

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3329
(MICHAEL TROLLINGER, ALBERT BROWN & ISIAH DAVIS)

The proposed zoning map amendment from RS9 (Residential, Single Family) to LB-L (Limited Business - Special Use Limited) is not consistent with all aspects of the *Legacy Comprehensive Plan* and the *Northeast Suburban Area* and denial of request is reasonable and in the public interest because: (i) the request is inconsistent with the low density residential land use recommendation of both the existing and draft *Northeast Suburban Area Plan Update*; (ii) *Legacy 2030* promotes quality design and without a site plan there are no assurances that appearance can be addressed; (iii) the Carver School Road frontage is located on the inside of a curve (both horizontally and vertically) with potentially limited sight distance; and (iv) the request includes no site plan which would allow issues such as access or building placement to be addressed.