

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3503
(NEW CHURCH)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000-square foot minimum lot size) to RM5-S (Residential, Multifamily – 5 units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to increase infill development in the serviceable land area and encourage a mixture of residential densities and housing types through land use recommendations; and the recommendations of the *West Suburban Area Plan Update (2018)* for a density of up to eight units per acre for the site. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed residential density is compatible with that of the surrounding neighborhoods and less than the density recommended in the area plan;
2. The design would provide good public street connectivity and includes sidewalks along both sides;
3. The request would generate significantly less traffic than what could be expected under the present zoning; and
4. The proposed townhomes would provide a needed mixture of housing types in this general area.