

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3668
(FRED AND MARY SIMMONS JOINT REVOCABLE TRUST)

The proposed site plan amendment is generally consistent with the recommendation of *Forward 2045* to prioritize neighborhood-serving uses, such as cafes, medical offices, and grocery stores, instead of large-scale commercial uses, near residential areas, and to ensure low-intensity commercial serves as a transition between single-family residential and larger commercial areas; and the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* for office uses for the subject property. Therefore, approval of the request is reasonable and in the public interest because:

1. Office uses typically impose few negative impacts on adjacent land uses and can provide services to area residents; and
2. The site has excellent access to multimodal transit.