

TULIP MEADOWS

Preliminary Plan of Subdivision

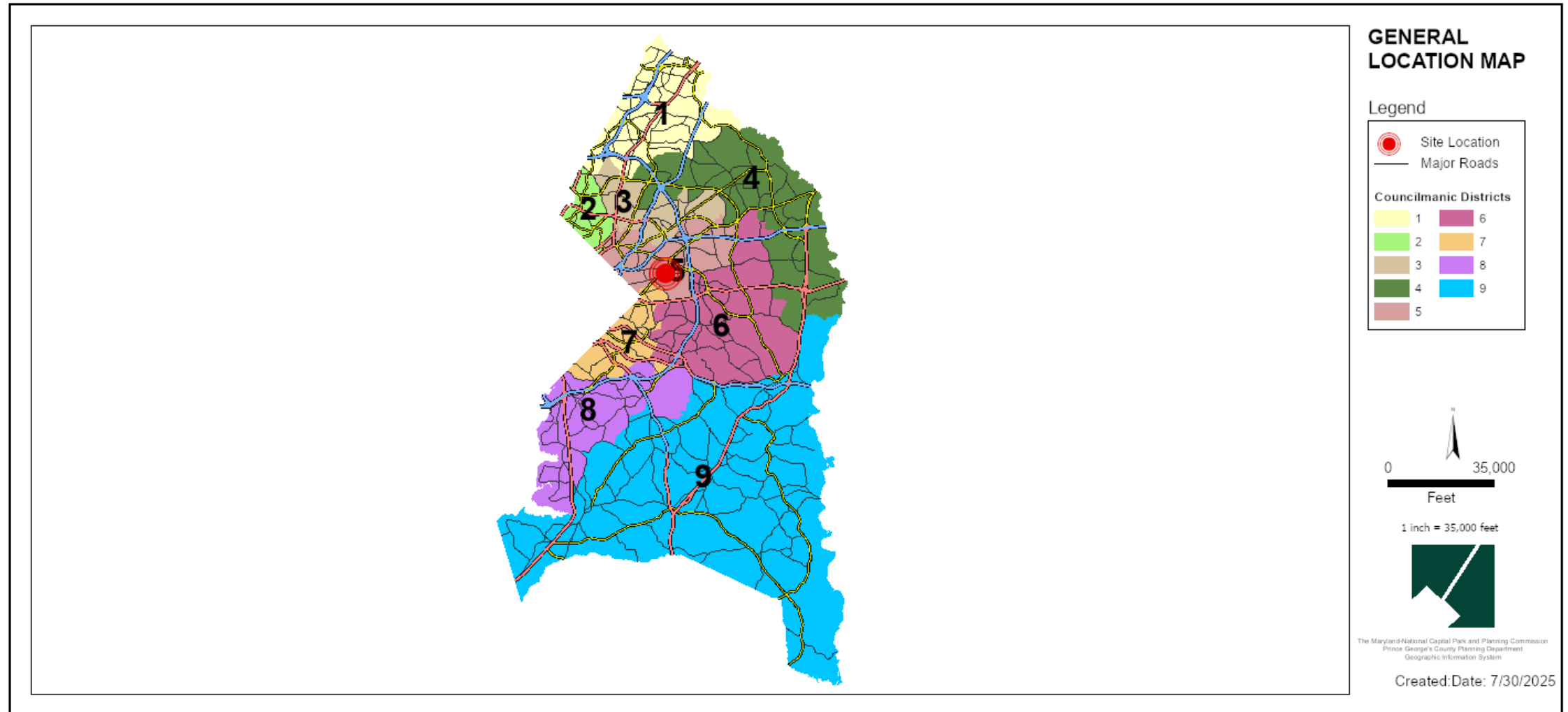
Staff Recommendation: APPROVAL with conditions



