

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3643
(GRANDVIEW, INC.)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square-foot minimum lot size) to GB-L (General Business – Limited Use) is generally inconsistent with the recommendations of *Forward 2045* to prioritize low-intensity commercial or moderate density residential as transitions between single-family residential and larger commercial areas and prioritize neighborhood-serving uses, such as cafes, medical offices, and grocery stores, instead of large-scale commercial uses, near residential areas; and the *West Suburban Area Plan Update (2018)* for single-family residential uses for the subject property. Therefore, denial of the request is reasonable and in the public interest because:

1. The request could promote commercial strip development along Yadkinville Road; and
2. The request would result in commercial encroachment into a single-family neighborhood.