

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3430
(EBERLEE FARMS, LLC; BILL EBERT AND JANET EBERT)

The proposed zoning map amendment from RS9 (Residential, Single-Family – 9,000 sf minimum lot size) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote a mixture of office, retail and housing along growth corridors that do not contribute to strip development, and facilitate land use patterns that offer a variety of housing choices, and the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* to redevelop the site with compatible multifamily or townhouse structures at an intermediate density of up to 12 dwelling units per acre along Silas Creek Parkway. Therefore, approval of the request is reasonable and in the public interest because:

1. Silas Creek Parkway is a growth corridor where well-designed multi-family development is recommended;
2. The site design (including building and parking layout, landscaping treatments, and proposed building elevations) minimizes visual impacts to the adjacent streets;
3. The height and massing of the proposed townhouses are generally compatible with the surrounding development pattern; and
4. The site will not have access onto Silas Creek Parkway.