

VARIANCE APPLICATION

25-22VZ - 240 Base Avenue E.

LAND USE COMPATIBILITY ANALYSIS PER SECTION 87-1.2.C.8

The Applicant provides its responses to Section 87-1.2.C.8. Land Use Compatibility Analysis in **blue bold font** below:

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.
N/A. The variance requests relief from VHP architectural standards and does not bear upon density or intensity.
 - ii. Building heights and setbacks.
N/A. The variance requests relief from VHP architectural standards that do not impact or relate to building heights and setbacks.
 - iii. Character or type of use proposed.
N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.
 - iv. Site and architectural mitigation design techniques.
The variance itself requests relief from VHP architectural standards; considering or imposing site and architectural mitigation techniques would negate the purpose and function of the variance request.
- 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.
N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.

- 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.

N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.

- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.