



TREE BOARD RECOMMENDATION
WHITE PINE VILLAS (P22-13-CZD)
Meeting Date: March 15th, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Stephen Drake and Dennis Tharrington of WDT Development, LLC

TREE BOARD ACTION SUMMARY:

Staff and the applicant presented to the Tree Board at their regular meeting on March 15th, 2022. The following Recommendation were made:

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-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 developmental conditions be place on this project:

1. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use as tree credits. *[developer agreed]*
2. An additional 25 large and medium canopy trees, 2 ½" or larger caliper, beyond those shown as preserved (10) on the site plan reviewed by the Tree Board, must be planted throughout the site. *[developer agreed]*
3. Implement a vegetative planting plan that will enhance the banks of and a 20 foot corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland and wetland shrubs 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. *[developer did not agree]*
 - a. **Developer Proposed Counter:** Implement a vegetative planting plan that will enhance the banks of and a 20-foot corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland shrubs 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.

BOARD ACTION

Motion: Glenn Lange

Roll Call Vote:

- Yeas: Mac Brackett, Mark Madsen, Glenn Lange, Pat Christie, Andy Crawford.
- Nays: None
- Absent: Mary Davis and Landon Justice
- Recused: None