

	maximum height will not exceed the maximum building height previously approved through such rezoning.	architectural design style will be consistent with designs previously approved through such rezoning.
Shakett Creek Neighborhood (Planning Area J)	42'	Northern Italian Renaissance or Northern Mediterranean
Knights Trail Neighborhood (Planning Area K)	SubAreas 1, 2, 3: 42' SubArea 4: 45'	Northern Italian Renaissance or Northern Mediterranean
Gene Green Neighborhood (Planning Area L)	N/A	N/A

Note: See Appendix for Planning Area Maps. The 2010 Future Land Use Map is provided for the identification and location of the Planning Areas only.

- 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:
- Land use density and intensity.
 - Building heights and setbacks.
 - Character or type of use proposed.
 - Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

- Protection of single-family neighborhoods from the intrusion of incompatible uses.
- Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
- Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

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

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

- Policy 8.5 Site Plan Design and Architectural Review Procedures. Implement the City's architectural and design standards by working with the applicant to ensure that

