

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.
 - ii. Building heights and setbacks.
 - iii. Character or type of use proposed.
 - iv. Site and architectural mitigation design techniques.
- 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.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
 - 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.
 - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

LDC Sec. 87-1.2.10.C – Land Use Compatibility Analysis.

Land use density and intensity.

The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan and the JPA/ILSBA which sets the maximum FAR for Institutional-Professional uses at 0.5.

Building heights and setbacks.

Building heights and setbacks will be compatible with the existing neighborhood and adhere to all relevant land development codes.

Character or type of use proposed.

The character and type of the proposed use is compatible with the surrounding neighborhood. Two existing medical office buildings abut the project to the east and west and are similar in character to the proposed project.

Site and architectural mitigation design techniques.

The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

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

The proposed project occurs within JPA Zone 6, which identifies this area for incorporation into the city and appropriate for office-professional uses.

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

The site has been designated as appropriate for Institutional-Professional uses through the JPA/ILSBA.

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

The proposed medical office building will replace a single-family residence that is surrounded by more intense uses, including two other medical office buildings. While not necessarily phasing out a nonconforming use, the project proposes a more consistent mixture of uses in the immediate area.

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

The intensity of the proposed use shall be consistent with surrounding institutional-professional uses per the standards set for the area in the JPA/ILSBA.

Potential Incompatibility Mitigation Techniques

The proposed project is compatible with its surrounding uses and specific mitigation factors will be addressed through site and development plan review process unless otherwise determined by reviewing parties. Mitigation techniques may include but are not limited to the following:

- A. Providing open space, perimeter buffers, landscaping, and berms.
- B. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery, and storage areas.
- C. Locating road access to minimize adverse impacts.
- D. Adjusting building setbacks to transition between different uses.
- E. Applying step-down or tiered building heights to transition between different uses.
- F. Lowering density or intensity of land uses to transition between different uses.