

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 under the KT zoning is compatible with the existing neighborhoods and is consistent with the Comprehensive Plan.
 - ii. Building heights and setbacks.
The proposed rezoning will not result in changes to the permitted building heights and setbacks.
 - iii. Character or type of use proposed.
The character and type of use proposed is compatible with the existing neighborhoods.
 - iv. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques, if required, will be addressed at the time of a Site & Development Plan or preliminary Plat which proposes development of the property.
- 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.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable. The proposed KT zoning is consistent with the Comprehensive Plan.
 - 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 rezoning will not result in any change to the allowable land use density and intensity.