

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, December 16, 2019
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve Meeting Minutes Dated November 18, 2019
5. **Policy Board Business**
 1. Consider Landscape Plan and Natural Resources Aspects for Garden View Villas
 2. Consider Possible Amendments for Landscape Requirements in the Employment Districts
 3. 2020 Environmental Policy Board Meeting Schedule
6. **Board/Staff Input**
 - EAB Confirmed in Ramsey
7. **Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 12/16/2019

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated November 18, 2019

Action:

Attachments

Meeting Minutes Dated November 18, 2019

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 12/13/2019

Reviewed By

Tim Gladhill

Date

12/13/2019 10:07 AM

Started On: 12/09/2019 01:07 PM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, November 18, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Michael Valentine
 Board Member Reid Bernard
 Board Member Jane Covart
 Board Member Melissa Fetterley
 Board Member Michael Hiatt
 Board Member Laura Moore

Members Absent: None

Also Present: City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Valentine called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Covart and seconded by Board Member Bernard to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated September 16, 2019

Motion by Board Member Hiatt and seconded by Board Member Covart to approve the regular meeting minutes dated September 16, 2019.

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

5. POLICY BOARD BUSINESS

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 feels 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 is to bring back additional information for the Board to discuss related to industrial landscaping requirements for further discussion.

5.02: Consider Participation in a Nationwide Water Conservation Challenge

City Planner Anderson presented the staff report. He explained that the purpose of this case is to introduce the EPB to an interesting and friendly nationwide water conservation challenge sponsored by the Wyland Foundation. The Wyland Foundation is a non-profit organization focused on providing environmental awareness, with an emphasis on water. The Wyland Foundation hosts a National Mayor's Challenge for Water Conservation in April each year. The challenge intends to simultaneously engage and educate residents on water conservation and provides simple tools to implement water conservation in various aspects of everyday life. There is a lot of good information about the challenge on their website: <https://mywaterpledge.com>.

Chairperson Valentine asked if this would go through the City Council as well.

City Planner Anderson confirmed that Staff did connect with the Mayor on this topic before placing on the agenda so that he was aware of it and to see if there were any immediate concerns, which there were not. He confirmed that this would also go through the City Council.

Chairperson Valentine confirmed that it would make sense to participate but noted that he would not want there to be a conflict with the City Council, referencing a past dispute over GreenStep Cities.

City Planner Anderson confirmed that this would go forward to the City Council, explaining that there would be no obligations.

Board Member Hiatt asked how much more difficult it would be for a community that has a greater percentage of private wells to compete with cities that rely solely on City water.

City Planner Anderson explained that there is a calculator that asks a number of questions to determine the footprint. He was unsure if there was a way to track water reduction for those using private wells.

Board Member Hiatt stated that he would assume that this nationwide effort would have some kind of accommodation for cities that also have private well users. He explained that if there is not some kind of accommodation, he would worry that Ramsey could lose about 40 percent of potential participants that use private wells.

City Planner Anderson confirmed that there are questions related to specific water use, such as shower length. He stated that nothing in the challenge requires the City to prove the water savings. He explained that it is based on engaging residents to participate and implement actions that help to conserve water. He reiterated that the contest/challenge is about residents taking a pledge to conserve water, not about actual water savings.

Board Member Covart asked if the metric used could be related to the amount of water awareness that was raised through the program rather than specific water reductions.

City Planner Anderson agreed that a webpage could be built for this challenge and noted that simple questions could be added in an attempt to analyze the impact in terms of education and awareness.

Board Member Fetterley noted that there is no cost to participate and if there is very little administrative effort required, this would seem to be a benefit to the community in terms of education and awareness.

Chairperson Valentine referenced the previous hiccup with the GreenStep Cities program and stated that perhaps additional information should be brought back to the Board before the item moves to the City Council.

City Planner Anderson confirmed the consensus of the Board is to get more information and details on the challenge and bring the topic back for formal consideration.

6. BOARD / STAFF INPUT

Board Member Moore stated that the Environmental Conference will take place again in March or April, noting that all members of the Board are welcome to attend. She referenced a recent email that included a survey and asked the Board to complete the survey. She stated that parks staff has asked if any of the Board would like to assist in plantings at Pearson Park this spring. She noted that the event would be focused on pollinator friendly plantings.

City Planner Anderson confirmed that he could coordinate that activity as the event nears.

Board Member Moore referenced a policy of a neighboring city that provides an incentive for converting typical yard space to pollinator friendly plantings. She noted that perhaps this group could look into a similar initiative.

City Planner Anderson stated that if the Board is interested, that could be reviewed. He noted that the zoning code does allow for native landscapes.

Chairperson Valentine confirmed the consensus of the Board to further discuss that opportunity.

Board Member Moore asked if there would be support from the Board to put together a climate action plan or environmental action plan.

City Planner Anderson noted that he can distribute information to the Board to review.

Board Member Fetterley asked if the upcoming annual meeting schedule could be distributed soon to discuss meetings that may need to be rescheduled.

City Planner Anderson confirmed that the January and February meetings do need to be rescheduled because of the holidays that fall on those regular meeting days. He suggested that Board Members review their schedules to determine the best date to reschedule for those months, noting that could be finalized at the December meeting.

Board Member Hiatt strongly encouraged the Board to consider an Arbor Day event at the new elementary school site. He stated that would be a good opportunity to forge a relationship with that school.

- **Staff Updates**

City Planner Anderson reported that the second and final standalone paper shredding event was recently held but was not well attended. He stated that in discussions with the vendor it was determined that the standalone events have not been as successful as originally believed and did not believe that it would be worthwhile to continue standalone events for shredding. He noted that paper shredding would still be offered at the regular recycling events. He reported that the City Council recently approved the EPB Work Plan for 2020. He stated that engineering staff is working with SEH to complete a study on regional surface water treatment as well as a second study specific to Ramsey and groundwater treatment options to address the manganese issue.

7. ADJOURNMENT

Motion by Board Member Hiatt and seconded by Board Member Covart to adjourn the meeting.

The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

Meeting Date: 12/16/2019

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan and Natural Resources Aspects for Garden View Villas

Purpose/Background:

The City has received an application for Preliminary Plat and Site Plan review of a proposed residential development located north of 147th Lane and east of Center Street (the "Subject Property"). The Subject Property is zoned R-2 Residential (Medium Density) and consists of twenty-three (23) detached townhome units.

Observations/Alternatives:

Natural Resources Inventory (NRI)

The Minnesota Land Cover Classification System identifies two land cover types on the Subject Property, dry grassland and wetland. However, the City's Natural Resources Inventory (NRI) further classifies both as altered/non-native plant communities. There is some built in protection for the wetland in the form of the required sixteen and a half foot (16.5') setback encumbered with drainage and utility easement, which is shown on the Site Plan. It appears that just beyond this setback is a proposed five (5) foot tall retaining wall.

Tree Preservation

The submittal does include tree preservation data; however, additional information is still required to determine whether the project complies with the Tree Preservation Ordinance. Specifically, Staff has requested the applicant provide tallies of the existing significant tree inches, inches to be preserved, inches to be removed, inches of invasive species, and general comments about why trees are being removed (e.g. for stormwater pond, general grading, etc.). This data is necessary to determine compliance with the minimum standards in City Code. Per the Tree Inventory, there is some tree cover on the Subject Property, predominantly consisting of Boxelder and Eastern Red Cedar, both native species but not necessarily considered as highly desirable. The site apparently also includes Amur Maple, Russian Olive, and Siberian Elm, all three (3) species are on Ramsey's prohibited list as they are considered invasive species.

