

ZONING MAP AMENDMENT

Triton Holdings Industrial

1.2.C.8. LAND USE COMPATIBILITY ANALYSIS

Ch. 87, Sec. 1.2.C.8, “Land Use Compatibility Analysis,” is set forth below with the applicant’s responses to subsection (a) through (b) thereof in **bold blue font**:

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 land use intensity allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood.

- ii. Building heights and setbacks.

The building heights and setbacks allowed under the proposed Industrial zoning designation are compatible with the existing neighborhood.

- iii. Character or type of use proposed.

The character and type of use allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood.

- iv. Site and architectural mitigation design techniques.

N/A. Site and architectural mitigation design techniques, as needed, will be addressed through a Site and Development Plan.

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 Industrial zoning designation is compatible with the existing neighborhood; there is no intrusion into a single-family neighborhood as the neighborhood already includes historical industrial and commercial uses.

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

The proposed Industrial zoning designation is compatible with the existing neighborhood and property uses; the neighborhood already includes historical industrial and commercial uses.

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.

In connection with the concurrently filed Comprehensive Plan Amendment, the proposed zoning map amendment will bring the Property's use into greater compliance with the Comprehensive Plan, as the FLU will be consistent with the use. Moreover, the Industrial FLU designation and Industrial zoning designation sought through the Comprehensive Plan Amendment and Zoning Map Amendment applications are supported by and consistent with the Comprehensive Plan objectives, intents, and strategies.

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

The intensity allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood