



SUBJECT: Approval of the **FIRST READING** of Text Amendment 18.307 to comprehensively revise the Landscape Ordinance and the Landscape Design Manual.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- Addition of a section for urban multifamily housing developments that have reduced tree requirements to recognize that denser configurations will not have as much space for trees.
- Add green development options to the urban multifamily option that would provide incentives for developers to incorporate best practices into their developments.
- Increase parking lot interior area requirements for industrial parking lots to help reduce the heat island effect of large parking lots.
- Removal of some requirements or allowances that aren't being used by the city or developers.
- The ability of landscape waivers to be granted administratively if the site plan is eligible for administrative approval.
- Miscellaneous cleanup including inconsistencies, errors, typos.
- Planning Commission held a public hearing on the proposed text amendment on June 10, and recommended approval.

BACKGROUND INFORMATION:

The proposed text amendment presents a comprehensive set of proposed revisions to Section 5.5 of the Zoning Ordinance (Landscape Standards) and the Landscape Design Manual. These updates are intended to modernize the City's landscape requirements, address identified gaps and inconsistencies, support evolving development patterns—particularly urban multifamily housing—and advance community goals related to aesthetics, sustainability, and long-term maintenance. The proposed changes range from more significant policy updates to minor edits, each aimed at improving clarity, usability, and alignment with current City practices.

Attached are proposed revisions to Section 5.5 of the Zoning Ordinance (Landscape Standards) and the Landscape Design Manual. Staff proposes to make a number of modifications with these objectives in mind:

- Addition of a section for urban multifamily housing developments that have reduced tree requirements to recognize that denser configurations will not have as much space for trees.
- Add green development options to the urban multifamily option that would provide some incentives for developers to incorporate green roofs and other features to their developments.
- Increase parking lot interior area requirements for industrial parking lots to help reduce the heat island effect of large parking lots.
- Removal of some requirements or allowances that aren't being used by the city or developers.
- The ability of landscape waivers to be granted administratively if the site plan is eligible for administrative approval.
- Miscellaneous cleanup including inconsistencies, errors, typos.

While some of the changes could be considered significant, a number of others are more minor edits. The memo in the packet summarizes the changes proposed.

RECOMMENDED ACTION:

Approval of Zoning Ordinance Text Amendment 18.307 to amend Section 5.5 to comprehensively revise the Landscape Ordinance and the Landscape Design Manual, subject to further modifications as determined necessary by the City Manager's Office or City Attorney's Office. **FIRST READING**

This motion is made because the ordinance amendment modernizes the Landscape Ordinance and comprehensively address identified gaps and inconsistencies, support evolving development patterns, and advance community goals related to aesthetics, sustainability, and long-term maintenance.