

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3423
(NOBIKINIATOLL, LLC)

The proposed zoning map amendment from HB (Highway Business) and LO (Limited Office) to PB-S (Pedestrian Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Downtown Area Plan Update (2013)*, in that *Legacy* recommends protecting residential areas from inappropriate commercial encroachment. Therefore, denial of the request is reasonable and in the public interest as the proposed plan routes commercial vehicular traffic through the site and onto North Spring Street, negatively impacting the residential character of this portion of the street.