

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3463
(NATIONAL INVESTORS OF THE TRIAD LLC, UNITED METROPOLITAN BAPTIST
CHURCH, FIRST CALVARY BAPTIST CHURCH OF WINSTON-SALEM, AND CITY OF
WINSTON-SALEM)

The proposed zoning map amendment RM18 (Residential, Multifamily – 18 units per acre maximum density) and RMU (Residential, Multifamily – Unlimited) to PB-S (Pedestrian Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan*, the *East-Northeast Area Plan Update (2015)*, and the *East End Master Plan (2018)*, in that the plans call for encouraging development that is compatible with the surrounding area/creating a pedestrian-friendly character through development and redevelopment of properties. Therefore, denial of the request is reasonable and in the public interest because:

1. The proposed new construction would result in the loss of several mature trees, which contribute to the pedestrian-oriented character of the area; and
2. The request may lead to additional redevelopment pressure on nearby properties.