

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3549
(SPEAR CHERRY HOLDINGS, LLC)

The proposed zoning map amendment from LO (Limited Office) to CB (Central Business) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that are compatible and complementary with the surrounding area, promote compatible infill development that fits with the context of its surroundings, and encourage retention over replacement of historic structures; and the recommendations of the *Downtown Plan (2013)* for mixed development for the site. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is in a pedestrian-oriented area well served by transit and sidewalks;
2. The site is surrounded on three sides by existing CB zoning; and
3. The proposed CB zoning will allow more development flexibility on the subject property than is permitted by existing zoning.