

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3623  
(BRANCH BUILDING 500, LLC AND GOLDWATER HOLDINGS, LLC)

The proposed zoning map amendment from LO-S (Limited Office – Special Use) and RS7 (Residential, Single-Family – 7,000 square foot minimum lot size) to PB-S (Pedestrian Business – Special Use Rezoning) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to encourage infill development, which can provide housing, decrease sprawl, and keep the urban area more viable and concentrate development within the serviceable land area of Forsyth County, with the highest intensities at city/town centers, activity centers, and along growth corridors; and the *East-Northeast Winston-Salem Area Plan Update (2015)* to concentrate development in the area by retrofitting and redeveloping existing sites and by bringing new mixed-use development to the area. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will provide additional housing opportunities in the serviceable land area at a location with multimodal transportation access; and
2. The request would provide pedestrian-friendly commercial development within the urban core.