

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3527  
(MICHAEL AND LUDMILLA RANIERI)

The proposed zoning map amendment from RS7 (Residential Single Family) to NB-S (Neighborhood Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* to promote compatible infill development that with the context of its surroundings, and to discourage inappropriate commercial encroachment into neighborhoods; and the *South Central Winston-Salem Area Plan Update (2013)* recommendations for residential use of the property. Therefore, denial of the request is reasonable and in the public interest because:

1. The area plan recommends single-family residential use of the property;
2. The request is not consistent with the purpose statement of the NB district and could encourage commercial encroachment into residential areas along this corridor;
3. The site is bookended by activity centers, which are more appropriate for this intensity of use; and
4. The request would not provide a neighborhood service at a residential scale and could route commercial traffic onto a local residential street.