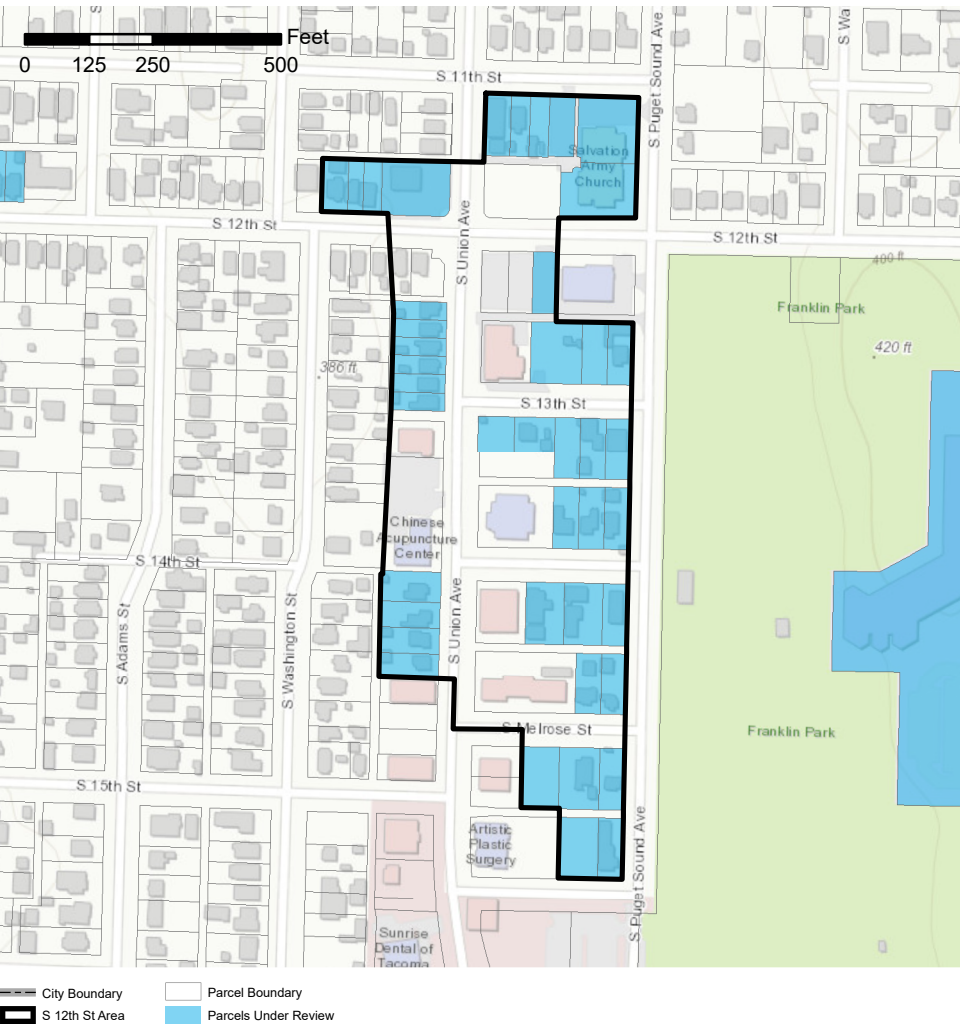
