

ZC-21-09 (North Street Student Housing) 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 – Character Districts are considered within the Downtown High Intensity area.	

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%		
Constraint by Class					
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:	Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The 2013 Comprehensive Plan predicted a 33% increase of impervious cover under the Preferred Scenario of development.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Downtown
Neighborhood Commission Area(s):	8
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		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?				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 Lindsey Street	X				
Existing Peak LOS Lindsey Street		X			
Preferred Scenario Daily LOS Lindsey Street		X			
Preferred Scenario Peak LOS Lindsey Street				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			