

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? | X – It is “Not Preferred” but it does not require a Preferred Scenario Map Amendment | |

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 | | | | X |
| 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 | | | | X |

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

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

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? 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. | | | | X | |
| Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan requires a greenway along FM 110. | | | | X | |
| 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? Wastewater lines will be required throughout the development to service the property. | | | | X | |
| Water service available? Water lines will be also required throughout the development to service the property. | | | | X | |

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

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