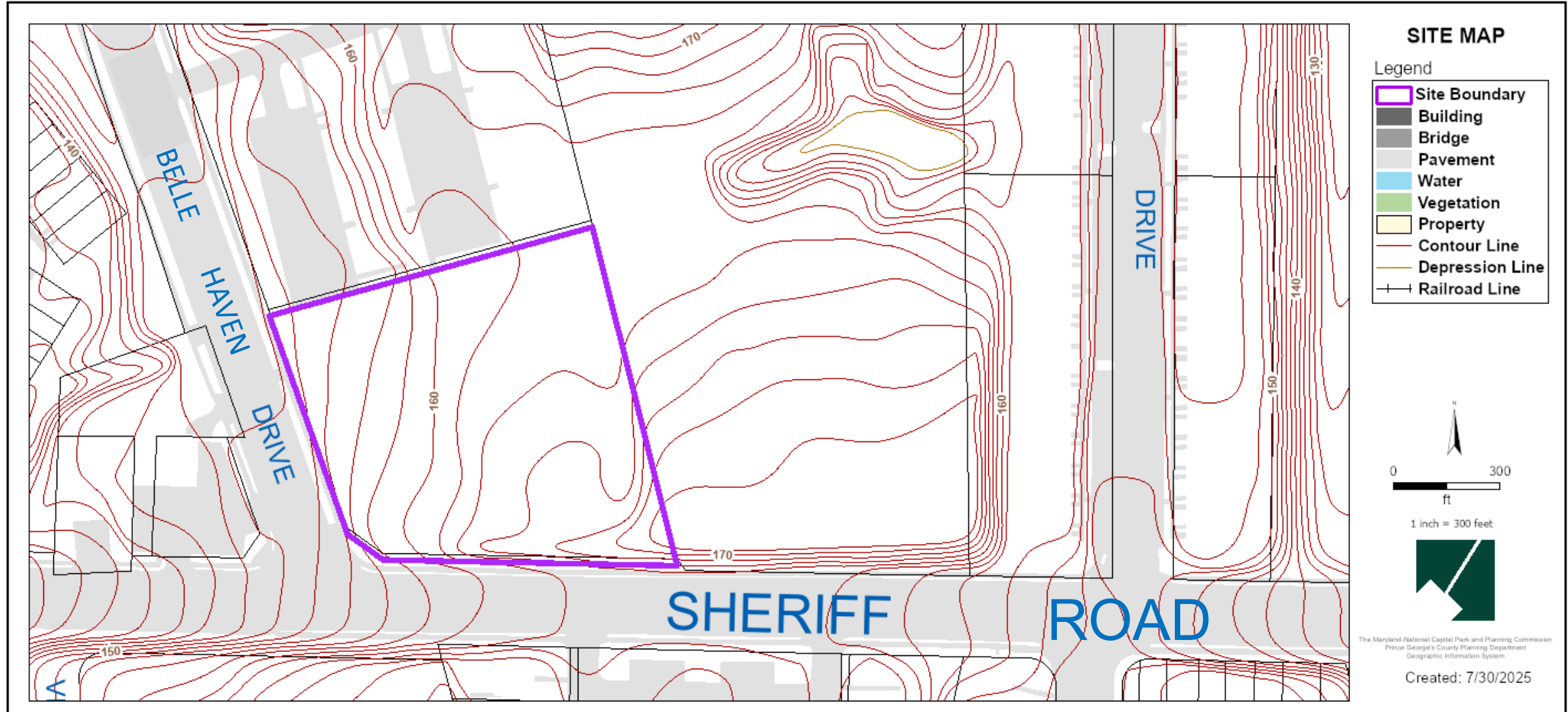
GENERAL LOCATION MAP

Council District: 05

