

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3400
(KRYSTAL COMPANY, LLC AND KRYSTAL CORPORATION)

The proposed zoning map amendment from HB (Highway Business) and RSQ (Residential, Single Family Quadraplex) to GB-L (General Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage higher residential densities along growth corridors to create the development intensity which makes transit viable, and to encourage reuse of vacant and underutilized commercial sites; and the recommendation of the *Southwest Winston-Salem Area Plan Update (2016)* to develop the site with a mixture of uses that includes residential, commercial, and office in a well-designed development that includes connections to existing streets, transit, and pedestrian facilities. Therefore, approval of the request is reasonable and in the public interest because:

1. The request may facilitate reinvestment in and/or redevelopment of the subject property;
2. GB-L zoning is more consistent with the mixed-use recommendation of the area plan than the current zoning, and it proposes the same uses which were approved for the site in 2018.
3. Peters Creek Parkway has ample capacity;
4. The site is well served with sidewalks and multiple transit routes; and
5. The request includes a monument signage condition along the Academy Street frontage.