
DATE: Tuesday October 7, 2025

TO: Joe Mangum, AICP – Entitlement Services

FROM: Manal Mahmoud – Long Range Planning

SUBJECT: REZ 2025-085: 2040 Comprehensive Plan Consistency

LOCATION: 2424 Cedarvale Rd (PID: 05319305)

DESCRIPTION: Zoning Change Request from I-2(CD) to ML-2(CD) -- 9.89 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.

- I. **Plan Consistency:** This petition is **CONSISTENT** with the 2040 Policy Map recommendation for Manufacturing and Logistics (ML).

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>

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

1. **Environmental Justice** – Addressing environmental justice is also a high priority need in this area according to the EGF Community Reports. **New projects should prioritize minimizing environmental hazards and exposures to established neighborhoods that are within proximity to the site and should offer adequate buffering in between the proposed project and residential neighborhoods.**