

## POLICY 8.2 ANALYSIS

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.  
**The proposed PUD Amendment does not seek to increase the density or intensity of development beyond current approvals. The previously approved residential units to be built will be single-family homes and therefore are compatible with the neighborhood.**
- B. Building heights and setbacks.  
**No change to building heights or setbacks from existing neighborhoods are proposed.**
- C. Character or type of use proposed.  
**No change in land use is proposed.**
- D. Site and architectural mitigation design techniques.  
**Not applicable.**

Considerations for determining compatibility shall include, but are not limited to, the following:

**The proposed use is not incompatible, nevertheless, the following responses are offered;**

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
**Not applicable.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**Not applicable**
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.  
**Not applicable.**
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.  
**No change in density and intensity of uses is proposed.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

**The proposed use is not incompatible, nevertheless, the following responses are offered;**

- I. Providing open space, perimeter buffers, landscaping and berms.  
**Open space, buffers and landscaping are provided.**
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.  
**Sources of light, noise mechanical equipment, refuse areas, delivery and storage will be adequately screened to ensure compatibility.**
- K. Locating road access to minimize adverse impacts.  
**Road access has been located to minimize impacts.**
- L. Adjusting building setbacks to transition between different uses.  
**No change in uses or building height setbacks from existing neighborhoods are proposed.**
- M. Applying step-down or tiered building heights to transition between different uses.  
**No changes to building heights are proposed.**

- N. Lowering density or intensity of land uses to transition between different uses.  
**No change in density or intensity of uses is proposed.**