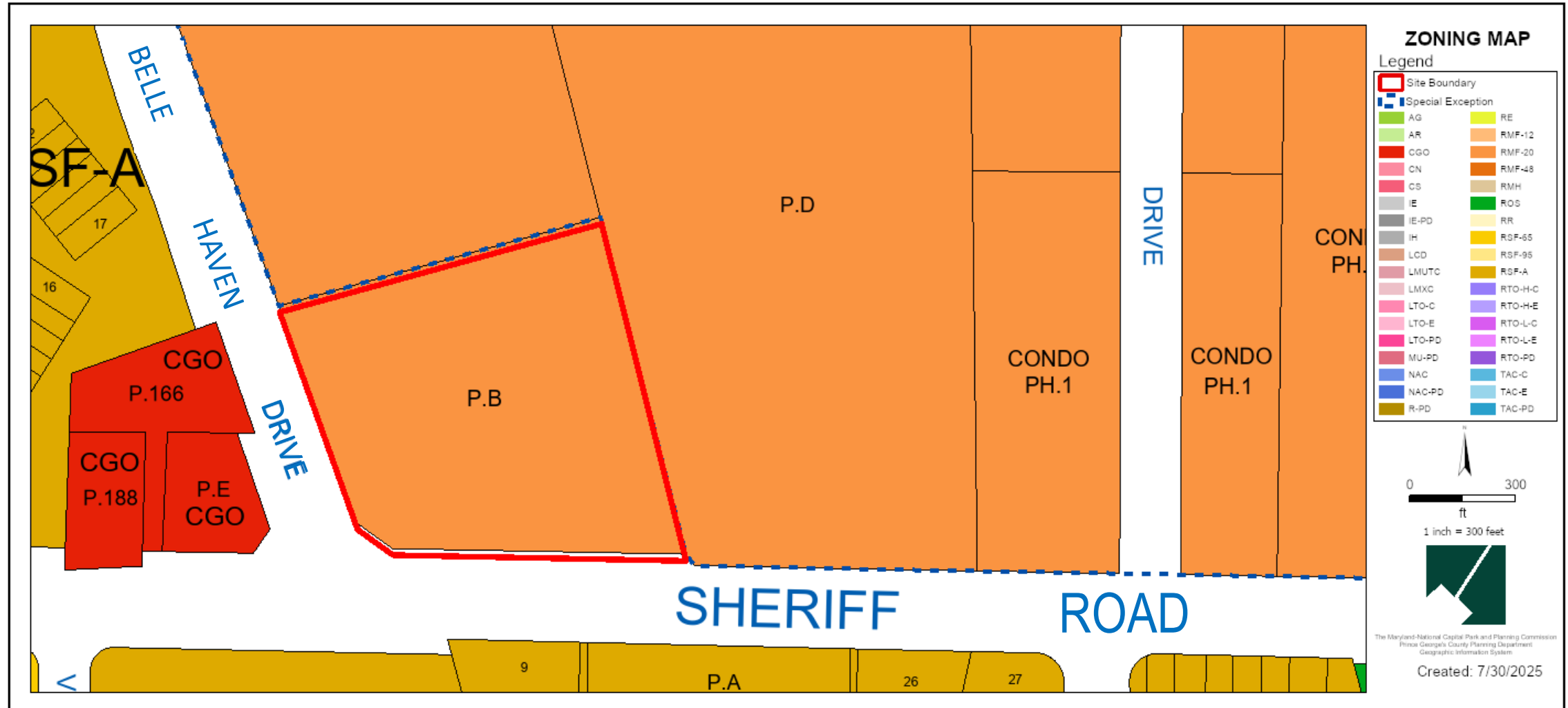
Planning Area: 072



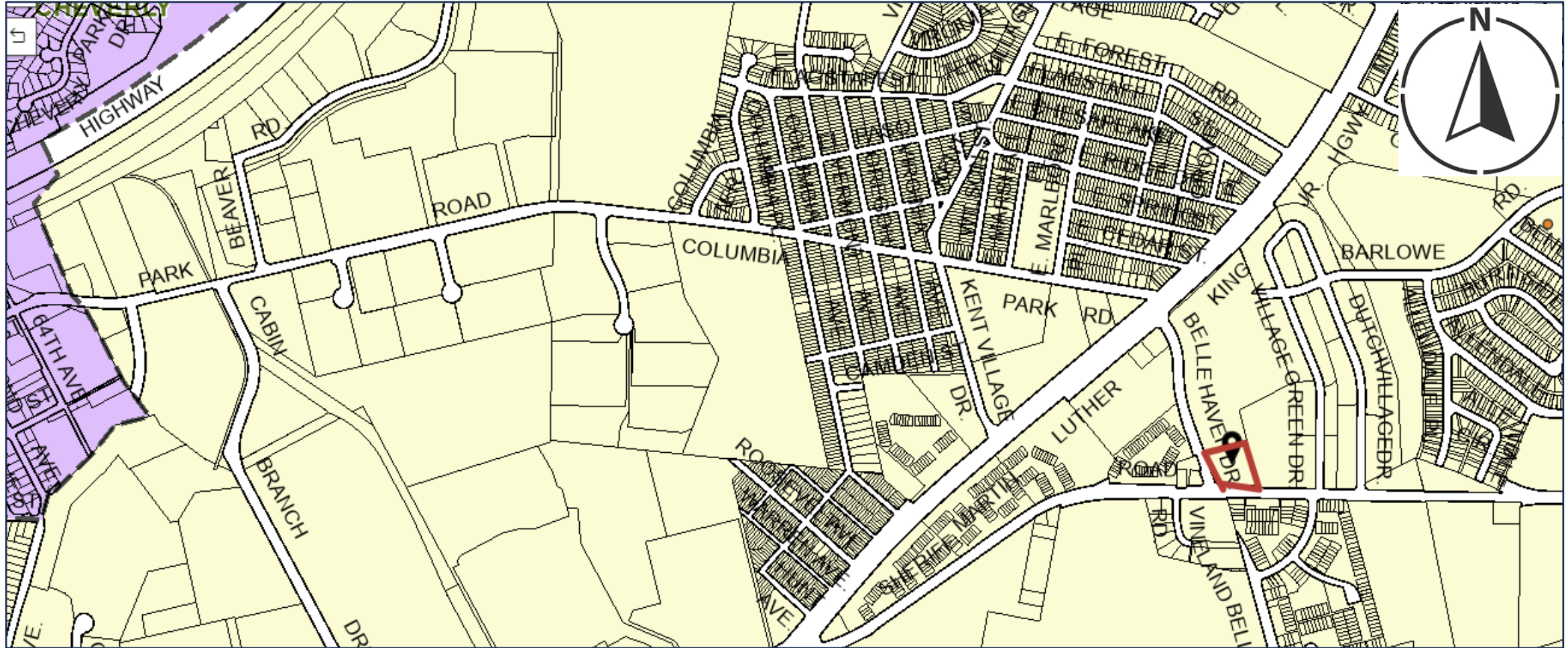
