

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3359
(KRYSTAL COMPANY, LLC AND KRYSTAL CORPORATION)

The proposed zoning map amendment from HB (Highway Business) and RSQ (Residential, Single Family Quadraplex) to GB-L (General Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* in that it encourages higher residential densities along growth corridors to create the critical mass for transit to be viable, activity centers have the potential to accommodate denser mixed-use development, and a good mixed-use design for activity center development or redevelopment ensures attractive, useable, durable and adaptable places, as well as the recommendation of the *Southwest Winston-Salem Area Plan Update (2016)* to develop the site with a mixture of uses that includes residential, commercial, and office in a well-designed development that connects streets, transit and pedestrian facilities; therefore approval of the request is reasonable and in the public interest because:

1. The request may facilitate reinvestment and/or redevelopment of the subject property.
2. GB-L zoning is more consistent with the mixed use recommendation of the area plan than the current zoning.
3. Peters Creek Parkway has ample capacity.
4. The site is well served with sidewalks and multiple transit routes.
5. The request includes a lighting condition.
6. The request includes a monument signage condition along Academy Street.