

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.

Applicant Response: The proposed townhome development is part of the Toscana Isles Binding Master Plan. The subject property is within sub area 3, which allows for a variety of both commercial and residential uses. The proposed use of townhomes is less intense than the permitted neighborhood and commercial uses permitted by the comprehensive plan. The density of the proposed townhomes will be consistent with the rest of the Toscana Isles PUD limiting the density to 4.0 units per acre.

- ii. Building heights and setbacks.

Applicant Response: The proposed building heights will not exceed 35 feet in building height as limited by the Land Development Code (LDC). The proposed setbacks are in compliance with both the Toscana Isles PUD and the LDC. There is a shown 5' buffer and 6 foot opaque fence along the eastern boundary line as stated in chapter 5 of the Binding Master Plan.

- iii. Character or type of use proposed.

Applicant Response: The proposed use for the property is 50 single family attached townhomes. These types of homes are still single family in nature similar to the surrounding single-family neighborhoods. The Toscana Isles PUD allows for multifamily units. Townhomes can be seen as more compatible to the surrounding detached, single family housing.

- iv. Site and architectural mitigation design techniques.

Applicant Response: The proposed PUD amendment will be in compliance with the site and architectural design standards of the Toscana Isles PUD.

- 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.

Applicant Response: The proposed use of townhomes within the Toscana Isles PUD will promote additional single-family neighborhoods over the permitted variety of commercial uses already permitted within Subarea 3 of the Toscana Isles PUD.

- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: There are no proposed commercial or industrial uses associated with this PUD amendment. Subarea 3 does allow for commercial development however; the applicant is proposing the use of townhomes on the subject property.

- 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.

Applicant Response: There are no foreseen incompatibilities with this development to the Comprehensive Plan.

- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The proposed townhome use is less intense than the permitted neighborhood and commercial uses permitted by the comprehensive plan. The density of the proposed townhomes will be consistent with the rest of the Toscana Isles PUD limiting the density to 4.0 units per acre.