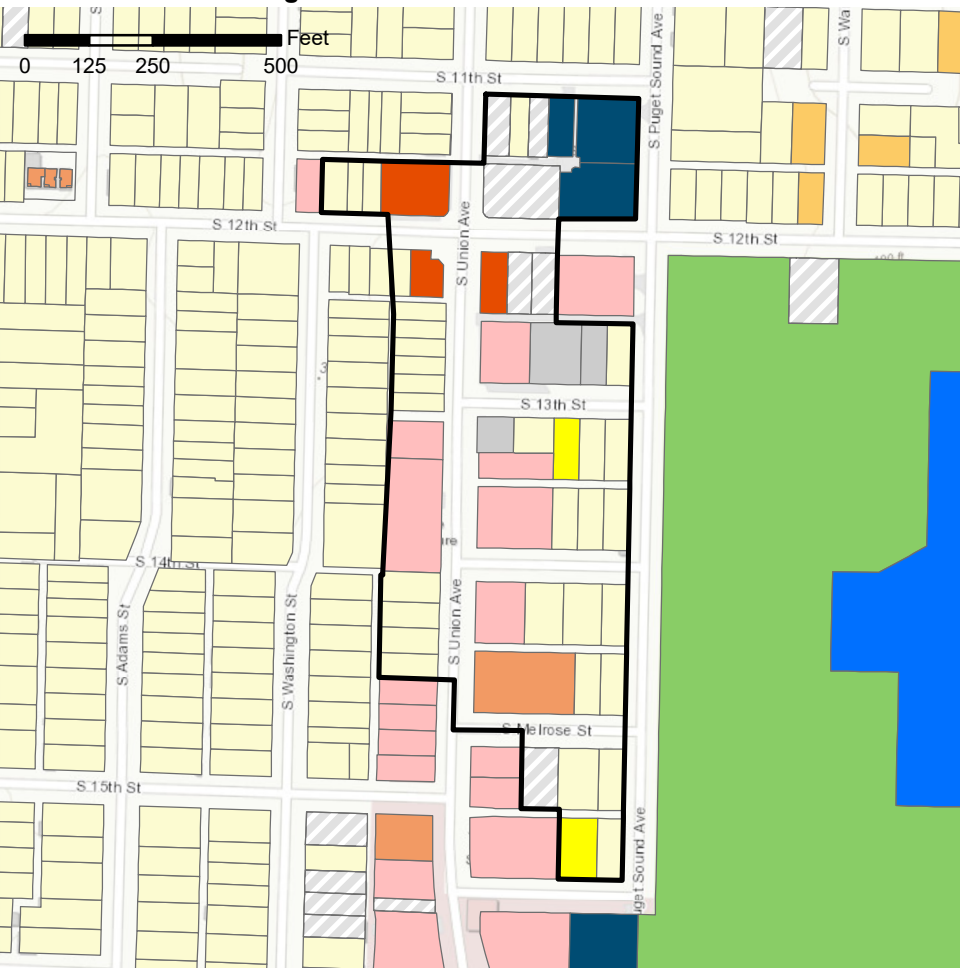


