

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3578
(VANGUARD PROPERTIES OF WINSTON-SALEM, LLC & RAMEY DEVELOPMENT
CORPORATION)

The proposed zoning map amendment from RS9 (Residential, Single Family - 9,000 square foot minimum lot size) and LI (Limited Industrial) to RM18-S (Residential, Multifamily – 18 units per acre – Special Use) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* and the *Southeast Suburban Area Plan Update (2016)* for to encourage a mixture of residential densities and housing types and create new neighborhoods, emphasizing connectivity, walkability, a variety of land uses, and access to services and institutional uses. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would provide needed additional housing in the serviceable land area; and
2. The request would not significantly impact traffic capacity of Cole Road.