

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3425
(REDEEMER PRESBYTERIAN CHURCH)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square feet minimum lot size) to IP-S (Institutional and Public – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods and to promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas, and the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* for the expansion of institutional uses in a manner that is compatible with the neighborhood character. Therefore, approval of the request is reasonable and in the public interest because:

1. The request is consistent with the purpose statement of the proposed IP-S district;
2. The request would provide for an appropriate transition between residential and nonresidential uses;
3. The pedestrian-friendly streetscape along Miller Street would be retained along with the contributing structures within the Ardmore National Register Historic District; and
4. The request will facilitate improved vehicular circulation between Miller Street and Melrose Street.