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# CATALYST HRE – PETITION NO. 20-52AN

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## POLICY 8.2 ANALYSIS

Policy 8.2 (stylized in ***bold italic***) with our analysis (stylized in **bold red**) is set forth below:

***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 density or intensity; however, the proposed annexation complies with the criteria and process set forth under to the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility of land use density and intensity.**

***B. Building heights and setbacks.***

**The proposed annexation does not establish building heights or setbacks; this criteria will be established through the Property's zoning designation, which will be compatible with the existing neighborhood.**

***C. Character or type of use proposed.***

**The proposed annexation does not establish a land use; however, the proposed annexation complies with the criteria and process set forth under to the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility between land uses.**

***D. Site and architectural mitigation design techniques.***

**The annexation process does not encompass site and architectural design; therefore, Site and architectural mitigation design techniques, if necessary, will be established through the Rezoning and/or Site & Development Plan review and approval processes.**

***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.***

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

***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.***

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

**The proposed annexation does not establish a land use, and therefore compatibility will be properly evaluated at the time of Rezoning and/or Site & Development Plan review. However, the proposed annexation complies with the criteria and process set forth under the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility.**

***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 proposed annexation does not create any potential incompatibility; however, potential incompatibility that could arise through development of the Property, if any, shall appropriately be addressed at the time of Rezoning and/or Site & Development Plan review.