

To: **Environmental Commission**
Through: **Dave Schletty, Asst. Parks and Rec. Director**
From: **Ben Boike, Asst. Comm. Dev. Director/City Planner**
Date: **September 25, 2019**

Case 19-10 - Site Plan Approval at 240 Thompson Ave E.

REQUEST:

Review revised Site Plan and provide recommendations to the Planning Commission and City Council.

BACKGROUND:

Per request of the applicant, the zoning application review that was scheduled for the September 17, 2019 Planning Commission meeting was continued to the October 15, 2019 meeting. As a result, Staff is requesting that the Environmental Committee review revised plans. Since the previous review, the applicant completed a tree inventory for the property and made some revisions to the site/landscape plan, which are attached.

As shown on the attached plans, the applicant is able to maintain the existing tree line along the west property line (saving 127 caliper inches of quality trees). In addition, the applicant has revised the plans by relocating the east-west row of parking on the north side of the parking lot by adding a new north-south row of parking on the east side of the parking lot. In doing so, the applicant is proposing a berm between the north side of the parking lot and the single-family homes to the north. Staff will be recommending a condition of approval to relocate the “pet park” shown on the north side of the parking lot to the southeast corner of the property and recommend that the proposed berm be extended to the east to the driveway.

As previously outlined, based on the linear feet of property (2,474), the code requires a total of 62 new trees (1 per 40 linear feet of property line). The applicant is proposing a total of 65 quality trees (45 over-story trees and 20 conifers) as well as 8 ornamental trees, totaling 73 new trees for the property (increase of 3 trees from the original plan). In addition, the applicant is proposing a total of 280 shrubs and 506 perennials for the parking lot and surrounding the building.

The code also requires that 30 percent of all quality trees removed be replaced. The applicant is removing a total of 386 caliper inches of quality trees. Therefore, the applicant is required to replace 116 caliper inches of new quality trees. Per the proposed landscape plan, they are proposing a total of 182 caliper inches of new quality trees. As a result, the plans comply with the tree replacement requirement.

The applicant is proposing a stormwater pond on the northeast side of the property to treat stormwater. Staff has forwarded the stormwater plans to our consultant (WSB) for review.

Staff is requesting that the Environmental Committee review the attached revised plans and provide recommendations for the Planning Commission and City Council.

ATTACHMENTS:

Landscape Plan
Tree Inventory

TIMELINE:

October 15: Planning Commission public hearing
October 28: City Council public hearing