Landscaping

The submittal includes a Landscape Plan for the Subject Property. Based on the zoning designation, the base landscaping required is determined by applying the Canopy Cover Formula and is expressed in square feet of total canopy cover. Based on the information provided, the proposed landscaping appears to be deficient by about 6,000 square feet of canopy cover (this could easily be accomplished by adding several additional shade trees). Staff is also requesting that the species diversity be increased by incorporating at least one additional genus into the Plant Schedule. The more diverse the plantings are, the better buffer against loss due to insect pests and/or pathogens.

There is an existing boulevard along 147th Lane that could support street tree plantings, as it is six to seven feet (6-7') wide. It seems like an ideal opportunity to accommodate the additional plantings. Furthermore, it would continue the pattern of boulevard trees that exist on the north side of 147th Lane further to the east as well as on the south side of the street across from the Subject Property.

Density Transitioning

The area north of the Subject Property is zoned Planned Unit Development (PUD), but has the density typical of the R-1 Residential (Rural Developing) and therefore, some density transitioning is required. The PUD is somewhat unique in the sense that it was established to provide a live-work option, with the northern 200 feet for residential

purposes and the southern 400 or so feet intended to accommodate various commercial uses. Due to the unique nature of the PUD, and the fact that City Code allows some flexibility for transitioning options adjacent to a PUD, the Planning Commission, when they reviewed the Sketch Plan for this project, was comfortable with a reduced buffer width of twenty (20) feet but didn't specifically address the required plantings.

It appears that the applicant is intending to utilize landscaping to address density transitioning. However, additional plantings are required above and beyond the base landscaping requirements to accomplish this. The additional plantings required would equal eight (8) each of overstory, evergreen and understory trees for every 100 feet of common boundary line (approximately 550 feet, as beyond that, the wetland satisfies the transitioning requirement). The current submittal does not include any any plantings for density transitioning (there are plantings along this common boundary, but those are for the base landscape requirements). Staff, through the review letter, has requested that the applicant provide additional plantings to satisfy the density transition requirement and that they be included in a separate Plant Schedule. This may result in a overhaul of landscaping overall.

Finally, the Landscape Plan does indicate the use of a native seed mix in various area. While Staff is generally supportive of incorporating native landscapes in projects, in this instance, the seed mix is proposed in fairly narrow, non-continuous strips, including backing up to 147th Lane. Staff has suggested that the native landscape be reconsidered and if it is truly desired, that it should be designed in one or two contiguous areas. Furthermore, a management plan should be submitted and ultimately provided to the Home Owners Association for long term guidance on maintenance.

Funding Source:

The applicant is responsible for all costs related to this project.

Action:

Motion to recommend approval of the Landscape and Tree Preservation Plans contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Site Plan

Existing Conditions (Tree Inventory)

Landscape Plan

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 12/13/2019

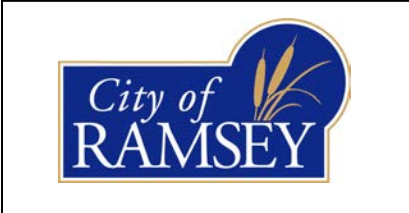
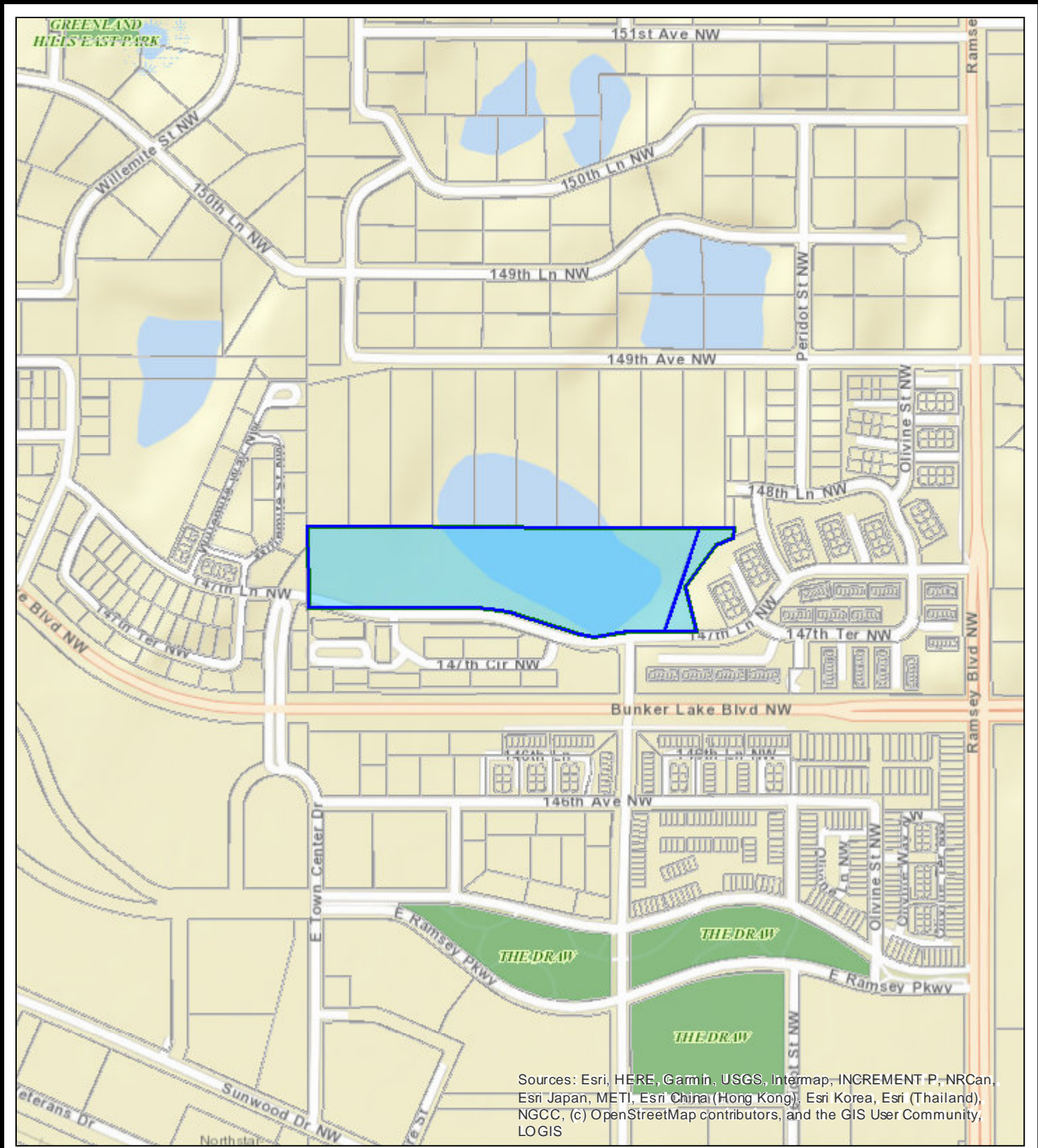
Reviewed By