# S 12th St Area: Area Under Review



# S 12th St Area: Existing Land Uses



City Boundary

S 12th St Area

## Existing Land Use

Single Family Residential

Multi-family (Low Density)

Multi-family (High Density)

Other Residential

Transp., Comm., & Utilities

Trade

FIRE, Personal, Business,  
Repair, & Professional Services

Schools

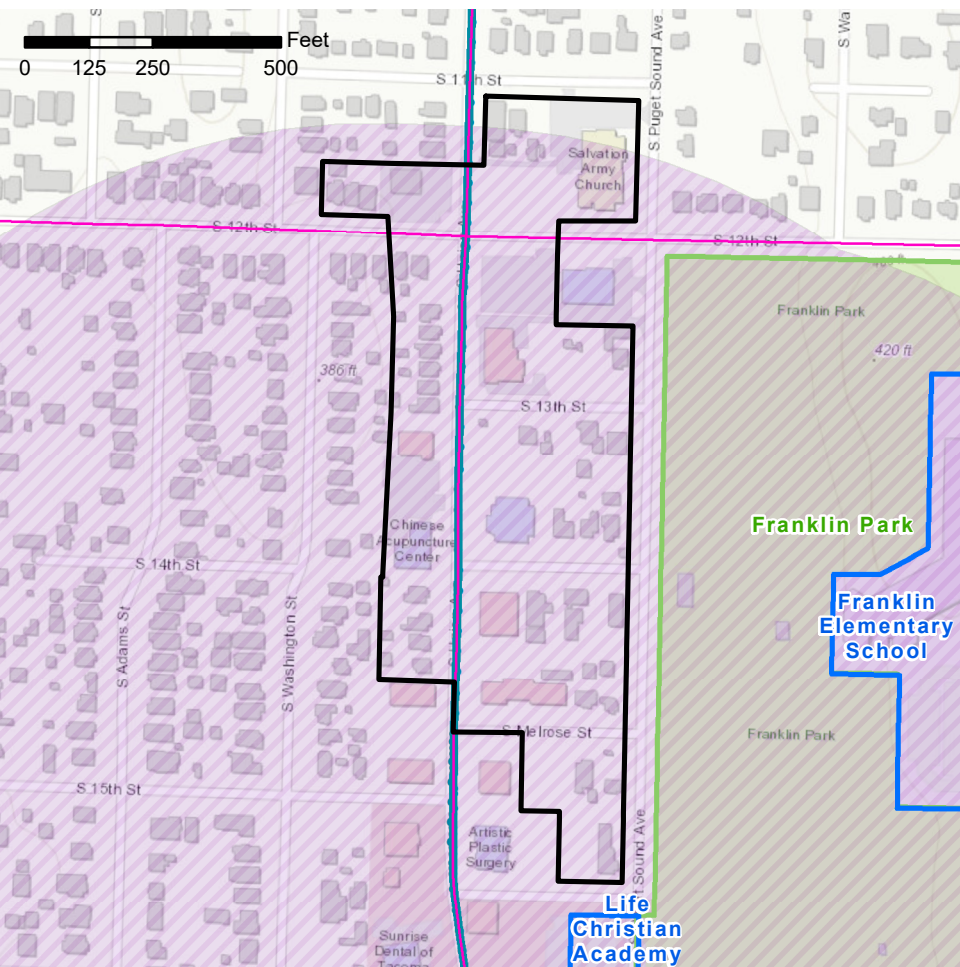
Religious, Cultural, & Entertainment

Parks, Rec., Open Space

Vacant or Undeveloped

Unknown

# S 12th St Area: Context



City Boundary

S 12th St Area

Schools

Parks

MUC Quarter Mile Buffer

View Sensitive District

