



## Planning and Development Services

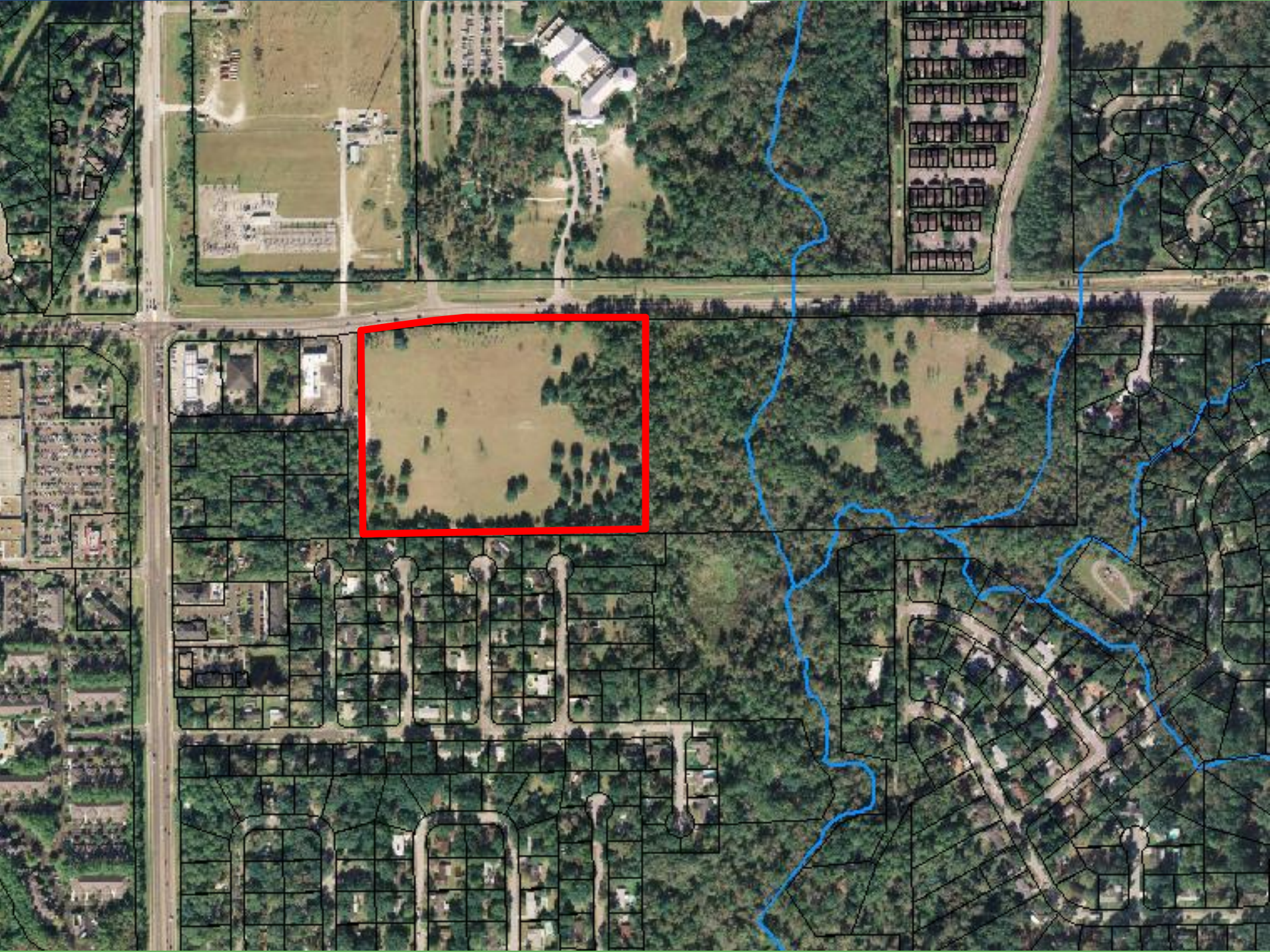
# PZ-09-53

# PS Zoning and Preliminary Development Plan for Possum Creek Park

(City Legistar # 090389)

