

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3605
(CITY OF WINSTON-SALEM)

The proposed zoning map amendment from LI (Limited Industrial) and RS9 (Residential Single-Family, minimum 9,000 square feet) to RM18-L (Residential Multifamily – maximum 18 units per acre - Limited Use) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to increase infill development within the Municipal Services Area, encourage higher development densities and mixed-use development within the serviceable land area, and promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another; and the *Northeast Suburban Area Plan Update (2018)* for a mixed-use development opportunity area. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow for the development of property in the serviceable land area that lies along transportation facilities with excess capacity;
2. The request would allow needed housing units in the serviceable land area near a variety of services; and
3. The request may spur additional development within the general area.