

Leak, Erica

Item # 43

From: Bill Cassis [REDACTED]
Sent: Monday, March 18, 2013 5:16 PM
To: Leak, Erica
Subject: change of zoning at 5600-5602 Penick Dr & East Riverside Dr

Hello Erica,

I hope this email finds you well.

I've been roughly briefed on the zoning modifications & amendments to the Riverside corridor plan by the other stakeholders in the Penick Place neighborhood Association.

Currently, I am under the impression that the one lot across the street (just east) from 5602 Penick will retain its proposed zoning classification of Mixed Use primarily because of its frontage on the Riverside corridor.

In review of the lots and the proposed plan, it has been brought to my attention that 5600-5602 Penick Dr would better serve the corridors vision by expanding its potential for redevelopment through rezoning to Mixed Use as well. (Primarily because its location on the frontage of Riverside Dr. while it also exhibits identical lot orientation and characteristics of the undeveloped lot just east, owned by the Yount/Greiff partnership.)

By rezoning to Mixed Use, 5600-5602 Penick Dr would have the potential to contribute to the corridor plan in a more comprehensive way, allowing for an expanded use/redevelopment.

Please consider this a formal request to include in the Riverside plan a proposed change of zoning from SF-3 to Mixed Use for 5600-5602 Penick Dr.

I do not know what additional detail and/or applications are necessary to confirm this properties eligibility through review by planning commission.

Please advise.

Kind Regards, Bill Cassis
512-632-2748

Existing Zoning in Penick Drive Area



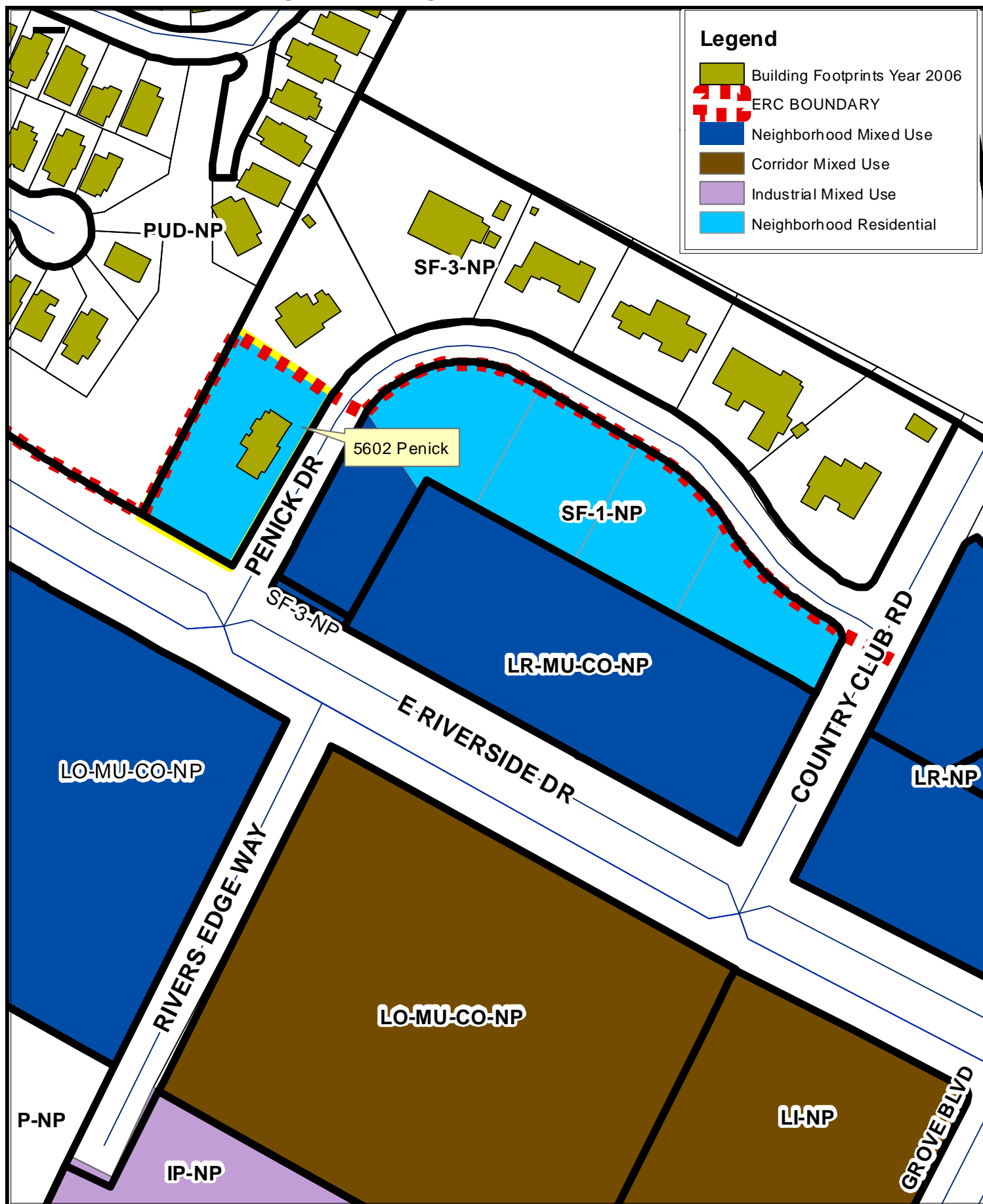
Imagery: 2009

Aerial & Zoning

0 75 150 300 Feet

1 inch = 150 feet

Existing Zoning in Penick Drive Area



Footprints: 2006

**Zoning, Building Footprints,
& ERC Subdistrict**

0 75 150 300 Feet

1 inch = 150 feet