

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3431
(DAYTON HUDSON CORPORATION)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) to HB-S (Highway Business - Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to concentrate development within serviceable land area with the highest densities at City/Town Centers, Activity centers and along Growth Corridors, and the recommendations of the *North Suburban Area Plan (2014)* for rehabilitation/redevelopment of older and underutilized commercial sites in the planning area with building façade improvements, streetyard and bufferyard plantings, and parking area improvements. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will develop a new commercial property on existing impervious surface, thereby reducing the impervious coverage on the site; and
2. The request will replace an underutilized parking area with a new retail building on a designated growth corridor.