Tim Gladhill

Date

12/13/2019 11:02 AM

Started On: 12/09/2019 01:04 PM



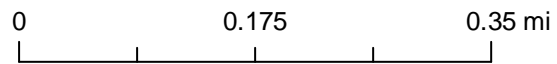
Site Location Map

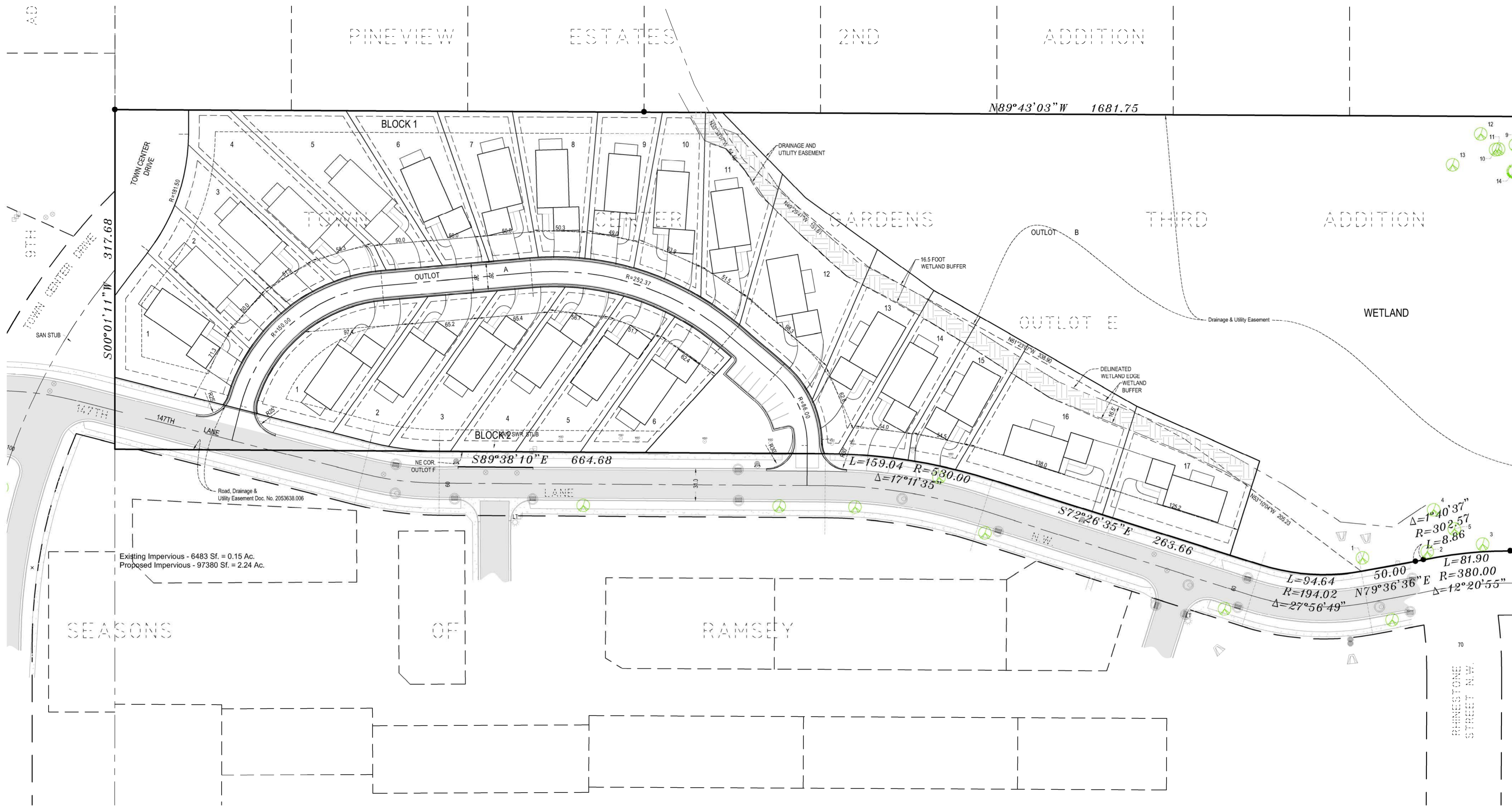
Legend

-  Site
-  Parcels



Print Date: September 13, 2019



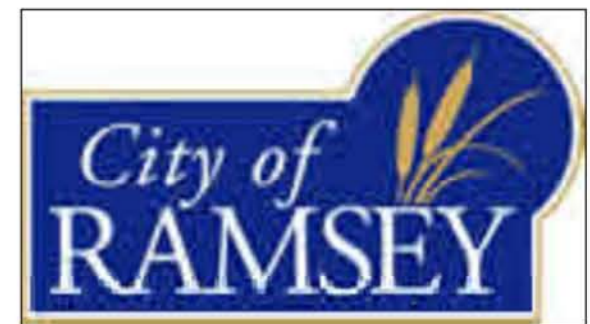


DEVELOPER

Landform Development Partnership

Address
City, MN ZIP
TEL (XXX) XXX-XXXX

MUNICIPALITY



PROJECT

GARDEN VIEW VILLAS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|------------------|--------|
| 02 JAN 2019 | Preliminary Plat | RCH |

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
12.02.2019



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201LDP007.dwg

PROJECT NO. LDP19007

SITE PLAN

C2.1

SHEET NO. 4/11

Landform® Site to Finish® are registered service marks of Landform Professional Services, LLC.

GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
- SITE PLAN NOTES**
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
 - THE DIGITAL FILE WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
 - BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
 - DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.

AREA SUMMARY

| EXISTING: | S.F. | AC. | % |
|--------------|----------------|--------------|---------------|
| PERVIOUS | 550,265 | 12.63 | 0.99% |
| IMPERVIOUS | 6,483 | 0.15 | 0.01% |
| TOTAL | 556,748 | 12.78 | 100.0% |

| PROPOSED: | S.F. | AC. | % |
|--------------|----------------|--------------|---------------|
| PERVIOUS | 457,545 | 10.50 | 82.2% |
| IMPERVIOUS | 99,203 | 2.28 | 17.7% |
| TOTAL | 556,748 | 12.78 | 100.0% |

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-2: MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD - 25 FT. FROM PRIVATE STREETS (MEASURED FROM BACK OF CURB)
REAR - 20 FT.
SIDE (INTERIOR) - 5 FT.
SIDE (STREET) - 25 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
REQUIRED LOT AREA = 15 AC
MINIMUM LOT WIDTH = 50 FT.
MAXIMUM LOT COVERAGE = 35%

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FROM EXTERIOR DEVELOPMENT BOUNDARY LINES = 30 FT.
SETBACK FROM STRUCTURE - 15 FT.

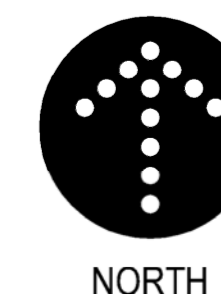
PARKING SUMMARY

| REQUIRED PARKING: | |
|---|-------|
| TOWNHOME - 2 OFF-STREET STALLS, 1 OF WHICH MUST BE ENCLOSED | |
| TOTAL PARKING STALLS REQUIRED | 46 EA |

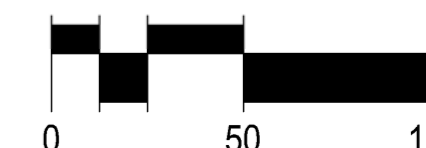
| PROVIDED PARKING: | |
|---------------------------------------|--------|
| ENCLOSED STALLS (GARAGE) (MIN. 9x18) | 46 EA |
| OUTDOOR STALLS (DRIVEWAY) (MIN. 9x20) | 46 EA |
| ADDITIONAL STALLS (9x18) | 8 EA |
| TOTAL PARKING STALLS PROVIDED | 100 EA |

