

ZC-21-27 (Lockhart Infill Project) 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 Per Table 4.1 of the Land Development Code, Neighborhood Districts should be “considered” in Existing Neighborhoods.	

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			X
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			100%		
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	100%				
Vegetation	100%				
Watersheds					100%
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Sewell Park				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: The Sewell sub catchment 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.					

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
Maintenance / Repair Density	Low (maintenance)	Medium
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X	
Wastewater service available? Line extension will be required during platting	X	
Water service available?	X	

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

<i>n.b No data available for Third St or Lockhart St</i>	A	B	C	D	E	F
Existing Daily LOS Post Road (NE of Lime Kiln Rd) Post Road (SW of Lime Kiln Rd)	X	X				
Existing Peak LOS Post Road (NE of Lime Kiln Rd) Post Road (SW of Lime Kiln Rd)	X			X		
Preferred Scenario Daily LOS Post Road (NE of Lime Kiln Rd) Post Road (SW of Lime Kiln Rd)	X X					
Preferred Scenario Peak LOS Post Road (NE of Lime Kiln Rd) Post Road (SW of Lime Kiln Rd)						X X
		N/A	Good	Fair		Poor
Sidewalk Availability				X		
Sidewalks will be required during platting. Currently there are sidewalks on the southern side of Third St, and there are no sidewalks on Lockhart St.						
	YES			NO		
Adjacent to existing bicycle lane? There is an unprotected bicycle lane along Post Road.				X		
Adjacent to existing public transportation route?	X					
Notes: There is a CARTS bus stop at the intersection of Third St and Mill St, approximately 400 ft from the site.						