

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3442
(ZINAT MANAGEMENT, LLC)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf 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 facilitate land use patterns that offer a variety of housing choices. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed density is comparable to allowable development under the current zoning;
2. The scale of the proposed units is compatible with the nearby single-family homes
3. Ebert Road is a major thoroughfare with ample capacity; and
4. A 20-foot Type II bufferyard would provide physical and visual separation between the proposed development and the surrounding detached homes.