

ZC-21-11 (Lively Ln CD-4) 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 – Considered	

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	X				
Constraint by Class					
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	100%				
Vegetation	100%				
Watersheds				100%	
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory 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 33% increase of impervious cover under the Preferred Scenario of development.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Dunbar
Neighborhood Commission Area(s):	Sector 5
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? Parkland fee in lieu will be required.					X
Will Trails and / or Green Space Connections be Provided? Parkland development fee in lieu will be required.					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?				X	
Water service available?				X	

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

		A	B	C	D	F
Existing Daily LOS	Wonder World Drive	X				
Existing Peak LOS	Wonder World Drive			X		
Preferred Scenario Daily LOS	Wonder World Drive		X			
Preferred Scenario Peak LOS	Wonder World Drive				X	
			N/A	Good	Fair	Poor
Sidewalk Availability			X			
The development will be required to build sidewalks that will connect to the existing sidewalk network on Dutton Drive that extends out to Wonder World Drive.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
CARTS currently has a stop at the intersection of Dutton Drive and Corporate Drive, approximately 400 feet from this property. Additionally, the Transportation Master Plan identifies future bike facilities along Dutton Drive.						