

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-2936
(BROOKSTOWN DEVELOPMENT PARTNERS, LLC)

The proposed final development plan and master plan amendment for a 277-unit multifamily development in a PB-S (Two Phase) zoning district is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Winston-Salem Area Plan Update (2014)* in that *Legacy* encourages the attraction of more retail and entertainment in GMA 1, and the area plan recommends mixed-use development. Therefore, denial of the request is reasonable and in the public interest, as the request does not include a mixture of uses and the request will increase traffic in the general area.