Staff Findings of Fact
Case # 26-ZONE-0087

ZONING FINDINGS

WHEREAS, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the proposal will not be a non-residential expansion into existing residential areas. The proposal is a change in zoning within an existing shopping center located in an existing activity center along Taylorsville Road, a major arterial roadway at this location.

WHEREAS, the proposal meets Community Form: Goal 2 because the proposed change in zoning to C-2 will continue to allow commercial uses in an established activity center with sufficient population that exists to support it.

WHEREAS, the proposal meets Community Form: Goal 3 because there is no proposed construction beyond the proposed patio with the proposed change in zoning. There are no environmental constraints on the site.

WHEREAS, the proposal meets Community Form: Goal 4 because the proposed rezoning will allow for an existing shopping center to reuse space for higher intensity commercial uses. There is no new construction proposed beyond the patio area and the existing building is compatible with the existing activity center.

WHEREAS, the proposal meets Mobility: Goal 1 because proposed change in zoning will locate regional serving commercial uses within an established activity center along Taylorsville Road.

WHEREAS, the proposal meets Mobility: Goal 3 because the subject site is located within an area with road and sidewalk networks and is accessible by bicycle, car, transit or by walking.

WHEREAS, the proposal meets Community Facilities: Goal 2 because the development is located in an area already served by existing utilities.

WHEREAS, the proposal meets Economic Development: Goal 1 because the proposal is locating higher density commercial on Taylorsville Road, a major arterial roadway. The proposal will not adversely affect adjacent areas.

WHEREAS, the proposal meets Livability: Goal 1 because the subject site is located within an area designated for karst terrain. However, no new construction is proposed on site and environmental considerations are not a concern at this level.

WHEREAS, the proposal meets Housing: Goal 1 because the proposed zoning would permit higher density residential and therefore promote housing options that support aging in place. The subject site is located within an established neighborhood and near a commercial activity center.

WHEREAS, the proposal meets Housing: Goal 2 because the proposed zoning would allow for higher density in residential units in a connected and established neighborhood.

WHEREAS, the proposal meets Housing: Goal 3 because the proposed zoning would allow for mixed use developments and higher density in residential units.