SITE VICINITY MAP



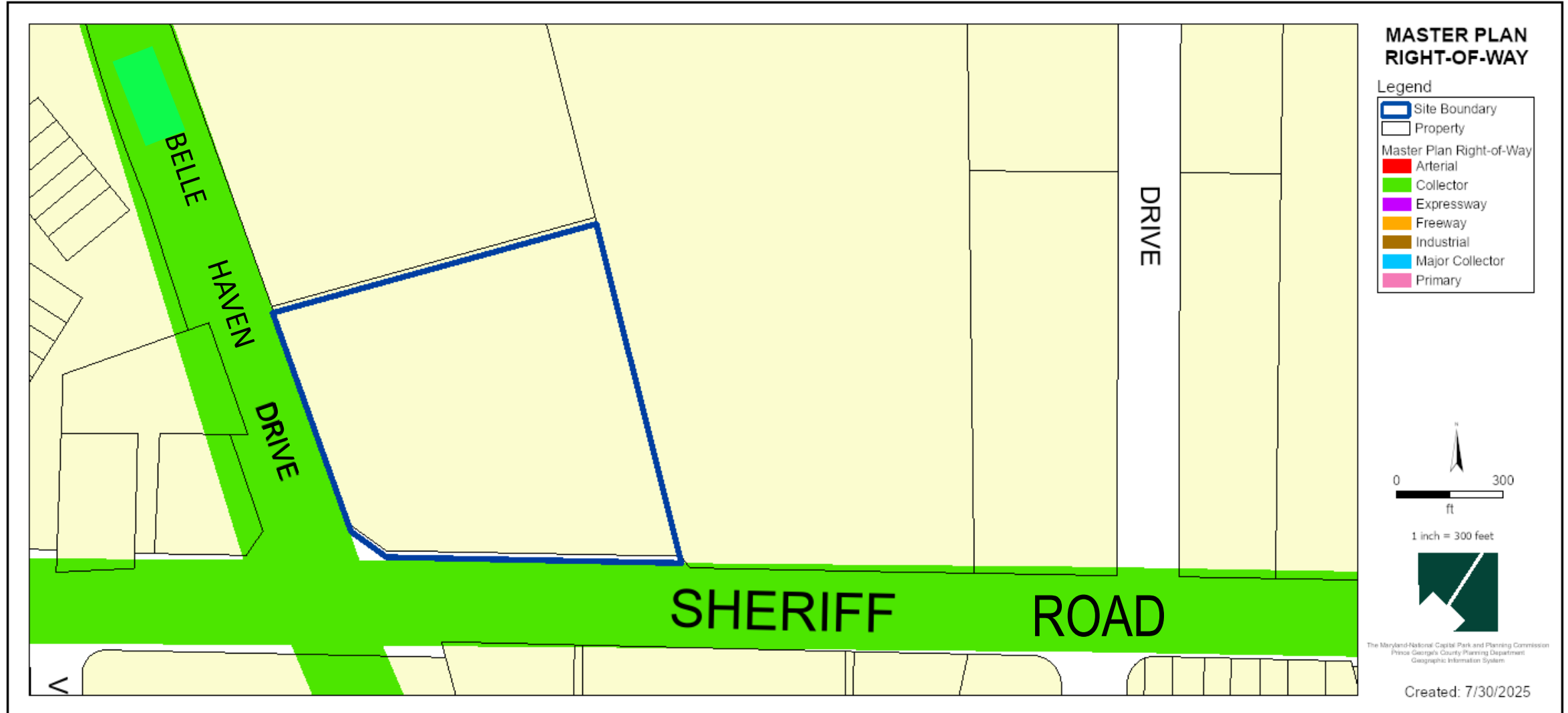
ZONING MAP (RMF-20 ZONE)



