

ZC-22-27 (Hampton Business Park HC) 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 – Special Districts should be “Considered” in Employment Areas	

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	35.5%	33.8%	30.7%		
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	40%	60%			
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	69.3%			15%	15.7%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed (s):	York Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: No impervious cover increase was anticipated for the York Creek Subwatershed in the Preferred Scenario Water Quality Model carried out during the 2013 Comprehensive Plan.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	4
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? Extensions required at the expense of the developer		X
Water service available? Extensions required at the expense of the developer.		X

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

IH-35 South Access Road	A	B	C	D	E	F
Existing Daily LOS	X					
Existing Peak LOS	X					
Preferred Scenario Daily LOS	X					
Preferred Scenario Peak LOS	X					
		N/A	Good	Fair	Poor	
Sidewalk Availability					X	
Sidewalks are required to be constructed as part of the development						
	YES			NO		
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?				X		
Notes:						