

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3529
(HUBBARD REALTY OF WINSTON-SALM, INC.)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM5-S (Residential, Multifamily – 5 units per acre maximum density – Special Use) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* in that it would offer a variety of housing choices in the area with a context-sensitive design; and the recommendations of the *Southwest Suburban Area Plan Update (2015)* for low-density attached residential development for sites greater than two acres that are most appropriately developed with multifamily, townhouses, duplex, triplex, or quad units. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed density is comparable to allowable development under the current zoning;
2. The scale of the proposed units is compatible with the nearby single-family homes; and
3. Somerset Drive is a minor thoroughfare with existing capacity for this development.