

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3435
(CHALLENGES OF THE 21ST CENTURY, INC.)

The proposed zoning map amendment from GB (General Business) and RS7 (Residential, Single-Family – 7,000 sf minimum lot size) to IP-S (Institutional and Public – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods, and encourage the redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, and the recommendations of the *South Central Winston-Salem Area Plan Update (2014)* for institutional use. Therefore, approval of the request is reasonable and in the public interest because:

1. The request is consistent with the purpose statement of the proposed IP-S district;
2. The request would allow for a modest expansion of an existing school;
3. The two proposed school uses are permitted on most of the adjacent residentially and institutionally zoned properties; and
4. The site is served with sidewalks and nearby transit, which are beneficial transportation features for a school.