

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3501
(OPP NC, LLC)

The proposed zoning map amendment from LO (Limited Office) to PB-L (Pedestrian Business – Limited Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors and encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; and the recommendations of the *East-Northeast Area Plan Update (2015)* for improvements of existing commercial areas that blend with existing development and do not infringe on nearby neighborhoods, and for the highest intensity mixed-use development to be located in proposed activity centers and proposed mixed-use areas. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow for a more diverse array of uses that could spur the redevelopment of an underutilized site; and
2. The request would assist with concentrating a mixture of uses within an activity center.