

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3604
(GREENTREE REAL ESTATE, LLC)

The proposed zoning map amendment from LI (Limited Industrial) to PB (Pedestrian Business) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to encourage both vertical and horizontal mixed-use development in appropriate locations; and the recommendations of the *Downtown Winston-Salem Plan (2013)* for mixed-use development and for encouraging and supporting the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites. Therefore, approval of the request is reasonable and in the public interest because:

1. Pedestrian access is available to the subject property via existing sidewalks;
2. The site is well served by public transportation; and
3. The proposal provides an opportunity to redevelop an existing, older industrial site in GMA 2.