

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3412
(ONE77, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) to MU-S (Mixed Use – Special Use – Site Plan Amendment) 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, promote quality design so that infill does not negatively impact surrounding development, and promote compatible infill development that fits with the context of its surroundings, and the recommendations of the *South Central Winston-Salem Area Plan Update (2015)*, which recommends mixed-use redevelopment for this site. Therefore approval of the request is reasonable and in the public interest because:

1. The proposed multifamily component is within walking distance of multiple institutional, cultural, and recreational facilities and is well served by sidewalks, the Salem greenway, and transit;
2. The request represents a new and substantial addition to the Southeast Gateway development;
3. The estimated trip generation is significantly lower than what could be expected with the approved site plan
4. The proposed building design and materials are complementary with those of the existing buildings within the overall Southeast Gateway; and
5. The request represents a long term, collaborative redevelopment effort between various public and private entities.