

# Staff Findings of Fact

Case # 23-ZONE-0107

## **ZONING FINDINGS**

**WHEREAS**, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the proposal does not represent an expansion of non-residential uses into residential areas, as the site already zoned for a mix of industrial and commercial uses in the Suburban Workplace form district. The use is existing on the site and is appropriate for the area as long as adequate buffering and screening is provided from public streets.

**WHEREAS**, the proposal meets Community Form: Goal 2 because the proposal is in an established activity center within the Suburban Workplace form near a variety of commercial and industrial uses and is served by adequate infrastructure and transportation facilities.

**WHEREAS**, the proposal meets Community Form: Goal 3 because the site is previously developed and does not have any environmentally sensitive features.

**WHEREAS**, the proposal meets Community Form: Goal 4 because the site is previously developed and does not have any environmentally sensitive features.

**WHEREAS**, the proposal meets Mobility: Goal 1 because the proposal is in a workplace form in an area with a variety of industrial and commercial uses. The site is served by existing infrastructure.

**WHEREAS**, the proposal meets Mobility: Goal 2 because the site is served by existing infrastructure.

**WHEREAS**, the proposal meets Mobility: Goal 3 because the site is served directly by transit service.

**WHEREAS**, the proposal meets Community Facilities: Goal 2 because all utilities should be provided as required. Any necessary easements must be provided per utility agency requirements.

**WHEREAS**, the proposal meets Economic Development: Goal 1 because the proposal is in a workplace form in an area and would permit additional industrial development within an established industrial activity center.

**WHEREAS**, the proposal meets Livability: Goal 1 because the site is previously developed and does not have any environmentally sensitive features and is not in the floodplain.

**WHEREAS**, the proposal meets Housing: Goal 1 because The proposed zoning would not permit residential development, but would add additional employment opportunities within an established commercial activity center.

**WHEREAS**, the proposal meets Housing: Goal 2 because the proposal provides additional service and employment opportunities and is served by public transit.

**WHEREAS**, the proposal meets Housing: Goal 3 because no residents would be displaced by this proposal.