

Policy 8.2 Comprehensive Land Use Compatibility Review

The subject properties are all requested for a change in their existing Comprehensive Plan designations. The zoning requests presented here will be implementing the requested changes in Comprehensive Plan designations, thus making them consistent.

Per Strategy LU 1.2.4 – Non-Residential, the proposed zoning designation of OPI is identified as an implementing zoning district for the proposed Institutional Professional future land use designation.

Strategy LU 4.1.1 in the Comprehensive Plan includes Policy 8.2, Land Use Compatibility Review Procedures.

At the point of rezoning of property, evaluation is required to ensure compatibility with adjacent uses. Compatibility review requires evaluation of the following as listed in Policy 8.2:

- A. *Land use density and intensity.*
- B. *Building heights and setbacks.*
- C. *Character or type of use proposed.*
- D. *Site and architectural mitigation design techniques.*

Staff Comment: No alterations to the subject properties have been proposed through this rezoning. The existing land uses have been in place for many years, compatible with adjacent uses. The requested change will be representative of the existing land uses of the subject properties and is an implementing district for the proposed Comprehensive Plan designation.

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.*

Staff Comment: The proposed zoning designations are consistent with the requested Comprehensive Plan designation of Institutional Professional. No new development or redevelopment is proposed through the requested changes. Staff is not aware of any nonconforming uses on any of these parcels.

Based on the above evaluation, and the fact that the OPI district is designed to be compatible with residential uses, there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

At the point of a development application on any of the subject properties, a full review of the project, including compatibility with adjacent properties will be performed. If, during that review, potential incompatibilities are identified, the following mitigation techniques provided in Policy 8.2, I through N may be considered. That would ensure the application of appropriate mitigation measures in response to specific development characteristics of an actual development proposal.

- 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.

Staff Comment: No new development or redevelopment of these sites are proposed through the zoning request. Mitigating factors should be more specifically addressed at the time of site and development plan review. However, the Planning Commission may use its discretion to require mitigation during the zoning map amendment process as well.