

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3463
(NATIONAL INVESTORS OF THE TRIAD LLC, UNITED METROPOLITAN BAPTIST
CHURCH, FIRST CALVARY BAPTIST CHURCH OF WINSTON-SALEM, AND CITY OF
WINSTON-SALEM)

The proposed zoning map amendment from RM18 (Residential, Multifamily – 18 units per acre maximum density) and RMU (Residential, Multifamily – Unlimited) to PB-S (Pedestrian Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote a dense, mixed-use and pedestrian-oriented urban form. Furthermore, the *East-Northeast Area Plan Update (2015)* recommends mixed-use development for the entire site and the *East End Master Plan (2018)* recommends residential development with mixed-income housing and mixing compatible land and building uses to generate activity throughout the day, evening and weekend. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would increase the density on a site that has been zoned and developed for multifamily dwellings for many years;
2. The site is located within the Center City GMA and is well served by sidewalks, transit, and multiple public streets with ample capacity; and
3. The request would introduce the potential for a mixture of uses.