

ZC-24-03 (2708 Hunter Road MF-18 to CD-5) Zoning Change Review (By Comp Plan Element)**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	"C" Consider	"NP" Not Preferred	"PSA" Preferred Scenario Map Amendment required
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? <i>See Tables 4.1, 4.4, and 4.5 in the Land Development Code.</i>	<i>Per Table 4.1, Character Districts can be "Considered" within the Medium Intensity Zone.</i>		

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		99.8%	0.2%		
Cultural	100%				
Edwards Aquifer		100%			
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	99.8%	0.2%			
Soils		100%			
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed(s):	Cottonwood Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed (Preferred Scenario)			X		
This development is located in the Edwards Aquifer Transition Zone.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Hunter's Hill
Neighborhood Commission Area(s):	9
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
Per Chapter 3, Article 10 of the Land Development Code, parkland is required for multi-family 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)?		X
Wastewater service available? <i>There is an 8" water main along Hunter Road adjacent to the property.</i>	X	
Water service available? <i>Service is available to provide water to the property.</i>	X	

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

	A	B	C	D	E	F
Existing Daily LOS	X					
Existing Peak LOS	X					
Preferred Scenario Daily LOS					X	
Preferred Scenario Peak LOS	X					
		N/A	Good	Fair		Poor
Sidewalk Availability						X
	Sidewalks shall be required at the time of construction					
		YES			NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route? <i>CARTS Route 1C</i>		X				
	Notes: <i>An improved bike facility (likely a shared use path) along Hunter Road shall be required at the time of development.</i>					