

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3432
(CLIFFORD WILSON)

The proposed zoning map amendment from RMU-S (Residential, Multifamily – unlimited density – Special Use) to NB-S (Neighborhood Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites, and encourage convenient services at designated areas to support neighborhoods consistent with the Growth management Plan, and the recommendations of the *South Suburban Area Plan Update (2017)* for Office/Low-Intensity Commercial, and for special use zoning to help improve the compatibility of the property with adjacent residential uses. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would support new investment on a nonresidential site which has been unoccupied for an extended time;
2. The request aligns with the purpose statement of the NB district, which is designed to allow convenient commercial services close to and within residential areas; and
3. The site fronts on South Main Street which has ample capacity and is served with transit and sidewalks.