

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3409
(GREATER TABERNACLE WORSHIP CENTER)

The proposed zoning map amendment from LI (Limited Industrial) to LB-S (Limited Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage mixed-use development at appropriate locations, to promote a pedestrian-friendly orientation for new development, to promote land use compatibility through good design, to create a healthy mix of land uses in proximity to one another, to promote quality design so that infill does not negatively impact surrounding development, to minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, to increase pedestrian safety, and to improve roadway capacity; and with the recommendations of the *Northeast Suburban Area Plan Update (2017)* for commercial areas to be concentrated in designated areas and not allowed to take the form of strip development along the major roads in the planning area. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will provide needed convenience retail to the surrounding area and represents the first development within a larger area recommended for a mixture of uses;
2. Both Old Walkertown road and Motor Road have ample capacity; and
3. The request may spur additional development in the general area.