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# SITE AND DEVELOPMENT PLAN

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## VILLAGE ON THE ISLE – CAMPUS EXPANSION

### *Land Use Compatibility Analysis – Section 1.2.C.8.a-b*

**NOTE:** for all responses below to Sec. 1.2.C.8., please consider Comprehensive Plan Strategy LU 1.2.13, which is set forth here below:

**Strategy LU 1.2.13 - Mixed Use Development Transitions.**

Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City’s Land Development Code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards.

For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.

### **8. Land Use Compatibility Analysis.**

**a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:**

**i. Land use density and intensity.**

Response: *In conjunction with the concurrently filed Text Amendment application for this Property and development proposal, the land use density and intensity is consistent with the permitted densities and intensities for the site and specific zoning designation. Further, independent living units, especially those in facilities such as Village on the Isle where numerous services and amenities are provided onsite to residents, have a lower impact on the surrounding neighborhoods as compared to multifamily and other residential uses at the same densities. The development proposal is a smart implementation of infill development to meet an existing need in the community where such services are present, thereby maximizing benefits and reducing impacts.*

**ii. Building heights and setbacks.**

Response: *The building heights and setbacks are consistent with the development standards established for this specific zoning designation and unique area of consideration.*

**iii. Character or type of use proposed.**

Response: *The character and types of use proposed is consistent with and permitted by the development standards established for this specific zoning designation and unique area of consideration*

**iv. Site and architectural mitigation design techniques.**

Response: *Not applicable; mitigation design techniques are not required. (See LU 1.2.13) However, the proposal still includes substantial buffering through setbacks and landscaping, which would otherwise qualify as mitigation if such were required.*

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

**i. Protection of single-family neighborhoods from the intrusion of incompatible uses.**

Response: *Not applicable; no incompatible uses are proposed.*

**ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.**

Response: *Not applicable; no commercial or industrial uses are proposed.*

**iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.**

Response: *Not applicable; no nonconforming uses exist.*

**iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.**

Response: *In conjunction with the concurrently filed Text Amendment for this property and the basis provided therein for support, the proposed density is compatible with the existing uses.*