10/1/09







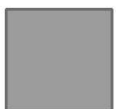
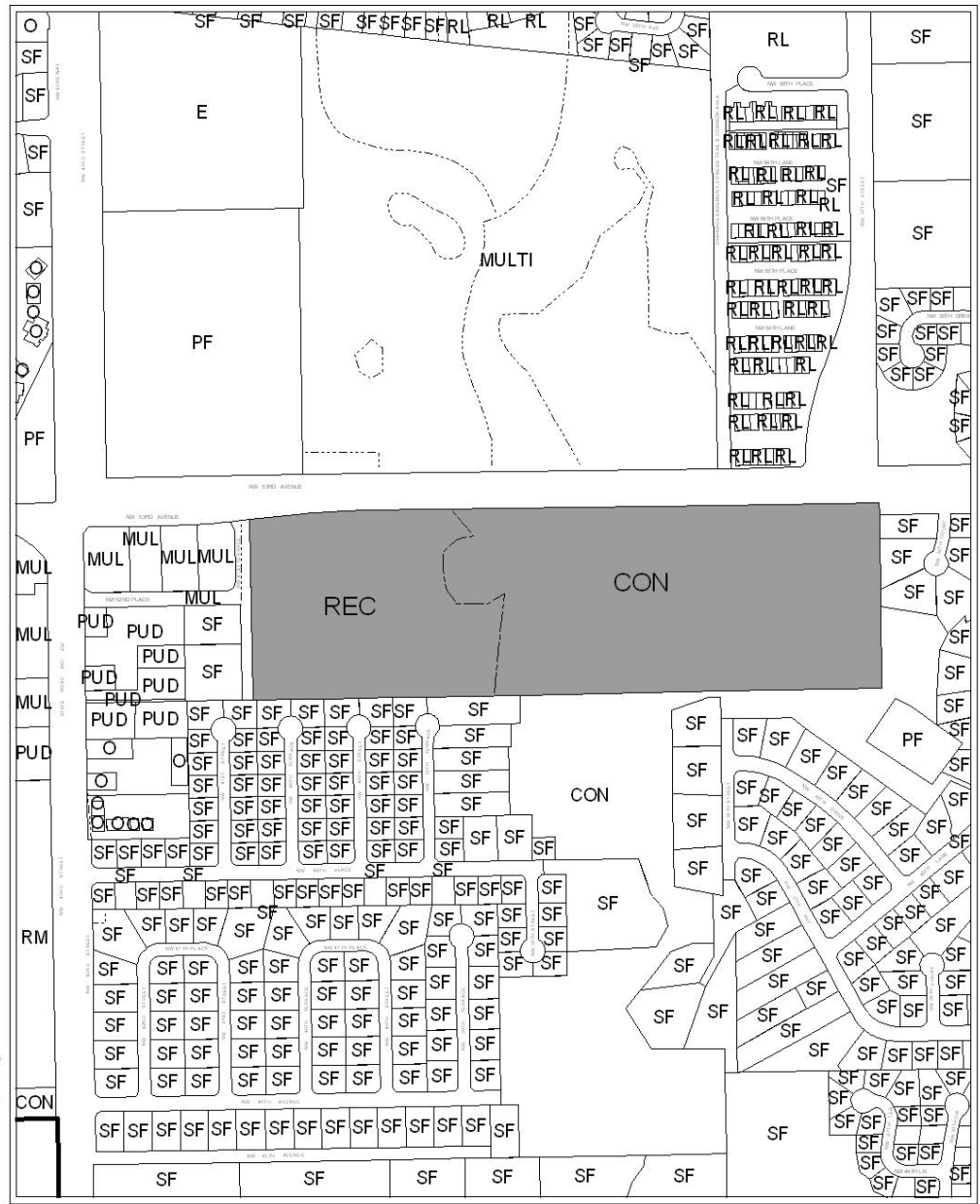
# Future Land Use Map

## Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts  
**—** City Limits





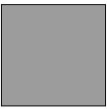
Area under petition consideration

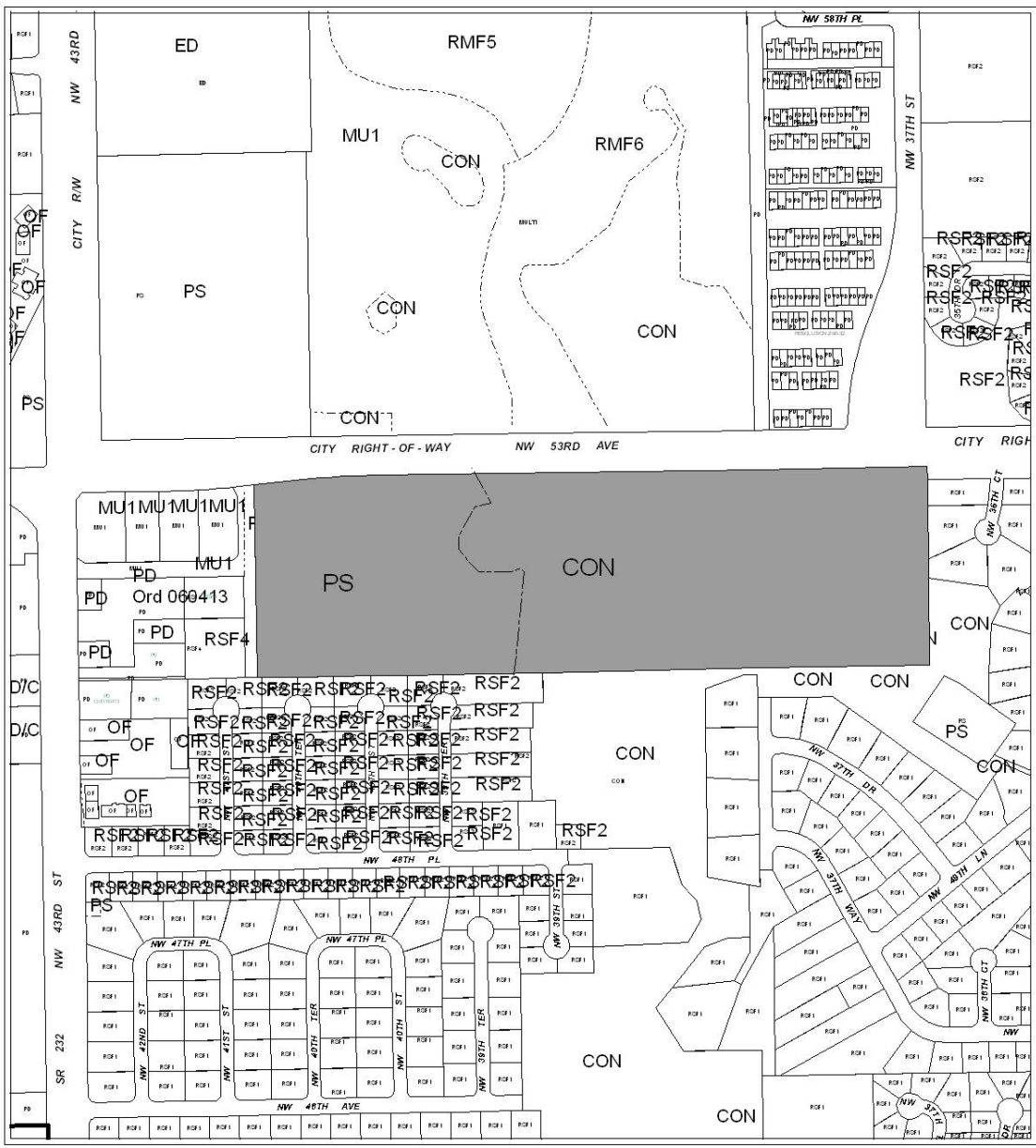



# Zoning Map

## Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
  -  Special Area Plan
  -  Division line between two zoning districts
  -  City Limits
- Area under petition consideration*
- 