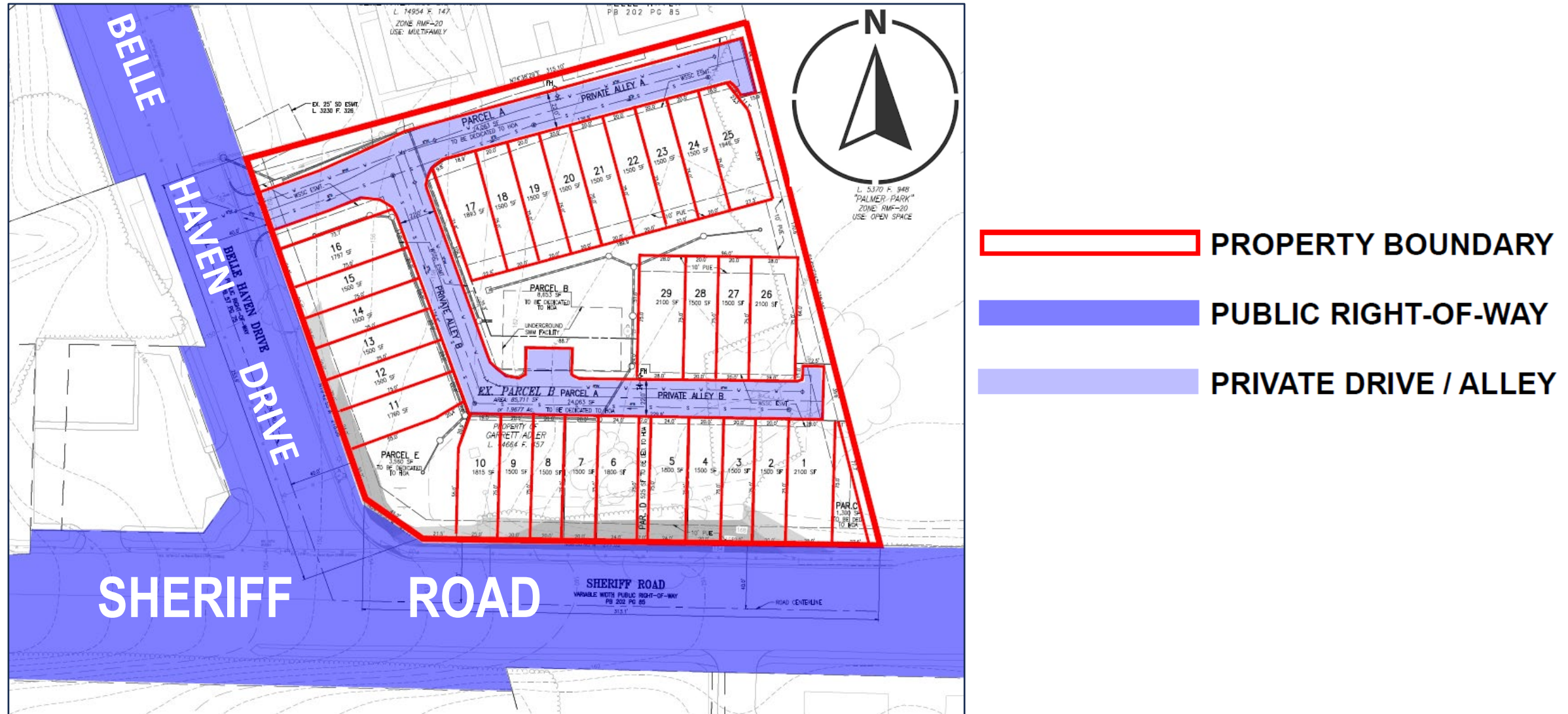
MUNICIPAL BOUNDARY



