



TREE BOARD RECOMMENDATION  
SOUTHGATE APARTMENTS (P21-62-CZD)  
FEBRUARY 15, 2022

PETITION REQUEST: Rezoning: Central Mixed Use - Conditional Zoning District (CMU-CZD)

APPLICANT/PETITIONER: David Royster, Capital Funds (Owner / Developer)

**TREE BOARD ACTION SUMMARY:**

*Staff presented to the Tree Board at a regular meeting on February 15, 2022. This was the applicant's second visit to the Tree Board following a revised site plan/landscaping plan which impacted additional trees on the site. The following Recommendation were made:*

**Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD) – Matthew Manley, AICP – Planning Manager**

This project has reduced the size of the buildings, parking lot, and impervious surfaces on the site. They are keeping the same number of proposed trees and shrubs as they had planned for under the original project.

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. Plant slope area with diverse and appropriate species of native upland small maturing or understory trees, shrubs (both with proper spacing) and herbaceous plants.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
3. Attempt to eradicate invasive plant species found on the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

**BOARD ACTION**

Motion: Glenn Lange

Yeas: All

Nays: None

Recused: None