

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3651  
(TWELVE STAR EXPRESS INC.)

The proposed zoning map amendment from RS9 (Residential, Single Family, 9,000 sq. ft. minimum lot size) to PB-S (Pedestrian Business – Special Use) is generally consistent with the recommendations of *Forward 2045* to develop a mix of uses along growth corridors to support an enhanced transit and pedestrian network and prioritize denser, mixed-use, urban development patterns closer to the city center and along growth corridors as an alternative to greenfield development; and the recommendations of the *Southeast Winston-Salem Area Plan Update (2013)* for mixed use development for the subject property. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would encourage redevelopment of an underutilized site
2. NCDOT roadway improvements at this location will increase vehicular capacity and improve traffic flow, allowing for more intense development; and
3. The request would provide additional walkable commercial development in an area with current services.