

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3366  
(DOMINION BUILDING, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use – Two Phase) to RM12-S (Residential, Multifamily – 12 dwelling units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to facilitate land patterns that offer a variety of housing choices, and in that activity centers have the potential to accommodate denser mixed-use development, and a good mixed-use design for activity center development or redevelopment ensures attractive, useable, durable and adaptable places, as well as the recommendation of the *South Suburban Area Plan Update (2017)* in that the property is located within the Peters Creek Activity Center which allows for a housing component, especially in suburban areas where new activity centers are being proposed; therefore approval of the request is reasonable and in the public interest because:

1. The request is compatible with the surrounding development pattern.
2. The estimated traffic generation is significantly less than what could be anticipated under the current zoning.
3. The site is located within an activity center.
4. The site is a convenient location for apartments within walking distance to a variety of retail and commercial services including two grocery stores.
5. The site is served with sidewalks.
6. The site is within walking distance to transit service.