

# SITE AND DEVELOPMENT PLAN

## Ajax Site Improvements

### 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.

**The proposed improvements are consistent with the historic and current uses on-site; intensity is not significantly increased on the Property as 4 out of the 5 proposed buildings serve to replace existing structures. Moreover, the intensity achieved through the proposed S&D Plan amendment is well below the maximum permitted intensity for the Property.**

ii. Building heights and setbacks.

**The proposed S&D Plan complies with the development standards for building heights and setbacks.**

iii. Character or type of use proposed.

**The character and type of use proposed through the S&D Plan amendment is consistent with the existing character, uses, and operations on the Property in terms of intensity; therefore, the proposal will not result in any impact to the surrounding neighborhood and will instead maintain the status quo of compatibility.**

iv. Site and architectural mitigation design techniques.

**The design of the proposed S&D Plan has been created with the intent of maintaining the existing compatibility.**

- 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.  
**Single-family neighborhoods are adequately protected from any perceived intrusion of incompatible uses; the present uses and operations on the Property are not changed through this S&D Plan proposal and the required setbacks, buffering, and other code requirements that effect compatibility are satisfied.**
  - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**No new use is proposed through this S&D Plan amendment; the existing industrial use is maintained.**
  - 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.**
  - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.  
**The S&D Plan amendment does not propose any new use and only marginally increases the intensity on the Property; any impact resulting from the additional office building in terms of intensity is negligible and well below the maximum permitted intensity for the Property. Further, the proposed site improvements will work to effectuate more efficient and organized operations on the Property.**