

Greenbrair/Powerwood

MASTER PLAN AND CONCEPT PLAN AMENDMENTS

PLANNING COMMISSION MEETING: JUNE 20, 2019

REQUEST

- A Major Amendment to the Greenbriar/Powerwood Master Plan to change 20.5 acres from Regional Commercial to Multifamily Residential, with modified access alignment between Tutt Boulevard and Templeton Gap Road.
- A Major Amendment to the Greenbriar/Powerwood Concept Plan to add Multifamily Residential as an allowed use, with modified access alignment between Tutt Boulevard and Templeton Gap Road.

SITE LOCATION

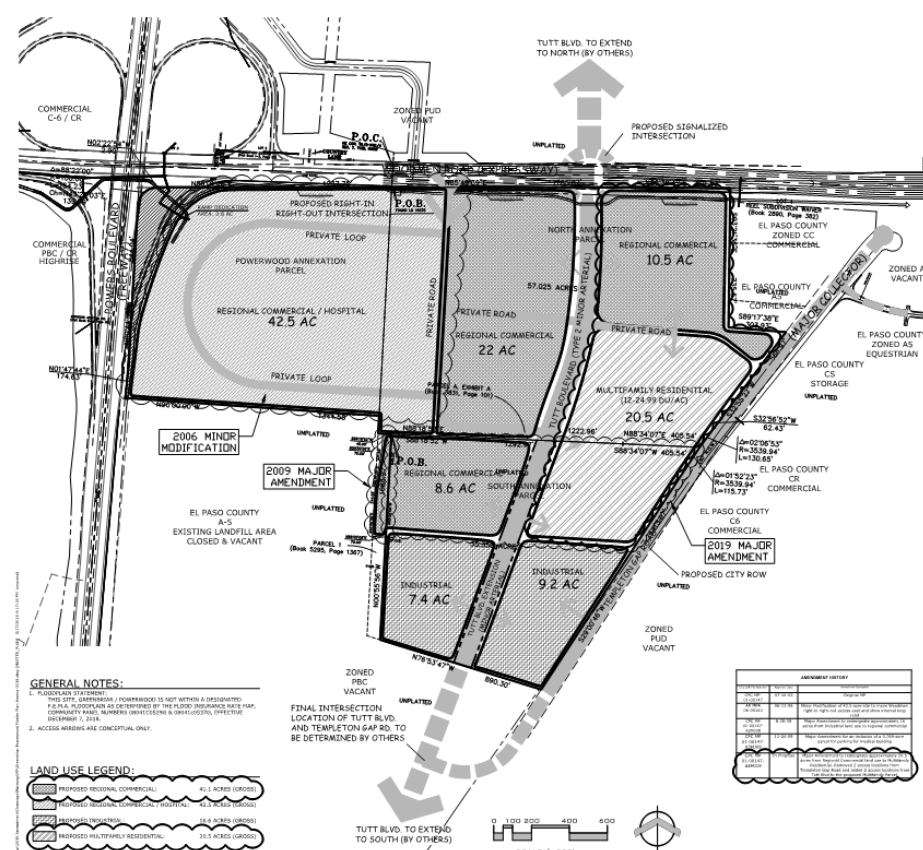
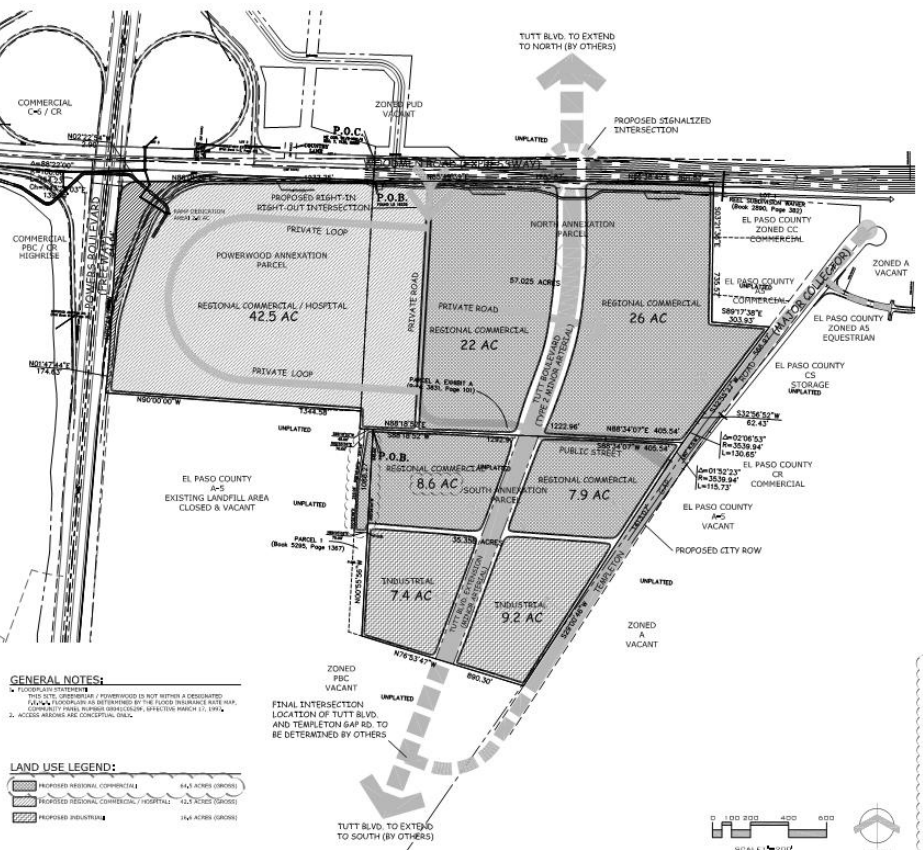


