

**ZC-22-15 (Posey Industrial Phase 2 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?	<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 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	<b>33.5%</b>	<b>36.2%</b>	<b>30.3%</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>92.1%</b>	<b>7.9%</b>			
Vegetation	<b>100%</b>				
Watersheds	<b>100%</b>				
Water Quality Zone	<b>41.5%</b>			<b>28.2%</b>	<b>30.3%</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> 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):	N/A
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 (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? Wastewater extension agreement approved by City Council (Resolution 2020-03R).		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

Posey Rd and IH-35	A	B	C	D	E	F
Existing Daily LOS Posey Rd		X				
IH-35		X				
Existing Peak LOS Posey Rd		X X				
IH-35						
Preferred Scenario Daily LOS Posey Rd					X	
IH-35				X		
Preferred Scenario Peak LOS Posey Rd					X	
IH-35		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:						