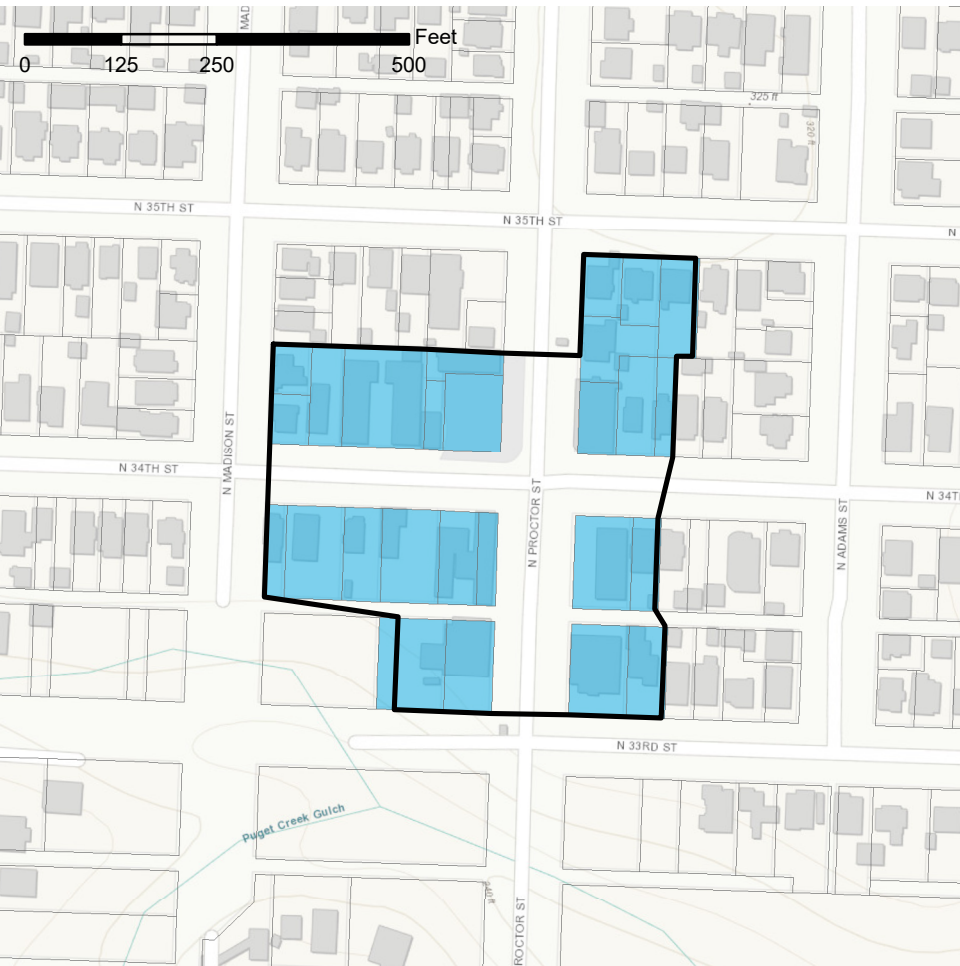


# 34th & Proctor Area: Area Under Review



# 34th & Proctor Area: Existing Land Uses

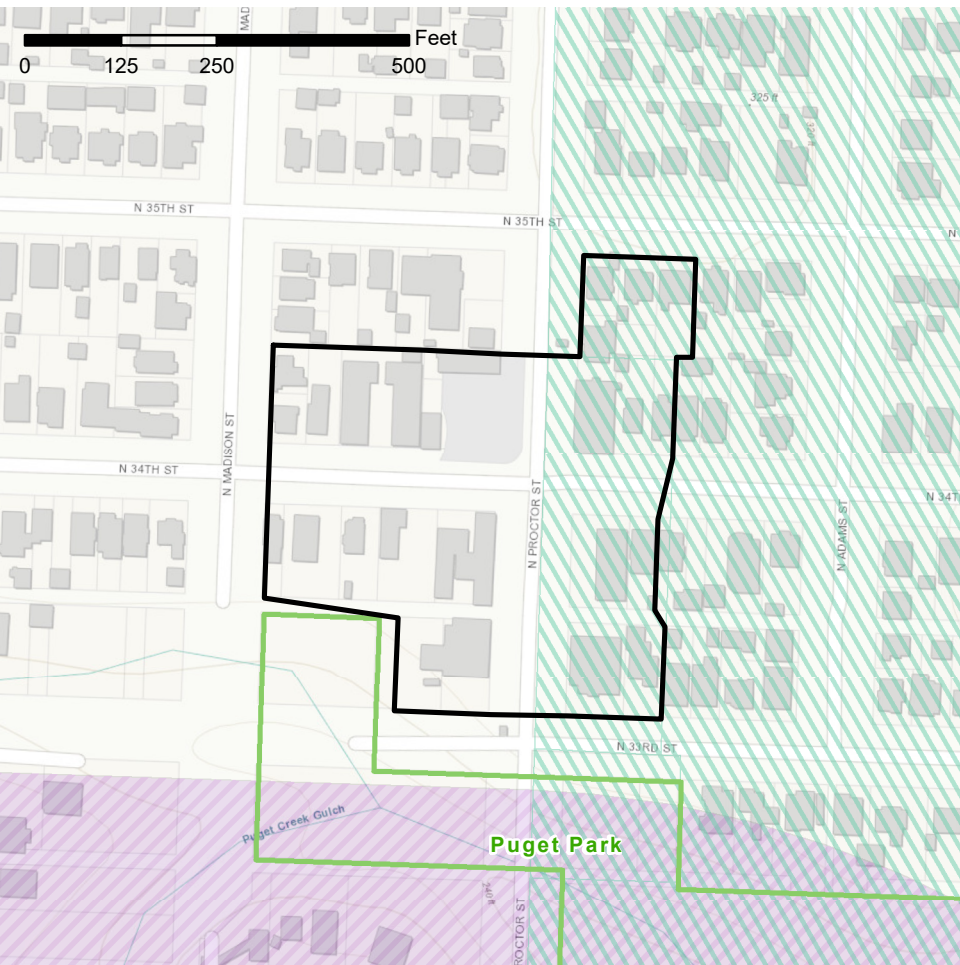


City Boundary  
34th & Proctor Area

## Existing Land Use

Single Family Residential	Trade	Parks, Rec., Open Space
Multi-family (Low Density)	FIRE, Personal, Business, Repair, & Professional Services	Vacant or Undeveloped
Multi-family (High Density)	Schools	Unknown
Other Residential		