Land Planning
Landscape
Architecture
Urban Design



APPROVED MASTER PLAN

MASTER PLAN AMENDMENT



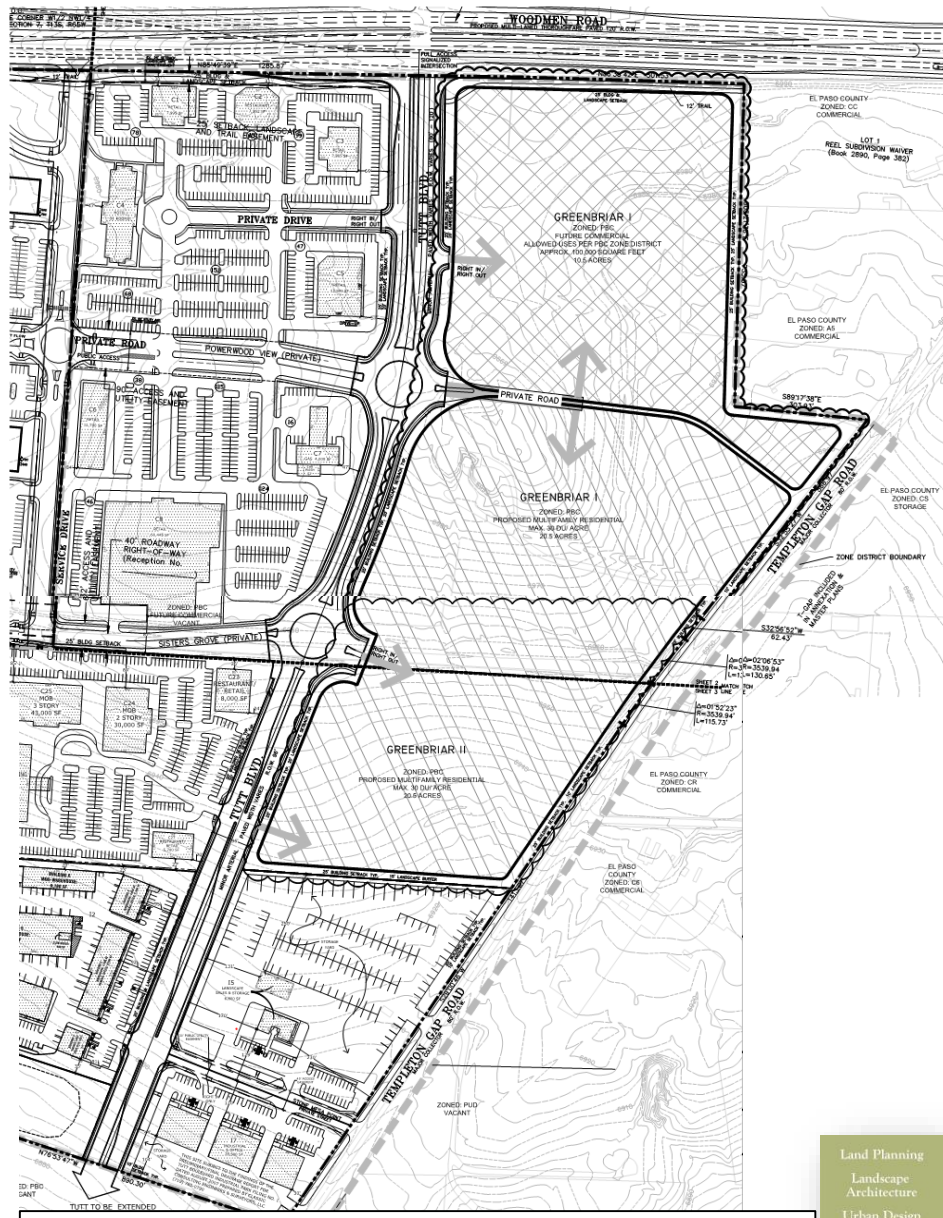
- Regional Commercial/Hospital - 42.5 acres
- Regional Commercial – 64.5 acres
- Industrial – 16.6 acres

