

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 Site & Development Plan Amendment is for an accessory detached garage structure building with upper-story additional living space for existing condominium units. There is no proposed change in density.**

- ii. Building heights and setbacks.

**The height of the proposed accessory detached garage structure building will be two stories and cannot exceed the height of the existing two-story condominium building. Replacement of the existing parking structure will result in the elimination of a non-conforming setback of the existing parking structure.**

- iii. Character or type of use proposed.

**There is no proposed change to the character or type of use proposed.**

- iv. Site and architectural mitigation design techniques.

**The proposed Site & Development Plan Amendment is compatible with the existing neighborhood and no additional mitigation design techniques are necessary.**

- 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.**

- 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 Site & Development Plan Amendment does not change the density of the use.**