#### **Community Development Staff Report**

**TO:** Planning Board

**FROM:** Community Development Department- Planning Division

**RE:** Neal Lechtner Mini Storage Conditional Zoning District

**FILE #:** P21-08-CZD

**DATE:** March 8<sup>th</sup>, 2020

#### PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Neal Lechtner and North Main Street Properties of Hendersonville, LLC. for the development of a 3-story mini storage facility on approximately 1.83 acres. The subject property is identified as parcel number 9569-96-4276. The lot is currently vacant and wooded. The applicant is requesting to rezone the subject property from R-20 Low Density Residential to C-3 Highway Business Conditional Zoning District. Photos of the existing conditions on the site are attached as Appendix D.

#### **NEIGHBORHOOD COMPATIBILITY**

A neighborhood compatibility meeting concerning this application was held on February 10<sup>th</sup>, 2021. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

Several people representing the public attended the meeting virtually. Comments centered around.

- The height of the building
- Increased traffic
- Buffers
- Close proximity to an existing single-family home.

A copy of the neighborhood compatibility report accompanies this memorandum as Appendix A.

#### TREE BOARD

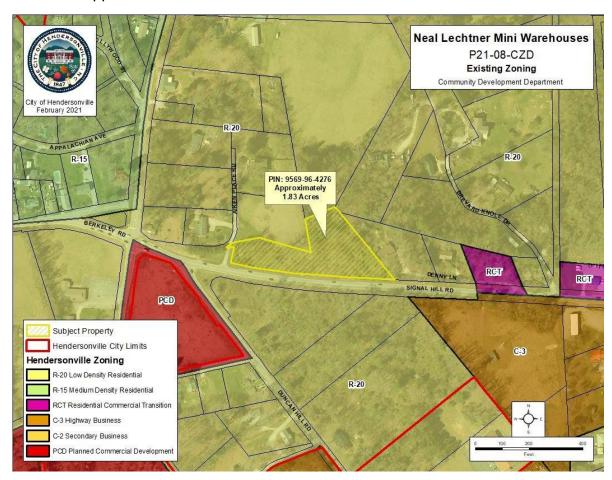
The Tree Board will convene 1 day after this staff report is sent to Planning Board

members. Any recommendations that the Tree Board may have will be given as a supplement on or prior to the meeting on March 8<sup>th</sup>. Photos of existing trees are attached as appendix E.

#### **Rezoning Request Analysis**

#### **EXISTING LAND USE & ZONING**

The subject property is currently zoned R-20 low density residential. The property is currently vacant and completely wooded. A tree survey submitted by the applicant is attached as appendix G.



Parcels to the north are zoned R-20 low density residential. Parcels to the east are zoned C-3 Highway Business and RCT, Residential Commercial Transition. Parcels to the south are zoned R-20 and C-3 and contain various commercial uses such as Four Seasons Ford. Parcels to the west are zoned PCD, Planned Commercial Development, C-2 Secondary Business and R-20. Surrounding land uses and zoning districts are shown in Appendix B "Existing Land Use Map" and Appendix C "Existing Zoning Map".

#### COMPREHSIVE PLAN CONSISTENCY

The subject property is classified as High Intensity Neighborhood on the 2030 Comprehensive Plan's Future Land Use Map.



#### Goal LU-7.

High-Intensity Neighborhood.
Encourage low-maintenance, highdensity housing that supports
Neighborhood and Regional Activity
Centers and downtown and provides
a transition between commercial and
single-family development. Promote
walkable neighborhood design that
creates attractive and functional
roadway corridors and multi-family
residential neighborhoods.

#### Strategy LU-7.1.

#### Locations:

- Existing or planned high-density housing neighborhoods (greater than eight units per acre)
- Priority infill development areas where high-density development is desirable and/or expected, including:
- Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers
- o Areas surrounding Regional Activity Centers
- Neighborhoods near Downtown, excluding historic neighborhoods
- Neighborhoods between Jackson Park and US-176

#### Strategy LU-7.2.

#### Primary recommended land uses:

- Single-family attached and multi-family residential
- Planned Residential Developments
- Open space

#### Strategy LU-7.3.

#### Secondary recommended land uses:

- Public and institutional uses
- Offices and retail along thoroughfares
- Recreational amenities

#### Strategy LU-7.4.

#### Development guidelines:

- · Eight or more units per gross acre
- Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers
- At least 60% open space in new residential developments greater than three acres
- Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2



#### Strategy PH-3.2.

Encourage mixed land use patterns that place residents within walking distance of services. In addition to design features, mixed—use development helps to achieve a walkable, safe neighborhood. Hendersonville's commercial corridors represent opportunities for mixed-use redevelopment on the edges of neighborhoods. Mixed-use redevelopment should incorporate multifamily residential development, offices, institutions, retail and services, either within the same building or in adjacent buildings.

