

Greater South River City Combined Neighborhood Plan: **Contested Cases**

****The contested cases will be considered on October 20th****

The contested cases are those in which the Planning Commission, neighborhood, property owner and/or staff recommendations differ.

N = Neighborhood
P = Property Owner
PC = Planning Commission
S = Staff

Infill Option	Recommendation	Area affected	Comments
Secondary Apartment	N: No PC & S: Yes	Travis Heights-Swisher Subdivision & St. Edward's Neighborhood	The neighborhood is opposed to the inclusion of Secondary Apartment and Small Lot Amnesty for a number reasons including a lack of infrastructure to support the potential increased density, increased taxes and further exacerbates land speculation.
Small Lot Amnesty	PC & N: No S: Yes		

Tract	Address	Recommendations	Comments
1	118-134 E. Riverside Dr.	PC: LI-PDA-NP P: DMU-NP N & S: CS-NP	PC recommended LI-PDA-NP. The PDA limits the site to CS permitted uses and development standards with the exception of height. The property owner has submitted a petition (not yet verified by staff) opposed to a downzoning to GO, CS or LI-PDA with CS uses and development standards.
3	201-309 E. Riverside Dr.	PC: CS-CO-NP N: CS-CO-NP P & S: CS-NP	PC recommended the neighborhood's proposal with the exception that restaurants be permitted and that any height restrictions be limited by compatibility standards.
28	2100 S. IH-35	PC & S: GR-MU-NP N: GO-CO-NP	X/O Communication and their accessory parking lot are located on these tracts.
29a	2016 S. IH-35		
29b	2000 S. IH-35		
35	Northwest corner of Woodland and IH-35	PC & N: GO-NP P: GR-NP & CS-NP (footprint only) S: GR-CO-NP	Reagan Signs is proposing to locate their district office on this site. The property owner has submitted a petition (not yet verified by staff) opposed to any zoning category other than GR.