Discount  
Bakery Store

















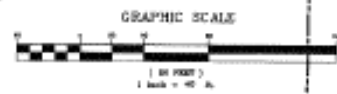
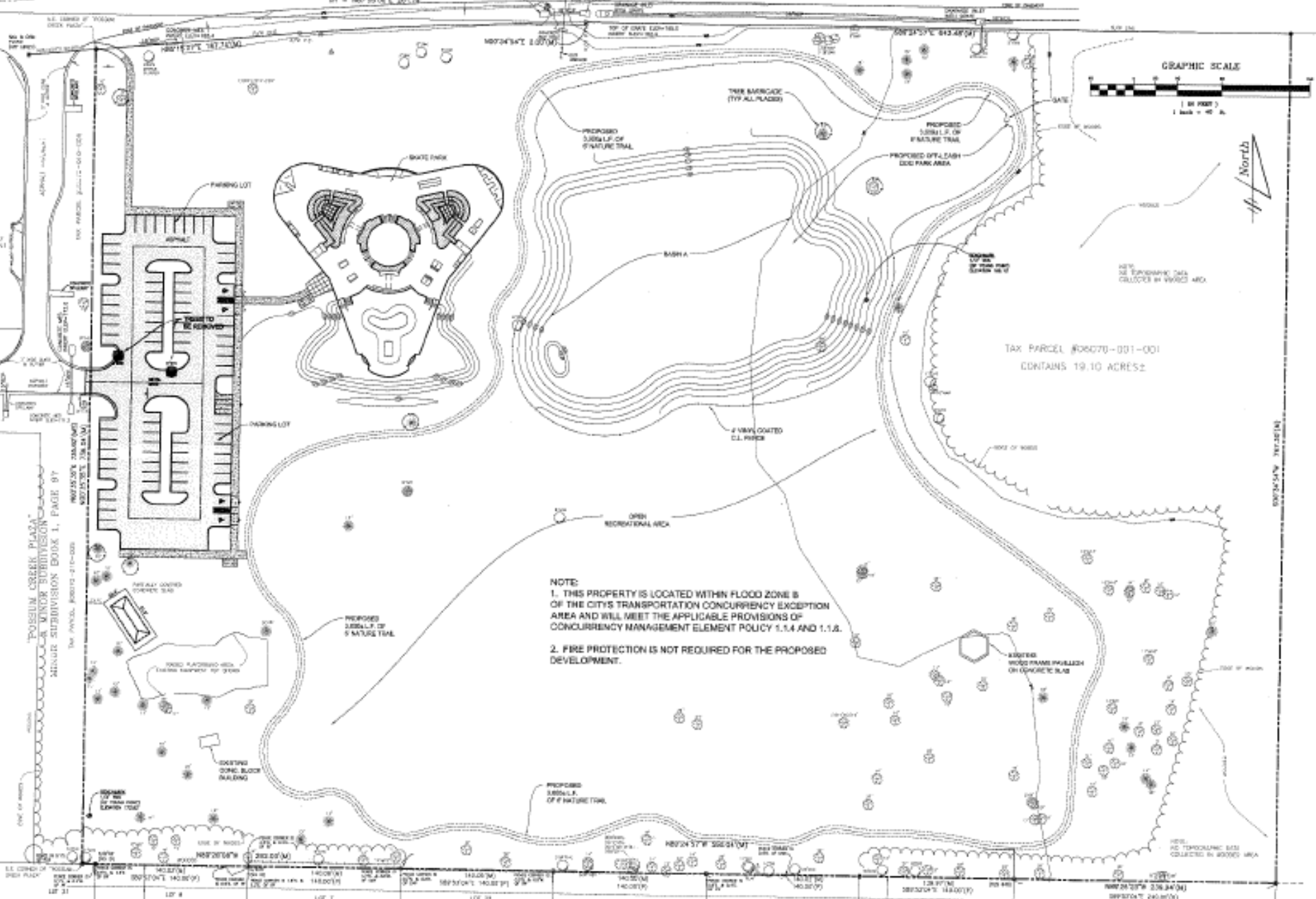






# PS Zoning Standards

- Setbacks for structures and active recreational uses
- Setbacks for nature/exercise trails
- Parking requirements, based on proposed uses for the site
- List of uses permitted by right (similar to Northside Park)
- Buffer requirements on NW 53<sup>rd</sup> Ave and adjacent to residential areas



