

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3356
(OLD SALEM INC., CAROL FALEY, WE BUY HOUSES OF THE TRIAD, LLC, AND
STEPHEN FOSTER)

The proposed zoning map amendment from LI (Limited Industrial) to PB-L (Pedestrian Business-special use limited zoning) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Area Plan Update (2014)*, in that the area plan recommends ensuring new structures are compatible in character and scale with existing neighborhood structures, yet there are no conditions related to scale, massing, or building architecture. Moreover, the area plan makes specific recommendations for only single family, small scale office, and low intensity commercial to be located in the southernmost portion of this block. However, since this request is “L” rather than “S”, it is unknown exactly what uses are being proposed in the southernmost portion of this block. Therefore, denial of the request is reasonable and in the public interest because the proposal does not include the lot which is located between the two sections of the subject property.