

1.2. C. 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.
Not applicable for purposes of the annexation. The density on the property will be consistent with the JPA/ILSBA Area No. 7 standards specified for the property.
 - ii. Building heights and setbacks.
Not applicable for purposes of the annexation; however, the building heights and setbacks will have to comply with the city Land Development Regulations.
 - iii. Character or type of use proposed.
The character and type of use proposed is compatible with the existing neighborhoods.
 - iv. Site and architectural mitigation design techniques.
Not applicable for purposes of annexation; however, the site design and architectural mitigation design techniques will have to comply with the city Land Development Regulations.
- 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.
Not applicable for purposes of annexation. This will be evaluated at the future rezoning application stage; however, the JPA/ILSBA only permits residential uses on the property.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable for purposes of annexation; this will be evaluated at the future rezoning application stage. No commercial or industrial uses are permitted on the property pursuant to the JPA/ILSBA.

- 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.

Not applicable.

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

Not applicable for purposes of annexation. The associated proposed rezoning application will have to comply with the density standards set forth by the JPA/ILSBA.