

## 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.

***CM provides a compatible transition of uses between the existing 170' FPL easement running the entire eastern side of the property and the PUD land uses to the north, south, east and west. The proposed development is consistent with the approved land uses and the surrounding existing and proposed land uses in the neighborhood.***

- ii. Building heights and setbacks.

***Building heights of 35' and setbacks for the CM zoning district are compatible with the permitted. existing heights and setbacks in the neighborhood.***

- iii. Character or type of use proposed.

***The proposed Self Storage provides a compatible transition of uses between the existing and proposed land uses in the neighborhood.***

- iv. Site and architectural mitigation design techniques.

***Site and architectural mitigation design techniques will conform to the Citywide requirements of the Northern Mediterranean Architectural requirements and will include: utilizing earth tone colors, materials and textures for the building exterior façades, creation of Mediterranean architectural features, appurtenances, columns and tower elements, and incorporation of barrel tile roof sections and the use of pavers for portions of the walkways and building entries.***

- 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.

***The proposed Self Storage and the proposed landscaping proposed provides an appropriate transition of uses to protect adjacent multifamily and single-family neighborhoods from the intrusion of incompatible uses.***

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

***The subject parcel is one of the last remaining remnants of when this area was a part of a 1,700 Acre Major Employment Center (MEC) areas. The Applicant was originally going to file a rezoning with Sarasota County to develop a Self-Storage facility which is allowed by right in the ILW District. However, when it was discovered the provision of water service was needed from the City of Venice, the Applicant chose to seek an Annexation, Comprehensive Plan Amendment and Rezoning to allow the proposed Border Road Self Storage facility in the City of Venice, where the proposed zoning and land and use are permitted by the City of Venice***

***Comprehensive Plan. The proposed self-storage is a permitted land use in the CM district. The proposed landscape buffers provide an appropriate transition of uses to protect single family neighborhoods from the intrusion of any incompatibilities although none are anticipated.***

- 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.

***Not Applicable.***

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

***The proposed self storage provides an appropriate transition of densities and intensities of uses intensity of uses in the neighborhood.***