



TREE BOARD RECOMMENDATION

715 GREENVILLE HIGHWAY MULTI-FAMILY (P23-55-CZD)

MEETING DATE: NOVEMBER 14th, 2023

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

APPLICANT/PETITIONER: Matthew Benak of Crest Residential LLC. [Applicant]
Richard Herman of South Market LLC. [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at their regular meeting on Tuesday November 14th, 2023. The following Tree Board members were present: Mac Brackett, Janet Thew, Becca Doll, William Coffee, Mary Davis, Glenn Lange

SUMMARY

There are a total of 10 trees that are 12" or greater DBH on the site. All of these existing mature trees are slated for preservation. These trees are located along the west side of the property and are located within the floodway.

MOTION

Based on the Landscape Plans provided on 11/06/23, the Tree Board recommends the following conditions:

1. Based on applicable regulations, implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space areas outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan must include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses can be used. The plan shall be developed by a landscape architect (with wildlife habitat management expertise) or a Certified Wildlife Biologist and the Tree Board requests a chance to review the plan before final site plan is approved. A long term invasive species management and control plan should be included in the final site plan.

The Tree Board's recommended conditions, 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, Section 3.1 Purpose, Sections 3.2 and Section 3.3, Goal NR-1, Strategy NR 1.1 and NR 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 the prioritization of existing tree canopy.

(Developer did not agree to this condition as written. The developer proposed counter can be found in the staff report and site plan cover sheet).

BOARD ACTION

Motion/Second: Lange/Doll Yeas: All Nays: None Recused: None