

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3496  
(ROSEMARY NINA CHALK, WILLIAM F. CHALK, AND MARY ELIZABETH W.  
SUTPHIN)

The proposed zoning map amendment from RS9 (Residential, Single Family; 9,000 sf minimum lot size) and LB-L (Limited Business -Special Use Limited) to HB-S (Highway Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* and the *North Suburban Area Plan Update (2014)* for encouraging reuse of vacant and underutilized commercial and industrial sites; promoting compatible infill development that fits within the context of its surroundings, and encouraging 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 proposed use is generally consistent with other land uses along University Parkway;
2. The allowance of higher-intensity commercial uses here would potentially reduce development pressure at less-desirable locations; and
3. The request would allow for the development of the vacant commercially zoned portion of the site.