

ZC-22-08 (Hwy 123 Business Park) 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	

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				
Cultural	X			X	
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X	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
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):	Cottonwood Creek
Neighborhood Commission Area(s):	Sector 5
Neighborhood Character Study Area(s):	Yes

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
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)?						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	E	F
Existing Daily LOS Hwy 123 E McCarty Lane		X				
Existing Peak LOS Hwy 123 E McCarty Lane		X				
Preferred Scenario Daily LOS Hwy 123 E McCarty Lane					X	
Preferred Scenario Peak LOS Hwy 123 E McCarty Lane						X
	N/A	Good	Fair	Poor		
Sidewalk Availability	X					
	YES			NO		
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	

