ZC-18-18 (1600 Block of Redwood 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 | X – Medical District | |
| Scenario Map and the Land Use Intensity Matrix? | Medium Intensity Zone | |

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|---------|---|------------|---|--------|
| | (least) | | (moderate) | | (most) |
| Level of Overall Constraint | X | X | | X | |
| Constraint by Class | | | | | • |
| Cultural | X | | | | |
| Edwards Aquifer | X | | | | |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | X | | | | |
| Slope | X | | | | |
| Soils | X | X | | X | |
| Vegetation | X | | | | |
| Watersheds | X | | | | |
| Water Quality Zone | X | | | | |

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

| Located in Subwatershed: | Cottonwood Creek Watershed | | | | | |
|----------------------------|-----------------------------------|-------|--------|--------|---------|-------|
| | | | | | | |
| | | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover I | ncrease Anticipated for watershed | | | | | X |

Notes: Most of the area that is located within this watershed is primarily rural, undeveloped, and used for agriculture. The Comprehensive Plan states that the rise in impervious cover can be attributed to multiple intensity zones located within the watershed.

NEIGHBORHOODS – Where is the property located

| CONA Neighborhood(s): | N/A – Outside City Limits |
|-----------------------|---------------------------|
|-----------------------|---------------------------|

| Neighborhood Commission Area(s): | N/A – Outside City Limits |
|---------------------------------------|---------------------------|
| 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 b | e Provided? Parklan | d dedication or fee-in-lieu | X | |
| will be required at time of plat. | In addition, the San I | Marcos Development Code | | |
| requires a \$400/unit Parkland D | evelopment Fee to b | e paid prior to development. | | |
| Will Trails and / or Green Space | Connections be Provid | ded? A greenway/trail is | X | |
| required through the property | oer the Transportatio | n Master Plan. | | |
| Maintenance / Repair Density | Low | Medium | | High |
| | (maintenance) | | | (maintenance) |
| Wastewater Infrastructure | X | | | |
| Water Infrastructure | X | | | |
| Public Facility Availability | | , | | |
| | | | YES | NO |
| Parks / Open Space within ¼ mil | e (walking distance)? | The development will be | | X |
| required to dedicate required p | arkland at the time o | f plat. | | |
| Wastewater service available? | Wastewater lines wi | II be required throughout | | X |
| the development to service the | property. | | | |
| Water service available? Water | lines will be required | throughout the | X | |
| development to service the pro | perty. | | | |

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

| A | | В | С | D | F |
|--|---------|----------|-------------|---------|---------|
| Existing Daily LOS Redwood Road | | | | | X |
| Existing Peak LOS Redwood Road | | | | X | X |
| Preferred Scenario Daily LOS Redwood Road | | | | X | X |
| Preferred Scenario Peak LOS Redwood Road | | | | X | X |
| Note: The property will be required to meet the Transportation Master Pla | n and c | onstru | ct required | streets | per the |
| | | | | | |
| Block Standards in the Development Code. | | | | | _ |
| Block Standards in the Development Code. | 1 | N/A | Good | Fair | Poor |
| Block Standards in the Development Code. Sidewalk Availability (Required to build.) | 1 | N/A X | Good | Fair | Poor |
| · | ! | • | Good | Fair | Poor |
| Sidewalk Availability (Required to build.) | | • | | | Poor |
| Sidewalk Availability (Required to build.) | | X | | N | |
| Sidewalk Availability (Required to build.) Sidewalks will be required to be constructed at the time of development. | - 1 | X | | N | 0 |
| Sidewalk Availability (Required to build.) Sidewalks will be required to be constructed at the time of development. Adjacent to existing bicycle lane? The development will be responsible for | | X | S.S. | N | 0 |

The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1 mile.