

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.

Land Use – Existing and proposed land use is Airport – proposed use is compatible.

Density and Intensity – Density and Intensity meets the Zoning code criteria – proposed site plan is compatible.

- ii. Building heights and setbacks.

Density and Intensity – Density and Intensity meets the Zoning code criteria – proposed site plan is compatible.

- iii. Character or type of use proposed.

Character of the proposed and existing Hangar, and therefore proposed and existing uses are consistent and compatible with the Mixed-Use Airport FLU and G Zoning.

- iv. Site and architectural mitigation design techniques.

Location of the Hangar is proposed to limit the site visibility of the Airport use, as well as reduce impact of the operations of the existing airport to the neighborhood to the north, thereby utilizing the building architecture to mitigate for the existing and proposed uses of the site.

- 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 uses are not currently present adjacent to the site. No incompatible uses proposed.

- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Existing use is Airport, Proposed use is Airport, and is located within the G Zoning, of which the FLU is Mixed-Use Airport. NO commercial or Industrial uses proposed where incompatible.

- 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.

Existing use is Airport, Proposed use is Airport, and is located within the G Zoning, of which the FLU is Mixed-Use Airport. NO commercial or Industrial uses proposed where incompatible.

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

Density and Intensity – Density and Intensity meets the Zoning code criteria – proposed site plan is compatible.