

5.01: Consider a Revised Landscape Plan for Delta ModTech

City Planner Anderson presented the staff report. He stated that Delta ModTech, the applicant, is a new industrial business that received its approvals earlier this year and has contacted the City with proposed revisions to their approved Landscape Plan. The property itself is located at 8445 Bunker Lake Boulevard and is zoned E-3 Employment. The subject property does abut an existing residential property that is zoned R-3 Residential (High Density). The applicant has noted that there were no proposed revisions to the landscaping border with this residential property nor were there any tree reductions proposed along the public street frontage. The proposed reduced tree plantings are mostly along the northern and eastern property boundaries, which presumably abut future industrial projects. He recommended approval of the revised Landscape Plan. He also asked for direction on whether staff should proceed with research on possible planting requirement amendments.

Board Member Hiatt asked if the reduction in trees is based on the thought that the plantings would be too heavy as originally proposed.

City Planner Anderson confirmed that the applicant attempted to comply with the code but feel that number of plantings would require removal and thinning as the trees mature and grow larger. He stated that with how dense the plantings were proposed there would be competition for sun and nutrients. He stated that even the amended landscaping plan is an investment of over \$100,000.

Board Member Hiatt stated that it would appear that the amended plan would have the potential to create healthier trees and landscaping.

Board Member Covart asked if industrial development is planned to the north and east.

City Planner Anderson confirmed that the sites to the north and east are also zoned E-3, which is industrial and therefore would be a similar type user with similar landscaping requirements. He explained that space for landscaping becomes more challenging with large industrial buildings and the required elements such as parking and stormwater ponding.

Board Member Hiatt asked if the required trees and shrubs was determined based on the amount of land and not the available greenspace.

City Planner Anderson explained how the tree and shrub calculations are determined.

Board Member Hiatt stated that as the industrial parks are evolving to larger buildings, it would be helpful to have flexibility to accommodate larger buildings and less greenspace.

Board Member Fetterley stated that it does not appear there are other areas to accommodate additional trees or shrubs.

City Planner Anderson confirmed that there would not be additional room onsite. He believed that the amended plan will result in a better product and will still be well landscaped.

Board Member Hiatt asked if there would be concern with setting precedent for other companies that would like to minimize their contribution to landscaping.

City Planner Anderson stated that the second part of the discussion tonight will focus on City Code to determine if changes should be made to ensure that the Code is achieving the desired results. He stated that this amended plan would not skimp on landscaping and would still be a thorough planting of the site. He explained that would not be the same as someone coming along with a very bare landscaping plan.

Motion by Board Member Hiatt and seconded by Board Member Bernard to recommend approval of the revised Landscape Plan.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Bernard, Covart, Fetterley, and Moore. Voting No: None. Absent: None.

City Planner Anderson provided a review of the current landscaping requirements of the City and asked the Board for input on whether amendments should be made to ensure the desired goal is being achieved.

Board Member Moore stated that she has noticed over the past year or so that whenever a larger building is proposed for development they are attempting to squeeze in trees and a reduction is ultimately approved. She believed that it would be viable to continue discussion on amending the Code requirements related to these large industrial buildings.

Chairperson Valentine agreed that it would seem the Board would need to review the Code requirements to determine what would be appropriate for industrial buildings. He stated that he would be interested in knowing the requirements of other peer communities.

Board Member Hiatt asked how close the amended landscaping plan would come to meeting the requirement if the tree and shrub requirements were applied to the greenspace area rather than the building area and parking lot.

City Planner Anderson stated that based on the Code, that would be based on the linear footage of the site and therefore would still not change the number drastically.

Board Member Hiatt commented that especially in the industrial park area, where there are large buildings and large parking areas, it would make sense to simply consider the greenspace areas on that plot. He agreed that it would not make sense to require a large number of plantings that would ultimately need to be reduced in future years as they grow.

City Planner Anderson stated that idea is very similar to how the planting requirements are applied in the multi-family districts currently. He stated that he will attempt to put together some information the Board could review to see how that formula would translate to this district. He noted that he will also gather the requirements from other communities.

Board Member Covart asked and received confirmation that both the original and amended landscaping plans included a stormwater pond. She asked if the stormwater ponding could be excluded from the calculations as well.

Board Member Hiatt referenced the policy that allows a residential developer to financially contribute to the City's tree fund if all the trees cannot be replaced onsite. He asked if that would be a potential for commercial/industrial development as well.

City Planner Anderson noted that while that could be a discussion, he suggested that the City should still look at its requirements.

Board Member Moore asked if the number of trees removed to construct the site is considered in terms of landscaping requirements or is that calculation simply based on the calculations discussed.

City Planner Anderson provided details on the tree preservation requirements for industrial sites. He noted that in this instance there were not tree preservation calculations because of the lack of significant trees on site.

City Planner Anderson confirmed the consensus of the Board to bring back additional information for the Board to discuss related to industrial landscaping requirements for further discussion.