

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3464  
(DONALD A. JOYCE REVOCABLE TRUST, MICAEL A. JOYCE, AND RACHEL JOYCE  
MAXCY)

The proposed zoning map amendment from LB (Limited Business) and RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to GB-S (General Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* to consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings, and the *Southeast Suburban Area Plan (2016)* for comprehensive redevelopment with a mixture of neighborhood-scaled commercial and office uses that complement the surrounding residential area. Therefore, denial of the request is reasonable and in the public interest because the proposed use generates a substantial amount of vehicular traffic, and the request would make an auto-oriented use the focus of a prominent intersection within an activity center.