

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3510
(EMCLAY PROPERTIES, LLC)

The proposed zoning map amendment from LI (Limited Industrial) to CI (Central Industrial) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites. Furthermore, the *Downtown Plan (2013)* recommends mixed-use 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 adjacent to other properties with CI zoning; and
3. The proposed CI District will allow more development flexibility on the subject property than is permitted by existing zoning.