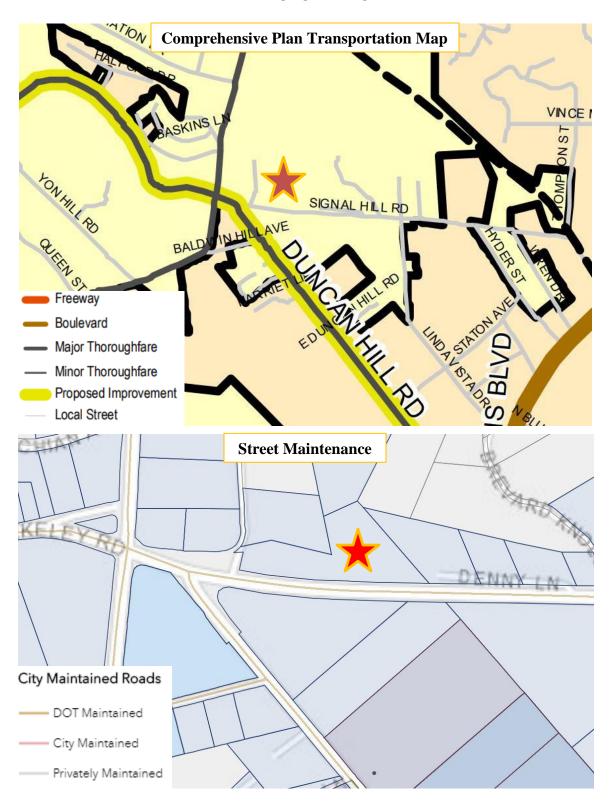
#### Action PH-3.2.1.

Promote mixed-use redevelopment along major thoroughfares through zoning map and/or text amendments in accordance with the High-Intensity Neighborhood and Neighborhood Activity Center classifications on the Future Land Use Map.

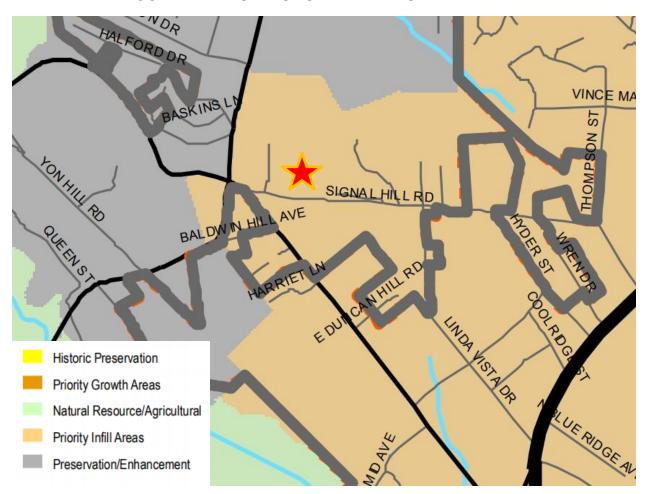


The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and east as High Intensity Neighborhood. Parcels to the south are classified as Regional Activity Center and High Intensity Neighborhood. Parcels to the West are classified as High Intensity Neighborhood and Medium Intensity Neighborhood.

#### **TRANSPORTATION**



#### **COMPREHENSIVE GROWTH MANAGEMENT MAP**



**Priority Infill Areas (beige):** "Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties."

#### **ZONING ORDINANCE GUIDELINES**

Per Section 11-4 of the City's Zoning Ordinance, the following factors shall be considered prior to adopting or disapproving an amendment to the City's Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.

- Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
- 3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
- 4. **Public interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.
- 5. **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.
- 6. **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands, and wildlife.

#### **PLAN REVIEW:**

The site plan is Appendix F of this memo.

#### Buildings

The site plan shows a 30' high mini storage building. The building has a gross floor area of 47,485 square feet and a rentable square footage of 29,050. The building is proposed to house 228 storage units of varying sizes.

#### Parking Requirements - Table 6-5-2

The zoning ordinance requires mini warehouses to have a minimum of 1 per 2 employees at maximum employment on a single shift plus 1 per 20 rental units.

228 Units= 12 Spaces

1 employee on one shift= 0

- 12 spaces required.
- 12 spaces provided plus 10 feet parking lane.

Mini warehouses are also required to have a 10-foot-wide parking lane around the building, which is shown on the plan. Staff feels that this exceeds any parking need for the site.

#### **Traffic Impact Analysis - Section 6-18**

- It was determined that a Traffic Impact Analysis was not necessary for this project. According to the 7<sup>th</sup> edition volume 2 of the Institute of Transportation Engineers trip generation manual the project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds.
  - Mini Warehouse Per Employee Calculation
    - 56.28 trips per weekday
    - 7 trips peak AM hour
    - 6.12 trips peak PM hour
  - Mini Warehouse- Per 1,000 Square Feet Calculation
    - 13.44 Trips AM peak hour.
    - 13.92 trips PM peak hour
    - No data for daily trips.

#### **Entrance**

The development will have 1 entrance off of Signal Hill Road. Due to the possibility of other developments in the area and the site distance for the sight. Staff will be working directly with the applicant and NCDOT for the best possible design.

