

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3410
(MICHAEL NEILL PROPERTIES, LLC AND BOB NEILL, INC. OF WINSTON-SALEM)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square foot minimum lot size) and HB-L (Highway Business – Limited Use) to GB-L (General Business – Limited Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites, promote compatible infill development that fits with the context of its surroundings, and encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; and the recommendations of the *Southwest Suburban Area Plan Update (2015)* for commercial use of the subject property, encouraging the redevelopment of existing undeveloped and underutilized sites and calling for the improvement of existing commercial areas so as to blend with existing development and not infringe on nearby neighborhoods, therefore approval of the request is reasonable and in the public interest because:

1. The proposal would allow for the development of vacant land in a prominent commercial area; and
2. The proposal would create new commercial opportunities that are compatible with existing areas.