

**TO:** Maxx Oliver, CZO – Entitlement Services  
**FROM:** Abie Bonevac, CZO – Long Range Planning  
**SUBJECT:** REZ 2024-015 2040 Comprehensive Plan Consistency  
**LOCATION:** Milhaven Lane & Sunset Road (PID: 04124203)  
**DESCRIPTION:** Zoning Change Request from I-1 (CD) to CG – 0.38 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 **Manufacturing and Logistics (ML)**. An amendment to the 2040 policy map, and place type change is required to **Commercial (COMM)**. The table below represents elements of COMM Place Types:

<b>Land Uses</b>	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.
<b>Character</b>	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.
<b>Mobility</b>	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
<b>Building Form</b>	The typical building height is four or fewer stories. Some sites include accessory drive-through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.

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

1. Adjacencies – The following preferred adjacencies are present with this petition:
  - Manufacturing and Logistics
2. Location
  - The petition is not located within uptown
  - The petition is located within ½ mile of a major transportation corridor, **which is not consistent with the Commercial Place Type.**

- The petition is located in the Equitable Growth Framework's Access to Housing Score, **which is not consistent with the Commercial Place Type.**

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

1. Access to Essential Amenities, Goods & Services – Commercial Place Types typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations. Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. **Access to essential amenities, goods and services is one of the highest priority in this area.**
2. Access to Housing Opportunity – Access to housing is also one of the highest priority need in this area according to the EGF Community Reports. **The petition is not providing any residential opportunity.**