

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3413
(GATEWAY MANAGEMENT SERVICES, LTD.)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to RM5-S (Residential, Multifamily – 5 dwelling units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to facilitate land use patterns that offer a variety of housing choices, promote the use of moderate-density residential and office as transitional uses between intense business and residential uses, and promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood; and the recommendations of the *Northeast Suburban Area Plan Update (2017)* to develop a variety of housing types for different income levels, family sizes, and personal preferences, and for low-density attached residential land use for sites greater than two acres, that are most appropriately developed with duplex, triplex, quadraplex, multifamily, and townhouse uses. Therefore, approval of the request is reasonable and in the public interest because:

1. The estimated trip generation for the proposed rezoning is lower than what would be expected with the current RS9 zoning; and
2. The site fronts a major thoroughfare with ample capacity.