

**ZC-20-08 (Palace Way MH) 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 – It is “Not Preferred” but it does not require a Preferred Scenario Map Amendment</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>X</b>
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				<b>X</b>

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

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

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

Located in Subwatershed:	<b>Morrison Creek Watershed</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	<b>X</b>				
Notes: <b>The 2013 Comprehensive Plan did not predict any impervious cover changes to the Morrison Creek Watershed from the trend to the preferred scenario.</b>					

**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 be Provided? <b>Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. In addition, per Chapter 7, Article 6 of the Development Code, all manufactured home parks shall have a recreational area amounting to five percent of the total area of the manufactured home park.</b>				X	
Will Trails and / or Green Space Connections be Provided? <b>The Transportation Master Plan requires a greenway along FM 110.</b>				X	
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
<b>Public Facility Availability</b>				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available? <b>Wastewater lines will be required throughout the development to service the property.</b>				X	
Water service available? <b>Water lines will be also required throughout the development to service the property.</b>				X	

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

	A	B	C	D	E	F
Existing Daily LOS <b>Hwy 21</b>		<b>X</b>				
Existing Peak LOS <b>Hwy 21</b>					<b>X</b>	
Preferred Scenario Daily LOS <b>Hwy 21</b> <b>FM 110</b>				<b>X</b>		<b>X</b>
Preferred Scenario Peak LOS <b>Hwy 21</b> <b>FM 110</b>						<b>X</b> <b>X</b>
<b>Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.</b>						
	N/A	Good	Fair	Poor		
Sidewalk Availability (Required to build.)	<b>X</b>					
<b>Sidewalks will be required to be constructed at the time of development.</b>						
	YES			NO		
Adjacent to existing bicycle lane? <b>The development will be responsible for constructing required bike infrastructure within new proposed streets.</b>				<b>X</b>		
Adjacent to existing public transportation route?				<b>X</b>		