

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3574
(LINDA NEEDHAM AND SCOTT NEEDHAM)

The proposed zoning map amendment from HB-S (Highway Business – Special Use), LB-L (Limited Business – Limited Use), and RS12 (Residential, Single-Family – minimum 12,000 square foot lots) to HB-S (Highway Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *North Suburban Area Plan (2014)* for ensuring that development does not negatively impact surrounding development and for single family residential use for 110 and 106 Laura Avenue. Therefore, denial of the request is reasonable and in the public interest because:

1. The request will allow further encroachment of commercial uses into an established residential neighborhood;
2. Prior rezonings of the site included conditions to protect adjacent homes from high-intensity commercial uses, which this proposal removes; and
3. This request could add significant traffic along University Parkway.