

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3380
(HILLCREST PROPERTY DEVELOPMENT, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use District) to MU-S (Mixed Use – Special Use District) to add the use of Storage Services, Retail, is generally consistent with the *Legacy Comprehensive Plan's* recommendation to promote quality design so that infill does not negatively impact surrounding development; as well as the recommendation of the *Southwest Suburban Area Plan Update (2015)* for commercial use within the Hillcrest Activity Center and for commercial areas that are compact with limited access to major thoroughfares and do not promote strip development; therefore approval of the request is reasonable and in the public interest because:

1. The request would facilitate the development of a commercially zoned site which has remained undeveloped since 2003.
2. Storage Services, Retail is a non-peak hour, low trip generating use.
3. The request includes attractive building elevations.