

Land Use Compatibility Analysis

Sec. 1.2.C.

8. Land Use Compatibility Analysis. 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:
 - a. Land use density and intensity.
The proposed Conditional Use for multi-family use will allow for a less intense use than the commercial uses permitted by right in the Commercial General (CG) district.
 - b. Building heights and setbacks.
Building heights and setbacks will be confirmed through the required S&D plan application to ensure compatibility.
 - c. Character or type of use proposed.
The proposed Conditional Use for multi-family use will provide for a transition of uses between the future commercial development within the 83 acre +/- assemblage to the south and the adjacent single-family residential development to the north.
 - d. Site and architectural mitigation design techniques.
The proposed Conditional Use for multi-family use has been located to provide a transition of uses between the future commercial development within the 83 acre +/- assemblage to the south and the adjacent single-family residential development to the north.

Considerations for determining compatibility shall include, but are not limited to, the following:

- e. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The proposed Conditional Use for multi-family use will allow for a less intense use than the commercial uses permitted by right in the Commercial General (CG) district.
- f. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
- g. 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.
- h. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The proposed Conditional Use for multi-family use will allow for a less intense use than the commercial uses permitted by right in the Commercial General (CG) district.