

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3341  
(HECTOR HERNANDEZ AND DANIA ALVAREZ)

The proposed zoning map amendment from RS9 (Residential, Single Family; 9,000sf minimum lot size) to GB-L (General Business – special use limited) is inconsistent with the recommendation of the *Legacy Comprehensive Plan* and the recommendation of the *North Suburban Area Plan (2014)*, in that, while the area plan does support commercial land use for this property, it is the intent of the plan to develop this area comprehensively and not leave a residentially zoned lot in the middle of an GB zoned area. On page 23, the plan states “neighborhoods should be protected from inappropriate residential, commercial, industrial, and institutional encroachment”. The fact that this request leaves behind a single lot which would be surrounded by GB zoning would be justification for denial. Therefore denial of the request is reasonable and in the public interest because the request would leave one residential single-family (RS9) lot surrounded by commercial zoning.