

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3582
(JESSE CARR AND KATHRYN EVERHART)

The proposed zoning map amendment from RS9 (Residential, Single-Family – 9,000 square-foot minimum lot size) to PB-S (Pedestrian Business – Special Use zoning is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *West Suburban Area Plan Update (2018)* for ensuring that development does not negatively impact surrounding development and for single-family residential land uses for the subject property. Therefore, denial of the request is reasonable and in the public interest because:

1. The request is inconsistent with the PB district purpose statement;
2. The request could potentially lead to further commercial zoning requests in the surrounding area; and
3. Development of a nonresidential use at this location could generate additional traffic on a residential street with limited thoroughfare access.