#### Stormwater/Flood Hazard Area

The land disturbance for this project exceeds one acre; a storm water management system is required. The stormwater plan will be reviewed by the City's Engineering Department.

#### **Landscaping:**

The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of VUA.

Required: 5 Tress, 10 Shrubs

Since this project is a commercial use that abuts residential, a Type B buffer will be required along the property boundary.

A Type B Buffer consists of: (per 100 linear feet)

- 4 broadleaf canopy trees
- 25 evergreen shrubs (4-foot centers)
- 33 flowering shrubs

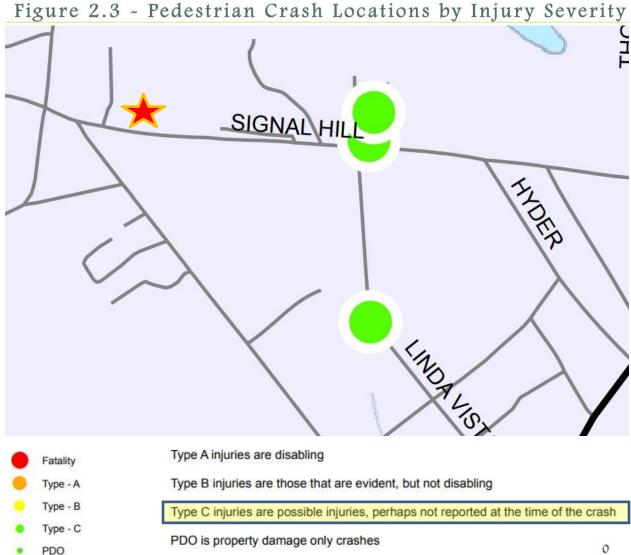
- Buffer Calculations
  - o 60 Trees
  - 375 Evergreen Shrubs
  - 495 Flowering Shrubs
- The applicant is also proposing to preserve 19 trees for existing vegetation credits outlined in 15-4 of the zoning ordinance. They are also proposing to save 3 additional trees if at all possible. The tree survey is attached as Appendix G

#### Sidewalks - Section 6-12

Sidewalks will be provided along the project frontage on Signal Hill Road. This area is currently not served by adequate pedestrian infrastructure as you will see in the below map.



Hendersonville Comprehensive Pedestrian Plan



Although the area highlighted in the map above is not directly where the proposed development is going. You can see that the need for proposer sidewalk infrastructure is there.

### Zoning District Standards - Section 5-8-4 C-3CZD Highway Business Conditional Zoning District Classification

For Lots Containing Other Uses

Minimum Lot Area in Square Feet: 10,000
Lot Area per Dwelling Unit in Square Feet: N/A
Minimum Lot Width at Building Line in Feet: 80

Minimum Yard Requirements in Feet: Front: 35 (Front yard requirements may be reduced to ten feet for

an accessory canopy structure for a commercial building or use, provided the primary structure or use con- forms to the

established setback requirements.)

Side: 15 Rear: 20

48

Maximum Height in Feet:

Proposed Height- 30'

#### C-3 CZD, HIGHWAY BUSINESS CONDITIONAL ZONING DISTRICT COMPARED TO R-20 LOW DENSITY RESIDENTIAL

#### C-3 CZD For Lots Containing Other Uses

Minimum Lot Area in Square Feet: 10,000
Lot Area per Dwelling Unit in Square Feet: N/A
Minimum Lot Width at Building Line in Feet: 80

Minimum Yard Requirements in Feet: Front: 35 (Front yard requirements may be reduced to ten feet for

an accessory canopy structure for a commercial building or use, provided the primary structure or use con- forms to the

established setback requirements.)

Side: 15 Rear: 20

Maximum Height in Feet: 48

#### R-20 5-2-3 Dimensional Requirements:

Minimum Lot Area in Square Feet: 20,000

Lot Area per Dwelling Unit in Square Feet: 20,000 for the first; 10,000 for the second unit for a two

family dwelling.

Minimum Lot Width at Building Line in Feet: 100

Minimum Yard Requirements in Feet:

niminam rara requirements in rect.

Principal Structure

Front: 35 Side: 15 Rear: 20

Accessory Structures Front: 35

Side: 10 Rear: 10

Maximum Height in Feet: 35 Proposed Height- 30'

## Staff Report Recommendations STAFF COMMENTS

In this section Planning Board members can find included recommended conditions for approval here, alongside references to supporting comprehensive plan and ordinance standards for Council's consideration. City Council may approve the rezoning request with or without conditions or deny the rezoning request.

**Staff Recommended Rezoning Conditions:** There is one staff suggested conditions for this project. The Planning Board can still recommend their own conditions. Those recommended conditions will be considered by City Council.

The following (1) conditions are suggested for consideration by staff.

1) All exterior lighting associated with the project shall be in accordance with the International Dark Sky Association's recommendation.

Due to this development being adjacent to low density residential and an exiting single-family home, staff feel that the usage of lighting recommended by the Dark Sky Association would be beneficial in this area.

