

ZC-22-23 (2900 BLK of Yarrington Rd) 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	X	X	X
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Morrison Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
In Morrison Creek 0% impervious coverage is anticipated and no additional information is available.					

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?						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 Yarrington Rd	X					
Existing Peak LOS Yarrington Rd	X					
Preferred Scenario Daily LOS Yarrington Rd	X					
Preferred Scenario Peak LOS Yarrington Rd	X					
	N/A	Good	Fair	Poor		
Sidewalk Availability	X					
	YES			NO		
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	