

Sewell-Hudlow Neighborhood Plan Amendment NEC Broadway/Wilmot Public Hearing



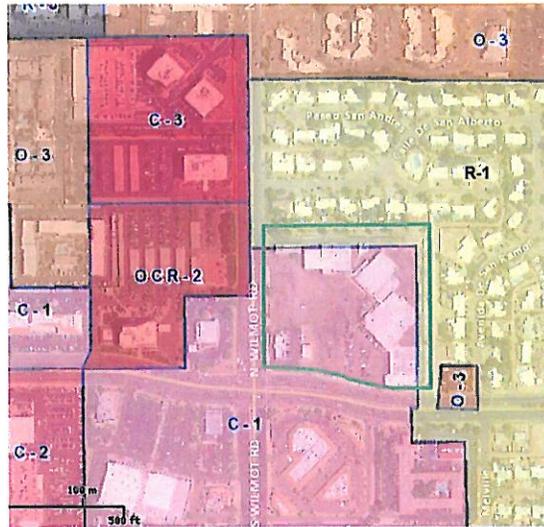
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Location Map



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Zoning Map



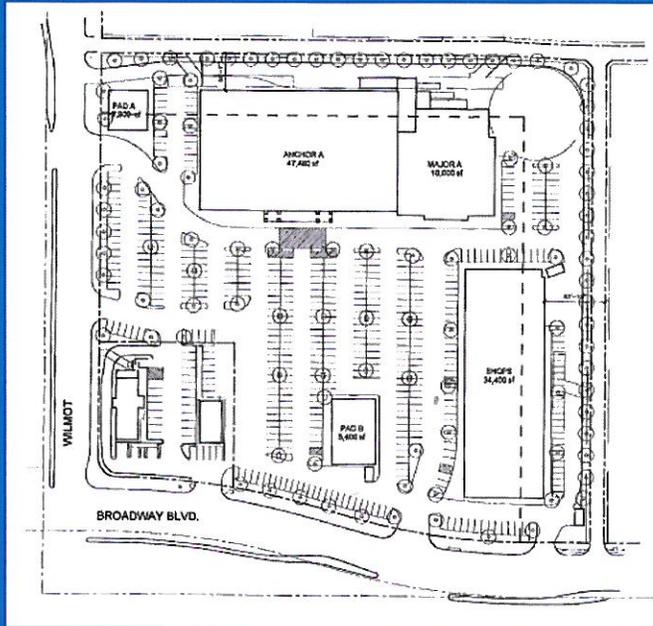
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Site and Surroundings



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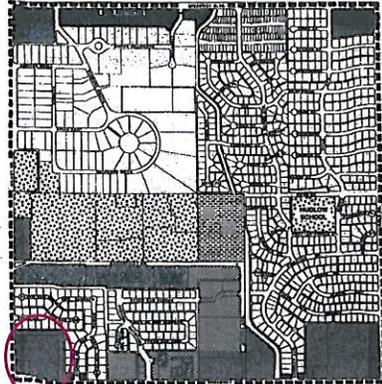
Proposal

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



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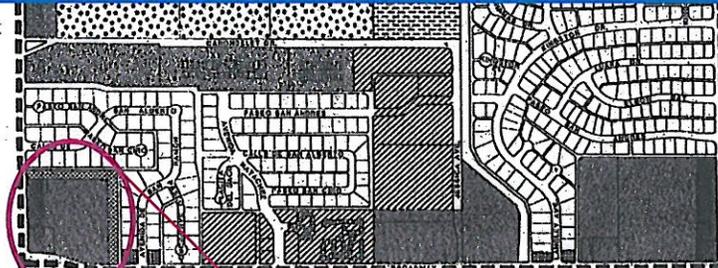
LAND USE DEVELOPMENT MAP
Hudlow Area

LEGEND:

- LOW DENSITY RESIDENTIAL
- MEDIUM TO HIGH DENSITY RESIDENTIAL
- LOW RISE OFFICE AND MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL OFFICE
- LOW RISE OFFICE
- MEDIUM TO HIGH DENSITY RESIDENTIAL,
LOW RISE OFFICE AND NEIGHBORHOOD COMMERCIAL
- PUBLIC AND SEMI-PUBLIC
- ASSOCIATED PARKING



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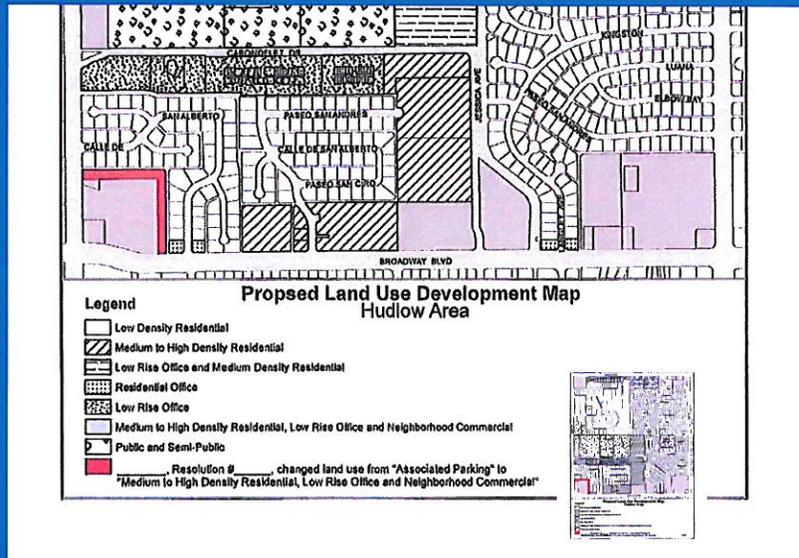


LAND USE DEVELOPMENT MAP
Hudlow Area

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LOW RISE OFFICE AND NEIGHBORHOOD COMMERCIAL
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Plan Policies

- **General Plan**
 - Broadway/Wilmot – regional commercial activity center
 - Redevelopment/expansion of commercial uses into residential areas, if
 - logical boundaries (alleys)
 - screening & buffering (6 ft. wall, 2' W.I. above): LS
- **Sewell – Hudlow Neighborhood Plan**
 - Consolidate abutting parcels for new, non-residential uses to allow buffering of adjacent residences



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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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Screening and Buffering Adjacent Residential Uses

- **New screen wall and more plants**
- **Screen wall will be closer**
 - 28' closer on north (32' separation)
 - 38' closer on east (32' separation)
- **Service lane will be closer**
 - Next to screen wall
- **Shopping center buildings will be closer**
 - 15' on north (70' separation)
 - 11' on east (84' separation)



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RECOMMENDATION

- **Forward to Mayor and Council with favorable recommendation**
 - Restore site's vibrancy
 - Reinforce status of commercial activity center
 - Provide goods and services for area residents
 - Improve visual quality of area
 - Can be designed to be compatible with adjacent residential uses
 - Contribute to community's socio-economic stability

