

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3415
(MUHAMMAD AZAM AND IFFET SAEED)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to NO (Neighborhood Office) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Winston-Salem Area Plan Update (2013)*, in that *Legacy* encourages quality infill development with an emphasis on conforming to the neighborhood’s existing character and scale and the subject property is shown for low-density residential use in the area plan. Therefore, denial of the request is reasonable and in the public interest, as this block of Cole Road is characterized by single-family homes, and extending general use non-residential zoning into this area may have negative consequences on said homes.