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# CATALYST HRE – PETITION NO. 20-54RZ

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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 rezoning is compatible with the land use density and intensity of the area, and is an implementing zoning district for the FLU prescribed by the JPA/ILSBA and Comprehensive Plan.**

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

**The proposed rezoning allows development of the property to proceed with building heights and setbacks that are compatible with properties in the area.**

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

**The proposed rezoning is compatible with the character and type of land use in the area; it is an implementing zoning district for the FLU prescribed by the JPA/ILSBA and Comprehensive Plan.**

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

**The proposed rezoning allows for uses compatible with the properties in the area; therefore, a need for site and architectural mitigation design techniques is not created through this proposal.**

**Regardless, should a need for such mitigation design techniques be identified, such considerations shall be addressed at the time of development plan review and approval.**

***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 rezoning is compatible with the uses in the area and does not intrude upon single-family neighborhoods.**

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

**N/A**

***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.***

**The proposed rezoning provides the property with a City of Venice zoning designation compliant with the JPA/ILSBA and Comprehensive Plan.**

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

**The proposed rezoning is compatible with the densities and intensities of existing uses in the area.**

***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 rezoning does not create any potential incompatibility; however, any potential incompatibility that could arise through development of the Property shall appropriately be addressed at the time of development plan review and approval.