

TO: Joe Mangum – Entitlement Services
FROM: Manal Mahmoud – Long Range Planning
SUBJECT: REZ 2024-068: 2040 Comprehensive Plan Consistency
LOCATION: S I-85 Service Rd & Laine Rd (PID: 05539103)
DESCRIPTION: Zoning Change Request from N1-A to ML-2(CD) -- 14.15 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.

Plan Consistency: This petition is **INCONSISTENT** with the 2040 Policy Map recommendation for Neighborhood 1 (**N1**). An amendment to the 2040 policy map, and place type change is required to Manufacturing and Logistics (**ML**). The table below represents elements of ML Place Types:

Land Uses	<i>Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.</i>
Character	<i>This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Buildings are usually placed on the interior of the site surrounded by service areas, outdoor and container storage, parking, and landscape buffers to provide a transition to adjacent uses.</i>
Mobility	<i>Typically, accessible by higher capacity arterials and interstates, as well as by freight rail. May also benefit from proximity to airports. Streets accommodate large trucks, while still serving all travel modes. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.</i>
Building Form	<i>The typical building is a high-bay, single-story manufacturing, or warehousing building. Buildings widely range in size and scale depending on their context and use. Buildings include entrances on the street side to provide pedestrian access from the public sidewalk, where possible.</i>

Commented [BA1]: Can add this comment if rezoning to a TOD district - "TOD Zoning Districts conform to all activity center place types."

The following criteria should be considered to approve a change to the 2040 Policy Map:

Commented [BA2]: This section is not required if the petition does not require a place type change. Jump to the Goals table.

1. Location

- Not within Uptown or Center City
- **Is adjacent to N1 (which is a not a criteria considered for approval)**
- Not adjacent to N2, AC, or PP if will produce significant impact such as environmental, truck traffic, or noise

2. Preferred Acreage

- 5 acres, the petition is 14.15 acres and meets the preferred acreage for a place type amendment to Manufacturing & Logistics.

Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Employment Opportunity – **Access to employment is a high priority need in this area** according to the EGF Community Reports. This petition proposes to introduce commercial and industrial development that could promote access to employment opportunity.

Commented [BA3]: Examples of EGF supporting or not supporting the petition are in red. You can add or remove based on the petition. Bold the important information you think conveys the EGF best.