

**DATE:** 2/6/2026

**TO:** Joe Mangum, AICP – Entitlement Services

**FROM:** Tolu Ibikunle, AICP – Long Range Planning

**SUBJECT:** REZ 2025-086: 2040 Comprehensive Plan Consistency

**LOCATION:** 7719 Pence Road (PID: 10817111, 10817112)

**DESCRIPTION:** Zoning Change Request from ML-1 & N1-A to ML-2(CD) -- 3.88 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 to the petitioner to the greatest extent practical and incorporate them into the public hearing staff analysis report.

**Plan Consistency:** This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Manufacturing and Logistics (M&L)**. The table below represents elements of M&L Place Types:

<b>Land Uses</b>	Primarily manufacturing, research & development, warehousing, distribution and supporting uses
<b>Character</b>	Large lots and large scale, low-rise buildings, yards, and facilities
<b>Mobility</b>	Places are accessible by high-capacity roads, freight rail, and/or airports. All modes of transportation are supported, but priority is given to large trucks.
<b>Building Form</b>	Typical high-bay, single-story, and large/long manufacturing or warehousing buildings

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

**Environmental Justice** – Addressing environmental justice is not a high priority need in this area according to the EGF community reports. **However, new projects should prioritize minimizing environmental hazards and exposures to established neighborhoods that are within close proximity to the site and should offer adequate buffering in between the proposed project and residential neighborhoods to maintain a favorable EGF score. Even though the petition is consistent with the 2040 Policy Map it does not align with the city's goal to prevent environmental injustice.** Permitting heavy industrial uses next to established neighborhoods would set a precedent that is in conflict with the EGF.