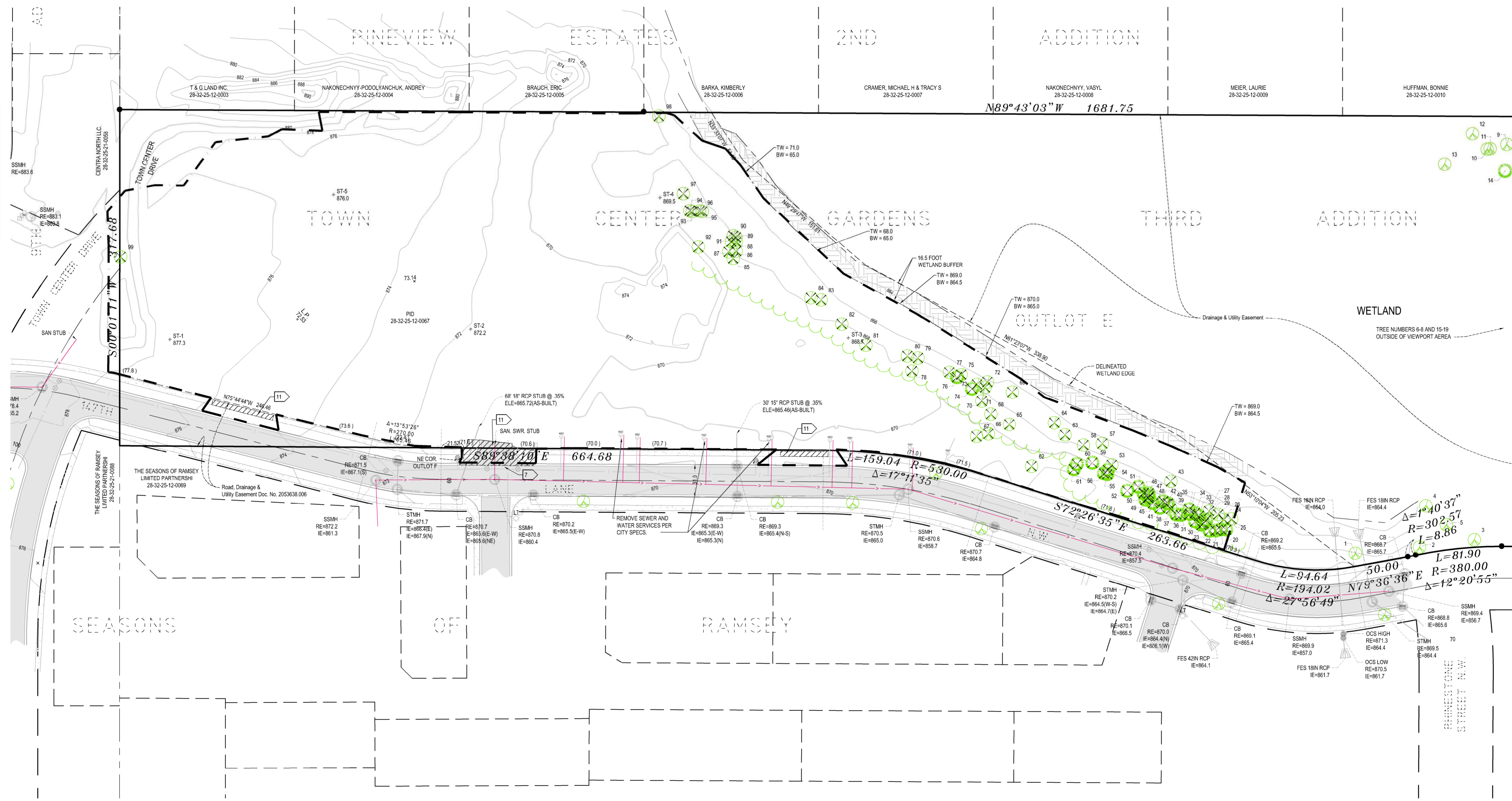


Know what's Below.
Call before you dig.



NORTH





DEVELOPER
 Landform Development Partnership
 Address
 City, MN ZIP
 TEL (XXX) XXX-XXXX

MUNICIPALITY

PROJECT
GARDEN VIEW VILLAS
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|------------------|--------|
| 12 JAN 2019 | Preliminary Plat | RCH |

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
 12.02.2019

LANDFORM
 From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C101LDP007.dwg
 PROJECT NO. LDP19007

EXISTING CONDITIONS & DEMOLITION
C1.1

SHEET NO. 3/11
 Landform* and Site to Finish* are registered service marks of Landform Professional Services, LLC.

LEGAL DESCRIPTION

Outlots D and E, TOWN CENTER GARDENS THIRD ADDITION, Anoka County, Minnesota.
 (Abstract property)

EXISTING CONDITIONS

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, IN AUGUST, 2019. EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER OWNER IMMEDIATELY.
- GEOTECHNICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY INDEPENDENT TESTING TECHNOLOGIES, WAITE PARK, MINNESOTA, IN SEPTEMBER, 2018.
- SEE SHEET L1.1 FOR TREE INVENTORY.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.

DEMOLITION AND CLEARING NOTES (CONT.)

- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND REMOVE ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- REFER TO TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDERS STANDARDS.
- HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

SITE SYMBOLS/LEGEND

| EXISTING | DESCRIPTION | EXISTING | DESCRIPTION |
|----------|-------------------------|----------|--|
| | BUILDING | | MANHOLE |
| | CONCRETE SURFACE | | CATCH BASIN |
| | BITUMINOUS SURFACE | | FLARED END SECTION |
| | GRAVEL SURFACE | | FIRE HYDRANT |
| | WETLAND | | WATER VALVE/CURB STOP |
| | CONCRETE CURB | | WELL |
| | PEDESTRIAN RAMP | | GUY WIRE |
| | FENCING | | POWERPOLE |
| | STORM SEWER | | TRANSFORMER |
| | SANITARY SEWER | | AIR CONDITIONER |
| | WATER MAIN | | UTILITY BOX (TV, TEL, ELEC) |
| | UNDERGROUND GAS MAIN | | HAND-HOLE |
| | UNDERGROUND TELEPHONE | | TRAFFIC SIGN |
| | OVERHEAD TELEPHONE | | 12" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET |
| | UNDERGROUND ELECTRIC | | CAST IRON MONUMENT FOUND |
| | OVERHEAD ELECTRIC | | IRON MONUMENT FOUND |
| | UNDERGROUND FIBER OPTIC | | PLAT EASEMENT |
| | UNDERGROUND CABLE TV | | TITLE ITEM NUMBER |
| | | | BEARING & DISTANCE PER PLAT OR DEED |

