

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3381
(LONGCO INC.)

The proposed zoning map amendment from HB-S (Highway Business – Special Use - to GB-S (General Business – 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, to encourage a mixture of residential densities and housing types through land use recommendations, and to promote quality design so that infill does not negatively impact surrounding development, as well as the recommendation of the *West Suburban Area Plan Update (2018)* for this property as a Special Land Use Condition Area (SLUCA) with intermediate-density residential (8-18 Du/Ac); therefore approval of the request is reasonable and in the public interest because:

1. The request proposes a mixture of residential and commercial uses designed within a walkable setting.
2. The proposed residential density of 6.18 units per acre is lower than the maximum of 18 units per acre recommended in the area plan.
3. The site has been commercially zoned and used for many years.
4. The site is separated from the adjacent townhomes located to the south by Reynolds Creek.
5. The site fronts along a major thoroughfare and improvements along Styers Ferry Road will be required.