**Developer Proposed Conditions:** These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

1) 50% reduction in required buffer plantings for the yellow area shown in appendix H. The purple area will be planted at 100% of the buffer requirement.

The developer is proposing the 50% reduction due to no structures going in this area, and if a structure were to be proposed then it would have to go back through the review process.

Tree Board Proposed Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

1) Tree Board did not meet prior to this staff report being sent out. Any proposed Tree Board Conditions will be provided prior to the Planning Board meeting.

# Planning Report Neighborhood Compatibility Meeting Application for a Conditional Zoning District Neal Lechtner Mini Warehouses File # P21-08-CZD Wednesday, February 10, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately two City staff were in attendance. The follow attended:

Name	Address	Name	Address	
Matt Manley	staff			
Tyler Morrow	staff			

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board and then move on to City Council for final approval. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated the property is currently zoned R-20, Low Density Residential and the proposed zoning is C-3 CZD, Highway Business Conditional Zoning District. This project is for a 38,030 sq. ft. building that will house 310 rental units. The rezoning application stated it would be 15,800 sq. ft. facility and house 246 rental units. This will be a four-story facility located on Signal Hill Road. This property is currently vacant and is located at the intersection of Signal Hill Road and Aiken Road.

Bronce Pesterfield with Pesterfield Engineering was on call representing the developer. He stated the purpose of the facility is to meet an unmet need in the community due to the development of new apartment buildings in the area. They plan to meet all requirements and feel this can be an asset to the area.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record.

Ken Fitch, 1046 Patton Street had concerns about the access to the development and felt this was not a safe access due to the limited site distance and the speeding on Signal Hill Road. He was also concerned about the building's height and size. The height and size of the building and the change in the elevation of the site

will change the whole character of the neighborhood.

Mike Vann, Mountain Home stated he doesn't feel this facility is needed since Signal Hill Storage, a 500-unit facility has been approved and is being constructed at the corner of Signal Hill Road and Linda Vista Drive. He feels a second storage facility within one block is not in the best interest of the city and the demographics do not currently support the need for two storage facilities in such close proximity.

Mr. Morrow asked if anyone else would like to comment. No other comments were made.

Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign. This could go before the Planning Board in March.

With no further comments or questions, Mr. Morrow closed the meeting at 2:30 pm.

