

1.2.C.8. Land Use Compatibility Analysis.

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:
 - i. Land use density and intensity.
The proposed rezoning will not significantly impact allowable density and intensity of development on the site.
 - ii. Building heights and setbacks.
The proposed rezoning will not significantly impact allowable building heights or setbacks on the site.
 - iii. Character or type of use proposed.
The proposed rezoning will not significantly impact the type or character of use on the site, but it will allow for the associated Conditional Use request for a car wash.
 - iv. Site and architectural mitigation design techniques.
Site and architectural techniques will be addressed at the time of a Site & Development Plan application.
- b. Considerations for determining compatibility shall include, but are not limited to, the following:
 - i. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Not applicable, the property is surrounded by commercial, institutional and multi-family uses.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable, the property is surrounded by commercial, institutional and multi-family uses.
 - iii. 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.
 - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The proposed rezoning will not significantly impact allowable density and intensity of development on the site.