

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3423  
(NOBIKINIATOLL, LLC)

The proposed zoning map amendment from HB (Highway Business) and LO (Limited Office) to PB-S (Pedestrian Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites, and to concentrate economic development activity at locations identified in *Legacy* including Winston-Salem’s Downtown, Activity Centers, and urbanized areas with established infrastructure; and the recommendations of the *Downtown Area Plan Update (2013)* for mixed-use development. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is a good location for PB-S zoning and is adjacent to other PB-S and PB zoned projects; and
2. The site is well served by sidewalks and transit within the context of a connected street network.