

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3470
(MF-STYERS FERRY, LLC)

The proposed zoning map amendment from GB-S (General Business – Special Use) to RS9-S (Residential, Single Family – 9,000 sf minimum lot size – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Therefore, approval of the request is reasonable and in the public interest because:

1. The site has access to water and sewer and is suitable for suburban residential development;
2. The proposed residential density of 2.73 units per acre is lower than the maximum of 18 units per acre recommended in the area plan;
3. The proposed development would add less traffic to Styers Ferry Road than the development previously approved with Zoning Docket W-3381; and
4. The proposal includes two connections to the future greenway trails.