

Land Use Assessments for: Eastchester Drive & I 74 and Jamestown Bypass

October 5, 2020

Purpose



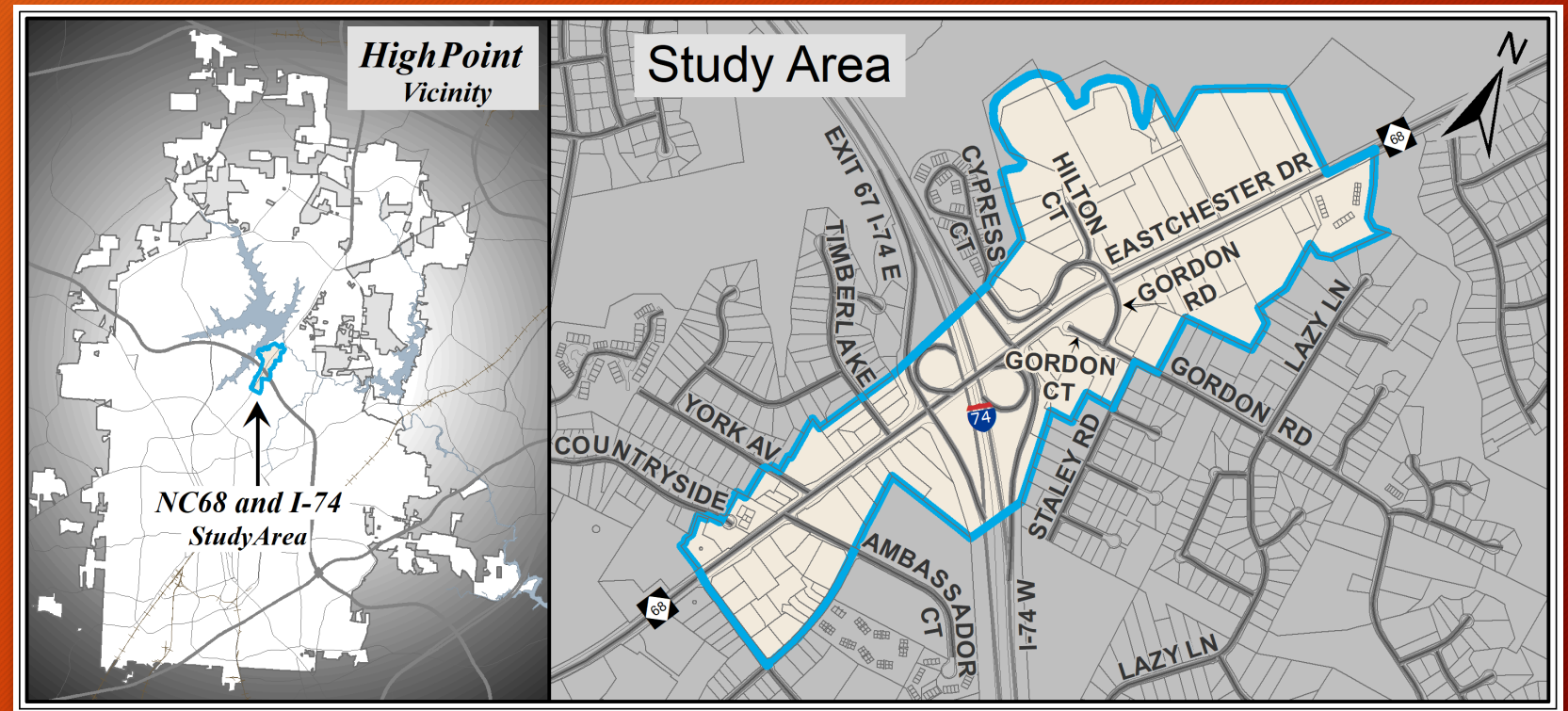
Evaluate impacts of
roadway changes to
adjacent land uses



Provide policy guidance for
potential future
development opportunities

Eastchester Drive & I-74 Assessment

- 153-acre study area
- Approximate 1-mile section of Eastchester Drive from Festival Park to Lassiter Drive



Goals

Protect

Protect City's water supply (Oak Hollow Lake)