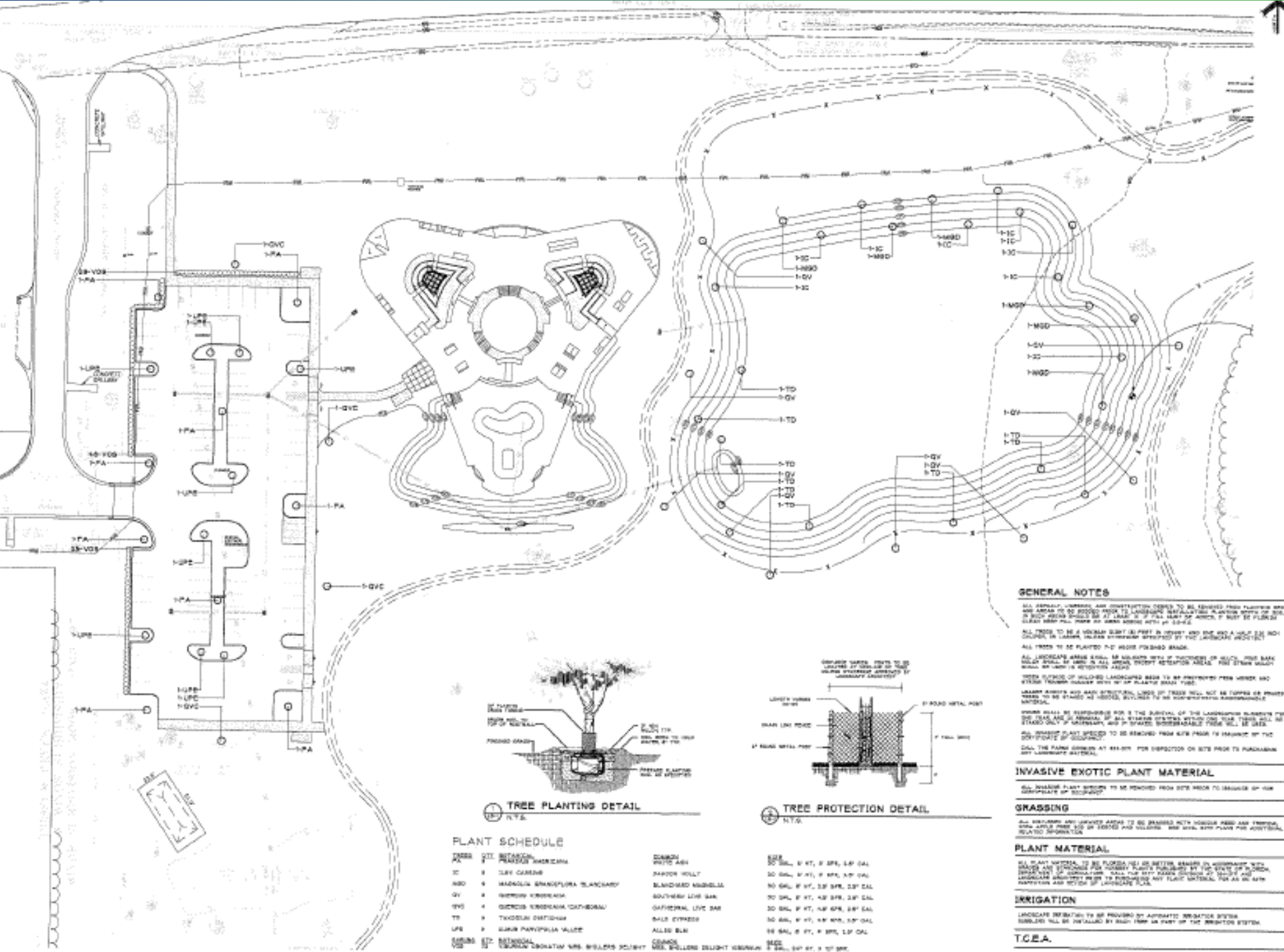
TAX PARCEL #06070-001-001  
CONTAINS 19.10 ACRES±

NOTE:  
1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B OF THE CITY'S TRANSPORTATION CONCURRENCY EXCEPTION AREA AND WILL MEET THE APPLICABLE PROVISIONS OF CONCURRENCY MANAGEMENT ELEMENT POLICY 1.1.4 AND 1.1.5.  
2. FIRE PROTECTION IS NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

POSSUM CREEK PLAZA  
UNION SUBDIVISION  
MINOR SUBDIVISION BOOK 1, PAGE 97

ENTIRE PLAN





**GENERAL NOTES**

ALL EXISTING UTILITIES AND CONDUITS TO BE REMOVED FROM PLANTING AREAS AND AREAS TO BE EXPOSED FROM THE LANDSCAPE. ALL UTILITIES TO BE REMOVED SHALL BE AT LEAST 2' FROM ANY PLANTING AREA. ALL UTILITIES TO BE REMOVED SHALL BE AT LEAST 2' FROM ANY PLANTING AREA. ALL UTILITIES TO BE REMOVED SHALL BE AT LEAST 2' FROM ANY PLANTING AREA.

