

Powers Metropolitan District Service Plan Amendment

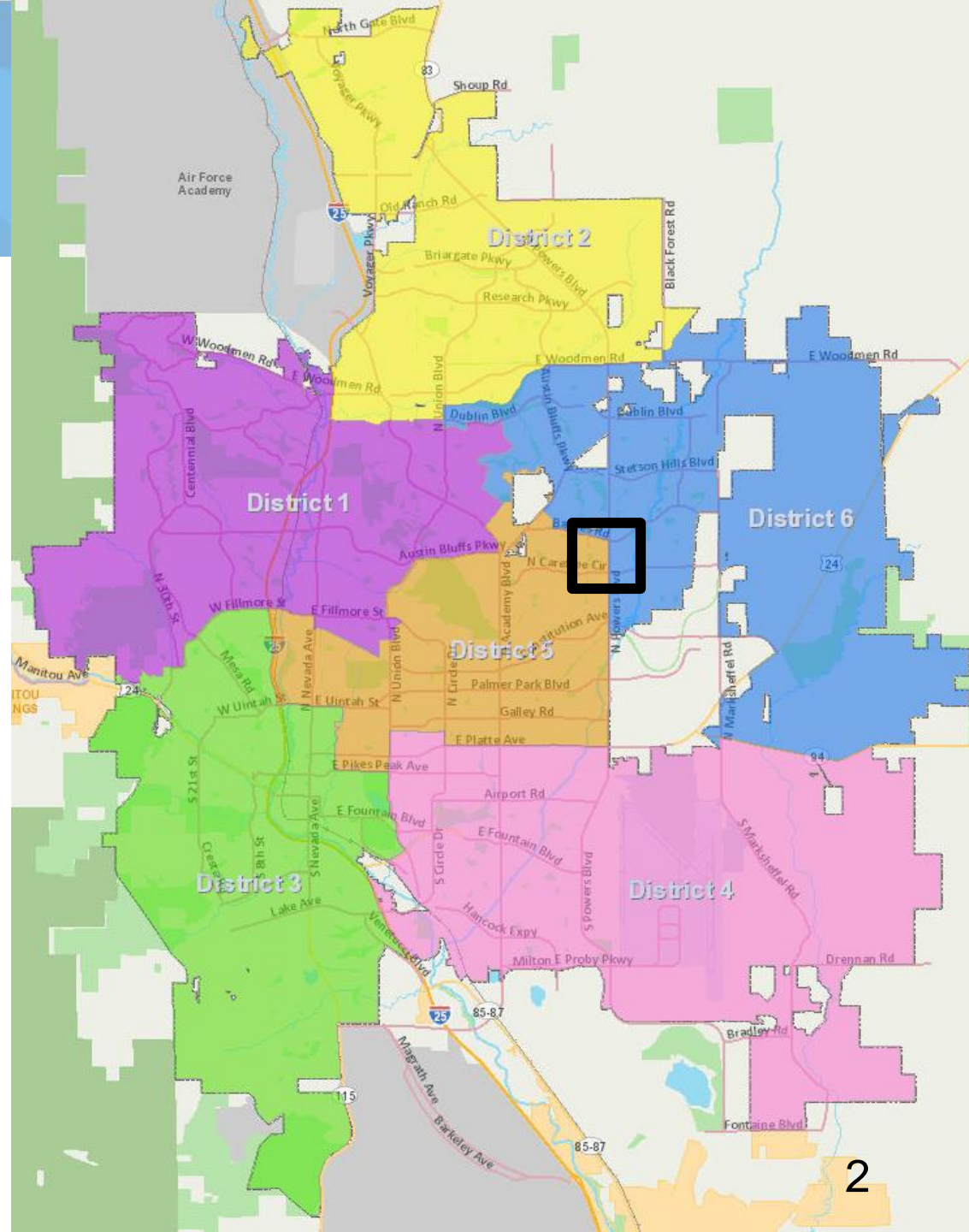
City Council
December 14, 2021

Carl Schueler, Comprehensive Planning Manager
Jeffrey E. Erb, Esq, District Representative



