

DENIAL
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 inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *West Suburban Area Plan Update (2018)* for a mixture of residential densities and for intermediate-density residential for this property. Therefore, denial of the request is reasonable and in the public interest because the proposed design does not include a mix of residential densities and housing types and does not approach the density recommended in the area plan.