

Greenbriar/Powerwood Project

CPC MP 01-00147-A4MJ19 and
CPC CP 01-00148-A10MJ19

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Senior Planner



Applications



CPC MP 01-00147-A4MJ19 – MAJOR MASTER PLAN AMENDMENT

A major amendment for the Greenbriar/Powerwood Master Plan illustrating modified roadway alignments for the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road, and a change from Regional Commercial to Multi-Family Residential for 20.5 acres.

CPC CP 01-00148-A10MJ19 – MAJOR CONCEPT PLAN AMENDMENT

A major amendment of the Greenbriar/Powerwood Concept Plan adding the multi-family residential land use as an allowable use, and illustrating modified roadway alignments and an updated lot configuration.

General Information



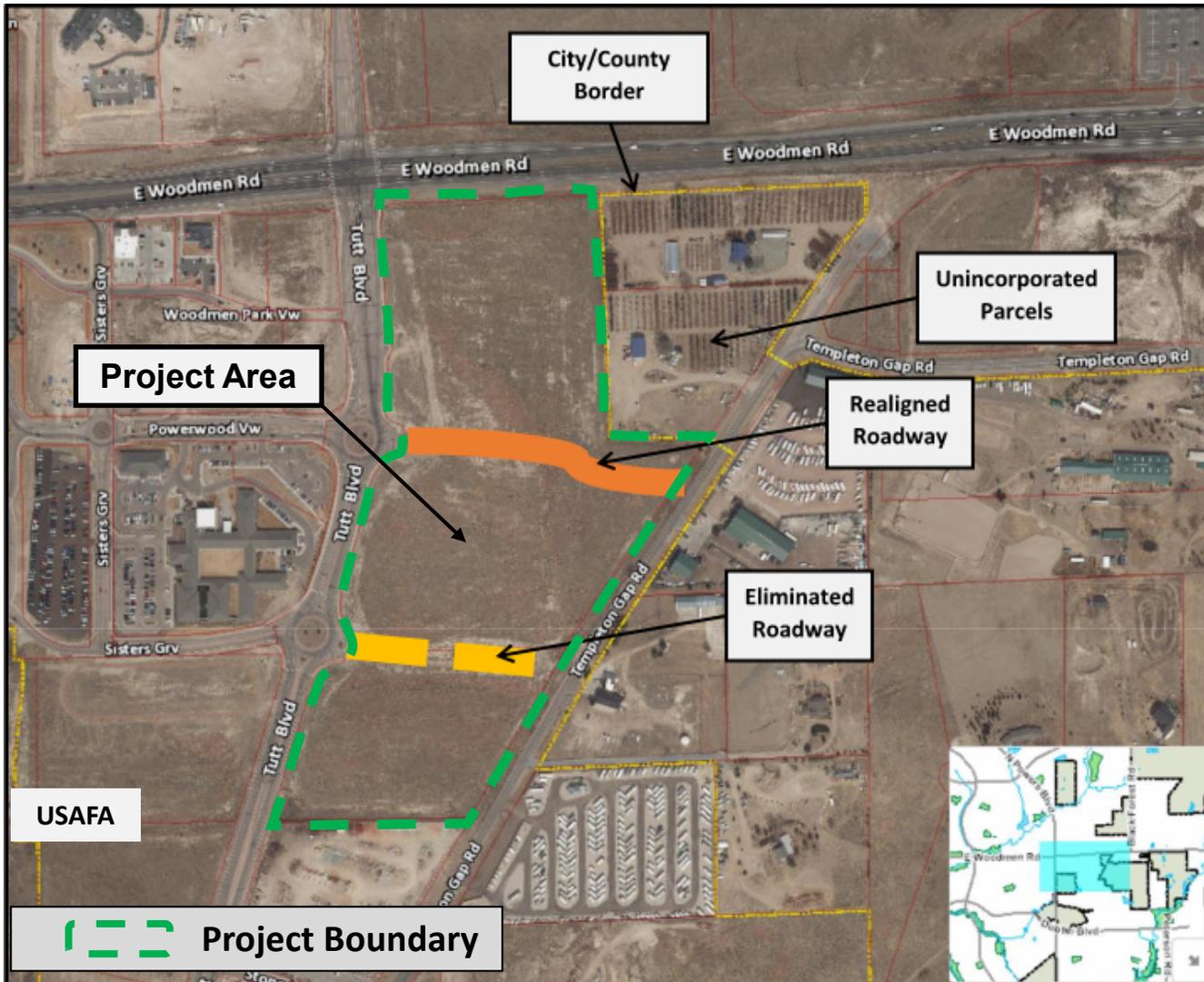
Site Details:

- 20.5 effected acres
- Zoned PBC/AO (Planned Business Center with an Airport Overlay)
- Per the Greenbriar/Powerwood Master Plan, the property is presently identified as regional commercial
- Currently vacant, but some over-lot grading has occurred

