

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3363
(EBERLEE FARMS, LLC)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM8-S (Residential, Multifamily – 8 units per acre maximum density – Special Use) and LO-S (Limited Office – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* in that it promotes a mixture of office, retail and housing along growth corridors that do not contribute to strip development, facilitates land use patterns that offer a variety of housing choices, minimizes the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity, encourages quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the neighborhood’s existing character and scale, and promotes a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas, as well as the recommendation of the *Southwest Winston-Salem Area Plan Update (2016)* for commercial, office, and multifamily land use between Peters Creek Parkway and Ebert Street; therefore approval of the request is reasonable and in the public interest because:

1. The proposed RM8-S portion of the site is consistent with the recommendations of the area plan, and the LO-S portion is consistent with the Growth Corridor recommendations of the plan.
2. Silas Creek Parkway is a growth corridor.
3. The proposed development would not necessitate any additional improvements to the adjacent street network.
4. The height and massing of the proposed office buildings are generally compatible with the surrounding development pattern in the area.
5. The proposed mixed use development is comprehensively designed with coordinated access and good interconnectivity.
6. The site will not have access onto Silas Creek Parkway.