

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3436
(JOHN L. DYSON; SR., PHYLLIS S. DYSON; NANCY S. WALL; CHARLES R. SMITH;
AND BETTY WILLARD)

The proposed zoning map amendment from AG (Agricultural) and RS20 (Residential, Single Family – 20,000 sf minimum lot size) to RS20-S (Residential, Single Family – 20,000 sf minimum lot size – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to increase infill development within the Municipal Services Area; encourage quality infill development on both vacant land and redeveloped sites, with an emphasis on conforming to the neighborhood’s existing character and scale; and promote compatible infill development that fits within the context of its surroundings, and the recommendations of the *Southeast Suburban Area Plan Update (2016)* for single family residential use. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed zoning is generally compatible with the surrounding development pattern;
2. The site has convenient access to public water and sewer; and
3. The proposed plan appropriately clusters development away from sensitive flood zone areas and a protected stream.