Maintain

Maintain the safe and efficient transportation functionality of the corridor

Protect

Protect adjacent neighborhoods from incompatible development

Protect

Protect the gateway corridor entrance into the city

Existing Policy Documents



Land Use Plan



Eastchester Corridor Plan

Factors Considered

Watershed Restrictions

New Road Alignments

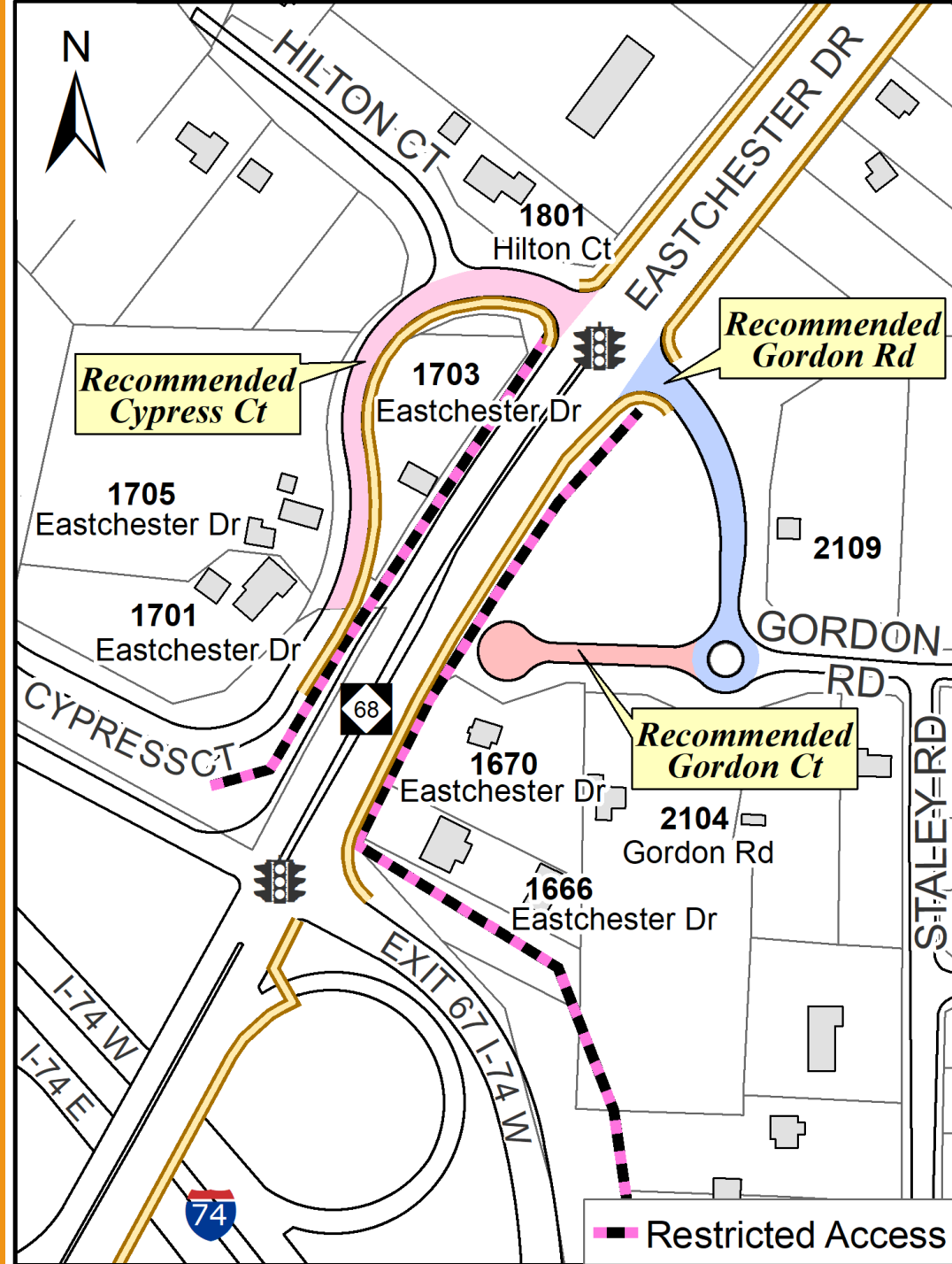
