

PDD-16-01 (Wonder World Drive & Hunter Road) 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* (*If PSA-15-02 is approved by City Council)	

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 indicates that proposed project will provide opportunities for jobs and services.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		Applicant indicates that proposed project will provide opportunities for jobs and services.		

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				X	
Edwards Aquifer		X		X	
Endangered Species					
Floodplains	X	X		X	X
Geological	X				
Slope	X		X		X
Soils	X			X	
Vegetation	X		X		
Watersheds				X	
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Westover
Neighborhood Commission Area(s):	1
Neighborhood Character Study Area(s):	Western Neighborhoods

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	
The current Preferred Scenario shows Open Space along the northern portion of the site. Per the Land Development Code, Open Space designated on the Preferred Scenario cannot be zoned as General Commercial. The applicant is proposing to keep the areas designated as Open Space as shown on the Preferred Scenario. The PDD states that a minimum ten (10) foot concrete trail will be installed by HEB in this Open Space. This trail will connect to the existing trail connection the City installed recently.					
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)? Purgatory Creek Greenspace				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 Hunter Road Wonder World Drive	X				X
Existing Peak LOS Hunter Road Wonder World Drive		X			X
Preferred Scenario Daily LOS Hunter Road Wonder World Drive			X X		
Preferred Scenario Peak LOS Hunter Road					X

Wonder World Drive					X
The Preferred Scenario shows that Wonder World Drive deteriorates from a LOS A (Existing Daily) and B (Existing Peak) to a LOS C (Future Daily) and a LOS F (Future Peak). The site is close to a public transportation route. See below.					
		N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			X		
The sidewalks along Hunter Road are in good condition. Sidewalks will be required to be built along Wonder World Drive by the developer.					
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?	X				
Notes: The property is situated along a CARTS route. Also, there is a five foot shoulder along Hunter Road adjacent to the site that people regularly use as a bicycle lane even though it is not demarcated as such.					