

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3394  
(MARTHA MERKLE AND FREDERICK LOWREY)

The proposed zoning map amendment from RS9 (Residential Single Family – 9,000 sf minimum lot size) to LO-S (Limited Office – Special Use District) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote a pedestrian-friendly orientation for new development and redevelopment; to reduce the visual dominance of parking areas; to ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods; and, to minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity. The proposal also is consistent with the recommendations of the *South Suburban Area Plan Update (2017)* related to building placement, land use and architecture – therefore, approval of the request is reasonable and in the public interest because:

1. The site is located at the intersection of two minor thoroughfares and is a reasonable location for LO-S zoning;
2. The request is for a limited number of office, residential, and institutional uses which typically generate less traffic than retail or restaurant uses; and
3. The request includes a comprehensive assemblage of parcels with coordinated access.