

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3382
(3CB, LLC)

The proposed zoning map amendment from RS7 (Residential, Single Family – 7,000 sf minimum lot size) to PB-L (Pedestrian Business – Special use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; value and preserve the unique elements of our community, including its natural features and built environment; encourage retention over replacement of historic structures; and, develop compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options, as well as the recommendations of the *South Central Winston-Salem Area Plan Update (2015)* for the reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites, where possible, and the retention of historic buildings including residential homes, institutional and commercial structures, agricultural buildings, bridges, etc., when possible; therefore approval of the request is reasonable and in the public interest because:

1. The request is consistent with the PB district purpose statement.
2. The proposed uses are generally considered to be neighborhood serving.
3. The request would facilitate the redevelopment of a historic structure which was originally used for commercial purposes.

The site is located within an established, urban neighborhood with a mixture of residential and institutional land uses in the immediate vicinity.