- Regional Commercial/Hospital - 42.5 acres
- Regional Commercial – 44 acres
- Industrial – 16.6 acres
- Multifamily Residential – 20.5 acres

APPROVED CONCEPT PLAN



CONCEPT PLAN AMENDMENT



- Add Multifamily Residential use
- No connection to T-Gap

REVIEW CRITERIA SUMMARY

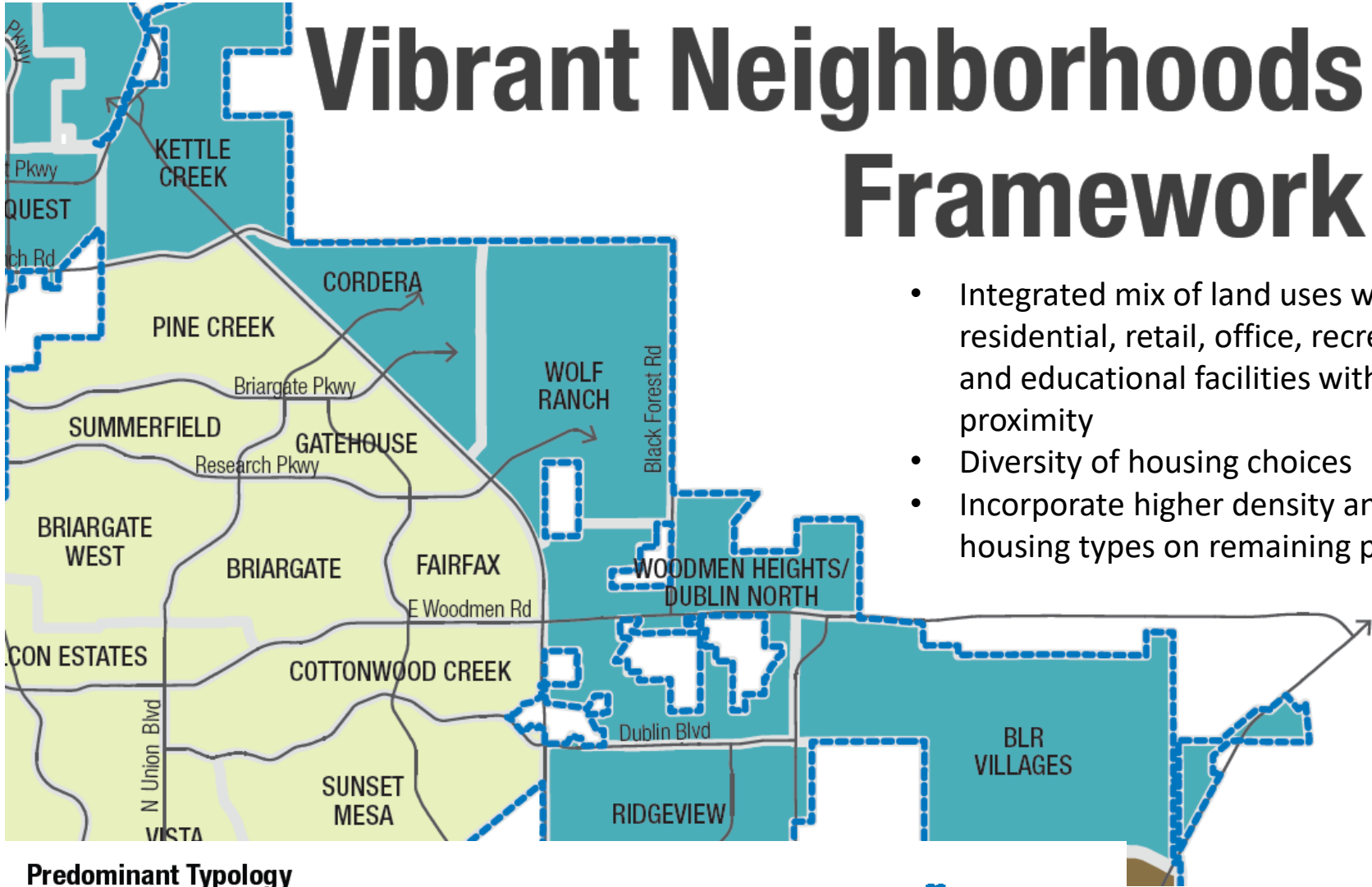
Master Plan:

