

**PDD-17-01 (3200 Hunter Road) 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</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>Applicant indicates that educational facilities will be included (Montessori School).</b>		
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	<b>Applicant indicates that proposed project will extend infrastructure &amp; provide opportunities for business.</b>		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	<b>Applicant indicates that proposed project will provide opportunities for jobs and services.</b>		

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

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint					<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>		<b>X</b>		<b>X</b>
Soils		<b>X</b>			
Vegetation	<b>X</b>		<b>X</b>		
Watersheds		<b>X</b>			
Water Quality Zone	<b>X</b>			<b>X</b>	<b>X</b>

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

Located in Subwatershed:	<b>Cottonwood Creek</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					<b>X</b>
Notes: <b>The Cottonwood Creek subcatchment will have a higher overall impervious cover within the Preferred Scenario (7.9%) compared to the trend scenario (6.8%). The area within this watershed is</b>					

primarily rural, undeveloped, and used for agriculture and has a very small amount of impervious cover existing.

**NEIGHBORHOODS** – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Sector 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	
Open space is required as part of the PDD requirements and trail connections are proposed in the PDD.					
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	F
Existing Daily LOS	Hunter Road X West McCarty Lane X				
Existing Peak LOS	Hunter Road X West McCarty Lane X				
Preferred Scenario Daily LOS	Hunter Road X West McCarty Lane		X		X
Preferred Scenario Peak LOS	Hunter Road X West McCarty Lane			X	X
The TDM shows that Hunter Road drops from an A to a C /D in the Preferred Scenario Daily and Peak LOS. McCarty Lane drops from an A to a D at the intersection in the Preferred Scenario Daily and Peak LOS.					
	N/A	Good	Fair	Poor	
Sidewalk Availability	X				
Sidewalks will be required at the time of development.					
	YES	NO			
Adjacent to existing bicycle lane?		X			
Adjacent to existing public transportation route?		X			
Notes: N/A					