

**STAFF FINDINGS OF FACT**  
**26-ZONE-0030**

**ZONING FINDINGS**

**WHEREAS**, the proposed zoning advances Community Form Goal 1, Objectives b., c. and f. of Plan 2040 because the proposed zoning district is compatible with existing characteristics of the neighborhood. The areas surrounding the subject property are located in Traditional Form districts characterized by residential lots and neighborhood serving commercial uses. Future growth and development patterns shall foster health and prosperity for all neighborhoods. The current zoning district permits heavy industrial uses that could adversely affect the health and prosperity of residences who have been disproportionately impacted by industrial expansion. The proposed changes in zoning would promote infill development, revitalization, and adaptive reuse of existing structures and vacant land.

**WHEREAS**, the proposing zoning advances Community Form Goal 1, Policies 15 and 16 of Plan 2040, which implores considering the impacts of heavy industry such as potentially nuisance uses and uses with air, noise, and light emissions have on human health, quality of life, and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates, and emissions. Special attention should be paid to air and water quality when residences, schools, parks, or vulnerable populations may be impacted and disadvantaged populations shall not be disproportionately impacted.

**WHEREAS**, the proposed zoning advances Livability Goal 2 of Plan 2040, which ensures equitable health and safety outcomes for all. The proposed zoning district would remove the potential for more intense industrial redevelopment on properties enveloped by residences. With the change new development would be encouraged that supports compatible uses that do not adversely affect the health and safety outcomes of nearby residences.

**WHEREAS**, the proposed zoning advances Housing Goals 1 and 2 of Plan 2040, which call for the promotion of housing options and environments that support aging in place and locating housing within proximity to multi-modal transportation corridors and supportive goods and services. The proposed change in zoning would promote development and redevelopment the property for housing within a zoning district that is more compatible with residential used based on surrounding land uses.

**WHEREAS**, the proposed zoning meets Housing Goal 3, Policy 2 of Plan 2040, which discourages displacement of existing residences from their communities. The proposal would help to ensure the property is not redeveloped for potentially noxious industrial uses that result in adverse impacts to existing residences in the community. The proposed zoning change could promote new residential housing that encourages residences to remain in their communities without the potential expansion of higher intensity land uses that could result in displacement.