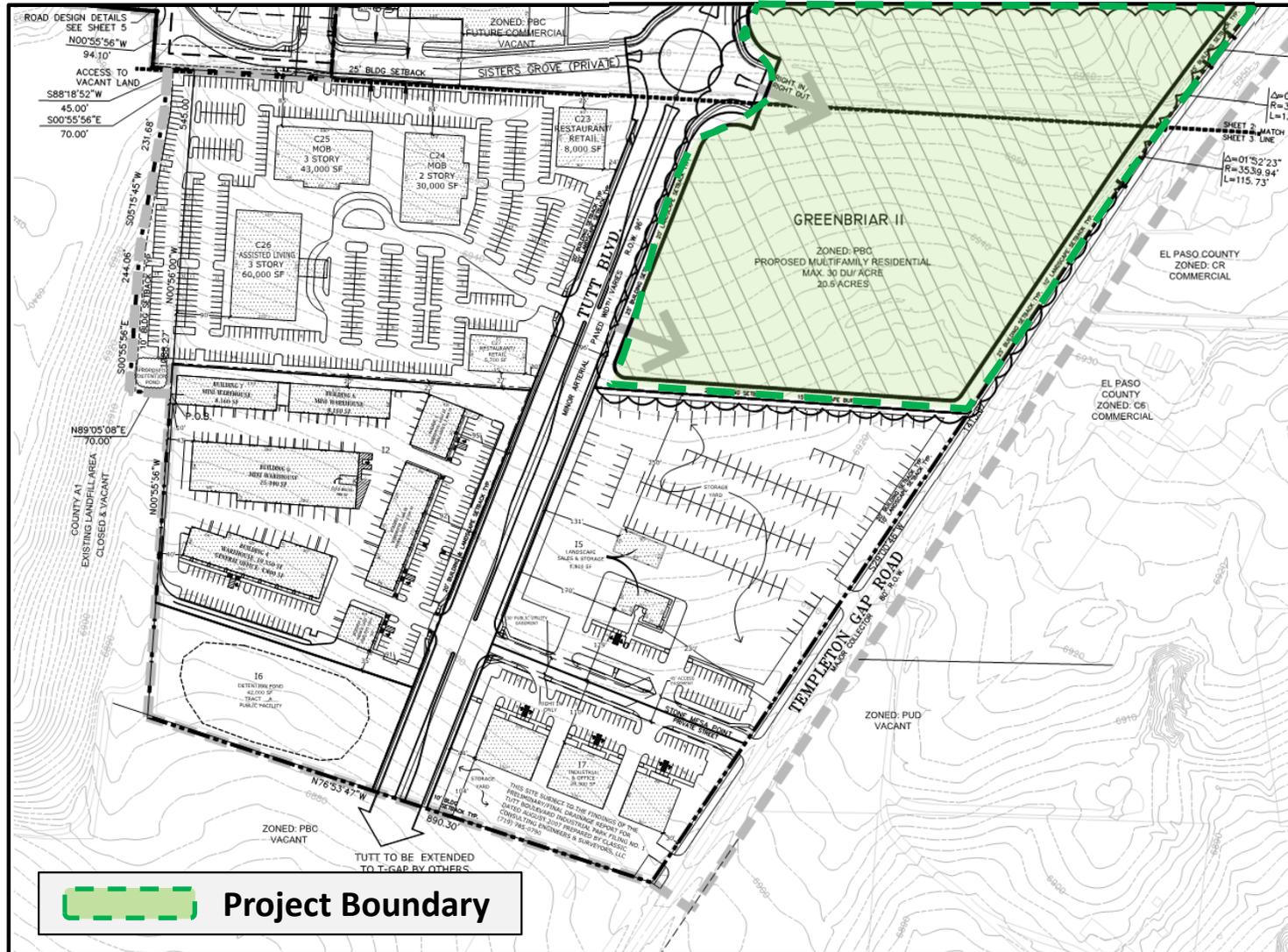
Public Notification and Involvement:

- Public notice was mailed to 73 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing
- The site was also posted on those two occasions
- Staff received one written comment from an property owner to the east in an unincorporated enclave, with concerns revolving around adequate buffering at the City/County border, landscape treatments/screen, and Templeton Gap Road improvements

Vicinity Map



Amended Concept Plan, cont.



 **Project Boundary**

Recommendations



CPC MP 01-00147-A4MJ19 – MAJOR MASTER PLAN AMENDMENT

Approve a major master plan amendment for the Greenbriar/Powerwood project, based upon the findings that the master plan as amended meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

CPC CP 01-00148-A10MJ19 – MAJOR CONCEPT PLAN AMENDMENT

Approve a major concept plan amendment for the Greenbriar/Powerwood project, based upon the findings that the concept plan as amended meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E).