

To: **Environmental Committee**
Through: **Dave Schletty, Asst. Parks and Rec. Director**
From: **Melissa Sonnek, City Planner**
Date: **August 5, 2020**

Case #20-09 – Site Plan Review for the Redevelopment of Town Center One

REQUEST:

Review site plan and provide recommendations to the Planning Commission and City Council.

BACKGROUND:

Roers Companies has submitted multiple applications for the redevelopment of the northwest corner of Robert Street and Wentworth Avenue. The proposed redevelopment is for a five-story building containing 187 apartment units, roughly 5,000 square feet of retail, underground parking, and an underwater storage and filtration system.

The current site is comprised of multiple buildings, Maaco Auto, Aamco Transmissions, Batteries Plus, and the previous Blockbuster Video lot. Granny Donuts is not included in the proposed redevelopment plans and will remain on-site unchanged.

Currently there are very few trees on site, 5 of the 11 trees on site will be retained while the remaining 6 trees will be removed and replaced. With the proposal to remove 6 trees (80 caliper inches), the code requires that at least 30% of the trees removed be replaced. The 30% minimum equates to 24 caliper inches, or 10 trees measuring 2.5 caliper inches. The proposed site plan well exceeds this, and calls for 46 deciduous trees (120 caliper inches), 20 evergreen trees, 5 ornamental trees, 121 shrubs, and 283 grasses.

In addition to tree replacement the code also requires trees and landscaping throughout the property to provide natural buffer areas. For residential properties the requirement is 1 tree per 40 feet of property line. This site has 2,251 feet of lineal property line, which requires a minimum of 56 trees. As detailed above, the submitted plans meet and exceed the required minimum.

Aside from the trees and landscaping, the applicant is also proposing an underground water storage/filtration system to better control rate and filtration of the stormwater on site.

If the Environmental Committee has any comments, concerns, and/or recommendations, please provide them for Planning Commission and City Council.

ATTACHMENT:

Plans

TIMELINE:

August 18: Planning Commission public hearing
August 31: City Council public hearing