

ZC-20-04 (Mystic Canyon) 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	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant will extend utilities to the site in order to develop.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

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	X				
Edwards Aquifer					X
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope		X			
Soils		X			
Vegetation	X				
Watersheds					
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Castle Forest
Neighborhood Commission Area(s):	Sector 2

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	
The developer intends to dedicate more parkland than required due to impervious cover restrictions in the area.		
Maintenance / Repair Density	Low (maintenance)	Medium (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? Upper Purgatory is adjacent to this property.	X	
Wastewater service available? The developer will be required to extend wastewater service through the site.	X	
Water service available? The developer will be required to extend water service through the site.	X	

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

		A	B	C	D	F
Existing Daily LOS	Wonder World Drive Old Ranch Road 12	X				X
Existing Peak LOS	Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Daily LOS	Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Peak LOS	Wonder World Drive Old Ranch Road 12			X		X
			N/A	Good	Fair	Poor
Sidewalk Availability		X				
Sidewalks are required to be built as part of the development.						
		YES		NO		
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?				X		
Notes: The closest CARTS bus route is Route 5 which is the Texas State/Outlet Malls route.						