

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3397
(JAK VENTURES, LLC)

The proposed zoning map amendment from RM8-S (Residential, Multifamily – 8 dwelling units per acre maximum density – Special Use) to RM8-S (Residential, Multifamily – 8 dwelling units per acre maximum density – Special Use – Site Plan Amendment) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage a mixture of residential densities and housing types through land use recommendations, promote quality design so that infill does not negatively impact surrounding development, and increase infill development in the serviceable land area; and the recommendation of the *South Suburban Area Plan Update (2018)* for the highest intensity, mixed-use development to be located in proposed activity centers; therefore approval of the request is reasonable and in the public interest because:

1. The site is a good location for multifamily residential as it is located within an activity center and within walking distance of a shopping center;
2. The request is consistent with the approved land uses and density of the initial zoning case (F-1325); and
3. The proposed residential density of 7.93 units per acre is compatible with the density of the adjacent townhomes located across Oliver's Crossing Drive.