
ZONING MAP AMENDMENT

POLICY 8.2 ANALYSIS

Please find below Policy 8.2 of the Comprehensive Plan below with the applicant's response to the various considerations of same set forth in **blue bold** text:

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.

The proposed CG zoning designation permits a development within range of intensity that is compatible with the existing neighborhood.

B. Building heights and setbacks.

The proposed CG zoning designation permits development with building heights and setbacks that are compatible with the existing neighborhood.

C. Character or type of use proposed.

The proposed CG zoning designation permits development of uses and character that is compatible with the existing neighborhood.

D. Site and architectural mitigation design techniques.

No site and architectural mitigation design techniques are proposed via this Zoning Map Amendment application; however, such considerations, if necessary, will be addressed upon submittal of a site and development plan.

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.

The proposed CG zoning designation is not incompatible with single-family residences in the neighborhood and rather allows for such development in a manner to ensure compatibility between uses.

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

No commercial or industrial uses that are incompatible with existing uses in the area are permitted under the proposed CG zoning designation.

- 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.

No existing or proposed development in the area is inconsistent with the current Comprehensive Plan; however, as many properties in the area have been annexed and/or developed/redeveloped in compliance with the Comprehensive Plan and JPA/ILSBA, the proposed CG zoning designation for this property will allow for development of a more compatible nature with the evolving development trend in the neighborhood.

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

The densities and intensities of uses permitted under the proposed CG zoning designation allow for development that is compatible with the existing uses neighborhood.

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

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

The mitigation techniques listed in Sections I.-M. may be more appropriately addressed, as necessary, upon submittal of a site and development plan. Section N. is not necessary as the permitted range of density and intensity under the proposed CG zoning designation would not create an incompatible transition between different uses existing or permitted in the neighborhood.