

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3340
(THE THREE PROPERTIES LLC.)

The proposed zoning map amendment from RM 18 (Residential, Multifamily) and RSQ (Residential, Single Family and Quadraplex) to RMU-S (Residential, Multifamily Unlimited Density - Special Use) is inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Area Plan Update*, and denial of the request is reasonable and in the public interest because: (i) *Legacy 2030* recommends that infill development be compatible with and complimentary to the surrounding area and the proposed development is at a much higher density and has a much larger building mass and height than its surroundings; (ii) the density of the proposed development is almost five times the density for this area indicated on the *South Central Area Plan Update*; (iii) the request would add additional traffic to the area; and (iv) approval of this request could set a precedent for additional development in this area that is not consistent with the area plan.