Vicinity Map

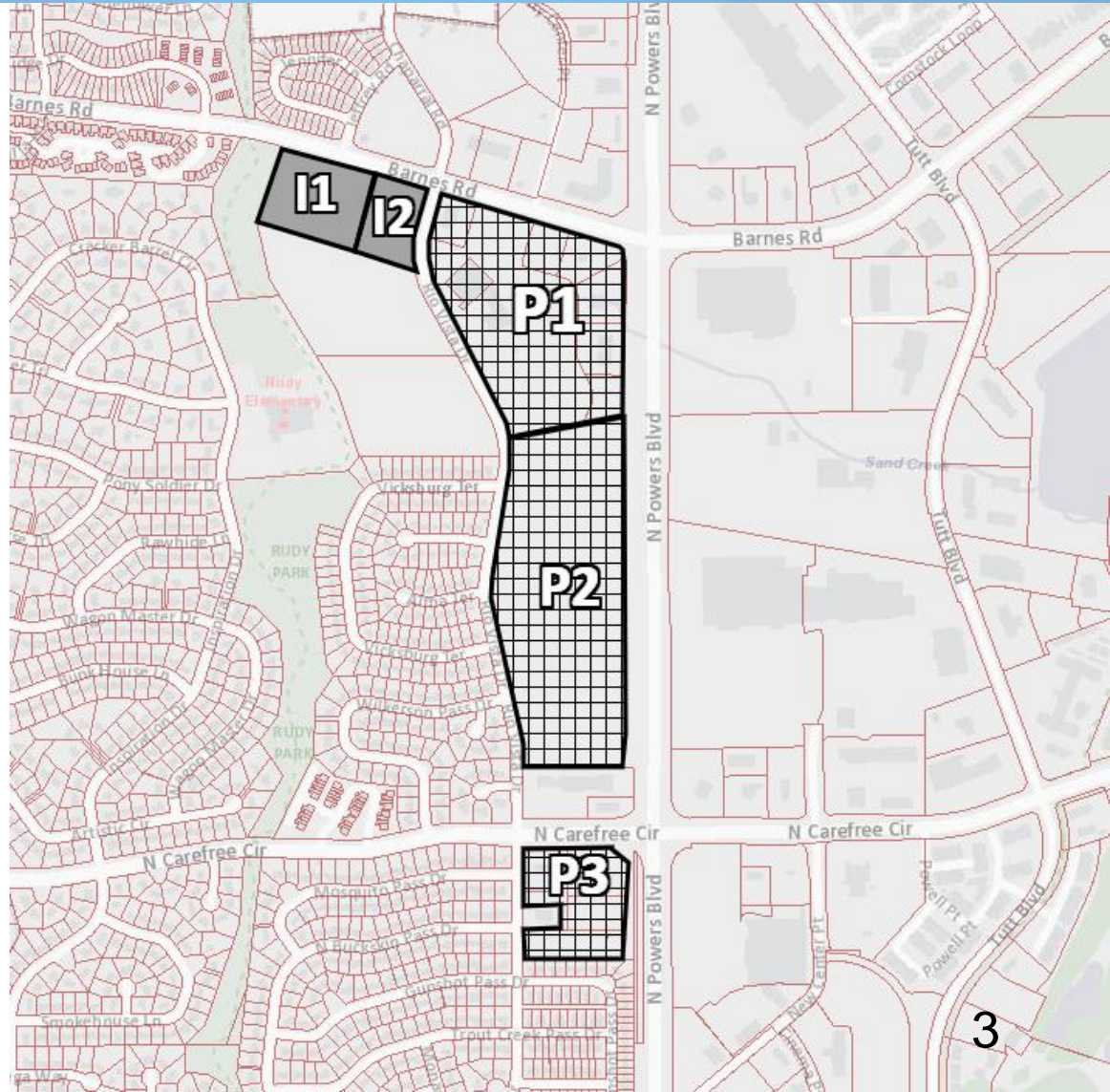
- Council District 5
- West of Powers between North Carefree Circle and Barnes Road



Vicinity Map



- Powers Metro District Initial Boundaries – Parcels P1, P2, P3 (50.93 acres)
- Properties proposed for future inclusion – Parcel I1, I2 (7.38 acres)

