

ZC-23-02 (Hill Country Studios, FD to CC) 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	X
Constraint by Class					
Cultural	X			X	
Edwards Aquifer				X	
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils		X			
Vegetation	X		X		
Watersheds			X		
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek				
	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):	La Cima
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
Open space at the development's periphery. Moreover, the DA provides trails throughout the project.		
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)? Upper Purgatory Creek natural area is located to the south of La Cima and this development.		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 Wonder World Drive Old Ranch Road 12	X				X
Existing Peak LOS Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Daily LOS Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Peak LOS Wonder World Drive Old Ranch Road 12			X		X

The Transportation Demand Model shows that Wonder World Drive remains at a level of service A for the Existing Daily and Peak along with the Preferred Daily. It drops from A to C LOS in the Preferred Scenario Peak LOS. Across the board, Old Ranch Road 12 is shown as LOS F.

	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 closest CARTS bus route is Route 7, which is the Bishop Street route.