

**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<br>(map amendment required) |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------|
| Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? | <b>X – Special Districts should be “Considered” in Employment Areas</b> |                                |

**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                                                                               |          |             | <b>X</b> |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities, and infrastructure for business                                                        | <b>X</b> |             |          |
| The Community of Choice                                 | Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity |          |             | <b>X</b> |

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

|                             | 1<br>(least) | 2            | 3<br>(moderate) | 4          | 5<br>(most)  |
|-----------------------------|--------------|--------------|-----------------|------------|--------------|
| Level of Overall Constraint | <b>35.5%</b> | <b>33.8%</b> | <b>30.7%</b>    |            |              |
| Cultural                    | <b>100%</b>  |              |                 |            |              |
| Edwards Aquifer             | <b>100%</b>  |              |                 |            |              |
| Endangered Species          | <b>100%</b>  |              |                 |            |              |
| Floodplains                 | <b>100%</b>  |              |                 |            |              |
| Geological                  | <b>100%</b>  |              |                 |            |              |
| Slope                       | <b>100%</b>  |              |                 |            |              |
| Soils                       | <b>40%</b>   | <b>60%</b>   |                 |            |              |
| Vegetation                  | <b>100%</b>  |              |                 |            |              |
| Watersheds                  | <b>100%</b>  |              |                 |            |              |
| Water Quality Zone          | <b>69.3%</b> |              |                 | <b>15%</b> | <b>15.7%</b> |

**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          |        |        |         |       |
| <b>Notes:</b><br>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      |
|                                                                                   |                      |        |
| <b>Maintenance / Repair Density</b>                                               | Low<br>(maintenance) | Medium |
| 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? 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:                                                              |     |     |      |      |      |   |