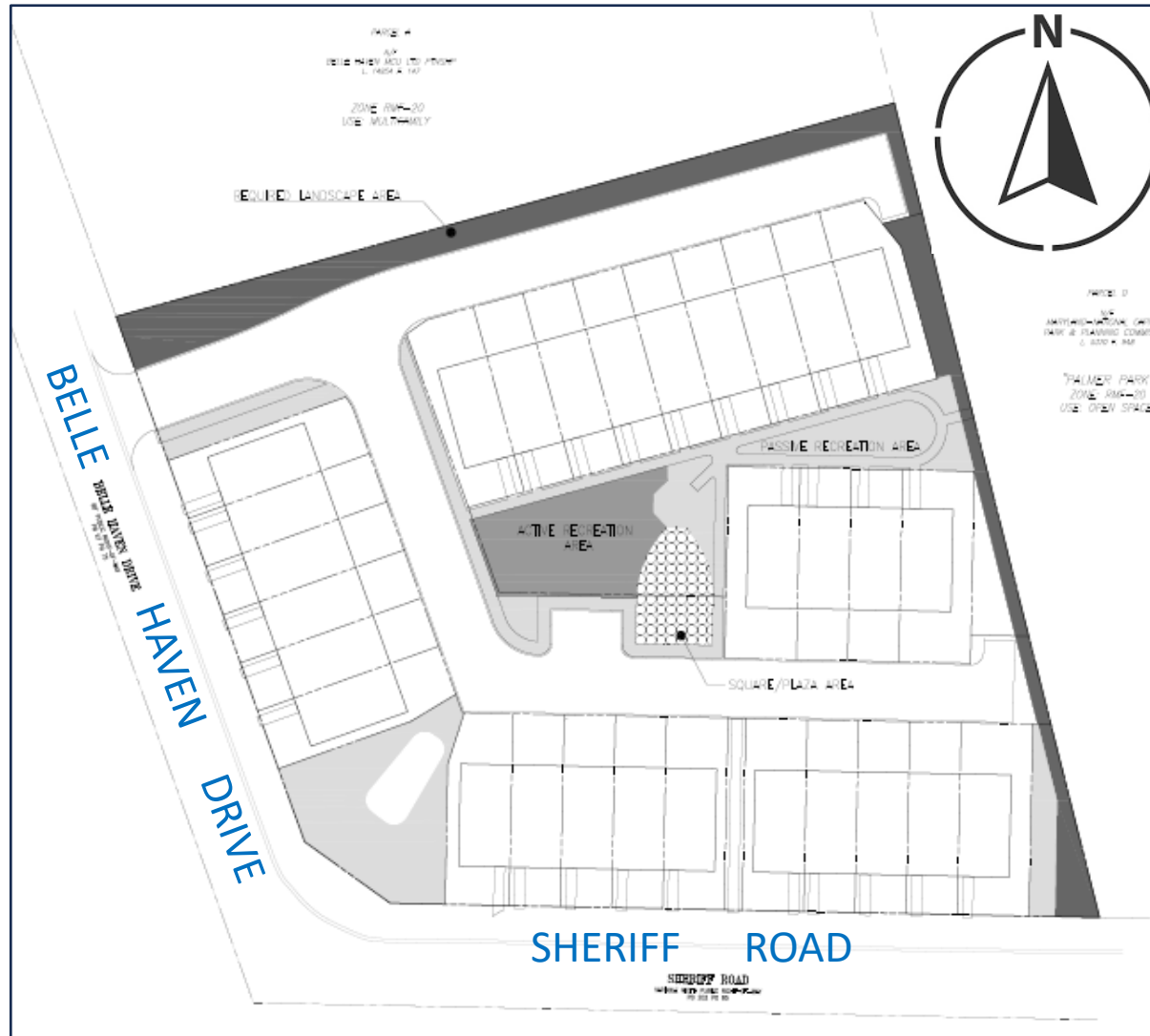
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