Existing Land Use

Property Ownership

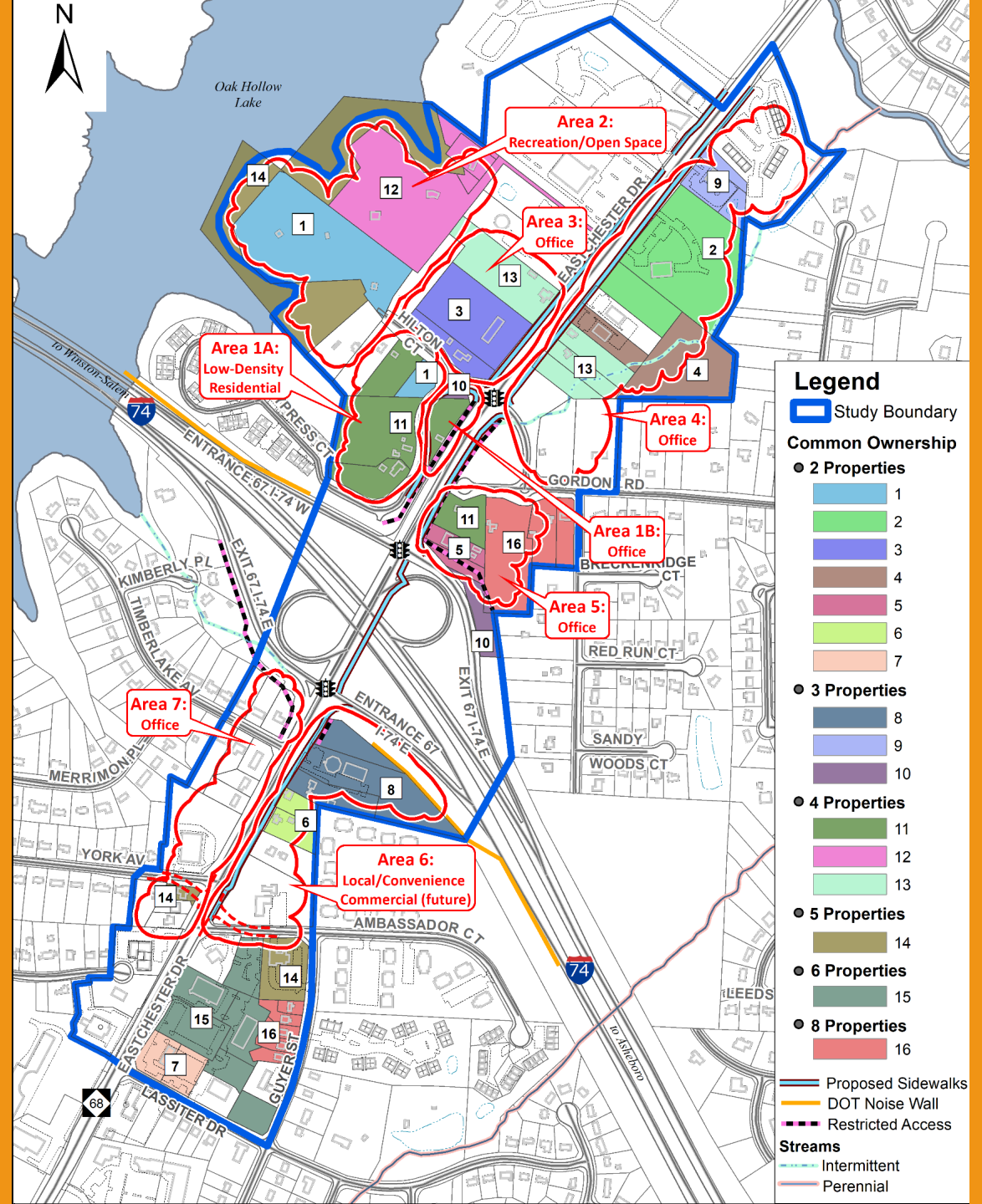
General Conclusions

- Narrow corridor
- Limited area for new development
- Lot consolidation
- Limit access points to Eastchester to maintain efficient transportation functionality
- Street name changes
- Minor amendments to Land Use Plan
- Office Institutional District (OI)- wide variety of uses

