

# Staff Findings of Fact

Case # 25-ZONE-0097

## **ZONING FINDINGS**

**WHEREAS**, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the proposal would not constitute a non-residential expansion into an existing residential area. The immediate area contains a variety of commercial, industrial, and residential zoning classifications and uses. The subject site is located in an area where there is a developed network of sidewalks, public transit options, and fronts a Major Arterial roadway.

**WHEREAS**, the proposal meets Community Form: Goal 2 because appropriate access and connectivity exist to allow the zoning change within the context of the Traditional Neighborhood form district.

**WHEREAS**, the proposal meets Community Form: Goal 3 because no substantial changes to the topography, potential environmental degradation, or disturbance to any natural features has been observed.

**WHEREAS**, the proposal meets Community Form: Goal 4 because while not in a historic preservation district, or overlay district, the subject site is located within a national register district and the existing structure will be preserved, habilitated, and renovated.

**WHEREAS**, the proposal meets Mobility: Goal 1 because The subject site is located in an area where there is a developed network of sidewalks, public transit options, and fronts a Major Arterial roadway.

**WHEREAS**, the proposal meets Mobility: Goal 2 because the there is no access through areas of significantly lower intensity.

**WHEREAS**, the proposal meets Mobility: Goal 3 because the proposed zoning would allow for a mix of possible neighborhood serving uses that encourage utilization of the existing network of sidewalks and public transit options.

**WHEREAS**, the proposal meets Community Facilities: Goal 2 because the subject site is served by existing utilities and located in an area where additional resources could be extended.

**WHEREAS**, the proposal meets Economic Development: Goal 1 because The subject site is located in an area where there is a developed network of sidewalks, public transit options, and fronts a Major Arterial roadway.

**WHEREAS**, the proposal meets Livability: Goal 1 because no issues with the site being susceptible to severe erosion, impacts on groundwater resources, flow patterns, existing surface drainage, or the floodplain have been observed and MSD has given preliminary approval

**WHEREAS**, the proposal meets Housing: Goal 1 because the proposed zoning would allow for housing options that could support aging in place with access to transit routes.

**WHEREAS**, the proposal meets Housing: Goal 2 because the proposed zoning would allow for housing options with access to multi-modal transportation corridors within proximity of amenities providing neighborhood good and services.

**WHEREAS**, the proposal meets Housing: Goal 3 because no current residents are identified to be displaced by this request.