

**Sewell-Hudlow  
Neighborhood Plan Amendment  
NEC Broadway/Wilmot  
Study Session**



February 1, 2012

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Location Map



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Zoning Map



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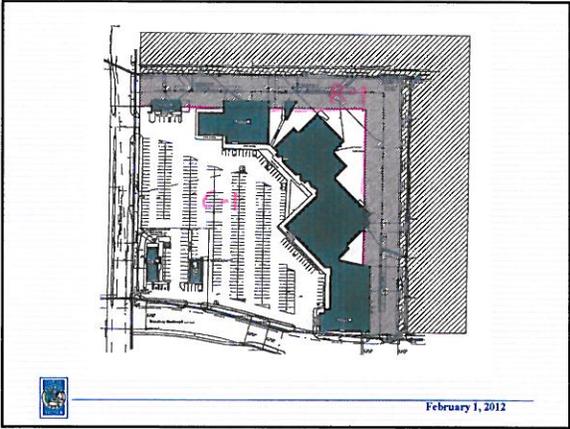
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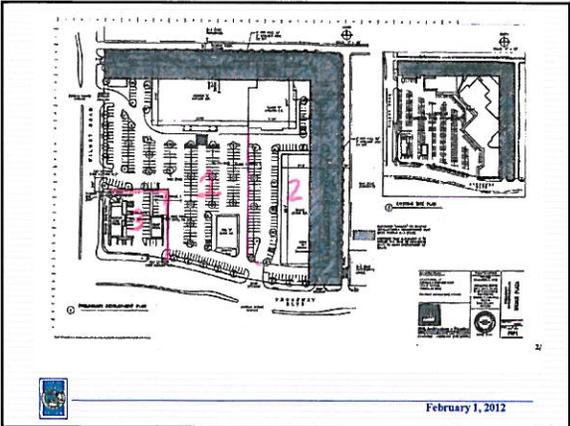
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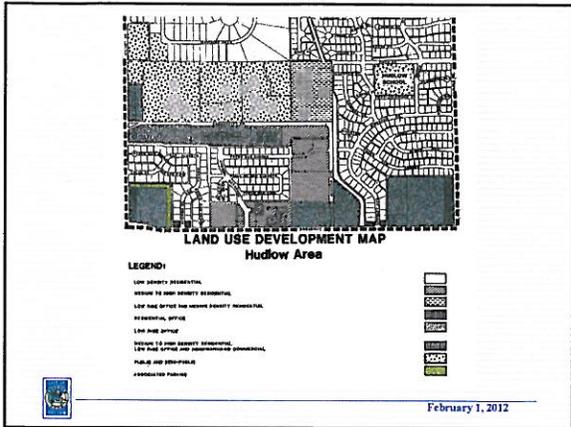
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### Proposal

- Phased redevelopment of site
  - o 1 – center
  - o 2 – eastern portion
  - o 3 – southwest corner (at intersection)
- Rezone R-1 strips to C-1
- Change land use map
  - from 'associated parking'
  - to med. to high-density residential, low-rise office and neighborhood commercial (i.e., C-1)

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### Plan Policies

- Sewell – Hudlow
  - o Consolidate abutting parcels for new, non-resid. uses to allow buffering of adjacent residences
- General Plan
  - o Broadway/Wilmot – regional commercial activity center
  - o Redev./expansion of commercial uses into residential areas, if
    - Logical boundaries (alleys)
    - Screening & buffering (6 ft. wall, 2' W.I. above); LS

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**General Plan policies, cont'd.**

- Neighborhood identity & visual character
- Quality in design
- Enhance function and visual quality of street, adjacent properties, community



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**Conclusion and Recommendation**

- In general, staff views proposed amendment favorably
- Set item for public hearing on March 7



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