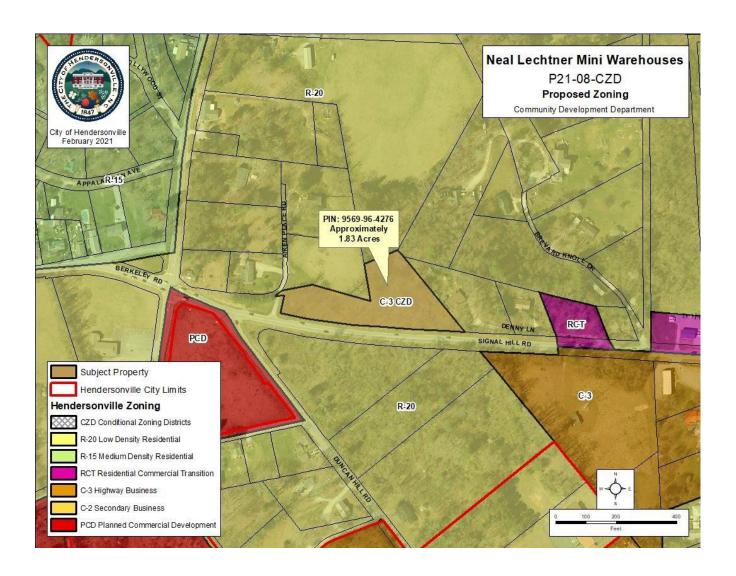
#### Appendix B

#### **Existing Land Use Map**



#### **Appendix C**

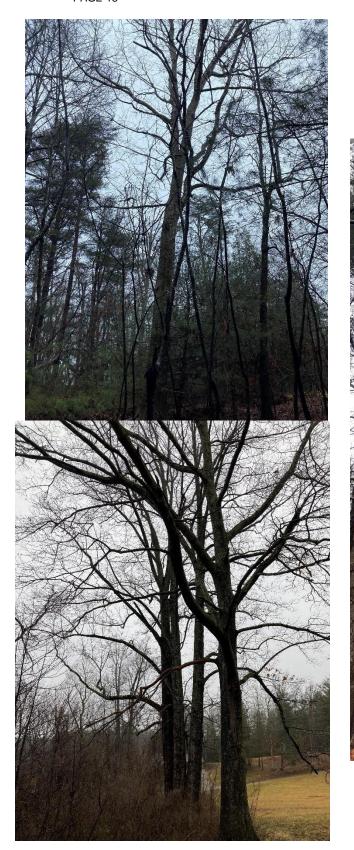
#### **Proposed Zoning Map**



#### **Appendix D Site Photos**

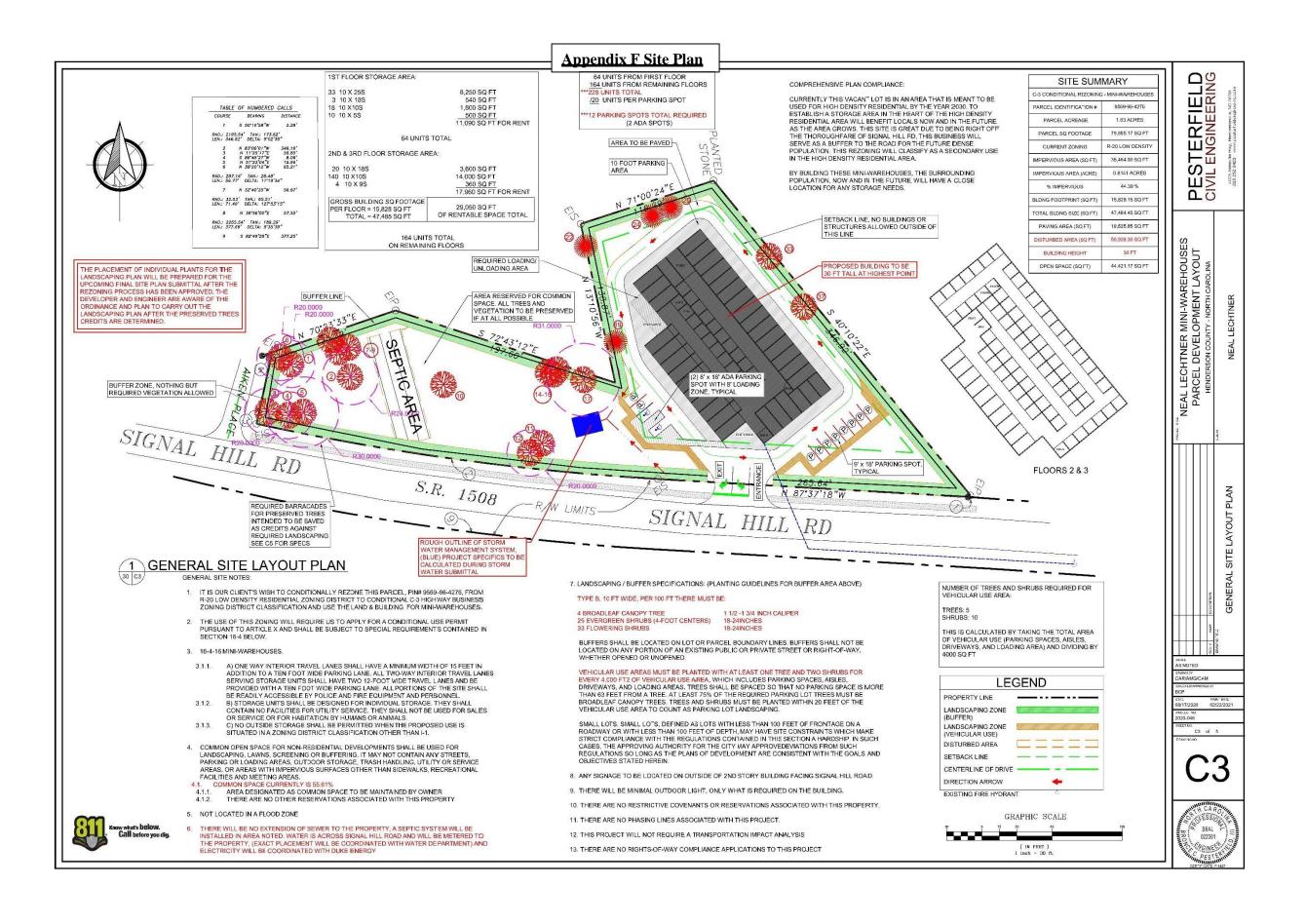


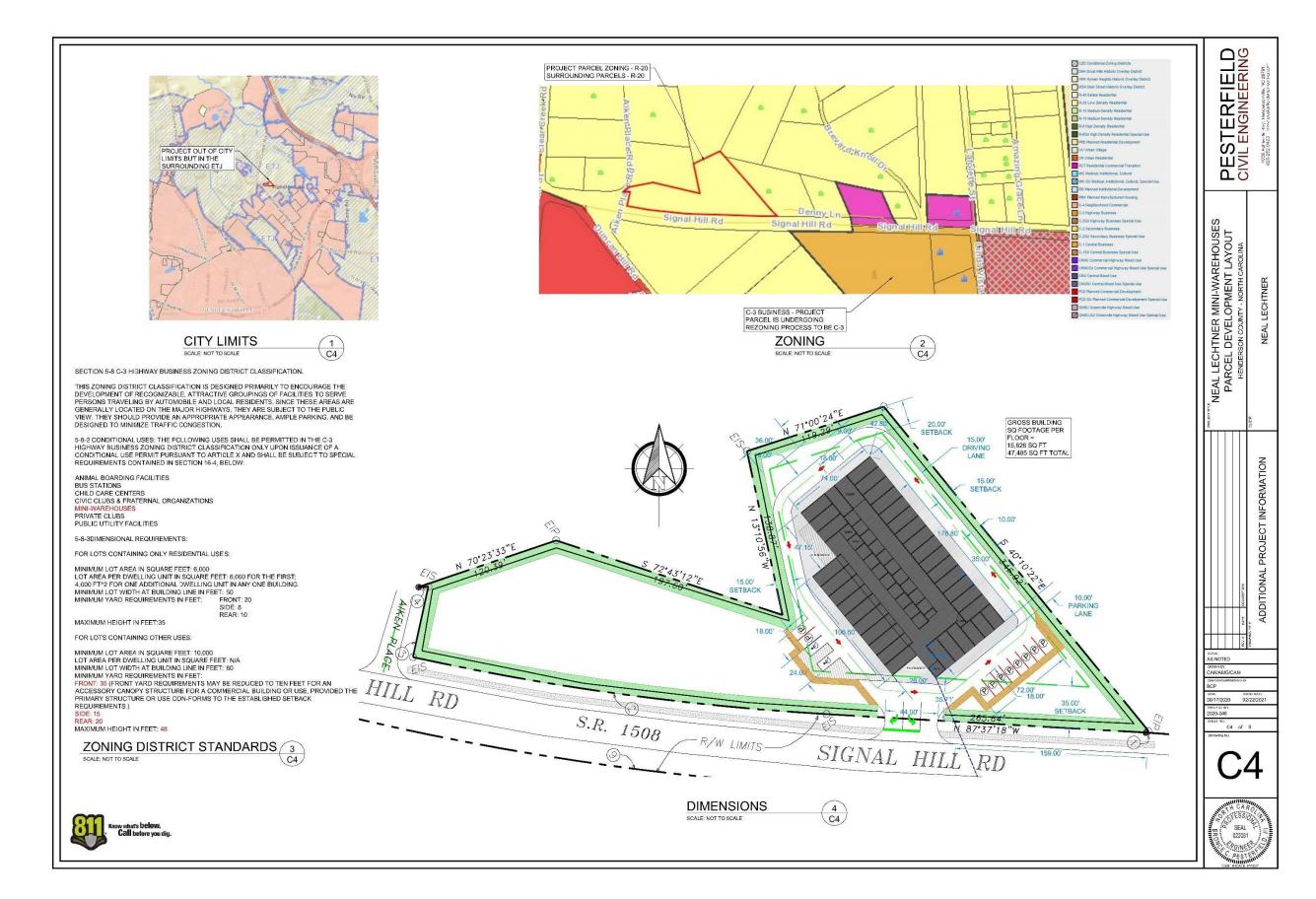




## Appendix E Existing Trees







#### **Appendix G- Tree Survey** TREES TO SAVE MAX REQUESTED POTENTIAL CREDITS TREE SURVEY DATA: 7. PLANTING STRIPS. - WHEN A VEHICULAR USE AREA LOT IS LOCATED WITHIN 100 FEET 7-3-3 2 CONTENTS OF PRELIMINARY SITE PLAN APPLICANTS OF AN ABUTTING PROPERTY AND NO BUFFERYARD IS REQUIRED, A PLANTING STRIP WHICH IS A MINIMUM OF FIVE FEET WIDE SHALL BE PLANTED BETWEEN THE 7-35-2 CONTENTS OF PRECIMINARY SITE PLAN APPLICANTS FOR DEVELOPMENTS REQUIRED TO UNDERGO PRELIMINARY SITE PLAN REVIEW SHALL, AS A PART OF THE APPLICATION FOR SUCH DEVELOPMENT, SUBMIT A PRELIMINARY SITE PLAN 4 TREES 3 TREES 3 TREES 5 TREES VEHICULAR USE AREA AND THE ABUTTING PROPERTY, EXCEPT ALONG APPROVED 13" DIAMETER 24" DIAMETER YELLOW POPLAR YELLOW POPLAR DRIVEWAY OPENINGS WHICH RUN PERPENDICULAR TO THE PLANTING STRIP, ONE WHICH SHALL SHOW THE FOLLOWING: DRIVEWAY OPENINGS WHICH NOW PERPENDICULAR TO THE PLANTING STRIP. ON LARGE EVERGREEN OR DECIDIOUS TREE AND FIVE EVERGREEN OR DECIDIOUS SHRUBS SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE THA PARALLELS THE VEHICULAR USE AREA. FIFTY PERCENT OF THESE TREES AND 16" DIAMETER WHITE ASH n) A SURVEY SHOWING TREE LINE BEFORE SITE PREPARATION WITH SPECIES AND DIAMETER OF TREES 12 INCHES OR GREATER DBH (DIAMETER AT BREAST HEIGHT) INDICATED AND 15" DIAMETER YELLOW POPLAR 2 TREES YELLOW POPLAR YELLOW POPLAR 30" DIAMETER 5 TREES SHRUBS MAY BE COUNTED TOWARD THE