation of the *Northeast Suburban Area Plan (2011)*, in that, while the area plan does support commercial land use for this site, the character of what is proposed is unknown, as the proposed zoning is general use HB, which allows a full complement of uses and site plans. Some types of commercial may not be appropriate on this site as it abuts a residential area and school on the northwest. The plan states “to protect residential areas from inappropriate residential, commercial, institutional and industrial encroachment” on page 45. Therefore denial of the request is reasonable and in the public interest because the request would push general use HB zoning closer to the adjacent residential area and school.