

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 multi-family use is compatible with the existing neighborhood which consists of multi-family development or property zoned for multi-family development to the north, east and south. Where the proposed development abuts an industrial use to the west, it is a low intensity industrial use with all activities located inside an enclosed building thereby ensuring compatibility with the proposed use.
 - ii. Building heights and setbacks.
Proposed building heights will be consistent with the building heights permitted in the existing neighborhood.
 - iii. Character or type of use proposed.
The proposed multi-family use is consistent with the character of exiting uses in the neighborhood.
 - iv. Site and architectural mitigation design techniques.
The proposed Site and Development plan has been designed to ensure compatibility with the existing neighborhood.
- 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.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
 - 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 density is consistent and compatible with the density and intensity of surrounding uses.