# 34th & Proctor Area: Context



City Boundary

34th & Proctor Area

Schools

Parks

MUC Quarter Mile Buffer

View Sensitive District

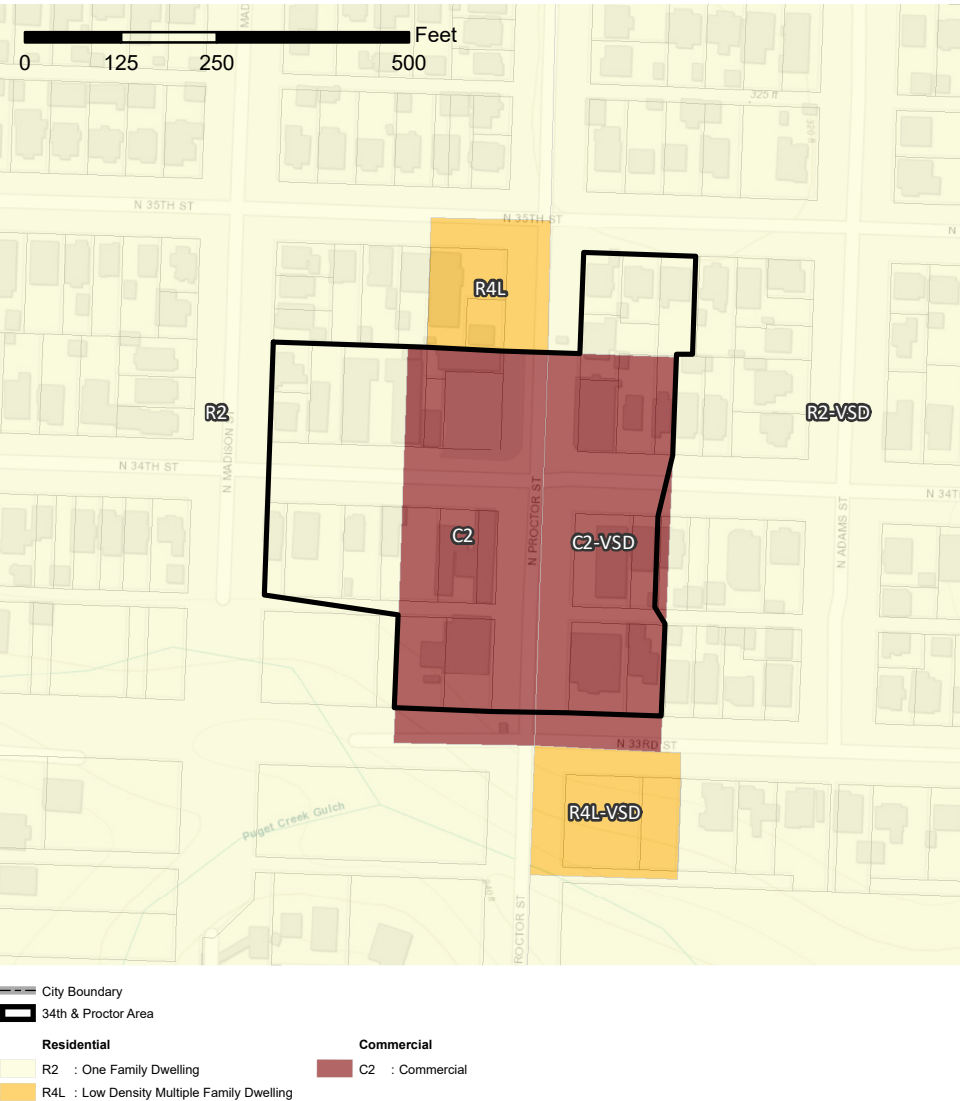
PRD

Transportation Service

High Frequency Bus Route

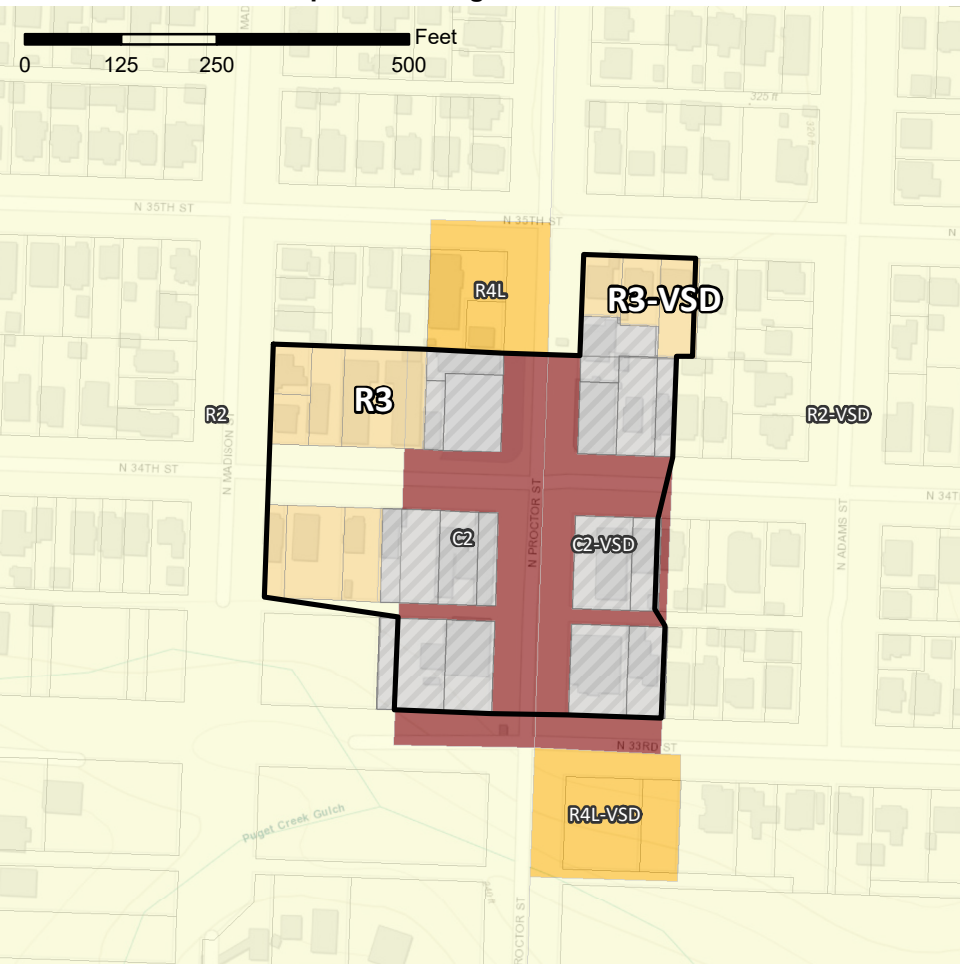
Designated Pedestrian Street

# 34th & Proctor Area: Existing Zoning





# 34th & Proctor Area: Proposed Zoning



City Boundary  
34th & Proctor Area

## Residential

R2 : One Family Dwelling

R3 : Two Family Dwelling

R4L : Low Density Multiple Family Dwelling

## Commercial

C2 : Commercial

Properties to be Addressed in: Phase 2: Commercial Zoning