

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-2936
(BROOKSTOWN DEVELOPMENT PARTNERS, LLC)

The proposed final development plan and master plan amendment for a 277-unit multifamily development in a PB-S (Two Phase) zoning district is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote quality design so that infill does not negatively impact surrounding development, encourage more residential development at higher densities in GMA 1, and encourage attractive parking design and more efficient use of parking; and the recommendations of the *South Central Winston-Salem Area Plan Update (2014)* for developing a mixture of uses, including residential, in the area surrounding the BB&T Ballpark. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is a good location for high-density residential development because it is located along a growth corridor, is served by multiple transit routes, is within the Center City GMA, and is not located adjacent to a single-family residential area;
2. The request represents a significant addition to the tax base on an underutilized site with access to a number of urban services;
3. The proposed development is adjacent to other urban multifamily apartments;
4. Through the closure of Brookstown Avenue, the request would remove existing traffic hazards at its intersections with North Broad Street and West Second Street;
5. The request would provide a significant improvement to the urban streetscape at a critical location; and
6. The plan would retain the existing public bicycle route which now runs along Brookstown Avenue.