

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3682
(EVERLY DEVELOPMENT, LLC)

The proposed site plan amendment is generally consistent with the recommendation of *Forward 2045* to prioritize neighborhood-serving uses, such as cafes, medical offices, and grocery stores, instead of large-scale commercial uses, near residential areas, and to ensure low-intensity commercial serves as a transition between single-family residential and larger commercial areas; and the recommendations of the *South Suburban Area Plan Update (2018)* for office uses for the subject property. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow for the development of needed housing units with access to services and employment centers; and
2. The request would allow for the development of a vacant site in the serviceable land area along a minor thoroughfare.