

ZC-21-22 (1250 Wonder World Drive) 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 – The site is shown as “Medium Intensity- Medical District” on the preferred Scenario. Per Table 4.1 in the Development Code, Character Districts should be “Considered” in Medium Intensity Zones.	

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Willow Creek and Cottonwood Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			X
<p>Notes: The site is split between 2 sub watersheds- Willow Creek in the northern part and Cottonwood Creek in the southern part of the site.</p> <p>Willow Creek is the most southern contributing tributary of the San Marcos River. The creek flows through a highly urban part of town that contains a large percent of residential housing. The watershed has the third largest amount of cover per total area (26% per the 2013 Comprehensive Plan). This modeled reach of river contains the last stands of the endangered Texas wild rice. Currently, this part of the site is almost 100% impervious cover, comprised primarily of a paved parking lot.</p> <p>The Cottonwood Creek sub watershed was modelled as having a 342% increase in impervious cover in the City' Preferred Scenario. Although this may seem alarming, this area is primarily rural, undeveloped, and used for agriculture and has a very small amount of existing impervious cover compared to other sub watersheds. The majority of the increased impervious cover was attributed in Paso Robles/ Kissing Tree, East Village, and the Medical District (where this site is located).</p>					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Cottonwood Creek
Neighborhood Commission Area(s):	5
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? The applicant did not show public parkland or open space on the indicative site plan, however parkland dedication or fee in lieu is a requirement for any new residential development per Chapter 3, Article 10 of the Development Code. The site is within an existing Area of Need per the Parks and Open Space Master Plan.					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

Wonder World Drive	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 currently along Wonder World and Leah Avenue						
	YES			NO		
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?	X					
Notes: CARTS bus stop (Route 1) on Leah Avenue approximately 400 ft to the south of the site.						