

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3351
(MARKETPLACE MALL, LLC)

The proposed zoning map amendment from RS9 (Residential Single Family; 9,000 sf minimum lot size) to GB-L (General Business-special use limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to identify and eliminate gaps in the roadway system to increase connectivity, reduce travel distances, improve access to nearby land uses, and provide mobility options for vehicles, bikes, pedestrians and transit, and the recommendation of the *South Central Winston-Salem Area Plan Update (2014)* for commercial use and specifically that a vehicular and pedestrian connection be made between Marketplace Mall and Salisbury Ridge Road; therefore, approval of the request is reasonable and in the public interest because:

1. The request includes a condition that no buildings would be constructed on the subject property;
2. The request includes a limitation on signage; and
3. The site is located along a minor thoroughfare which has ample capacity and is served with transit.