

Washburn Tract Resubmittal (P22-19-CZD)

Previous Tree Board Recommendation:

- 1) Provide and implement a vegetative planting plan developed by a landscape architect and approved by staff to vegetate between all built areas/impervious surfaces and the entire required buffer line along the wetland with diverse and appropriate species of native upland and wetland trees, native shrubs and other native perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) to enhance wildlife habitat, increase tree canopy, assist in stormwater filtering of pollution from built areas and slow down and infiltrate stormwater runoff from the site. No turf grasses can be used in this area and invasive plants (as listed in the city's Recommended Landscape Species List for Street Trees and Land Development Projects) must be removed; and
- 2) The developer shall protect the trees that they have proposed to save in accordance with Section 15-4 Existing Vegetation of the Zoning Ordinance; and
- 3) The developer should eliminate all parking spaces above the minimum required number of spaces in order to maximize open space and preserve as many large mature trees as possible; and
- 4) Implement a minimum 25-foot Type C Buffer without any walls, fences or berms (defined in Zoning Code Section 15-6 [c]) in all areas where the apartments [are proposed] bordering R-15 residential zoned properties to increase tree canopy, wildlife habitat, and provide additional buffering for existing residential areas. Existing non-invasive trees and shrubs should remain and can contribute to this buffer; and
- 5) Convert lots 7, 8, 9, and 10 to open space in order to preserve the large mature Oak Trees.

The applicant states the following related to the proposed recommendations:

We do not have issues with items 1, 2 and 4. However, we do have reservations about items 3 and 5. Using the bare minimum parking is usually not a good idea and losing 4 valuable lots is obviously not desirable either. But, we are willing to discuss these items at the meeting.

Additional loss of existing trees due to revisions to the site plan (widening of Wilmont Dr) has not been provided by the applicant.