

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3389  
(THE LIBERTY GROUP, LLC/CASTLE ROCK HOLDINGS)

The proposed zoning map amendment from LI (Limited Industrial), GI (General Industrial), and GB-S (General Business – Special Use) to E (Entertainment District) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage the development of new entertainment venues Downtown with larger facilities located near the northern edge, and to encourage both residential and nonresidential infill development/redevelopment vs. greenfield development, as well as the recommendation of the *North Central Winston-Salem Area Plan Update (2015)* to encourage the 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 request is consistent with the E district purpose statement and requirements.
2. The site is adjacent to a mixture of intense zoning districts including some E-L zoning located to the southwest.
3. The request could spur redevelopment activity into a significantly underdeveloped/underutilized area where urban services are already in place.
4. The request may result in additional lighting and pedestrian crosswalks being installed within the proposed district by the developer based upon future development.