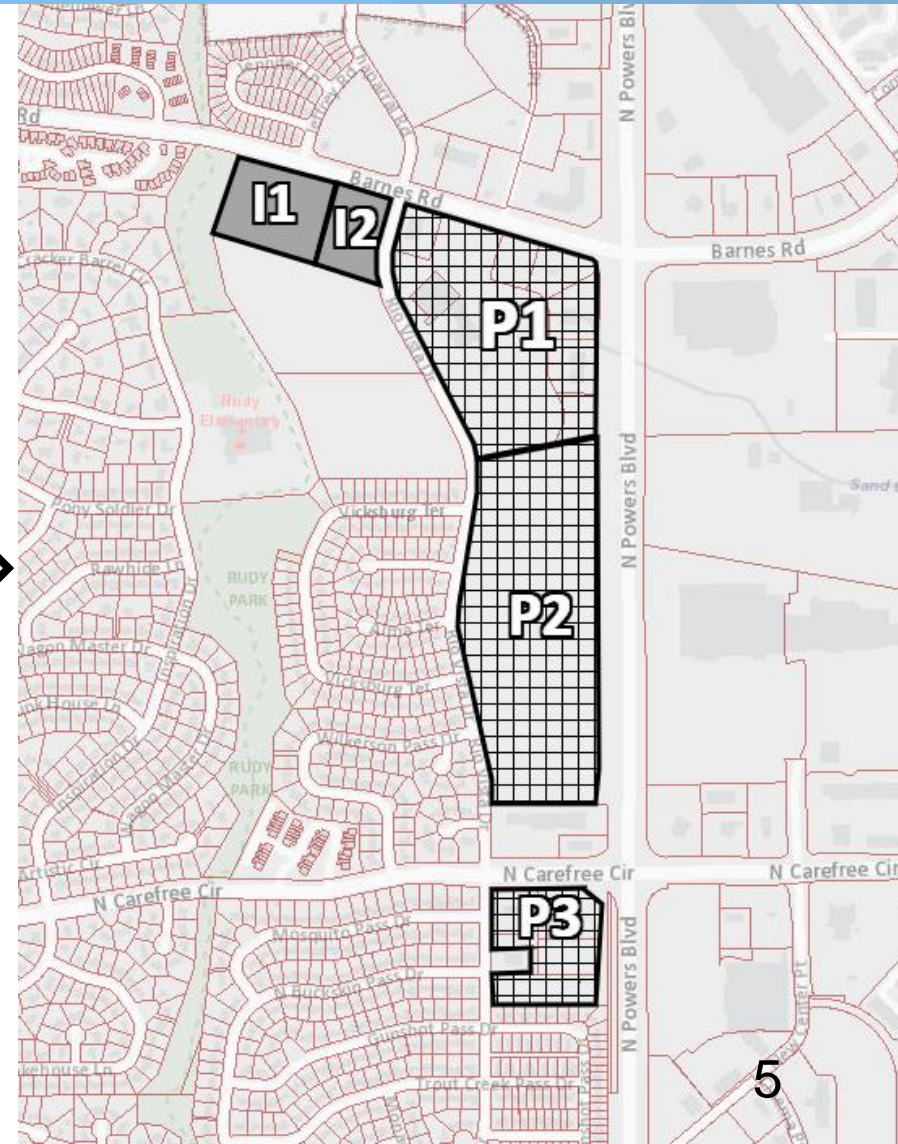


Service Plan Amendment



- First amendment of 2008 service plan
 - Modifies Exhibit C-2 to add additional property as an Inclusion Area, identified as I1 and I2.
 - Removes property previously identified as an Inclusion Area in the original Service Plan, identified as I1 through I5

Service Plan Amendment



Service Plan Amendment



- Inclusion Areas I1 and I2 are undeveloped and intended for commercial land uses
 - A rezoning and concept plan illustrating six commercial lots was approved by the City Council in February 2021.
- Parcel P1 is mostly built-out. Parcels P2, and portions of P3, remain undeveloped
- Language added regarding the prohibition of the District to enact a rule regulating the authorized conceal carry of a handgun

