

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3369
(BV RETAIL INVESTMENTS, LLC)

The proposed zoning map amendment from RS12 (Residential, Single Family – 12,000 sf minimum lot size) and LB (Limited Business) to PB-L (Pedestrian Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan, to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, to promote a pedestrian-friendly orientation for new development and redevelopment, and to reduce the visual dominance of parking areas, as well as the recommendation of the *Northwest Winston-Salem Area Plan Update (2017)* for commercial use; therefore approval of the request is reasonable and in the public interest because:

1. The proposed PB-L zoning is more compatible with the existing development pattern in the general area than the existing LB district.
2. The request is consistent with the PB district purpose statement.
3. The site is located in a pedestrian oriented neighborhood which is served with sidewalks and transit.
4. The request may facilitate the redevelopment of a site which is currently constrained by dual zoning.