OPEN SPACE SET-ASIDE EXHIBIT

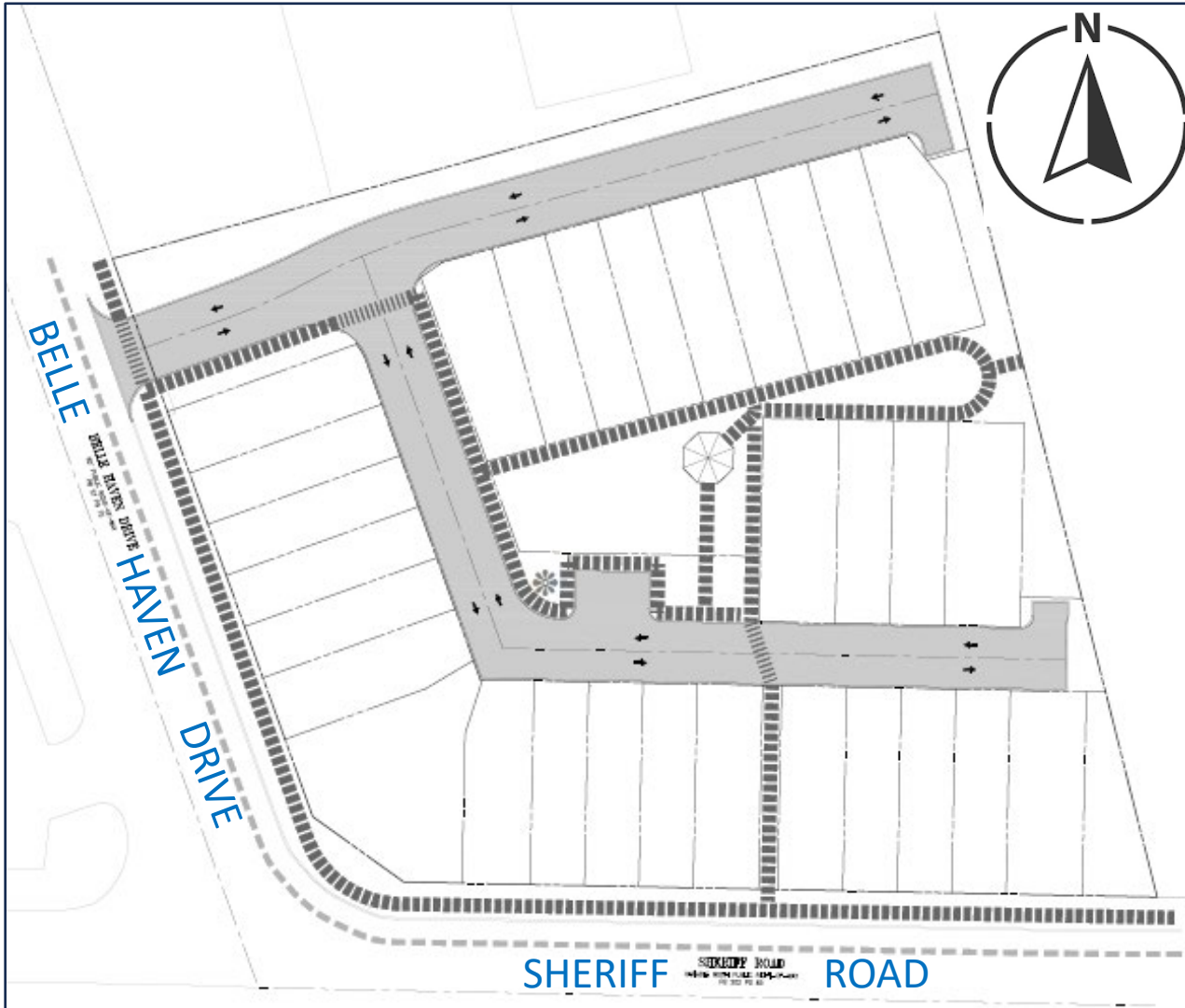


LEGEND

17,142 SF (20%) TOTAL AREA REQUIRED
19,710 SF (23%) TOTAL AREA PROVIDED

	9,804 SF PASSIVE RECREATION AREA
	2,654 SF ACTIVE RECREATION AREA
	6,112 SF REQUIRED LANDSCAPE AREA
	1,176 SF SQUARE/PLAZA AREA

