

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-2936
(DPJ RESIDENTIAL, INC.)

The proposed final development plan and master plan amendment is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to promote quality design so that infill does not negatively impact surrounding development and encourage reuse of vacant and underutilized commercial and industrial sites; and the recommendations of the *South Central Winston-Salem Area Plan Update (2014)* for revitalization of older/underutilized commercial and industrial sites and buildings. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is a good location for high-density residential development because it is served by multiple transit routes, is within the Urban Neighborhoods GMA, and is not adjacent to a single-family residential area;
2. The proposed development is adjacent to other urban multifamily developments; and
3. The request would provide a significant improvement to the urban streetscape at a critical location.