

Project	Details	Future Land Use
1a	Single Family	Riverside Mixed Use
1b	Apartments	Riverside Mixed Use
1c	Twinhomes	Riverside Mixed Use
2	Apartments	Institutional
3	Multifamily (TBD)	Planned Mixed Use
4	Apartments	Planned Mixed Use
5	Duplexes	Institutional
6	Duplexes	Two-Family Residential
7	Single Family (maybe twins as well)	Planned Neighborhood (outside city boundary)
8a	Condos	Two-Family Residential
8b	Single Family	Single-Family Residential
9	Apartments	Planned Neighborhood/Planned Mixed Use
10	Apartment Building	Central Mixed Use
11	Townhomes	Central Mixed Use



Current Zoning	Needed Work
Planned Office & Institutional (PO) Zoning District	TIF/DA/LOI. Rezone/PUD
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Single-Family Residential (SR-4) Zoning District	Negotiate TIF request. Resolve FLU. Rezone.
Mixed (needs rezone)	Need breakdown of units. Rezone/PUD
Planned Industrial (PI) Zoning District	Waiting for their site plan. Rezone.
Two-Family Residential (TR-6) Zoning District	Discuss unit allowance/policy. Resolve FLU. PUD likely
Two-Family Residential (TR-6) Zoning District	Discuss unit allowance/policy. Figure out thru-street. PUD likely
(outside city boundary)	Discuss water/sewer. Land issue.
Two-Family Residential (TR-6) Zoning District/ PUD	Start 2024
Single-Family Residential (SR-4) Zoning District/ PUD	Plans need to go Site Plan and Plan Commission
Mixed (needs rezone)	Review submitted Site Plan. Rezone. Resolve FLU. PUD likely.
Central Business (CB) Zoning District	Evaluate proposal. Negotiate dev agreement.
Central Business (CB) Zoning District	Evaluate proposal when received.