

VMU Application Area: Greater South River City

Motion	Proposed Action	Neighborhood Recommendation	Staff Recommendation	Planning Commission Recommendation (11-13-07)	Comments	Valid Petition	Votes Required
1	Postpone Tract 327 until January 10, 2008 to allow for the plan amendment to occur concurrently with the rezoning.	N/A	Postpone Tract 327 until January 10, 2008 to allow for the plan amendment to occur concurrently with the rezoning.	Recommended to postpone Tract 327 to the 12/11/07 PC hearing to allow for the plan amendment to occur concurrently with the rezoning.	The Greater South River City Combined Future Land Use Map (FLUM) identifies Tract 327 as a Commercial land use designation. To allow for a VMU designation, the future land use designation of Tract 327 must be changed to Mixed Use. Staff will be initiating a plan amendment to change the land use designation of this tract to Mixed Use.	None Received	4 for 1st Reading
2	<p>Approve the implementation of the Vertical Mixed Use (VMU) regulations by rezoning Tracts 302-322, Tracts 324-326, and Tract 328.</p> <p>All VMU related standards shall apply:</p> <ul style="list-style-type: none"> --Dimensional Standards --Parking Reduction --Additional Uses in Office Zoning <p>These parcels are identified in the Vertical Mixed Use Tract Map and the associated TCAD/COA Address Table.</p>	The GRSC Plan Contact Team recommended the implementation of all VMU related standards to Tracts 302-322, Tracts 324-326, and Tract 328.	<p>Approve the implementation of the Vertical Mixed Use (VMU) regulations by rezoning Tracts 302-322, Tracts 324-326, and Tract 328.</p> <p>All VMU related standards shall apply:</p> <ul style="list-style-type: none"> --Dimensional Standards --Parking Reduction --Additional Uses in Office Zoning 	Recommended to implement VMU regulations by rezoning Tracts 302-322; Tracts 324-326; and Tract 328. All VMU related standards shall apply.		None Received	4 for 1st Reading

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3	Remove Tract 323 from VMU regulations.	The GRSC Plan Contact Team recommended that no VMU-related incentives apply to Tract 323.	Approve removing all VMU-related incentives from Tract 323.	Recommended to completely opt out Tract 323 from VMU regulations.	Tract 323 is currently an affordable housing complex. To preserve affordable housing, the Contact Team has recommended to opt out of the VMU-related incentives for Tract 323 so as not to incentivize redevelopment of these affordable units.	None Received	4 for 1st Reading
4	Approve an affordability level for rental units on all VMU eligible properties.	Recommended an affordability level of 60%	NHCD recommends an affordability level of 60%.	Recommended to apply an affordability level of 60% of the Median Family Income (MFI) requirement for VMU rental developments.		None Received	4 for 1st Reading