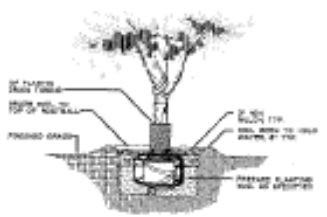
ALL TREES TO BE PLANTED SHALL BE 10' TO 12' IN DBH AT THE TIME OF PLANTING.

ALL PLANTING AREAS SHALL BE BUILT UP TO THE FINISH GRADE. THE FINISH GRADE SHALL BE 18" ABOVE THE EXISTING GRADE.

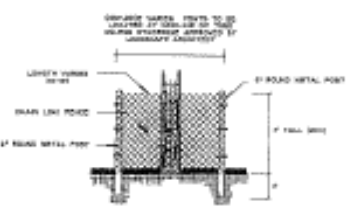
WHERE SURFACE OF MULCHED PLANTING AREAS TO BE PROTECTED FROM WEAR AND EROSION THROUGH CHANNELS WITH 18" OF PLASTIC MULCH OVER MULCH.

WEAR SURF SHALL BE RESPONSIBLE FOR THE SURVIVAL OF THE LANDSCAPE PLANTING FOR THE TERM AND IS SUBJECT TO ALL WEAR SURF MATERIALS. WEAR SURF SHALL BE 18" THICK AND SHALL BE 18" ABOVE THE FINISH GRADE. WEAR SURF SHALL BE 18" ABOVE THE FINISH GRADE.

ALL PLANTING SHALL BE 18" ABOVE THE FINISH GRADE. ALL PLANTING SHALL BE 18" ABOVE THE FINISH GRADE.



**TREE PLANTING DETAIL**  
N.T.S.



**TREE PROTECTION DETAIL**  
N.T.S.

**PLANT SCHEDULE**

100	2"	REDWOOD	COMMON REDWOOD	18"	18"	18"	18"
101	2"	SLY GARDEN	SLY GARDEN	18"	18"	18"	18"
102	2"	MANGROVE BRANCHIUM BLANCHARDII	MANGROVE BRANCHIUM BLANCHARDII	18"	18"	18"	18"
103	2"	COMMON YACONIA	COMMON YACONIA	18"	18"	18"	18"
104	2"	GIORGIO YACONIA (CATHEDRAL)	GIORGIO YACONIA (CATHEDRAL)	18"	18"	18"	18"
105	2"	TRICOLOR YACONIA	TRICOLOR YACONIA	18"	18"	18"	18"
106	2"	SLY GARDEN	SLY GARDEN	18"	18"	18"	18"
107	2"	COMMON REDWOOD	COMMON REDWOOD	18"	18"	18"	18"
108	2"	COMMON REDWOOD	COMMON REDWOOD	18"	18"	18"	18"

**INVASIVE EXOTIC PLANT MATERIAL**

ALL INVASIVE EXOTIC PLANT MATERIAL TO BE REMOVED FROM SITE PRIOR TO PLANTING OF NEW PLANTING.

**GRASSING**

ALL PLANTING AREAS TO BE GRASSED WITH HYDRILLA PASTURE AND FERTILIZED. GRASSING SHALL BE 18" ABOVE THE FINISH GRADE. GRASSING SHALL BE 18" ABOVE THE FINISH GRADE.

**PLANT MATERIAL**

ALL PLANT MATERIAL TO BE PLANTED SHALL BE 18" ABOVE THE FINISH GRADE. ALL PLANT MATERIAL TO BE PLANTED SHALL BE 18" ABOVE THE FINISH GRADE.

**IRRIGATION**

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE 18" ABOVE THE FINISH GRADE. IRRIGATION SHALL BE 18" ABOVE THE FINISH GRADE.

**T.C.E.A.**

THIS IS LOCATED IN STATE OF CALIFORNIA UNDER THE PROFESSIONAL ENGINEERING ACT.

# Staff Recommendation:

**Approval of Possum Creek Park  
(PZ-09-53) with staff conditions**