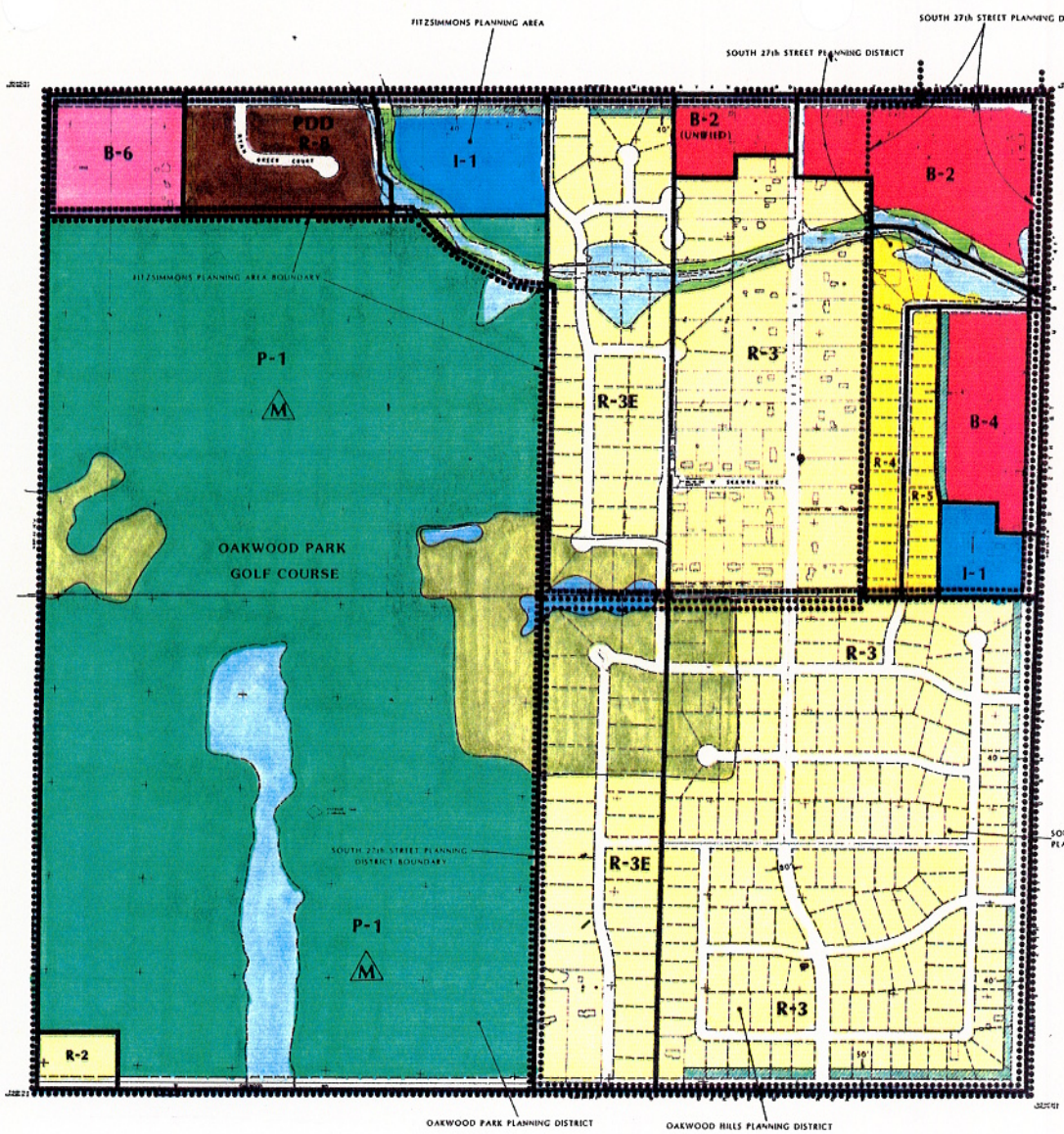
Map 8.23

ADOPTED BY CITY PLAN COMMISSION: AUGUST 13, 1992

PLAN OF THE FITZSIMMONS PLANNING AREA, A PORTION OF THE SOUTH 27th STREET PLANNING DISTRICT, AND THE OAKWOOD PARK AND OAKWOOD HILLS PLANNING DISTRICTS



RESIDENTIAL DISTRICTS:

- R-1 Countryside/Estate Single-Family Residence District
- R-2 Estate Single-Family Residence District
- R-3 Suburban/Estate Single Family Residence District
- R-3E Suburban/Estate Single-Family Residence District
- R-4 Suburban Single-Family Residence District
- R-5 Suburban Single-Family Residence District
- R-6 Suburban Single-Family Residence District
- R-7 Two-Family Residence District
- R-8 Multiple-Family Residence District
- VR Village Residence District

BUSINESS DISTRICTS:

- B-1 Neighborhood Business District
- B-2 General Business District
- B-3 Community Business District
- B-4 South 27th Street Business District
- B-5 Highway Business District
- B-6 Professional Office District
- CC City Civic Center District
- VB Village Business District

INDUSTRIAL DISTRICTS:

- M-1 Limited Industrial District
- M-2 General Industrial District
- M-3 Quarrying and Extractive District
- BP Business Park District

AGRICULTURAL DISTRICTS:

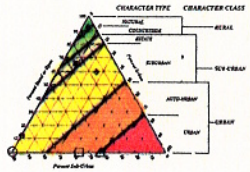
- A-1 Agricultural District
- A-2 Prime Agricultural District

SPECIAL DISTRICTS:

- PDD Planned Development Districts
- AO Airport Overlay District
- HPO Historic Preservation Overlay District
- L-1 Landfill District

PUBLIC AND SEMI-PUBLIC DISTRICTS:

- I-1 Institutional District
  - C City Hall
  - F Fire Station
  - L Main Public Library
  - B Branch Public Library
  - O Post Office
  - P City Police Department
  - CC City Community Center
  - HO Hospital/Medical Center
  - E Public Elementary School
  - M Public Middle School
  - H Public High School
- P-1 Park District
  - M Multicommunity Park
  - C Community Park
  - N Neighborhood Park
  - S Subneighborhood Park
  - SP Special Park



- EXISTING OAKWOOD PARK PLANNING DISTRICT COMMUNITY CHARACTER
- EXISTING OAKWOOD HILLS PLANNING DISTRICT COMMUNITY CHARACTER
- EXISTING SOUTH 27th STREET PLANNING DISTRICT COMMUNITY CHARACTER
- EXISTING FITZSIMMONS PLANNING AREA COMMUNITY CHARACTER
- PLANNED OAKWOOD PARK PLANNING DISTRICT COMMUNITY CHARACTER
- PLANNED OAKWOOD HILLS PLANNING DISTRICT COMMUNITY CHARACTER
- PLANNED SOUTH 27th STREET PLANNING DISTRICT COMMUNITY CHARACTER
- PLANNED FITZSIMMONS PLANNING AREA COMMUNITY CHARACTER

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- WETLAND
- 100 YEAR FLOODPLAIN
  - -Floodway District
  - -Floodplain Conservancy District
  - -Floodplain Fringe Overlay District
- LANDSCAPE EASEMENT
- SANITARY SEWER SERVICE AREA BOUNDARY
- NEIGHBORHOOD, PLANNING DISTRICT, AND PLANNING AREA BOUNDARY
- PLANNED TRAIL
- EXISTING LOT LINE
- PROPOSED LOT LINE

NORTH

SCALE: 0 100 200 400 600 800 1000

NOTE: Primary and Secondary Environmental Corridors and Isolated Natural Areas

Delineated primary and secondary environmental corridors and isolated natural areas are defined by a wide variety of important natural resource features. Primary environmental corridors are at least 400 acres in area, 2 miles in length, and a minimum of 200 feet in width. Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in area and 1 mile in length. Isolated natural areas are at least 5 acres in size and are separated physically from environmental corridors by open land or development. For a complete discussion of corridors and isolated natural areas, see Chapter 3 of the Comprehensive Master Plan.

NOTE: Lot Lines and Development Density and Intensity

Lot lines are show on this plan for illustrative purposes only. The precise development density or intensity allowed any individual parcel of land shall be determined through the combined use of natural resource protection standards (see Plan Chapter 3) and other Comprehensive Master Plan development standards (see Plan Chapter 6).

NOTE: Natural Resource Features Mapping

This map generally indicates the location of primary and secondary environmental corridors and isolated natural areas, the 100-year recurrence interval floodplain, and wetland areas defined in Chapter 3 of the Comprehensive Master Plan using the best information available at the time of mapping. As a result, the exact delineation of the natural resource features may or may not be accurate as depicted on this drawing and is subject to change.

Greater detailed delineations of natural resource features are required for detailed site plan preparation and may be required by City ordinances for other planning purposes. Detailed delineation of natural resource features shall be required by the City as part of the application review and approval process of specific development proposals and as may be required by Federal and/or State regulations at time of proposal.