PARKING LOT TREES AND SHRUBS 13" DIAMETER REQUIRED IN THE PARAGRAPH BELOW, VEHICULAR USE AREAS LOCATED BEHIND BUILDINGS AND SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY SHALL BE SHOWING AREAS TO BE SCREENED, FENCED, WALLED AND/OR 70" DIAMETER YELLOW POPLAR 5 TREES 5 TREES 3 TREES (TRIPLE TREE TRUNK AT BREAST HEIGHT) EXEMPT FROM THIS REQUIREMENT. "TREES INTENDED TO BE PRESERVED ARE NUMBERED IN RED 27" DIAMETER 34" DIAMETER 16" DIAMETER YELLOW POPLAR 8 VEHICLILAR LISE AREAS MUST BE PLANTED WITH AT LEAST ONE TREE AND TWO 5 TREES HONEY LOCUST WHITE ASH ERICULAR USE ARKES MUST BE PLANTED WITH A LEAST ONE TREE AND TWO SHRUBS FOR EVERY 4,000 FT2 OF VEHICULAR USE AREA, WHICH INCLUDES PARKING SPACES, AISLES, DRIVEWAYS, AND LOADING AREAS, TREES SHALL BE SPACED SO THAT NO PARKING SPACE IS MORE THAN 63 FEET FROM A TREE. AT 32" DIAMETER WHITE ASH 5 TREES LEAST 75% OF THE REQUIRED PARKING LOT TREES MUST BE BROADLEAF CANOPY (TRIPLE TREE TRUNK AT BREAST HEIGHT) 3 TREES 4 TREES TREES. TREES AND SHRUBS MUST BE PLANTED WITHIN 20 FEET OF THE VEHICULAR USE AREA TO COUNT AS PARKING LOT LANDSCAPING. 31" DIAMETER WHITE ASH 4 TREES 28" DIAMETER 26" DIAMETER 16" DIAMETER EASTERN WHITE PINE EASTERN WHITE PINE REQUIRED BARRACADES ADDITIONALLY, IF AT ALL POSSIBLE THE FOLLOWING TREES WILL BE SAVED: EASTERN WHITE PINE 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. FOR PRESERVED TREES INTENDED TO BE SAVED AS CREDITS AGAINST 22" DIAMETER EASTERN WHITE PINE 16" DIAMETER EASTERN WHITE PINE 19" DIAMETER 22" DIAMETER EASTERN WHITE PINE EASTERN WHITE PINE REQUIRED LANDSCAPING 19" DIAMETER EASTERN WHITE PINE 13" DIAMETER **FASTERN WHITE PINE** 13" DIAMETER EASTERN WHITE PINE OF THESE TREES ARE DAMAGED 16" DIAMETER 22" DIAMETER