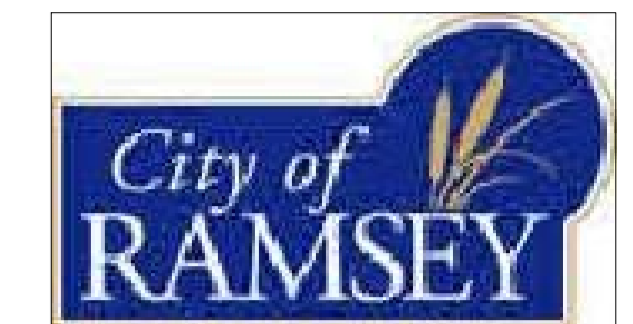
LEGEND

| | |
|--|----------------------|
| | :TREE REMOVAL |
| | :SOIL BORING |
| | :CONSTRUCTION LIMITS |

811
 Know what's Below.
 Call before you dig.

NORTH

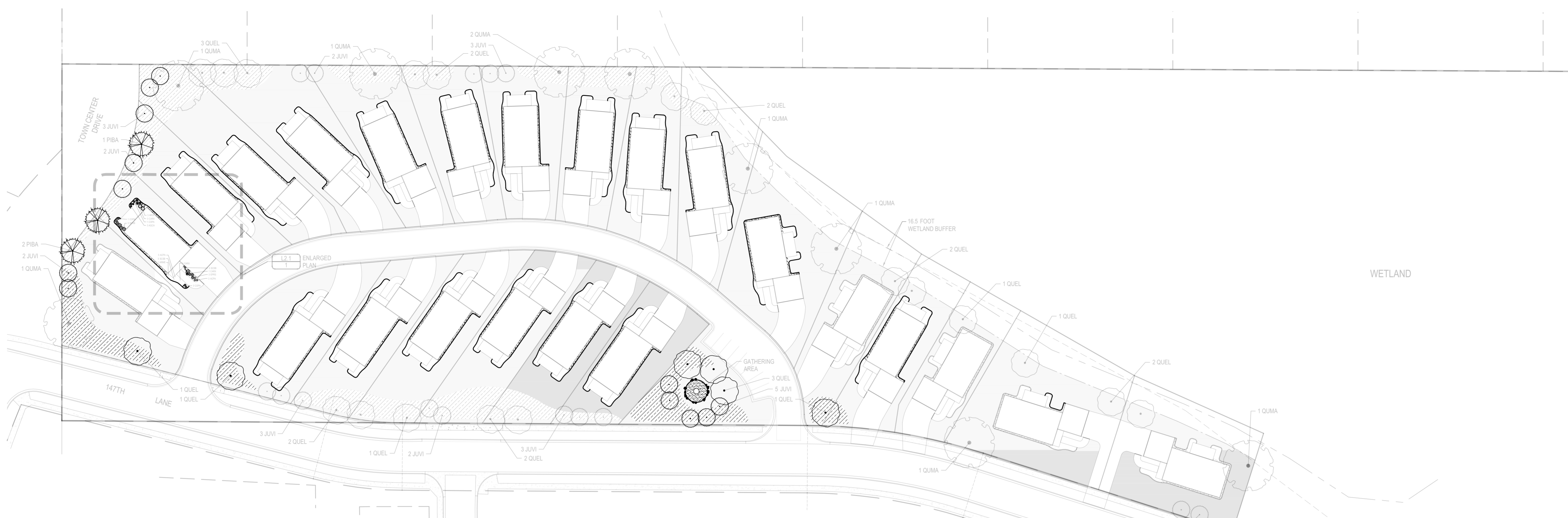
0 50 100



GARDEN VIEW VILLAS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|------------------|--------|
| 11 JAN 2019 | Preliminary Plan | JCS |



GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE (DEER RESISTANT SHORT PRAIRIE FOR DRY SOIL) AS DEFINED BY PAIRIE NURSERY NATIVE SEEDS AND PLANTS (1-800-478-9453) OR APPROVED EQUAL. PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- ALL EXISTING DECIDUOUS/CONIFEROUS TREES ARE TO BE TRIMMED OF DEAD WOOD AND PRUNED TO A NATURAL UNIFORM SHAPE.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW CURRENT MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- QUANTITIES LISTED IN THE PLANT SCHEDULE FOR DECIDUOUS AND EVERGREEN TREES ARE TOTAL QUANTITIES FOR DESIGN.
- QUANTITIES LISTED IN THE PLANT SCHEDULE FOR SHRUBS, GRASSES AND PERENNIALS ARE FOR ONE (1) TYPICAL UNIT FOUNDATION PLANTING.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING. IF THERE IS A DISCREPANCY OF THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

LANDSCAPE REQUIREMENTS

CITY OF RAMSEY MN. CODE: 17.7%
457,545 S.F.

CANOPY COVERAGE REQUIREMENTS: 80,985 S.F.
82,253 S.F.

TOTAL SITE AREA: 457,545 S.F.
RATIO OF IMPERVIOUS TO SITE AREA: 3.9%

REQUIRED CANOPY COVERAGE (0.177 x 457,545): 80,985 S.F.
PROVIDED CANOPY COVERAGE: 82,253 S.F.

NOTE:
FOR PURPOSES OF THE ABOVE CALCULATIONS, MULTIPLY SHRUBS FROM PLANT SCHEDULE BY (2) TO GET TOTALS. ALL TREES FROM PLANT SCHEDULE ARE AS SHOWN IN SCHEDULE.

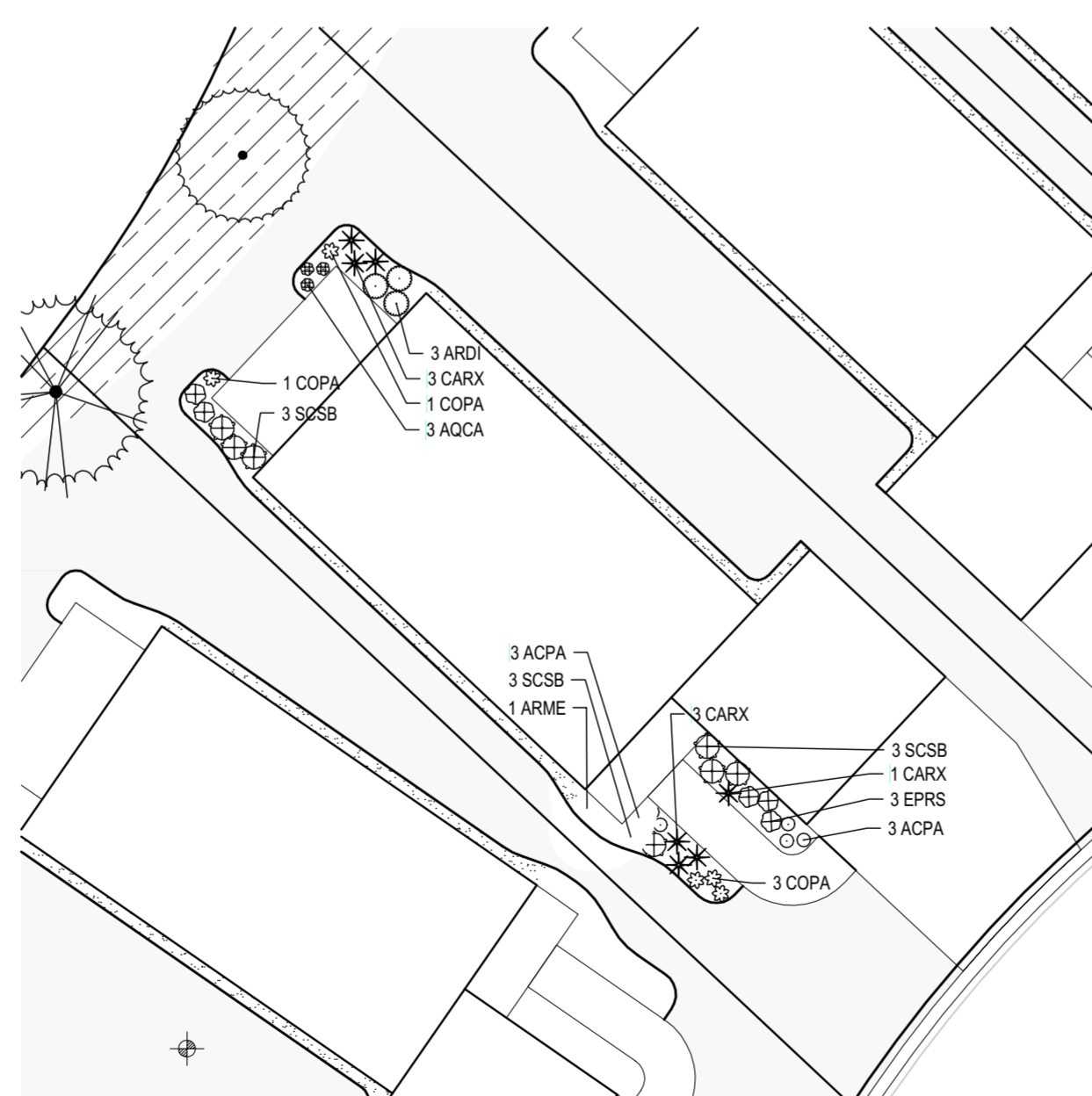
TREE PRESERVATION LIST

- SEE SHEET C1.1 FOR LOCATIONS OF EXISTING TREES.

