

**ZC-20-14 (101 & 103 Lockhart Street) 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 <sup>st</sup> 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 has not indicated that infrastructure will be extended.
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				
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

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

Located in Subwatershed:	Sewel Park				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: <b>The Sewell subcatchment will have a higher overall impervious cover with the Preferred Scenario (58%) compared to the trend scenario (53%). Most of the changes with the Preferred Scenario will occur on previously developed urban areas. This means that developments for the Preferred Scenario, such as the midtown area, will have a high amount of impervious cover. The increase in impervious cover with the Preferred Scenario could result in a 7 percent increase of TSS with a similar increase in bacteria (8.8%) generally during rain events.</b>					

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	Millview East
Neighborhood Commission Area(s):	7
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?		X
Will Trails and / or Green Space Connections be Provided?		X
<b>This is a small replat and the fee in lieu of dedication is more appropriate.</b>		
<b>Maintenance / Repair Density</b>	Low (maintenance)	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?	X	
Water service available?	X	

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

		A	B	C	D	F
Existing Daily LOS	Third Street Lockhart Street					
Existing Peak LOS	Third Street Lockhart Street					
Preferred Scenario Daily LOS	Third Street Lockhart Street					
Preferred Scenario Peak LOS	Third Street Lockhart Street					
<b>This property is located at the intersection of two neighborhood streets. These streets have traffic levels so low that they were not included within the Level of Service study.</b>						

	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:				