

ZC-23-17 (Hwy 123 & Redwood Rd) 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 should be “Considered” in Medium Intensity Areas	

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood 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 342% 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 1.8% at the time the Comprehensive Plan was adopted. The predicted increase in impervious cover is attributed to multiple intensity zones located within the watershed.					

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? The TMP calls for 1 greenway trail facility along Hwy 123	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)? Captain Paul Pena Park is approximately 2,000' northeast of the subject property.	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 SH 123 & Redwood Rd	X X				
Existing Peak LOS SH 123 & Redwood Rd	X X				
Preferred Scenario Daily LOS SH 123 & Redwood Rd			X	X	
Preferred Scenario Peak LOS SH 123 & Redwood Rd					X X
		N/A	Good	Fair	Poor
Sidewalk Availability		X			
In addition to TMP required trails and greenways, the development will be required to build roads and sidewalks that extend to the property's boundary and allow for future block perimeter compliance.					

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?	X	
CARTS currently has a stop at the intersection of Wonder World Dr and Sadler Dr, approximately 3,000 feet west of the subject property.		