

Evaluation of Neighborhood Compatibility Comprehensive Plan Policy 8.2

The Applicant address herein, its proposed map amendment compatibility with existing neighborhoods, pursuant to the criteria of Comprehensive Plan Policy 8.2:

A. Land use density and intensity.

Applicant Response: The proposed OPI zoning district will allow for office uses, which are less intense than uses permitted under the current PID zoning.

B. Building heights and setbacks.

Applicant Response: The existing PID zoning allows for building heights up to 85 feet, the same as the proposed OPI zoning district.

C. Character or type of use proposed.

Applicant Response: The proposed medical uses will not differ substantially from the prior use by Nielsen Media Research at Waterford North which utilized telephone banks to conduct consumer research, compile data and provide customers with analytics.

D. Site and architectural mitigation design techniques.

Applicant Response: The intended medical uses will be conducted in the existing building, and there are no plans to alter the architectural features of the building.

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

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

Applicant Response: Per Figure LU-8, the FLU Compatibility Review Matrix, Institutional Professional uses are presumed compatible with the adjacent Industrial uses to the north, west and south; and the residential uses to the east (Toscana Isles) are separated from the subject parcels by the Knights Trail Road right-of-way, and are buffered by a high wall around the perimeter of that subdivision.

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

Applicant Response: Parcels 1 and 2 are within an attractive business park. The proposed medical office and medical clinic uses will be compatible with the existing light industrial and business center uses; and will provide convenient health care services to the residential areas to the east.

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.

Applicant Response: There are no nonconforming use in the neighborhood, that are in need of being phased out.

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

Applicant Response: The proposed medical uses will involve no residential uses, so there will be no change in density. Nor will there be an increase in intensity, since the proposed medical uses will be no more intense than the previous research use by Nielson.

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

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Response: The site, which was developed on in the late 90s, met the City's open space, buffer and berm requirements when developed, and still does.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Response: The proposed medical uses will utilize the existing commercial building on Parcel 1, which is only one-story in height; so, there is no likelihood it will reduce light and air to adjacent areas. Moreover, the residential subdivision to the east is buffered by a high wall.

K. Locating road access to minimize adverse impacts.

Applicant Response: Parcel 1 has two driveways on Knights Trail Road (one is right-in/right out only) and one driveway on Technology Drive. Parcel 2 has 240± feet of frontage on Technology Drive, and no driveway at present.

L. Adjusting building setbacks to transition between different uses.

Applicant Response: The existing building observes a setback of 97 feet adjacent to Knights Trail, which is within an 80 foot right of way, providing more than adequate buffer between the existing building and residential uses to the east.

M. Applying step-down or tiered building heights to transition between different uses.

Applicant Response: The existing building is only one story in height.

N. Lowering density or intensity of land uses to transition between different uses

Applicant Response: The proposed medical uses will involve no residential uses, so there will be no change in density. Nor will there be an increase in intensity, since the proposed medical uses will be no more intense than the previous research use by Nielson.

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