

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.

Current zoning remains the same. The site has been used as an off-site parking for the Epiphany Cathedral. The project will improve the current site by landscaping and paving.
 - ii. Building heights and setbacks.

Not applicable.
 - iii. Character or type of use proposed.

Off-site parking lot for Epiphany Cathedral.
 - iv. Site and architectural mitigation design techniques.

Not applicable.
- 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.

Complies with the comprehensive plan, next to residential.
 - 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.

Zoning and density remain the same.