

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3404
(GRAND AT UNION CROSS, LLC)

The proposed zoning map amendment from RM12-S (Residential, Multifamily – 12 dwelling units per acre maximum density – Special Use) to RM18-S (Residential, Multifamily – 18 dwelling units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors, encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors, encourage higher development densities and mixed-use development within serviceable land use area, increase infill development in the serviceable land area, facilitate land use patterns that offer a variety of housing choices, focus higher-intensity, quality mixed-use development in activity centers, growth corridors, and town centers, ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods, and consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings; and the recommendations of the *Southeast Forsyth County Area Plan Update (2013)* for commercial and moderate intensity residential use, therefore approval of the request is reasonable and in the public interest because:

1. The multifamily development will provide a transition between the proposed commercial development to the east and the existing single-family development to the west; and
2. The proposal allows for a residential component to be incorporated into the proposed Union Cross Road/Interstate 40 activity center.