| Tree # | Species | DBH | Condition | Stems | Lost | Tree # | Species | DBH | Condition | Stems | Lost | Tree # | Species | DBH | Condition | Stems | Lost |
|--------|----------------|------|-----------|-------|------|--------|---------------|------|-----------|-------|------|--------|---------------|------|-----------|-------|------|
| 1 | Cottonwood | 20.0 | Fair | 1 | | 34 | Redcedar | 9.5 | Good | 1 | X | 68 | Elm, Siberian | 8.5 | Good | 1 | X |
| 2 | Maple, amur | 18.0 | Good | 6 | | 35 | Redcedar | 6.5 | Good | 1 | X | 69 | Boxelder | 9.0 | Good | 1 | X |
| 3 | Maple, amur | 25.0 | Good | 5 | | 36 | Redcedar | 10.0 | Good | 1 | X | 70 | Elm, Siberian | 12.0 | Good | 1 | X |
| 4 | Boxelder | 13.0 | Fair | 2 | | 37 | Redcedar | 9.0 | Good | 1 | X | 71 | Boxelder | 29.0 | Fair | 5 | X |
| 5 | Olive, Russian | 18.0 | Good | 1 | | 38 | Hackberry | 8.0 | Good | 1 | X | 72 | Boxelder | 15.0 | Fair | 2 | X |
| 6 | Cottonwood | 8.0 | Good | 1 | | 39 | Redcedar | 7.5 | Good | 1 | X | 73 | Boxelder | 8.0 | Good | 1 | X |
| 7 | Willow | 25.0 | Good | 1 | | 40 | Hackberry | 9.0 | Good | 1 | X | 74 | Redcedar | 7.5 | Good | 1 | X |
| 8 | Cottonwood | 9.0 | Good | 1 | | 41 | Redcedar | 8.5 | Good | 1 | X | 75 | Boxelder | 21.5 | Poor | 3 | X |
| 9 | Ash, green | 8.0 | Fair | 2 | | 42 | Redcedar | 5.5 | Fair | 1 | X | 76 | Redcedar | 9.5 | Good | 1 | X |
| 10 | Cottonwood | 9.0 | Good | 1 | | 43 | Boxelder | 19.5 | Fair | 3 | X | 77 | Boxelder | 12.0 | Good | 1 | X |
| 11 | Cottonwood | 14.0 | Good | 1 | | 45 | Redcedar | 5.0 | Fair | 1 | X | 78 | Elm, Siberian | 8.5 | Good | 1 | X |
| 12 | Cottonwood | 14.0 | Good | 1 | | 46 | Redcedar | 5.0 | Good | 1 | X | 79 | Boxelder | 8.0 | Good | 1 | X |
| 13 | Elm, American | 20.0 | Good | 1 | | 47 | Redcedar | 7.5 | Good | 1 | X | 80 | Boxelder | 21.0 | Fair | 4 | X |
| 14 | Redcedar | 4.5 | Good | 1 | | 48 | Redcedar | 7.5 | Good | 1 | X | 81 | Elm, Siberian | 14.0 | Good | 1 | X |
| 15 | Boxelder | 28.0 | Fair | 3 | | 49 | Redcedar | 4.5 | Good | 1 | X | 82 | Elm, Siberian | 12.0 | Good | 1 | X |
| 16 | Boxelder | 32.0 | Fair | 4 | | 50 | Redcedar | 7.0 | Good | 1 | X | 83 | Boxelder | 16.0 | Fair | 1 | X |
| 17 | Cottonwood | 9.0 | Good | 1 | | 51 | Redcedar | 8.0 | Good | 1 | X | 84 | Aspen | 8.0 | Good | 1 | X |
| 18 | Boxelder | 11.5 | Good | 1 | | 52 | Redcedar | 8.5 | Good | 1 | X | 85 | Boxelder | 15.0 | Fair | 1 | X |
| 19 | Boxelder | 10.0 | Good | 1 | | 53 | Cottonwood | 69.0 | Good | 1 | X | 86 | Boxelder | 10.0 | Good | 1 | X |
| 20 | Redcedar | 8.0 | Good | 1 | X | 54 | Redcedar | 4.0 | Good | 1 | X | 87 | Willow | 10.0 | Very Poor | 1 | X |
| 21 | Redcedar | 9.0 | Good | 1 | X | 55 | Redcedar | 6.5 | Fair | 1 | X | 88 | Boxelder | 11.5 | Good | 1 | X |
| 22 | Redcedar | 6.0 | Fair | 1 | X | 56 | Redcedar | 5.5 | Good | 1 | X | 89 | Boxelder | 10.0 | Good | 1 | X |
| 23 | Redcedar | 6.5 | Fair | 1 | X | 57 | Ash, green | 9.0 | Good | 1 | X | 90 | Boxelder | 20.0 | Good | 3 | X |
| 24 | Cottonwood | 78.0 | Very Poor | 2 | X | 58 | Boxelder | 11.0 | Fair | 2 | X | 91 | Boxelder | 9.0 | Good | 1 | X |
| 25 | Boxelder | 22.0 | Fair | 2 | X | 59 | Redcedar | 8.0 | Good | 1 | X | 92 | Elm, Siberian | 14.0 | Good | 1 | X |
| 26 | Boxelder | 11.0 | Fair | 1 | X | 60 | Redcedar | 5.0 | Good | 1 | X | 93 | Boxelder | 25.0 | Good | 2 | X |
| 27 | Cottonwood | 62.0 | Fair | 1 | X | 61 | Redcedar | 6.0 | Good | 1 | X | 94 | Boxelder | 8.0 | Good | 1 | X |
| 28 | Redcedar | 5.0 | Very Poor | 1 | X | 62 | Elm, Siberian | 9.0 | Poor | 1 | X | 95 | Boxelder | 10.0 | Good | 1 | X |
| 29 | Redcedar | 5.0 | Good | 1 | X | 63 | Boxelder | 16.0 | Good | 2 | X | 96 | Boxelder | 9.0 | Good | 1 | X |
| 30 | Redcedar | 6.0 | Fair | 1 | X | 64 | Boxelder | 11.0 | Good | 1 | X | 97 | Boxelder | 38.0 | Good | 4 | X |
| 31 | Redcedar | 8.0 | Fair | 1 | X | 65 | Elm, Siberian | 19.0 | Fair | 2 | X | 98 | Boxelder | 18.0 | Good | 1 | X |
| 32 | Redcedar | 5.0 | Good | 1 | X | 66 | Elm, Siberian | 9.0 | Good | 1 | X | 99 | Elm, Siberian | 12.0 | Good | 1 | X |
| 33 | Redcedar | 7.5 | Good | 1 | X | 67 | Elm, Siberian | 14.0 | Good | 1 | X | | | | | | |

PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | MATURE SIZE | PLANTING SIZE | ROOT COND. |
|-----------------|------|--|-------------------------|-------------|---------------|------------|
| QUEL | 24 | QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK | 60" H X 50" W | 2.5" CAL | B & B | |
| QUMA | 9 | QUERCUS MACROCARPA / BURR OAK | 70" H X 70" W | 2.5" CAL | B & B | |
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | MATURE SIZE | PLANTING SIZE | ROOT COND. |
| JUVI | 27 | JUNIPERUS VIRGINIANA / EASTERN RED CEDAR | 45" H X 20" W | 6" HT. | B & B | |
| PIBA | 3 | PINUS BANKSIANA / JACK PINE | 50" H X 30" W | 6" HT. | B & B | |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | MATURE SIZE | PLANTING SIZE | ROOT COND. |
| ARME | 1 | ARONIA MELANOCARPA / CHOKEBERRY | 6" H X 6" W | 2 GAL. | POT | |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | MATURE SIZE | PLANTING SIZE | ROOT COND. |
| ACPA | 6 | ACHILLEA MILLEFOLIUM 'PAPRIKA' / RED YARROW | 2' H X 2' W | 1 GAL. | POT | |
| AQCA | 3 | AQUILEGIA CANADENSIS / CANADIAN COLUMBINE | 3' H X 1.5' W | 1 GAL. | POT | |
| ARDI | 3 | ARUNCUS DIOICUS / GOAT'S BEARD | 5' H X 3' W | 1 GAL. | POT | |
| COPA | 5 | COREOPSIS PALMATA / STIFF TICKSEED | 3' H X 3' W | 1 GAL. | POT | |
| EPRS | 5 | ECHINACEA PURPUREA 'RUBY STAR' / PURPLE CONEFLOWER | 3' H X 3' W | 1 GAL. | POT | |



TYPICAL UNIT FOUNDATION PLANTING

1" = 20'

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA.

