

# Staff Findings of Fact

Case # 23-ZONE-0104

## **ZONING FINDINGS**

**WHEREAS**, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the proposal would not represent an unreasonable expansion of non-residential use into a residential area. There are a variety of residential, commercial and office-residential zonings in the area along Shelbyville Rd and Lyndon Ln

**WHEREAS**, the proposal meets Community Form: Goal 2 because the site is adjacent to an existing mixed use activity center along Shelbyville Rd and is served by existing infrastructure.

**WHEREAS**, the proposal meets Community Form: Goal 3 because the site is previously developed and does not contain distinctive natural features or environmentally sensitive areas.

**WHEREAS**, the proposal meets Community Form: Goal 4 because existing structures on the subject site are proposed to remain.

**WHEREAS**, the proposal meets Mobility: Goal 1 because the site is served by existing public roadways and would not create additional access through areas of lower intensity. The site has transit service with ready access to employment centers.

**WHEREAS**, the proposal meets Mobility: Goal 2 because the site is served by existing public roadways and would not create additional access through areas of lower intensity.

**WHEREAS**, the proposal meets Mobility: Goal 3 because the proposed zoning would allow a mix of residential development options and densities near an established commercial activity area, which encourages alternative forms of travel such as walking and biking.

**WHEREAS**, the proposal meets Community Facilities: Goal 2 because utility service is available to the site. MSD has approved the preliminary development plan.

**WHEREAS**, the proposal meets Economic Development: Goal 1 because the site is served by existing infrastructure. Shelbyville Rd is a Major Arterial roadway approximately 180 feet from the site.

**WHEREAS**, the proposal meets Livability: Goal 1 because the site does not have potential for erosion or other environmental concerns.

**WHEREAS**, the proposal meets Housing: Goal 1 because the proposed zoning district would allow for a variety of housing types and densities. The site is near a variety of services that support aging in place. The site is served by transit.

**WHEREAS**, the proposal meets Housing: Goal 2 because the proposed zoning district would allow for a variety of housing types and densities. The site is near a variety of services that support mixed income households.

**WHEREAS**, the proposal meets Housing: Goal 3 because the proposed zoning allows for mixed uses and a variety of housing options that promotes the provisioning of fair and affordable housing.