- Compliance with the Comprehensive Plan
- Compatible Land Use Relationships
- Adequate provision of Public Facilities
- Adequate Transportation Infrastructure
- No adverse Environmental Impacts
- No adverse Fiscal Impacts

Concept Plan:

- Promote general health, welfare and safety of residents and workers
- Appropriate to the neighborhood and the community
- Provide safe and convenient vehicular and pedestrian access
- Overburden the capacities of public facilities and utilities
- Promote the stabilization and preservation of existing neighborhoods
- Provide a gradual transition between uses of differing intensities
- Meets requirements of the Zoning and Subdivision Codes
- Meets requirements of the Comprehensive Plan

Vibrant Neighborhoods Framework



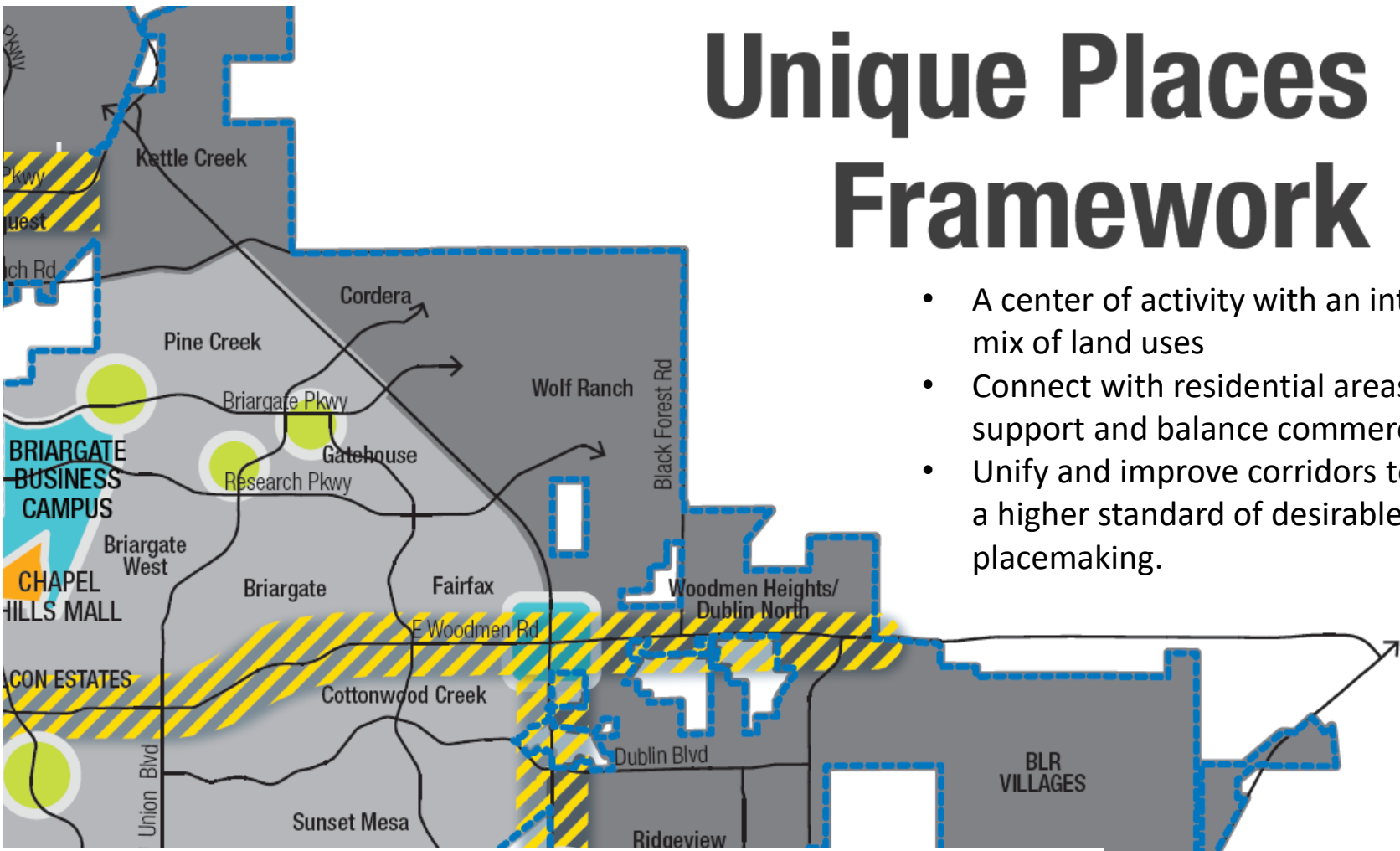
- Integrated mix of land uses with residential, retail, office, recreational, and educational facilities within close proximity
- Diversity of housing choices
- Incorporate higher density and mix of housing types on remaining parcels

Predominant Typology

Downtown	Established Traditional Neighborhood	City Boundary
Newer Developing Neighborhood	Established Suburban Neighborhood	Interstate 25
Changing Neighborhood	Airport	Major Roads
Established Historic Neighborhood	Future Neighborhood	

Unique Places Framework

- A center of activity with an integrated mix of land uses
- Connect with residential areas to support and balance commercial
- Unify and improve corridors to achieve a higher standard of desirable placemaking.

