

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3486
(CITY OF WINSTON-SALEM)

The proposed zoning map amendment from HB (Highway Business) and RM18 (Residential Multifamily – 18 units per acre) to RM18-L (Residential Multifamily – 18 units per acre, Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, encourage a mixture of residential densities and housing types through land use recommendations and promote quality design so that infill does not negatively impact surrounding development; and the recommendations of the *North Central Area Plan Update (2015)* to encourage a mixture of housing types and promote quality infill development in the serviceable land area. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will provide additional housing options for the community;
2. The site is located on a major thoroughfare that can handle additional traffic; and
3. The site has access to WSTA service, and sidewalks exist along both street frontages.