

ZC-22-24 (FD to CD-2.5 / 900 Francis Harris Ln) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X – Character Districts are individually evaluated when located in low intensity zones on the preferred scenario map	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities, and infrastructure for business			X
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	1%	80%	17%	1%	1%
Cultural				3%	97%
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	85%	15%			
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	95%			3%	1%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed				X	
Notes: The 2013 Comprehensive Plan predicted a 98% increase of impervious cover under the Preferred Scenario of development. Although this may seem alarming, the area is primarily rural, undeveloped, and used for agriculture so any increase in impervious cover will seem high compared to the existing amount of 1% at the time the Comprehensive Plan was adopted.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
Neighborhood Character Study Area(s):	N/A

PARKS, PUBLIC SPACES AND FACILITIES – Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided?				X	
Will Trails and / or Green Space Connections be Provided?				X	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available? As part of annexation and subsequent development, extensions are required, and developer will construct				X	
Water service available? The property will achieve water service through Crystal Clear SUD				X	

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

	A	B	C	D	F
Existing Daily LOS Francis Harris Ln.	X				
Existing Peak LOS Francis Harris Ln.	X				
Preferred Scenario Daily LOS Francis Harris Ln.	X				
Preferred Scenario Peak LOS Francis Harris Ln.	X				
	N/A	Good	Fair	Poor	
Sidewalk Availability	X				
Sidewalks are required to be built as part of the development.					

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?		X
Notes:		