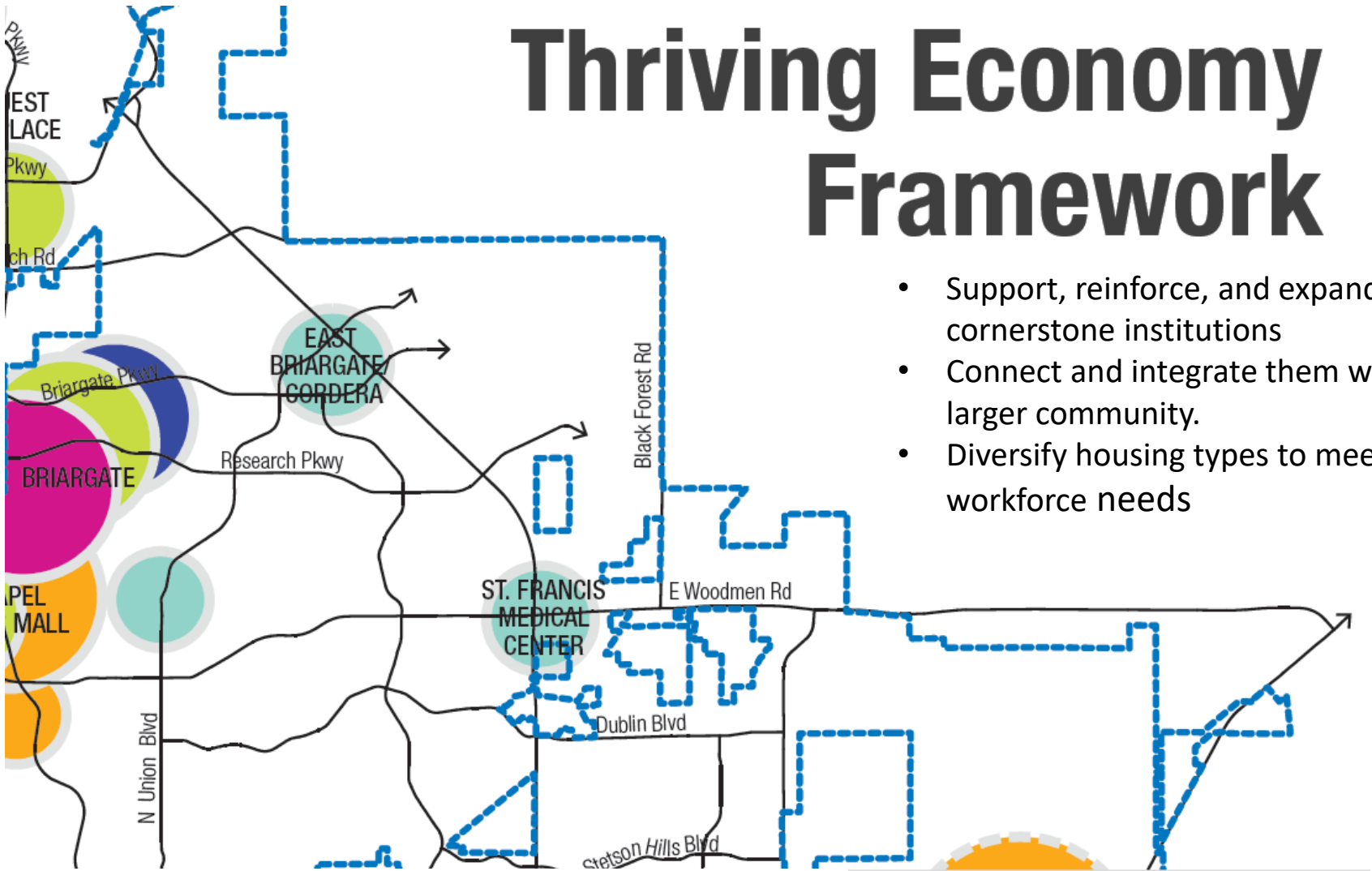


Predominant Typology

Neighborhood Centers	Mature/Redeveloping Corridors	City Boundary
Community Activity Centers	New/Developing Corridors	Interstate 25
Entertainment and Commercial Centers	Reinvestment Area and Community Hub	Major Roads
Regional Employment and Activity Centers		
Downtown		