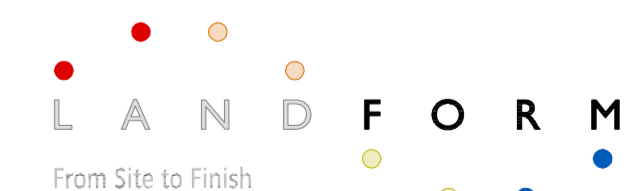
Joshua K. Perschke
Landscape Architect
No. 22072

Signature shown is not a valid document. Please contact the Engineer to request additional documents.

IF THE ORIGINAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT

12.02.2019



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: L101LDP007.dwg

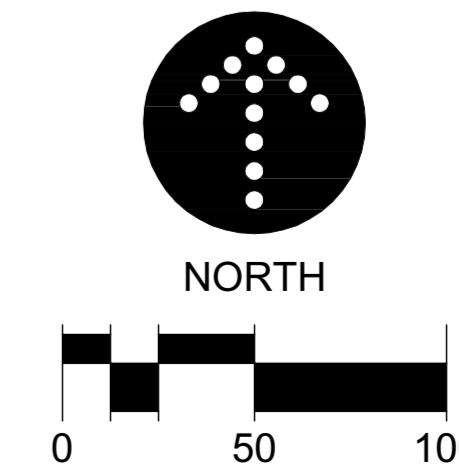
PROJECT NO.: LDP19007

LANDSCAPE PLAN

L1.1

SHEET NO. 10/11

Landform and Site to Finish are registered service marks of Landform Professional Services, LLC.



**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

| | | | |
|----------------------------|--|------------------------|-----|
| DATE | DECEMBER 11, 2019 | PROJECT ADDRESS | TBD |
| PROJECT. TITLE | DC TOWNHOMES (GARDEN VIEW VILLAS) | | |
| ESCROW # | 117177 | | |
| DEPARTMENT: | Planning Division (Landscape Plan & Environmental Resources) | | |
| TECHNICAL REVIEWER: | Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com | | |

We offer the following comments regarding the civil engineering plans, prepared by Landform and dated December 2, 2019:

Sheet L1

- Based on the Canopy Cover Formula, 80,986 square feet of canopy cover is required. The proposed landscaping equates to 75,230 square feet of canopy cover. Additional plantings must be incorporated to comply with the minimum planting requirements.
- Greater diversity of species should be incorporated into the Plant Schedule. At least one other genus (preferably two or more) shall be incorporated to protect against threats such as Oak Wilt.
- There is an existing boulevard along 147th Lane that is sufficiently wide enough to accommodate shade trees. There are one or two existing trees along this stretch of boulevard and from an aesthetic perspective, adding some boulevard plantings would enhance the ‘curb appeal’ of this project.
- Under Landscape Requirements, adjust text so that the quantities are properly aligned and add note to specify that separate plantings are required for Density Transitioning.
- Density Transitioning is required along the northern boundary of the project, spanning from the western boundary to the wetland. The Planning Commission was supportive of a reduced buffer width, but plantings, separate from the base landscaping requirements determined by the Canopy Cover Formula, are required. Plantings shall consist of eight (8) overstory trees, eight (8) evergreen trees, and eight (8) understory trees per 100 feet of common boundary line (approximately 550 feet in length).
- Revise Plant Schedule to specify that shrub size at installation shall be at least 24 inches in height.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Four (4) inches of topsoil, with no more than 35% sand content, is required across all disturbed areas not otherwise improved with impervious surfacing.
- Specify if an in-ground irrigation system will be installed. If so, a permit is required and the system must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller, soil moisture sensor, etc.
- At least forty percent (40%) of existing, significant tree inches must be preserved onsite. If removals exceed this threshold, reforestation at a rate of 1.25 inches for every 1 inch removed over the threshold, or \$125 per 1 inch removed over the threshold, or some combination thereof, shall be provided.
- Tree Preservation data must be updated. Please add tallies for:
 - Total Significant Tree inches on site;
 - Proposed Significant Tree inches to be preserved;

Review File:

DC Townhomes (Garden View Villas): Landscaping and Tree Preservation

Page 2 of 2

- Proposed Significant Tree inches to be removed;
- Invasive Species total inches (this can be excluded from removal threshold calculation);
- Add comments as to why each tree is being removed (e.g. for stormwater pond, general grading, etc.) as certain removals may be eligible for exclusion from removal threshold calculation.
- Use of a native landscape, while typically supported by Staff, does not seem appropriate as proposed, especially the narrow strip along 147th Lane. Modify the Landscape Plan to either eliminate the use of the native seed mix or to identify one or two larger, contiguous areas to establish the native landscape. Additionally, a management plan for this native landscape must be provided to the City for review and ultimately to the HOA for long term guidance on maintenance.

Environmental Policy Board (EPB)

5. 2.

Meeting Date: 12/16/2019**By:** Chris Anderson, Community
Development

Information**Title:**

Consider Possible Amendments for Landscape Requirements in the Employment Districts

Purpose/Background:

At the November meeting, the Environmental Policy Board (EPB) directed Staff to research what some of our peer communities have in terms of landscape requirements for their industrial areas and how those compare to Ramsey's current requirements. Staff has attached the landscape standards from Elk River, Andover, Dayton, and Coon Rapids. As can be seen, there is a range of approaches that these communities utilize.

Observations/Alternatives:

Two of the communities base their planting requirements mostly on open space (e.g. for 3,000 square feet of open space, one overstory tree and one evergreen tree are required, for every 1,500 square feet of open space, one ornamental tree is required, etc.). Another community has standards somewhat similar to Ramsey's, requiring one tree per fifty (50) lineal feet of site perimeter, one shrub per twenty (20) feet of site perimeter, and one shrub per ten (10) lineal feet of building perimeter. The fourth community uses a formula based on the site perimeter to determine the minimum tree plantings required.

Staff attempted to apply these various standards to the DeltaMod Tech Landscape Plan to see how they would compare to the City's current landscaping requirements. It should be noted that most communities specify that additional plantings may be required for buffering/screening purposes, for parking lot areas, etc. (similar to Ramsey), so this is really just comparing base landscape requirements. Staff also attempted to apply the Canopy Cover Formula that is in City Code, but currently only applicable to multi-family developments. Attached to this case is a summary of various communities' planting requirements, along with the application of the Canopy Cover Formula, as applied to the DeltaMod Tech plan.

Staff believes that there is some merit in considering amendments to the planting standards in the Employment Districts, where it is more common to have large buildings accompanied by large parking and maneuvering areas, leaving less area for a healthy, thriving landscape. However, Staff is not ready to provide any specific recommendations at this time. The intention is to simply continue the discussion about potential ideas to improve the landscaping standards while not losing site of their purpose (aesthetics, stormwater management, reforestation to compensate for trees lost to development, etc.).

Funding Source:

This is being handled as part of Staff's regular duties.

Action:

No specific action is required at this time.

Attachments[Andover Landscape Requirements](#)[Coon Rapids Landscape Requirements](#)

Dayton Landscape Requirements

Elk River Landscape Requirements

Comparison of Planting Standards Applied to a Project

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 12/13/2019

Reviewed By

Tim Gladhill

Date

12/13/2019 11:02 AM

Started On: 12/09/2019 01:05 PM

12-13-6 : LANDSCAPING OF NONRESIDENTIAL PROPERTIES:

A. Purpose and Intent. The City of Andover recognizes the health, safety, aesthetic, ecological and economic value of landscaping and screening. The provisions of this section are intended to:

1. Add visual interest to open spaces and blank facades;
2. Soften dominant building mass;
3. Provide definition for public walkways and open space areas;
4. Ensure significant tree canopy shading to reduce glare and heat build-up;
5. Improve the visual quality and continuity within and between developments;
6. Provide screening and mitigation of potential conflicts between activity areas and more passive areas;
7. Protect and improve property values;
8. Improve air quality and provide a buffer from air and noise pollution;
9. Enhance the overall aesthetic conditions within the City;
10. Limit sight line obstructions and drainage conflicts;
11. Reduce the potential for criminal and illegal activities; and
12. Prevent conflicts with utilities.

