



TREE BOARD RECOMMENDATION

AAA STORAGE (P22-37-CZD)

MEETING DATE: MAY 17, 2022

PETITION REQUEST: Rezoning: Planned Commercial Development - Conditional Zoning District (PCD)

APPLICANT/PETITIONER: Dennis J. Dorn – CD-MAT LLC. At NC LL Company. [Applicant] & Thomas and Sherry Thompson [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at a regular meeting on May 17, 2022. The following Tree Board members were present: Mark Madsen, Mary Davis, Andy Crawford, Glenn Lange, Mac Brackett, Landon Justice, and Pat Christie. The following recommendations were made:

SUMMARY

The subject property features 19 trees that are proposed to be cleared. This includes 12 Pines, 5 Poplars, 1 Oak and 1 Maple. The developer has indicated that a few poplars at the rear of the property may be retained. There are also trees on the adjacent property that is proposed to be expanded that will be impacted by the proposed development – specifically a row of maturing maples that currently serve as a buffer. These were not shown on the Tree Survey as they are not on the subject property.

MOTION

Based on the following guiding city code documents (the 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-1, Strategy 1.2 and 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 protection of natural resources and the prioritization of existing tree canopy, the Tree Board recommends the following development conditions be placed on this property:

1. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
2. Eradicate invasive plant species throughout the property as listed in the Recommended

Landscape Species List for Street Trees and Land Development Projects.

BOARD ACTION

Motion: Lange

Yeas: All

Nays: None

Recused: None