
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 land use and intensity is commensurate with a medical campus facility and is compatible with the neighborhood.
 - ii. Building heights and setbacks.
The proposed building heights and setbacks are commensurate with a medical campus facility and are sufficient to ensure compatibility with the neighborhood.
 - iii. Character or type of use proposed.
Not applicable. No change in the type of use is proposed.
 - iv. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques are consistent with the existing approval for the property.
- 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.
The proposed rezoning is compatible with the single-family neighborhoods in the area.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable. The proposed uses are already in place.
 - 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 intensity of the proposed use remains compatible with the existing neighborhood.