WHITE ASH EASTERN WHITE PINE R31.0000 AND REMOVED. THE CREDITS ABOVE WILL BE VOID AND OWNER IS EXPECTED TO REPLACE THE CREDITS RECEIVED FOR DAMAGED 24" DIAMETER WHITE ASH 14" DIAMETER 23" DIAMETER 22" DIAMETER EASTERN WHITE PINE WHITE ASH TREES WITH LANDSCAPING OUTLINED ON C3 AND BELOW! EASTERN WHITE PINE 20" DIAMETER 14" DIAMETER WHITE ASH 16" DIAMETER 16" DIAMETER WHITE ASH WHITE ASH LEGEND SIGNAL HILL RD PROPERTY LINE LANDSCAPING ZONE (BUFFER) LANDSCAPING ZONE (VEHICULAR USE) SETBACK LINE S.R.10 FT BUFFER ZONE, NOTHING BUT CENTERLINE OF DRIVE 1508 DIRECTION ARROY R/W LIMITS SIGNAL HILL RD EXISTING FIRE HYDRANT

#### 1 TREE SURVEY

PROTECTION OF EXISTING TREES DURING CONSTRUCTION.

THE REGULATIONS CONTAINED IN THIS PARAGRAPH SHALL APPLY IN THOSE CIRCUMSTANCES WHEN A DEVELOPER HAS ELECTED TO PROTECT TREES DURING CONSTRUCTION AND, THUS, AFTER THE PASSAGE OF FIVE YEARS, BE EXCUSED FROM THE REQUIREMENT TO REPLACE PRESERVED TREES.

1) NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPING REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE DEVELOPMENT ASSISTANCE DIRECTOR OR A DESIGNAE APPOINTED BY THE DEVELOPMENT ASSISTANCE DIRECTOR. THE SESTIMATE DIRECTOR OF A PRESERVATION WHICH ARE COUNTED TOWARD THE LANDSCAPE REQUIREMENTS MUST BE FROTECTED BY BARRIERS, WHILE TREES DESIGNATED FOR PRESERVATION WHICH DO NOT COUNT TOWARD THE LANDSCAPE REQUIREMENTS ARE ENCOURAGED TO BE PROTECTED BY BARRIERS. THE DIAMETER OF THE PRESERVATION WHICH DO NOT COUNT TOWARD THE LANDSCAPE REQUIREMENTS ARE ENCOURAGED TO BE PROTECTED BY BARRIERS. THE DIAMETER OF THE PRESERVED TREES AND THE LOCATION OF PROTECTIVE BARRIERS MUST BE SHOWN ON LANDSCAPE AND GRADING PLANS WITH THE DIMENSION BETWEEN THE TREE TRUNK AND BARRIER INDICATED.

