

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 |
| <i>Per Chapter 3, Article 10 of the Land Development Code, parkland is required for multi-family development.</i> | | | |
| 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? <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> | | | | | |