

Land Use Compatibility Analysis Section 1.2.C.8.a-b

Refer to the information below and located on Construction Plan Sheet 6

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.

RMF-3

Density of RMF-3

ii. Building heights and setbacks.

Height: 43'-4" (Max allowable 46')

Setbacks –

Front: 20'

Rear: 10'

Side:15'

iii. Character or type of use proposed.

Multi-Family Residential

iv. Site and architectural mitigation design techniques.

Retaining wall to prevent erosion.

Underground stormwater storage to increase usable open space.

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.

Landscape buffer separation on north and south side of multi-family proposed use; project to separate from single-family

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

N/A

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.

Neighboring multi-family use with the same density