

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3601
(PILGRIM ASSOCIATES II INC)

The proposed zoning map amendment from LO (Limited Office) and LO-S (Limited Office – Special Use) to RM12-L (Residential Multifamily – maximum 12 units per acre – Limited Use) to is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to concentrate development with the highest densities at city/town centers, activity centers, and along growth corridors, and facilitate land use patterns that offer a variety of housing choices and convenient access to neighborhood shopping, schools, parks, and other services; and the *Northwest Winston-Salem Area Plan Update (2017)* for a mixture of commercial, office, and residential development. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is within the Coliseum Drive Mixed Use Opportunity Area, which supports a mixture of residential and commercial land uses; and
2. The request would allow for the redevelopment of a vacant site with excellent access to multimodal transit and other services.