

Hurt Property Annexation Project Narrative

The subject property is approximately 213.87 acres located along Knights Trail Road and north of the Triple Diamond Commerce Park. The property is located within the Rustic Road Neighborhood of the JPA/ILSBA (Area No. 1) as identified in the Comprehensive Plan which designates the property for annexation by the City.

Contiguity to the City is provided via the Triple Diamond Commerce Park to the south and a 30 acre tract located at 2201 Knights Trail Road to the north and east.

The applicant does not have immediate development plans for the property at this time. However, at the time of development the property will generate revenues to the City, including, but not limited to, Impact Fees, Utility Connection Fees, Ad Valorem taxes, Water and Sewer Fees, Utility Service Taxes, Communication Service Taxes, Franchise Fees, Insurance Premium Fees, Sales Tax, Fuel Tax, and other taxes, License and Permitting Fees, thereby assuring the financial feasibility of the annexation.

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POLICY 8.2 ANALYSIS- HURT ANNEXATION

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 annexation does not establish a land use, but the future land use will be required to be compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- B. Building heights and setbacks.
Building heights and setbacks will be established through the zoning for the property and will be compatible with the existing neighborhood.
- C. Character or type of use proposed.
The proposed annexation does not establish a land use, but the future land use will be required to be compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- D. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques, if necessary, will be established through the Zoning, and Site & Development Plan process.

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 annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- 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.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.

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

- I. Providing open space, perimeter buffers, landscaping and berms.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.

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- K. Locating road access to minimize adverse impacts.
Road access to the property will be designed to minimize impacts.
- L. Adjusting building setbacks to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- M. Applying step-down or tiered building heights to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- N. Lowering density or intensity of land uses to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.