

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3411  
(VILLAGE AT ROBINHOOD, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) to GB-S (General 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, promote compatible infill development that fits with the context of its surroundings, and encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; and the recommendation of the *West Suburban Area Plan Update (2018)* for commercial use. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would add a commercial use to an underdeveloped site;
2. The site plan includes bufferyards and stormwater management to reduce impacts on neighboring single-family parcels;
3. The proposed building includes many architectural elements that help it fit in with surrounding development;
4. The surrounding roads, including Robinhood Road, have ample capacity; and
5. The site request may spur additional development in the general area.