

Statement of Expected Impact

CP– Midway 121 – 2

The subject property is located on a highway with quality access to accommodate traffic from the proposed residential community. Additionally, Midway Road will provide an exit-only option for residents for convenience and to reduce the burden at the main access point on the SH 121 Business Service Road. There is adequate utility infrastructure to serve the proposed development as well.

Compatibility: Granting the proposed re-zone is the first step in the elimination of the existing non-conforming automotive repair and storage businesses. Replacing these automotive businesses with a new multi-family development will continue to improve the nature and aesthetics of the SH 121 Business Corridor. This re-development measure promulgates further re-investment and re-development of distressed and unsightly nearby properties. The proposal will add many shade trees and other quality landscaping on a property currently devoid of plant life.

Lewisville 2025 Vision Plan: The proposal aligns with the Lewisville 2025 Vision Plan by:

- Carrying out the vision of the Diverse and Thriving Neighborhood component of the 2025 Vision Plan. recommends that neighborhoods should “...offer a diverse range of housing choices that meets residents’ needs throughout their lives.” The proposal will expand the housing options for existing and prospective Lewisville residents.
- Providing expanded neighborhood and housing options to make Lewisville the location of choice for people of all ages, backgrounds, and incomes.
- Provides additional housing stock for Lewisville labor force, supporting employers and allowing employees of Lewisville base businesses to also live in the city.

The proposed residential community will have minimal impact on the Lewisville Independent School District. The proposal contains 63% one-bedroom units and 32% two-bedroom units, particularly catering to singles, young couples, professionals, and some empty nesters. We anticipate approximately 20 students living in the community.

The enclosed traffic impact analysis concludes that the development will have minimal impact on the adjacent roads. It was determined that the only necessary off-site improvements required are the addition of deceleration lanes at the drive approach on State Highway 121 Business and the drive approach on Midway Road. The developer commits to constructing the requested deceleration lanes. There is sufficient water facilities to serve the subject property. A sanitary sewer capacity analysis is in process with Engineering staff to confirm the adequacy of existing facilities to serve the subject site. Detention is being provided to limit runoff to pre-developed conditions.