

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3371
(DISCIPLES OF GRACE)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to IP-L (Institutional and Public – Special Use Limited) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Northeast Suburban Area Plan Update (2017)*, in that new construction or additions to institutional uses can have a negative impact on adjacent single-family residences because institutional uses typically have a larger building footprint and massing. Additionally, this zoning intensification could allow more intense uses on a site which is not along a growth corridor or within an activity center – *Legacy* calls for locating more intense development along growth corridors or in activity centers. Therefore, denial of the request is reasonable and in the public interest in that the requested IP-L zoning will allow more intense development than RS9 zoning.