

PSA-20-02 (Riverbend Ranch) Preferred Scenario Amendment 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

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			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	Applicant has indicated that infrastructure will be extended.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	12%	57%	16%	1%	14%
Constraint by Class					
Cultural	95%			5%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	83%	1%		11%	5%
Geological	100%				
Slope	98%		1%		1%
Soils	59%	37%		4%	
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	73%			9%	18%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	N/A-Outside Comprehensive Plan area of study.				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					
Notes: N/A-Outside Comprehensive Plan area of study.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	N/A – Outside City Limits
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	
In accordance with Development Agreement and San Marcos Development Code. To be dedicated as part of the overall Riverbend Ranch Development.		
Maintenance / Repair Density	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? El Camino Real Park is located approximately ½ mile southwest of the most southwestern point of the proposed development. Parks will be required in the Riverbend Ranch Development Agreement.		X
Wastewater service available? As part of the Development Agreement extensions are required and developer will provide.	X	
Water service available? The City has service available adjacent to the property. As part of Development Agreement, construction of mains within the development are required and developer will provide.	X	

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

		A	B	C	D	F
Existing Daily LOS	North Old Bastrop Highway Staples Road	X				
Existing Peak LOS	North Old Bastrop Highway Staples Road	X	X			
Preferred Scenario Daily LOS	North Old Bastrop Highway Staples Road	X		X		X
Preferred Scenario Peak LOS	North Old Bastrop Highway Staples Road	X				X
The Transportation Demand Model shows that North Old Bastrop Highway is at a level of service A for the Existing Daily and a level of service C for the Existing Peak. It remains at a level of service A in the Preferred Scenario Daily and Peak. Staples Road is shown as a LOS A in the Existing Daily and Peak but drops to a LOS C and F in the Preferred Scenario Daily and Peak. A Transportation Impact Analysis will be required and the applicant may be responsible for improvements to these roadways if the analysis warrants improvements.						
			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: The Guadalupe/Redwood line runs along Redwood Road. The nearest stop is at Redwood Road and Poplar Street.						