

ZC-23-27 (Sahota Center at Rattler Rd FD to HC) 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>X – Per Table 4.1, Special Districts are "Not Preferred" in Medium Intensity Zones</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	13.5%	28.3%	58.3%		
Cultural	39.7%			60.3%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	14.3%	85.7%			
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
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?	X	
A Shared Use path along FM 110 shall be required at the time of site 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 a 12' wastewater line on the other side of Rattler Rd.</i>	X	
Water service available? <i>There is a water line adjacent the property on Rattler Rd.</i>	X	

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

Rattler Rd	A	B	C	D	F
Existing Daily LOS Rattler Rd FM 110/ McCarty Ln -No data		X			
Existing Peak LOS Rattler Rd FM 110/ McCarty Ln – No data	X				
Preferred Scenario Daily LOS Rattler Rd FM 110/ McCarty Ln		X			X
Preferred Scenario Peak LOS Rattler Rd FM 110/ McCarty Lane		X			X
		N/A	Good	Fair	Poor
Sidewalk Availability			X		
Existing sidewalk along the frontage of the property on Rattler Rd.					
	YES			NO	
Adjacent to existing bicycle lane?				X	
Adjacent to existing public transportation route?				X	
Notes:					