BARRICADES SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES: THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY. THE CRITICAL ROOT ZONE IS A CIRCLE EXTENDING AROUND THE TREE WITH A ONE-FOOT RADIUS FOR EVERY ONE INCH OF TREE DIAMETER, FOR EXAMPLE, A TEN-INCH DIAMETER TREE WOULD HAVE A BARRICADE SURROUNDING IT, ERECTED TEN FEET AWAY FROM THE TRUNK, ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.

PROTECTIVE BARRIERS SHALL CONSIST OF EITHER:

A) A FENCE WHICH IS AT LEAST THREE FEET HIGH AND CONSTRUCTED IN A POST AND RAIL CONFIGURATION, USING TWO-BY-FOUR POSTS AND ONE-BY-FOUR RAILS; OR B) A FENCEWITH TWO-BY-FOUR POSTS PLACED NO FARTHER THAN TEN FEET APART COVERED WITH A FOUR-FOOT ORANGE POLYETHYLENE LAMINAR SAFETY FENCING.

- 2) ALL CONTRACTORS MUST BE MADE AWARE OF THE AREAS DESIGNATED FOR PROTECTION. NO DISTURBANCE CAN OCCUR WITHIN THE TREE PROTECTION AREAS INCLUDING THE FOLLOWING: A) GRADING:
  - B) FILLING, UNLESS AN ARRATION SYSTEM, CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR NORTH CAROLINA AGRICULTURAL EXTENSION SPECIALIST, IS INSTALLED TO PROTECT THE TREE FROM SUFFOCATION;

  - D) STORAGE OF DEBRIS OR MATERIALS, INCLUDING TOPSOIL:
  - E) DISPOSAL OF HAZARDOUS WASTES OR CONCRETE WASHOUT; AND F) ATTACHING OF NAILS, ROPES, CABLES, SIGNS, OR FENCING TO ANY TREE DESIGNATED FOR PRESERVATION.

IF ANY AREA WITHIN THE CRITICAL ROOT ZONE WILL BE DISTURBED FOR ANY REASON, A REGISTERED LANDSCAPE ARCHITECT, CERTIFED ARBORIST, OR NORTH CAROLINA AGRICULTURAL EXTENSION SPECIALIST MUST RECOMMEND MEASURES TO MINIMIZE ANY POTENTIAL IMPACT AND CERTIFY THAT THE ACTIVITY WILL NOT DAMAGE THE TREE UNDER NORMAL CIRCUMSTANCES.

- THE DEVELOPER SHOULD COORDINATE WITH UTILITY COMPANIES EARLY IN THE DESIGN PROCESS TO RESOLVE POTENTIAL CONFLICTS ABOUT THE PLACEMENT OF UTILITIES AND LANDSCAPE REQUIREMENTS. UTILITIES MUST EITHER BE PLACED OUTSIDE OF THE TREE PROTECTION AREA OR, WITH PLANNING DEPARTMENT APPROVAL, TUNNELED AT LEAS' TWO FEET D
- 4) IE SILT FENCING IS REQUIRED TO CONTROL SEDIMENTATION. THE FENCING MUST BE PLACED ALONG THE UPHILL
- D) TREES IN PUBLIC RIGHTS-OF-WAY, TREES LOCATED IN ANY PUBLIC RIGHT-OF-WAY CANNOT BE PRUNED OR REMOVED WITHOUT A PERMIT FROM THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE CITY OF

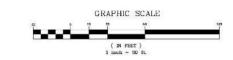
NUMBER OF TREES AND SHRUBS REQUIRED FOR

THIS IS CALCULATED BY TAKING THE TOTAL AREA OF VEHICULAR USE (PARKING SPACES, AISLES, DRIVEWAYS, AND LOADING AREA) AND DIVIDING BY

ESTIMATED TREE AND SHRUB REQUIREMENT FOR PROPERTY (1500 FT)

TREES: 60 SHRUBS: 375 EVERGREEN SHRUBS 495 FLOWERING SHRUBS

REQUIREMENT: (PER 100 FT)
4 BROADLEAF CANOPY TREE
25 EVERGREEN SHRUBS (4-FOOT CENTERS) 33 FLOWERING SHRUBS



PESTERFIELD CIVIL ENGINEERING NEAL LECHTNER MINI-WAREHOUSES PARCEL DEVELOPMENT LAYOUT



#### Appendix H- Developer Proposed Condition (50% reduction for plantings in the red section)

