

TO: Michael Russel, CZO – Entitlement Services

FROM: Abie Bonevac, CZO – Long Range Planning

SUBJECT: REZ 2024-039: 2040 Comprehensive Plan Consistency

LOCATION: Sugar Creek Road & Roman Road (PID: 04724102, 04701101, 04701102, 04701106, 040701107, & 0401139)

DESCRIPTION: Zoning Change Request from N1-B to IC-1 – 10.65 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 **Campus (CAMP)**. The table below represents elements of CAMP Place Types:

Land Uses	Primary uses vary, depending on the purpose of the Campus and may include facilities for office, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.
Character	This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.
Mobility	Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.
Building Form	The typical building is an office or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.

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

- Adjacencies

- The following preferred adjacencies are present with this petition: Neighborhood 1
 - Additionally, the petition is adjacent to the Campus Place Type and would unify the parcels currently owned by the Gethsemane Cemetery, to one place type - Campus.
- Location
 - The subject properties are located near the Northside Christian Academy and the Gethsemane Cemetery and Memorial Gardens.

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

1. Access to Essential Amenities, Goods & Services – Campus place type primary uses vary, depending on the purpose of the Campus, however, additional uses intended to support the primary use include residential, retail, hotels, restaurants and dining facilities, sports facilities, laboratories, and galleries intended to serve workers, residents, and visitors. **Access to essential amenities, goods, and services is the highest priority in this area.**
2. Access to Housing Opportunity – **Access to housing is also a high-priority need in this area** according to the EGF Community Reports.