

Landscape Edge and Landscape Material Requirements a. A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance. b. The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage exclusive of driveways. Figure 17-4: 30-Foot Landscape Edge B. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They shall not exceed 8 feet in individual or combined height. The above shall also conform to the Article 17: Landscaping and Tree Preservation 17.300: Overlay District Landscaping Requirements Plano Zoning Ordinance | November 7, 2018 17-9 required visibility triangles noted in Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations. C. A digitally controlled automatic irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition. (ZC 2016-001; Ord. No. 2016-5-4) D. A landscape plan shall be submitted in conjunction with the site plan review process. E. The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations. F. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.