

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 retail uses is consistent with all applicable elements of the Comprehensive Plan and Land Development Regulations.
 - ii. Building heights and setbacks.
Building heights are below maximum allowed building heights and setbacks exceed minimum required setbacks.
 - iii. Character or type of use proposed.
The character of the proposed use is compatible with existing uses in the neighborhood.
 - iv. Site and architectural mitigation design techniques.
Substantial setbacks and buffers have been provided to ensure compatibility with the neighborhood.
- 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 single-family neighborhoods, nevertheless significant setbacks and landscape buffers have been provided, including stormwater pond and wetland area within the commercial center north of the property providing additional buffering from the property.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The proposed use is located within an 80+ acre area which has been designated for commercial use and is compatible with 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 intensity of the proposed use with an FAR below 0.25 is consistent and compatible with intensity of existing uses in the area.