

# Staff Findings of Fact

Case # 26-ZONE-0035

## **ZONING FINDINGS**

**WHEREAS**, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because it offers the provision of additional housing near an existing activity center and planned village center as well as sidewalk connectivity on existing and proposed public road frontages to increase access to supportive services and commercial uses. It permits residential uses of substantially similar scale, intensity, and density to those residential uses directly abutting the subject site, thereby eliminating the need for any form of transition or buffering between adjacent uses.

**WHEREAS**, the proposal meets Community Form: Goal 2 because it seeks to redevelop underutilized land for the provision of additional housing at a higher quality than the existing conditions on the subject site.

**WHEREAS**, the proposal meets Community Form: Goal 3 because the subject site is not located within identified steep slopes, unstable soils, or the FEMA 100-year floodplain. Hydric soils that potentially indicated the presence of wetlands were identified on site. A professional wetland determination revealed the presence of three non-jurisdictional wetlands on-site, which shall be appropriately mitigated, and an intermittent stream that shall be protected by a 25' buffer from either side beginning at top of bank.

**WHEREAS**, the proposal meets Community Form: Goal 4 because the subject site is not an identified historic site, nor is located within an overlay district, local preservation district, or National Register district. No known historic or cultural resources will be affected.

**WHEREAS**, the proposal meets Mobility: Goal 1 because the subject site is located within a quarter mile proximity of an activity center at the heart of the Fairdale village center. Mount Holly Road is a primary collector level street and predominantly residential in character with some pockets of low to medium intensity commercial uses at the roundabout of Mitchell Hill Road, Fairdale Road, and W. Manslick Road to the northwest, as well as a mile southeast of the subject site at its intersection with National Turnpike. The subject site is contextualized by various zoning districts in the surrounding area, including low intensity commercial and low to medium intensity residential.

**WHEREAS**, the proposal meets Mobility: Goal 2 because it does not permit access to the subject site through areas of significantly lower intensity or density of development. It offers to extend the existing street network to serve the proposed lots and will provide the required pedestrian sidewalks and connectivity.

**WHEREAS**, the proposal meets Mobility: Goal 3 because it is located within a quarter mile of the core of the planned village center and the sidewalk network will be extended. The Louisville Loop is anticipated to extend through the village center within walking distance of the

subject site. Improvements to the public right of way proportional to the development shall be met as required by the applicable agencies.

**WHEREAS**, the proposal meets Community Facilities: Goal 2 because it is located in an area that should be served by existing utilities or where it is capable to extend any necessary public or private utilities in coordination with all affected agencies.

**WHEREAS**, the proposal meets Livability: Goal 1 because the subject site does not contain any environmental constraints and is not located within the FEMA 100-year floodplain, local regulatory floodplain, or combined sewer flood-prone area.

**WHEREAS**, the proposal meets Housing: Goal 1 because it offers additional single-family housing compared to existing conditions with the opportunity for an accessory dwelling unit permitted with special standards for homeowners in the future which may support affordable housing, aging in place, and density to foster a vibrant village center.

**WHEREAS**, the proposal meets Housing: Goal 2 because it seeks to connect Callie Drive to Mount Holly Road and will provide additional residential units to support the planned village center. It will contribute to increased pedestrian accessibility with the provision of sidewalks on both frontages. While public transportation services are not available in this area, increased housing opportunities are critical in demonstrating the demand for public transportation in the future as the village center continues to grow.

**WHEREAS**, the proposal meets Housing: Goal 3 because it does not propose the displacement of residents from their community.