Thriving Economy Framework

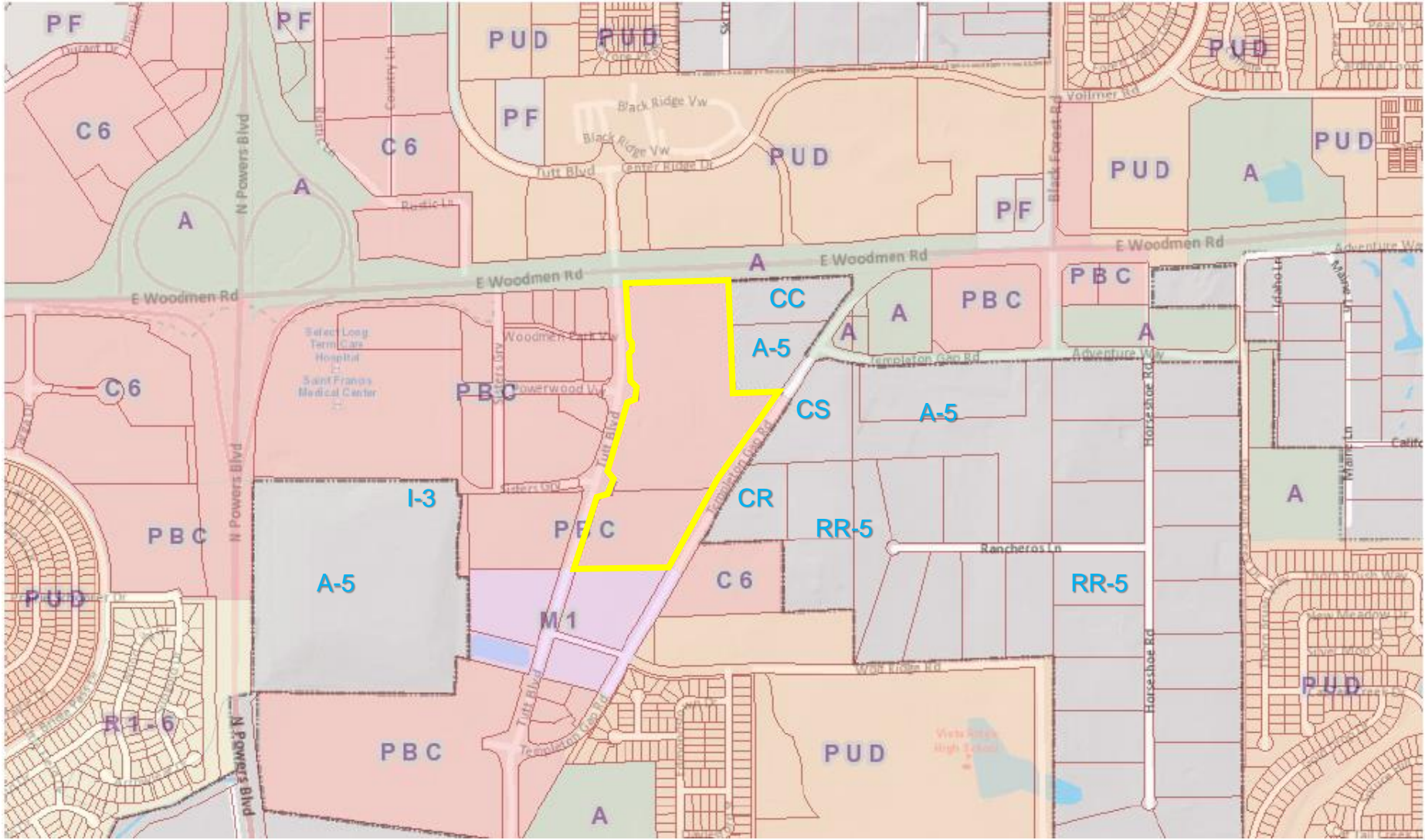
- Support, reinforce, and expand cornerstone institutions
- Connect and integrate them within the larger community.
- Diversify housing types to meet workforce needs



Predominant Typology

- | | | |
|---|--|---|
|  Cornerstone Institutions |  Life and Style |  City Boundary |
|  Spinoffs and Startups |  Industry Icons |  Interstate 25 |
|  The Experience Economy |  Critical Support |  Major Roads |

SURROUNDING ZONING CONTEXT



SURROUNDING LAND USE RELATIONSHIP



IMPACT ON PUBLIC FACILITIES/INFRASTRUCTURE AND FISCAL IMPACT

- Neutral impact on CSPD patrol areas and no increase in cost
- No marginal increase in potential for CSFD emergency services and no increase in cost
- No additional street infrastructure and maintenance required. The previously proposed public street between Tutt and T-Gap now replaced with private street.
- No alteration/extension to transit services as a result of this development.
- No public parks proposed so no impact on park services or maintenance. Park fees in lieu of land dedication will be applied. Private amenity space will be provided within the development for residents.
- Overall no identifiable marginal cost of providing services.
- A positive cumulative cashflow to the city during 10-year timeframe.

QUESTIONS?

