

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3462  
(JAMES STRADER AND JAMES W. STRADER REVOCABLE TRUST)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) to HB-S (Highway Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote new, convenient, commercial and business services to support neighborhood needs, and to support improvement and redevelopment of older commercial sites. Furthermore, the *South Suburban Area Plan Update (2017)* recommends the site for commercial development and encourages the reuse of vacant buildings and redevelopment of existing undeveloped and underutilized sites, where possible. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is adjacent to other commercial and high intensity developments; and
2. Brewer Road is a minor thoroughfare with the ability to accommodate the expected traffic.