

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.
The proposed land use density and intensity are compatible with the existing neighborhoods. The proposed density is consistent with the JPA/ILSBA for this property.
 - ii. Building heights and setbacks.
The proposed building heights and setbacks are compatible with the existing neighborhoods.
 - 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.
The site and architectural mitigation design techniques are compatible with the existing neighborhoods.
- 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.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
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.
Not applicable.
 - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The proposed density with the PUD zoning is compatible with the other PUD zoned properties in the surrounding area and is consistent with the JPA/ILSBA Area No. 7 regulations.