

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3606  
(JAMES W. POWELL, JR.)

The proposed zoning map amendment from RS-Q (Residential Single-Family, Quadraplex) to RM18 (Residential, Multifamily – 18 units per acre) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations along growth corridors, as a mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations; and the *Southwest Winston-Salem Area Plan Update (2016)* and *Peters Creek Parkway Growth Corridor Plan (2019)* for development of urban form growth corridors at higher densities with buildings close to the street and parking to the side or rear of buildings to encourage pedestrian-friendly spaces. Therefore, approval of the request is reasonable and in the public interest because:

1. The site has access to multimodal transit opportunities and is located along minor thoroughfare; and
2. The request would provide an opportunity to redevelop an underutilized property within GMA 2 to provide needed additional housing opportunities.