Street Name Changes

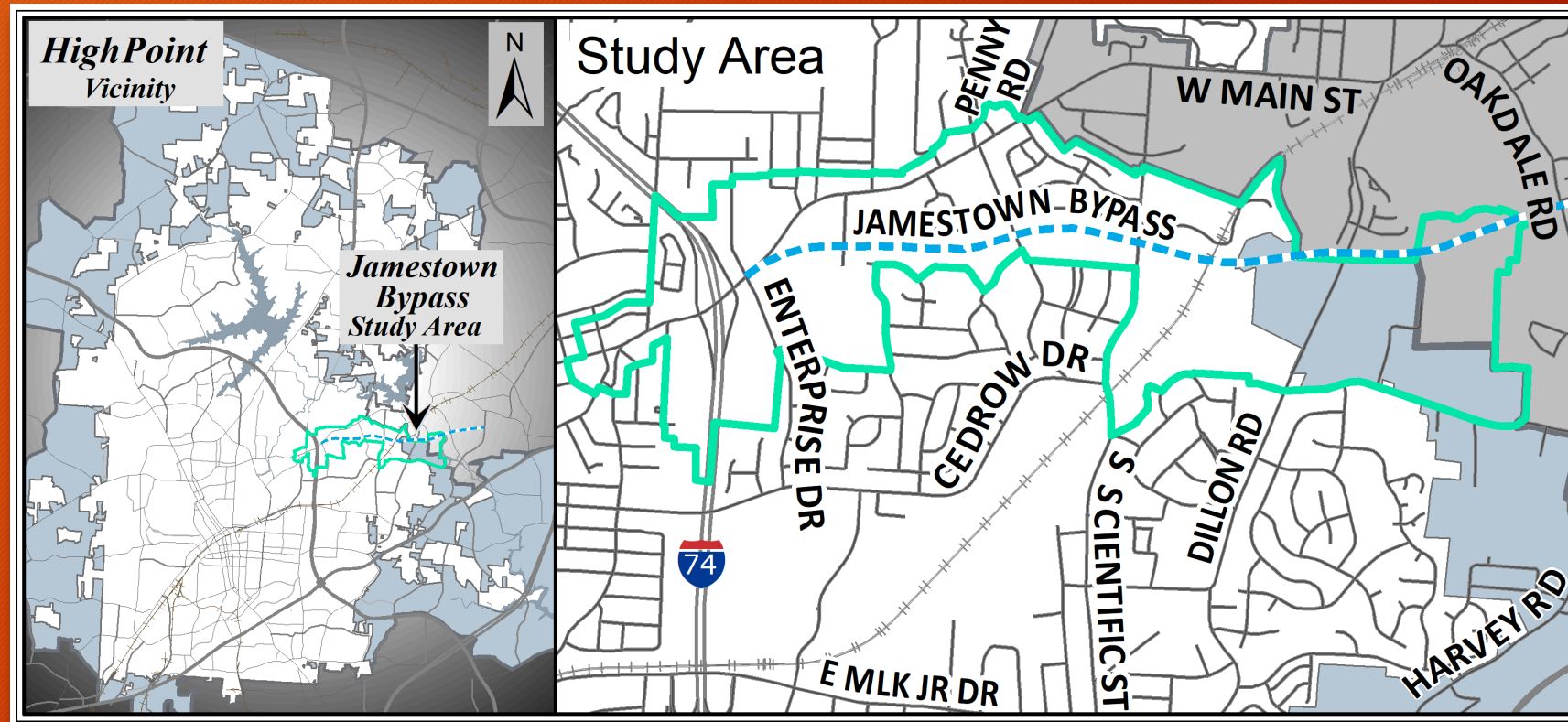


Land Use Recommendations



Jamestown Bypass Assessment

- 1.4 square mile study area
- Approximate 2-mile section of Jamestown Bypass from I-74 to Jamestown limits
- Five Points commercial area between I-74 and Montlieu Avenue



