

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3402
(CAPITAL BANK NATIONAL ASSOCIATION)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) to HB-L (Highway Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to recycle and reuse land and buildings, encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, and encourage the reuse of vacant and underutilized commercial and industrial sites; and the recommendation of the *West Suburban Area Plan Update (2018)* for commercial development for this site, and for the creation of new commercial properties and the improvement of existing commercial areas to blend with existing development and not negatively impact nearby neighborhoods; therefore approval of the request is reasonable and in the public interest because:

1. The project will reuse a previously developed site for new commercial opportunities along an established growth corridor;
2. The property is currently zoned for Highway Business – Special Use. The rezoning would allow for additional commercial uses on the site; and
3. Commercial use of the site is compatible with the surrounding area.