

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3346
(MARKETPLACE MALL, LLC)

The proposed zoning map amendment from HB (Highway Business) to GB-L (General Business-special use limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage the reuse of vacant and underutilized commercial and industrial sites and the recommendation of the *South Central Winston-Salem Area Plan Update (2014)* for commercial use; therefore, approval of the request is reasonable and in the public interest because:

1. The site has been commercially zoned and developed for many years;
2. The site is located along a growth corridor and is adjacent to other commercially zoned and developed properties;
3. The request is consistent with the purpose statement of the GB district; and
4. The site is located within GMA2, and the GB district permits a 30% reduction in required parking.