

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3489
(FRANK MYERS INVESTMENTS, LLC)

The proposed zoning map amendment from RS9 (Residential, Single Family; 9,000 sf minimum lot size) and LB-S (Limited Business -Special Use – Car Wash) to HB-S (Highway Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *North Suburban Area Plan Update (2014)* for discouraging inappropriate commercial encroachment into neighborhoods. The western half of the site (currently zoned RS9) is recommended to remain single-family residential. Therefore, denial of the request is reasonable and in the public interest because:

1. The request would generate a significant amount of additional traffic; and
2. The proposal would extend immense commercial development deeper into a single-family residential area.