

## ZC-19-07 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 – Considered	

### 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				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	
Constraint by Class					
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	100%				
Vegetation	100%				
Watersheds				100%	
Water Quality Zone	100%				

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

Located in Subwatershed:	<b>Purgatory Creek</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		<b>X</b>			
Notes: <b>The increase of impervious cover in the Preferred Scenario is attributed to portions of the Paso Robles, Government Center, and downtown development... The Preferred Scenario could exhibit an estimated 7 percent increase of TSS, whereas the Trend Scenario may incur an 18 percent increase of TSS.</b>					

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	<b>Dunbar</b>
Neighborhood Commission Area(s):	<b>Sector 5</b>
Neighborhood Character Study Area(s):	<b>N/A</b>

**PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure**

				YES	NO
Will Parks and / or Open Space be Provided? <b>If developed as residential a parkland fee in lieu will be required.</b>					<b>X</b>
Will Trails and / or Green Space Connections be Provided? <b>If developed as residential a parkland development fee in lieu will be required.</b>					<b>X</b>
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	<b>X</b>				
Water Infrastructure	<b>X</b>				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The closest Open Space is approximately 2,000 feet away, Purgatory Creek Natural Space.</b>					<b>X</b>
Wastewater service available?				<b>X</b>	
Water service available?				<b>X</b>	

**TRANSPORTATION** – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

	A	B	C	D	F
Existing Daily LOS <b>Wonder World Drive</b>	X				
Existing Peak LOS <b>Wonder World Drive</b>			X		
Preferred Scenario Daily LOS <b>Wonder World Drive</b>					
Preferred Scenario Peak LOS <b>Wonder World Drive</b>				X	
		N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)	X				
<b>The development will be required to build sidewalks that will connect to the existing sidewalk network on Dutton Drive that extends out to Wonder World Drive.</b>					
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?			X		
<b>There is a CARTS route that currently has a stop at the intersection of Dutton Drive and Corporate Drive, approximately 400 feet from this property. Additionally, the Transportation Master Plan identifies future bike facilities along Dutton Drive.</b>					