

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3387
(COLLEGE VILLAGE HOLDINGS, LLC)

The proposed zoning map amendment from LB (Limited Business) to PB-S (Pedestrian Business – Special Use District) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan, promote standards requiring high quality-design for infill development that is compatible with the surrounding neighborhood, promote compatible infill development that fits with the context of its surroundings, and promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas; as well as the recommendations of the *Northwest Winston-Salem Area Plan Update (2017)* for Commercial Use and for no redevelopment of the existing site under current zoning or a less intense zoning classification; therefore approval of the request is reasonable and in the public interest because:

1. The site is developed with a multi-tenant business building and has been used commercially for many years.
2. The request includes a very limited number of proposed uses, all of which are allowed within the current LB zoning.
3. The request includes a site plan and it removes many impactful uses which are allowed within the current LB zoning, such as Car Wash, Transmission Tower, and Convenience Store.
4. The PB district allows for a parking reduction which is not available in the current LB zoning.