

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3667
(LONGLLEAF PROPERTIES, LLC AND WILSON LEGACY LLC)

The proposed zoning map amendment from RM18 (Residential, Multifamily – 18 units per acre) to RMU-S (Residential, Multifamily Unrestricted – Special Use) is generally consistent with the recommendations of *Forward 2045* and the *North Suburban Area Plan Update (2014)* to increase the number of housing units and provide greater housing choice near retail nodes, transit service, and within walking distance to parks; encourage the development of housing that integrates residents of multiple income levels throughout Winston-Salem and Forsyth County, providing access to high-performing schools, workplaces, grocery stores, and other services; and to integrate new developments with existing neighborhoods through careful planning, site design and architecture. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will increase the variety of housing types available in the area; and
2. Relocating the site's entrance to align with Old Town Road will improve traffic flow, reduce potential safety conflicts, and allow the intersection to meet the City's separation requirements.