

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3372  
(SOUTHEAST GATEWAY VENTURES, LLC)

The proposed site plan amendment for a Residential Building, Multifamily use in a MU-S zoning district is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage a mixture of residential densities and housing types through land use recommendations, to promote quality design so that infill does not negatively impact surrounding development, and to promote compatible infill development that fits with the context of its surroundings, as well as the recommendation of the *South Central Winston-Salem Area Plan Update (2017)* for mixed-use development; therefore approval of the request is reasonable and in the public interest because:

1. The site is a good location for multifamily residential as it is within walking distance of multiple institutional and recreational facilities and it is well served by sidewalks, the Salem Creek Greenway, and transit.
2. The request represents a new and substantial addition to the Southeast Gateway development.
3. The estimated trip generation is lower than what could be expected for the use shown on the approved site plan.
4. The request represents a long term, collaborative redevelopment effort between various public and private entities.
5. The request would result in improvements to the pedestrian crossing at the intersection of South Main Street and Waughtown Street.