

Land Use Compatibility Analysis

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 use is consistent and compatible with the intensity of other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.
 - ii. Building heights and setbacks.
The proposed building heights and setbacks are consistent and compatible with other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.
 - iii. Character or type of use proposed.
The character of the proposed use is compatible with other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.
 - 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.
Not applicable, the nearest single-family neighborhood is more than 1,300 feet from the proposed development and will not be impacted.
 - 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 intensity of the proposed development is similar to and compatible with existing intensity of development in the area.