

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 intensity is consistent with the Comprehensive Plan and compatible with the surrounding land uses.
 - ii. Building heights and setbacks.
Building heights and setbacks are consistent with the Land Development Regulations and compatible with the surrounding land uses.
 - iii. Character or type of use proposed.
The proposed use is consistent with the Comprehensive Plan and Land Development Regulations and compatible with the surrounding land uses.
 - iv. Site and architectural mitigation design techniques.
The site has been designed to ensure compatibility with the surrounding land uses.
- 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 use is compatible with the surrounding land uses and will not impact single-family neighborhoods.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable, the proposed commercial use is compatible with the existing 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 use is compatible with the intensities of existing uses.