

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3382
(3CB, LLC)

The proposed zoning map amendment from RS7 (Residential, Single Family – 7,000 sf minimum lot size) to PB-L (Pedestrian Business – Special use Limited) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Area Plan Update (2015)*, in that the area plan recommends Office use for the site. Therefore, denial of the request is reasonable and in the public interest in that the proposed PB-L zoning would allow land uses which would have greater impacts on the surrounding neighborhood than the plan-recommended Office use.