

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3600
(PILGRIM ASSOCIATES II INC)

The proposed zoning map amendment from LO-S (Limited Office – Special Use) to GO-L (General Office – Limited Use) and 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, promote a mixture of office, retail, and housing along growth corridors that do not contribute to strip development, and facilitate development that offers a variety of housing choices, is near public transit, and provides access to neighborhood shopping; 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;
2. The proposed districts promote a mixture of office, retail, and residential uses; and
3. The request would allow a variety of housing options near public transit and neighborhood services.