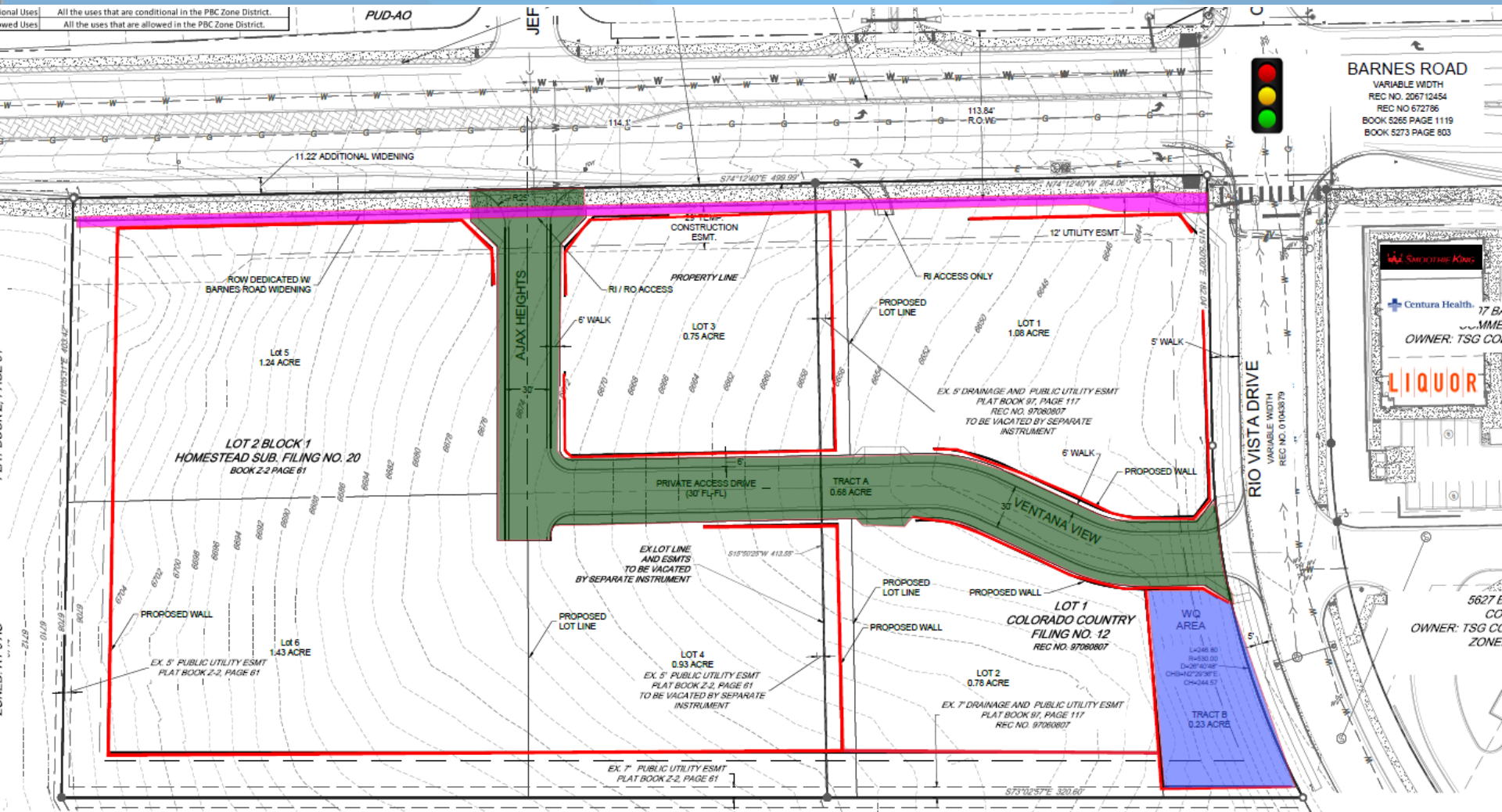
onal Uses All the uses that are conditional in the PBC Zone District.
 ved Uses All the uses that are allowed in the PBC Zone District.

PUD-AO

JEF



BARNES ROAD
 VARIABLE WIDTH
 REC NO. 206712454
 REC NO. 9727196
 BOOK 5265 PAGE 1119
 BOOK 5273 PAGE 803



5627 B...
 CO...
 OWNER: TSG CO...
 ZONE

**FUTURE CROWN POINT
APARTMENTS**

41710 RIO VISTA DRIVE
 OWNER: COL-TERRA INVESTMENTS IX C/O DELORME
 MANAGEMENT

Background and History



- The district was created in 2008
- Debt was authorized in 2018 by the City Council (Resolution 104-18)
 - Issuance took the form of a Limited Tax General Obligation Bond in the estimated aggregate principal amount of \$3,380,000

Previous Meetings



- Item discussed on November 9, 2021 City Council Budget Committee
 - No major concerns were mentioned.
 - Quick comments regarding the traffic on Barnes Road, and the completion of widening Barnes Road
- Item discussed on November 23, 2021 City Council Work Session
 - No major concerns were mentioned

Supporting Materials



- City resolution
- District's transmittal letter and petition
- Service plan amendment
- Original Service Plan
- Illustrative future issue financial plan