

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3412  
(ONE77, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) to MU-S (Mixed Use – Special Use – Site Plan Amendment) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Winston-Salem Area Plan Update (2015)*, in that the area plan calls for the Southeast Gateway to be developed as an urban village with a wide mix of uses. Therefore, denial of the request is reasonable and in the public interest as approval of this request would replace the currently approved site plan, which includes a greater mix of retail and residential square footage, with a plan that is primarily residential in nature.