

**ZC-16-15 (Emli at East Village) 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?	<b>X – Yes, the property is located within a Medium Intensity Zone</b>	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			<b>X</b>
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			<b>X</b>
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			<b>X</b>

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		<b>X</b>	<b>X</b>		
Constraint by Class					
Cultural	<b>X</b>				
Edwards Aquifer	<b>X</b>				
Endangered Species	<b>X</b>				
Floodplains	<b>X</b>				
Geological	<b>X</b>				
Slope	<b>X</b>				
Soils	<b>X</b>	<b>X</b>			
Vegetation	<b>X</b>				
Watersheds	<b>X</b>				
Water Quality Zone	<b>X</b>				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Cottonwood Creek Watershed</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					<b>X</b>
Notes:					

**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? <b>Parkland dedication or fee-in-lieu will be required at time of plat.</b>				X	
Will Trails and / or Green Space Connections be Provided?					X
<b>Maintenance / Repair Density</b>	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	F
Existing Daily LOS	<b>Old Bastrop Hwy. Rattler Road</b>				X	X
Existing Peak LOS	<b>Old Bastrop Hwy. Rattler Road</b>		X			X
Preferred Scenario Daily LOS	<b>Old Bastrop Hwy. Rattler Road</b>					X X
Preferred Scenario Peak LOS	<b>Old Bastrop Hwy. Rattler Road</b>				X	X
<b>Note: Traffic Demand Model was performed prior to the FM 110 expansion. This expansion has alleviated much of the traffic at the intersection of Old Bastrop Highway and Rattler Road.</b>						
		N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)		X				
<b>No Sidewalks exist. Sidewalks to be addressed at the time of development.</b>						
				YES	NO	
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?					X	