

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3374
(CANAL NORTHWEST, LLC)

The proposed zoning map amendment from GI (General Industrial) to GB-L (General Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, to focus higher-intensity, quality mixed-use development in activity centers, growth corridors, and town centers, and because activity centers have the potential to accommodate denser mixed-use development, as well as the recommendation of the *South Central Winston-Salem Area Plan Update (2015)* for commercial development, as the area is part of the West End Activity Center; therefore approval of the request is reasonable and in the public interest because:

1. The GB-L zoning provides more use flexibility for the property than the existing GI district.
2. GB-L zoning is more conducive for mixed use development of property within an activity center than the existing GI zoning.
3. The request is consistent with the purpose statement of the GB district.