



TREE BOARD RECOMMENDATION  
LAKEWOOD APARTMENTS (P22-54-CZD)  
MEETING DATE: SEPTEMBER 20, 2022

PETITION REQUEST: Rezoning: Urban Residential - Conditional Zoning District (PCD)

APPLICANT/PETITIONER: Travis Fowler, First Victory, Inc. [Applicant]  
Marilyn Barnwell & Robert Hogan, Group Ventures, Inc [Owner]

**TREE BOARD ACTION SUMMARY:**

*The developer presented to the Tree Board at a regular meeting on Tuesday September 20, 2022. The following Tree Board members were present: Mark Madsen, Mary Davis, Andy Crawford, Glenn Lange, Mac Brackett, and Pat Christie. The following recommendations were made:*

**SUMMARY**

Of the total 911 trees on the site, 383 trees are proposed to be cleared/removed (42%). The developer has proposed to plant 244 trees as part of their landscaping plan with an additional 140 trees to be planted in an effort to reforest a pasture in the floodplain.

**MOTION**

1. A number of the proposed saved trees are Bradford Pears. The Tree Board recommends that they be removed and replaced with appropriate native medium maturing trees as long as replacement does not injure surrounding trees and are appropriate for the site. Otherwise, the Bradford Pear trees shall be cut and the stump killed to prevent regrowth.
2. Throughout the proposed development, the Tree Board recommends that any existing or developed slopes of greater than 10% be planted with appropriate native vegetation (trees, shrubs, and perennial herbaceous plants to stabilize the slopes. No turf grasses can be used. A landscape architect (with wildlife habitat management expertise) will provide and implement a vegetative planting and management plan for this proposed development condition. The Tree Board requests the opportunity to review this plan.
3. The Tree Board also recommends that a landscape architect (with wildlife habitat management expertise) provide and implement a native vegetative planting and management plan for the common open space shown on the site plans with special emphasis on the stream corridor along Clear Creek and maintaining the rest of the area in early successional wildlife habitat. It appears that wetlands could be developed in this area. The area could certainly be utilized by residents through the use of walking trails and greenways. The Tree Board requests the opportunity to review this plan.
4. All preserved trees must be protected from construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits.

The Tree Board's recommendations, above, are based on the following guiding city code documents: Municipal Code, Chapter 46, Article IV, Division I, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of Core Values and Beliefs as guiding principles as they apply to the prioritization of existing tree canopy.

#### BOARD ACTION

Motion/Second: Lange/Davis

Yeas: All

Nays: None

Recused: None