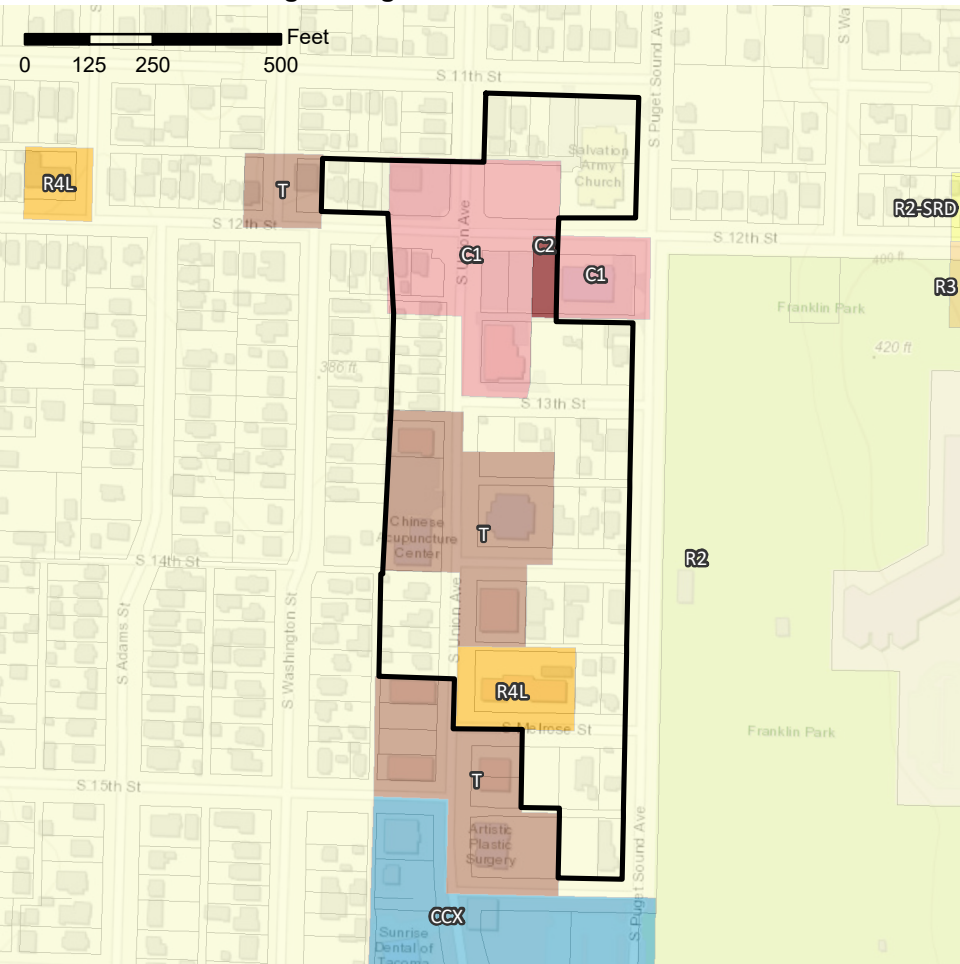
PRD

Transportation Service

High Frequency Bus Route

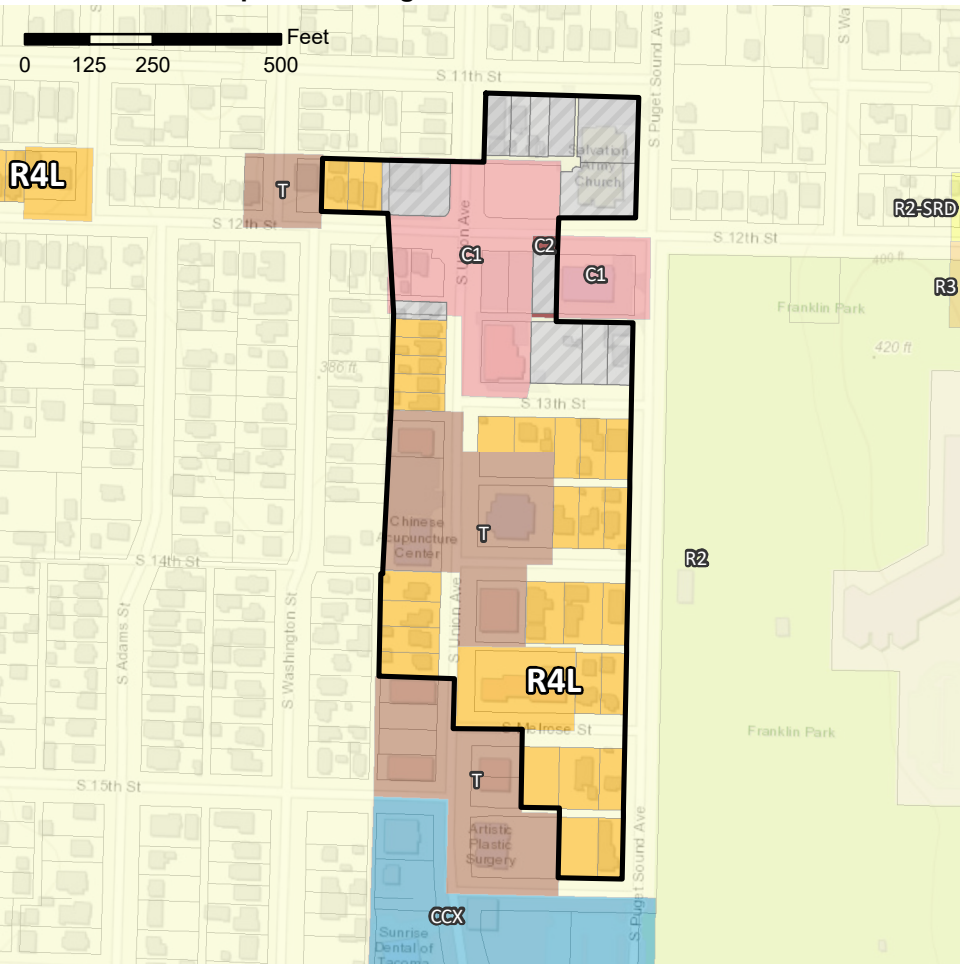
Designated Pedestrian Street

# S 12th St Area: Existing Zoning





# S 12th St Area: Proposed Zoning



City Boundary

S 12th St Area

## Residential

R2 : One Family Dwelling

R2-SRD : One Family Dwelling—Special Review

R3 : Two Family Dwelling

R4L : Low Density Multiple Family Dwelling

## Commercial

T : Transitional

C1 : Commercial

C2 : Commercial

## Mixed-Use Center

CCX : Community Commercial Mixed-Use

Properties to be Addressed in: Phase 2: Commercial Zoning