

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3437
(WILLIAM LUTHER DIXON)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* to encourage quality infill development on vacant land and redeveloped sites with an emphasis on conforming to the neighborhood’s existing character and scale, and recommendations of the *South Suburban Area Plan Update (2017)* for single-family residential use for this site. Therefore, denial of the request is reasonable and in the public interest because:

1. The site is not located along a growth corridor, nor within an activity center, nor is it particularly walkable - all characteristics of a well-designed and functional higher-density development;
2. Old Salisbury Road does not have sidewalks and is not along a transit route; and
3. The proposed large three-story building is out of scale with the nearby single-family homes.