

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3407
(WPDA, INC.)

The proposed zoning map amendment from GO (General Office) to GB-L (General Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to increase infill development within the Municipal Services Area, encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan, encourage reuse of vacant and underutilized commercial and industrial sites, and encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; and the recommendations of the *North Suburban Area Plan Update (2014)* for industrial use of this site. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposal allows for the redevelopment of a prominent industrial site;
2. The proposal would encourage reuse of existing vacant buildings and historic resources;
3. The proposal would create new commercial opportunities that are compatible with existing areas; and
4. The proposal would have limited access to major thoroughfares and is compact enough to discourage strip commercial development.