Goals

Evaluate

Evaluate impacts of the new roadway

Examine

Examine existing land uses

Assess

Assess water and sewer availability

Provide

Provide policy guidance for potential future development

Existing Policy Documents



Land Use Plan



US 311 Bypass Study



Core City Plan

Factors Considered

New Road Alignments

Existing Land Uses

Property Ownership

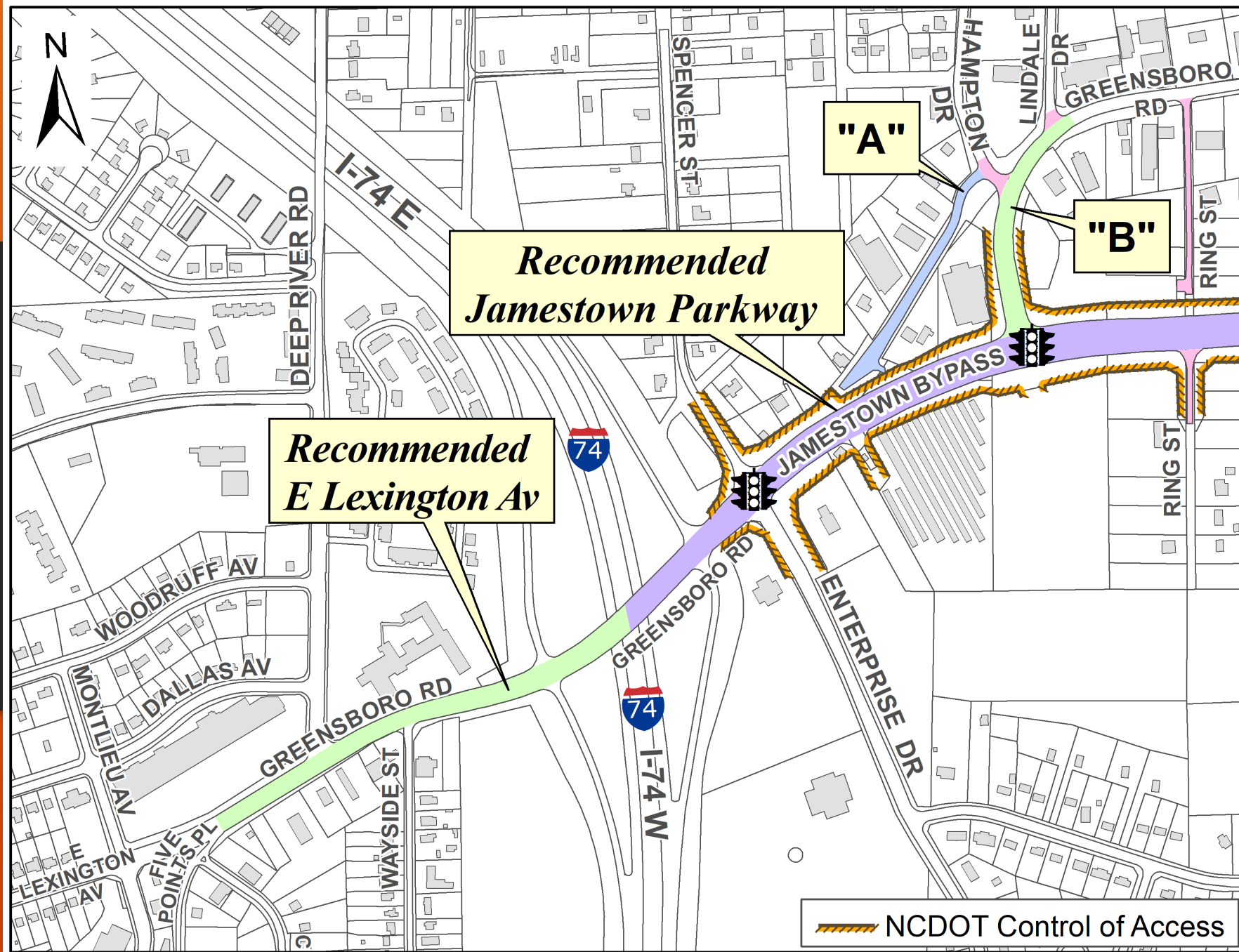
Water and Sewer Availability

Watershed Restrictions

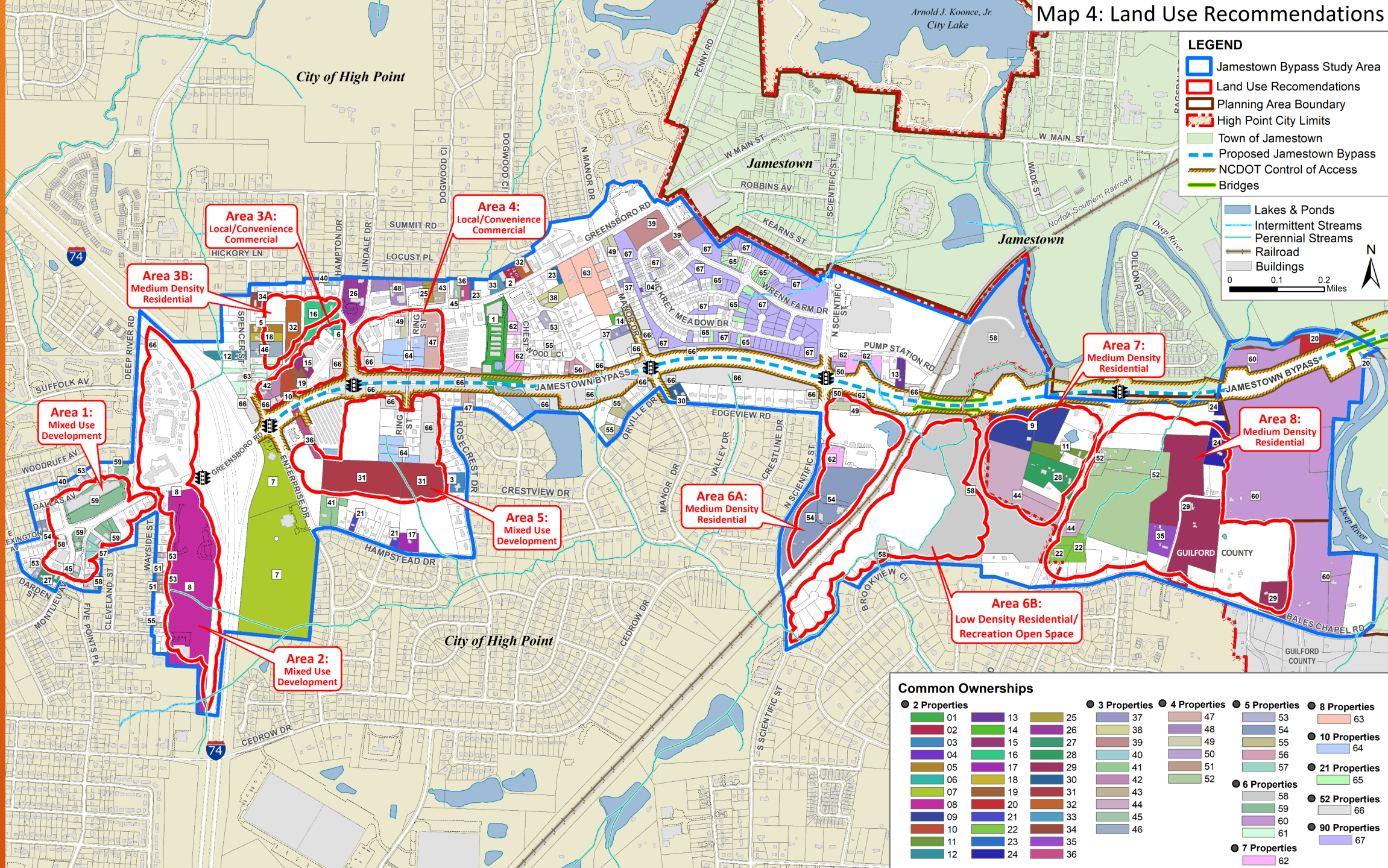
General Conclusions

- New front door into the city
- Opportunities for development:
 - new roadway intersections
 - less restrictive watershed areas
 - access to undeveloped parcels
 - new opportunities for underutilized properties
 - opportunity zone
- Potential change in character along existing Greensboro Road
- Street name changes
- Amendments to Land Use Plan

Street Name Changes



Map 4: Land Use Recommendations



Next Steps

- Complete public review drafts of the assessments
- Public input
 - Project website
 - Mailed notice
 - Zoom meetings
 - Online comment form
- Finalize assessments based on feedback
- Planning and Zoning Commission Public Hearing and Recommendation
- City Council Public Hearing and Consideration of Adoption