

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 infill development is for 70 single-family attached units. The surrounding properties are single-family detached units. The proposed rezone would allow the property to be developed up to 70 units, or 6.52 units per acre. The proposed future land use of Moderate Density Residential is presumed compatible with the Mixed-Use Residential future land use to the west as stated by the LDC.

- ii. Building heights and setbacks.

The proposed building heights will not exceed 35 feet in building height as limited by the Land Development Code (LDC). The proposed setbacks show a 20-foot landscape buffer and 6 foot opaque fence along the western boundary line as stated in the LDC. The eastern property line also shows a 20-foot landscape buffer with a proposed noise wall. The height of proposed noise wall will be shown during the Site and Development application and after the acoustical study has been completed.

- iii. Character or type of use proposed.

The proposed use for the property is 70 single family attached townhomes. These types of homes are still single family in nature similar to the surrounding single-family neighborhoods.

- iv. Site and architectural mitigation design techniques.

The proposed sited plan shows over a 290' separation between the existing Waterford PUD and the western property line. The subject property is not within any architectural design district, however will be similar to surrounding neighborhoods. Official architectural drawings will be part of the Site and Development application.

- a. 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.

The proposed future land use of Moderate Density Residential is presumed compatible with the Mixed Use Residential future land use to the west as stated by the LDC. The proposed Single Family attached neighborhood can be seen to operate similarly to the surrounding single family detached neighborhoods.

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

There are no proposed commercial or industrial uses associated with this Rezone

- 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.

There are no foreseen incompatibilities with this development to the Comprehensive Plan.

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

The proposed development would allow for the development of 70 dwelling units on the subject 10.73-acre property. The proposed use of single family attached housing with a proposed density of 6.6 units per acre is a permitted density within the MODR (Moderate Density Residential 5.1 to 9 units per acre) Future Land Use. The subject property is currently vacant and is zoned for residential housing with a Future Land Use of LDR (Low Density Residential 1 to 5 units per acre). The proposed development is considered compatible with the surrounding land uses as stated in the compatibility matrix.