

TO: Emma Knauerhase – Entitlement Services
FROM: Abie Bonevac, CZO – Long Range Planning
SUBJECT: REZ 2024-100: 2040 Comprehensive Plan Consistency
LOCATION: N. Wendover Road & Monroe Road (PID: 15904612)
DESCRIPTION: Zoning Change Request from ML-1 to IMU – 9.892 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 **CONSISTENT** with the 2040 Policy Map recommendation for Innovation Mixed Use (**IMU**). The table below represents elements of IMU Place Types:

Land Uses	Typical uses include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential. Uses in this Place Type also include retail, personal services, restaurants, and bars, and limited warehouse and distribution associated with light manufacturing and fabrication.
Character	Characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment.
Mobility	IMU places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. 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 do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
Building Form	The typical building in IMU is an older industrial structure that has been adaptively reused. Newer office, residential, and mixed-use buildings typically have heights up to six stories in this Place Type. New buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors. All buildings are designed to orient to streets, whether reused or new, with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.