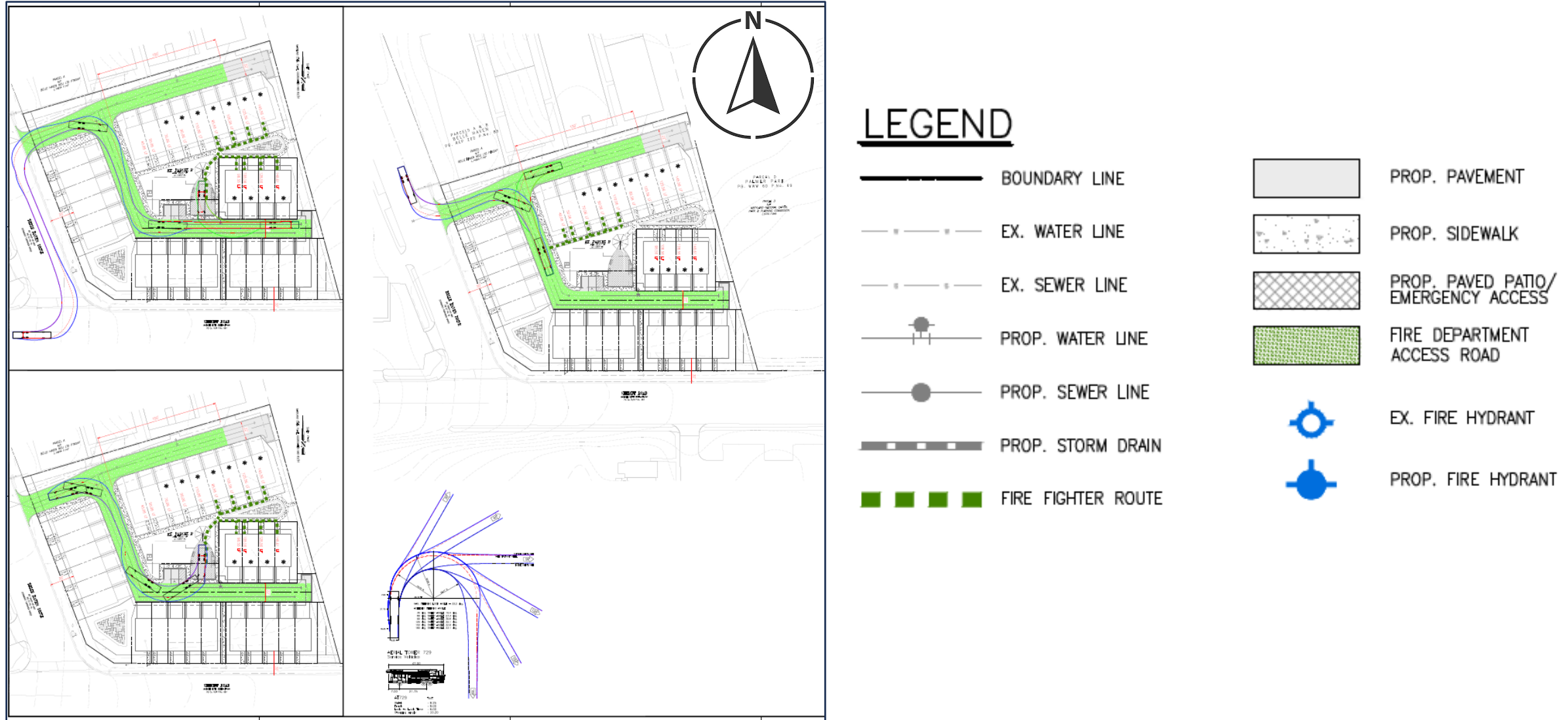
CIRCULATION PLAN



LEGEND

- - — ROAD/ALLEY CENTERLINE
- ▬▬▬▬▬ PEDESTRIAN CIRCULATION
- ||||||||| PEDESTRIAN CROSSING
- ▬ VEHICULAR CIRCULATION
- ↓↑ TWO-WAY VEHICULAR/BICYCLE CIRCULATION
- - - BICYCLE CIRCULATION (SHARE THE ROAD SIGNAGE)
- * BICYCLE PARKING

FIRE DEPARTMENT ACCESS PLAN



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision PPS-2022-009

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 04/15/2025
- Acceptance Mailing: 06/04/2025