



TREE BOARD RECOMMENDATION

P21-68-CZD

December 21, 2021 & January 26, 2022

PETITION REQUEST: Rezoning: Planned Residential Development - Conditional Zoning District

APPLICANT/PETITIONER: Mike Washburn

TREE BOARD ACTION SUMMARY:

Staff presented to the Tree Board on December 21, 2021. There was no quorum so no decisions were made at this meeting. However, the members in attendance were given a presentation from staff and provided an opportunity to speak with the developer. A Special-called Tree Board meeting was held on January 26 at 2pm. The following Recommendation were made:

The Tree Board proposed the recommended conditions outlined below based on the following guiding city code documents:

- Municipal Code, Chapter 46, Article IV, Division I, Trees & Shrubs, Section 46, 116 & 117;
- Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A;
- Subdivision Ordinance, Purpose and Intent, Section I.04, Part H;
- Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-1, Strategy 1.2 and Goal NR-2, Strategy 2.3 and;
- The Tree Board's assessment that this tract contains an important and sensitive natural area, one of the few major wetland habitats remaining in Hendersonville and the tract lies adjacent to the Bat Fork Bog, a state designated Natural Heritage Area, the Tree Board recommends the following development conditions be placed on this property:

Recommended Conditions:

- I) 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

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- 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.

BOARD ACTION

Motion: Glenn Lange

Yeas: Glenn Lange, Pat Christie, Landon Justice, Mary Davis, Mark Madsen & Mac Brackett

Nays: None

Absent: ???

Recused: None