

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	YES	NO (map amendment required)
Is the request consistent with the Preferred Scenario Map, Land Use Intensity Matrix and Zoning Translation Table?	X	

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

**Not applicable to this Zoning Change Request**

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

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

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X			
Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL					
Cultural	X				
Edwards Aquifer			X		
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X	X			
Vegetation	X				
Watersheds		X			
Water Quality Zone	X				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality - ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS analysis of all PSA vs. Stand Alone Requests**

Analysis of all PSA for Standard Review Requests					
Located in Subwatershed:	Cottonwood Creek				
ANALYSIS FOR PSA ONLY	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Additional Impervious Cover Increase Anticipated				X	
Cottonwood Creek consists of primarily rural areas where an increase in impervious cover is expected. If developed, the impervious cover on the site, the impervious cover would likely increase since it is currently minimal.					

Anticipated pollutants:	N/A
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### NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Hunter's Hill
Neighborhood Commission Area(s):	Sector 9
Neighborhood Character Study Area(s):	N/A

### PARKS, PUBLIC SPACES AND FACILITIES – ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS ALL OF THESE

Availability of parks and infrastructure

	YES	NO
Will Parks and / or Open Space be Provided? <b>Unknown</b>		
Will Trails and / or Green Space Connections be Provided? <b>Unknown</b>		
<b>Parkland dedication will be determined at time of plat.</b>		
	Low (maintenance)	High (maintenance)
Wastewater Hotspot	X	
Water Hotspot	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X (CFPO Soccer Fields)	
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 ROADWAY 1 <b>Hunter Rd</b>	X				
Existing Peak LOS ROADWAY 1 <b>Hunter Rd</b>	X				
Preferred Scenario Daily LOS ROADWAY 1 <b>Hunter Rd</b>	X				
Preferred Scenario Peak LOS ROADWAY 1 <b>Hunter Rd</b>				X	
	N/A	Good	Fair	Poor	
Sidewalk Availability			X		
<b>There are currently intermittent sidewalks along Hunter Road in this area, but not along the subject property's frontage. Sidewalks would be required at the time of site development.</b>					
	YES	NO			
Adjacent to existing bicycle lane?		X			
<b>A wide shoulder provides some protection for cyclists.</b>					
Adjacent to existing public transportation route?		X			
Notes: <b>The closet Carts bus stop is approximately 1/3 miles from the property.</b>					