

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 land use density and intensity of parking Recreational Vehicles (RVs) is consistent with existing uses in the neighborhood of Venice Bay Adult Park, Inc.

- ii. Building heights and setbacks.

The proposed building/structure heights and setbacks of the RVs are consistent with existing uses in the area.

- iii. Character or type of use proposed.

The parking of RVs is consistent with the character and type of uses typically found in community mobile/manufactured home parks in the city of Venice.

- iv. Site and architectural mitigation design techniques.

Not applicable to the parking of RV's.

- 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.

Parking RVs in a single-family neighborhood is compatible with the protection of the character of single-family neighborhoods as it is a single-family dwelling.

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

There will be no commercial or industrial uses on the parcels of land where RVs are parked.

- 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 parking of RVs is consistent with the density and intensity of existing uses as it has been the existing use for many previous years.