B. Landscape Plans: A landscape plan shall be submitted with any Commercial Site Plan Application as described in City Code 12-15-2;

C. Minimum Number of Trees and Shrubs. Except for single and two family uses, development must at a minimum provide the following numbers of trees and shrubs in addition to any trees and shrubs required for screening in Section 12-13-5:

1. One tree per 50 lineal feet of site perimeter
2. One shrub per 20 feet of site perimeter
3. One shrub per 10 lineal feet of building perimeter

- D. Credit for Existing Trees. Existing healthy deciduous trees greater than four caliper inches or existing healthy evergreen trees greater than six feet in height and are not identified on the City's prohibited plant species list may be credited toward the minimum required trees on a site.
- E. Minimum Tree Size. Required trees must meet the following minimum size standards:
 - 1. Overstory trees must be at least one and one half caliper inches at planting;
 - 2. Single stem ornamental trees must be at least one and one half caliper inches at planting;
 - 3. Evergreen trees and multi-stem ornamental trees must be at least six feet in height at planting.
- F. Parking Island Landscaping. The following plant material shall be provided in parking islands without credit toward the minimum number of trees and shrubs described above:
 - 1. One tree per 180 square feet of parking island area;
 - 2. One shrub per 20 square feet of parking island area.
- G. Restrictions. The following restrictions on landscaping and screening apply to protect the public health, safety and welfare.
 - 1. Public Easements. Landowners are advised that landscaping features placed in a public easement may be removed without compensation if it is necessary to install, replace or maintain a public utility, sidewalk or drainage way within the easement.
 - 2. Trees, irrigation lines, berms, walls or fences must not be placed in a public easement where public improvements are located without the written approval of the Director of Public Works.
 - 3. Clear View Triangle. Landscaping and screening must not interfere with the clear view triangle as specified in Sections 17.31 and 17.32.
 - 4. Crime Prevention Through Environmental Design (CPTED). In support of CPTED principles designed to reduce the fear and incidence of crime and to improve the quality of life, landscaping must support the objectives of natural surveillance, territorial reinforcement, access control, and maintenance. These CPTED objectives are further discussed in the Planning Manager's Landscaping and Screening Policies and Procedures document.

5. Fire Hydrant and Utility Clear Zone. The area three feet in radius around all fire hydrants, fire hose connections and utility boxes must be kept free of any trees, shrubs or other landscaping feature that could impede access to or use of the hydrant, fire hose connection or utility box.

- H. Administration: The City shall have the authority to adopt and implement landscaping and screening policies and procedures for the purpose of specifying landscape plan submittal requirements, establishing surety rates and procedures and offering landscaping and screening material and design recommendations.

- I. Ground cover. All site areas and areas that have been disturbed during construction must be covered with sod to the property lines and/or adjacent rights-of-way. Rock and mulch may be substituted for sod in landscaping planting beds and along the perimeter of buildings. All landscaping planting beds shall provide a durable edging system. Native plant communities may be re-established in appropriate portions of the site

- J. Irrigation Required. All required landscape materials shall be irrigated.

- K. Material Maintenance. The property owner must maintain all landscaping and screening materials shown on the approved landscape plan in a manner consistent with the intent and purpose of the plan and City Code requirements. Approved landscaping and screening materials that die, become diseased or are significantly damaged must be replaced at the next appropriate planting period with new materials in conformance with the approved landscape plan and applicable City Code standards.

- L. Ground Cover Maintenance. Ground cover must be maintained in accordance with Section 9-10 of this Code.

- M. Removal. Unless a modified landscape plan is approved, landscaping and screening materials and structures approved on a landscape plan must not be removed except when replaced in accordance with this Section.

- N. Surety. To ensure that landscaping and screening are installed as proposed and survive through at least one full growing season, a landscape performance surety may be required by the City and when required must be submitted prior to issuance of building permits for new development where a landscape plan is required. The surety may consist of a bond, an irrevocable letter of credit, cash deposit or other instrument that provides an equal performance guarantee to the City. (Amended Ord. 314 10-4-2005; Amended Ord. 463, 6-21-16)

City of Coon Rapids Landscape Standards

Reviewed by Planning Commission on: June 15, 2006

Adopted Administratively on: June 16, 2006

Landscape Requirements-Terms

Street Frontage - Areas located within 20 feet of a lot line abutting a public street.

Open Yard - The part of a lot not including the street frontage, buildings, or hard surfaced areas. A portion of the landscaping required in the open yard may be planted within the street frontage, but does not count toward street frontage planting requirements.

Bufferyard - Landscaped area between land uses of different intensities sharing a lot line.

Screening - Methods to used to obscure or block unsightly views.

Boulevard - The area of the public right-of-way between the curb and the sidewalk or front lot line of a property.

Landscape Plan

Landscape plans must reflect and enhance the proposed site plan and contain the following information:

- Location, size and common name of any existing plants proposed for preservation.
- Location, size, common name and quantity of all proposed plants.
- Location, size, common name and quantity of all proposed ground covers and flowers.
- Location, height and types of materials of any proposed berms, walls, fences or other screening.

Landscaping Objectives

Plants, ground covers and screening must reflect the following design objectives:

- Enhance the image and physical appearance of the development.
- Reflect and complement the context and scale of the development.
- Provide attractive and interesting open spaces and building accents.
- Complement adjacent land uses.
- Provide a variety of plants for four-season interest.

Plant Material Sizes

| <i>Plant Type</i> | <i>Minimum Size When Installed</i> |
|-----------------------|--|
| Deciduous Shrub | 24 inch height |
| Evergreen Shrub | spreading-3 gallon medium-5 gallon upright-4 feet |
| Ornamental Tree | 1 ½ inch diameter measured 6 inches above ground |
| Over-Story/Shade Tree | 2 ½ inch diameter measured 6 inches above ground |
| Evergreen Tree | 6 foot height and 1 ½ inch diameter measured 6 inches above ground |

All plant materials must meet standards set by the American Association of Nurserymen and be a variety suitable to the plant hardiness zone of Coon Rapids, Zone 4a. All dead or injured plant materials must be replaced at the end of the second growing season.

Location and Minimum Quantity of Plant Materials¹

| Zoning | Street Frontage | Open Yard | Parking Lot | Screening |
|---|---|--|--|---|
| LDR-1 LDR-2 (single-family) | 1 over-story tree located in the boulevard per housing unit per frontage Sod boulevard areas | - | - | - |
| MDR HDR | 1 over-story tree per 40 ft. of frontage. | 1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 500 sq. ft. of open area | 3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island. | 3 ft. sodded berm or 3 ft. high solid hedge between parking areas and street right-of-way and adjacent residential uses. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties. ² |
| O NC CC GC I RS Civic Use in Res. District | 1 over-story tree per 40 ft. of frontage 1 deciduous and evergreen shrub per 5 ft. of frontage | 1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 100 sq. ft. of open area | 3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island. | 3 ft. sodded berm or 3 ft. high solid hedge between parking areas and street right-of-way and adjacent residential uses. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties. ² |

| | | | | |
|---------------------|--|---|--|--|
| <p>PORT RRO</p> | <p>Along Coon Rapids Blvd.: 1 over-story tree per 25 ft. of street frontage along Coon Rapids Blvd. The 200 square feet of ground area around the base of a monument sign shall be landscaped with shrubs and perennials.</p> <p>Along other streets: 1 over-story tree per 40 ft. of frontage 1 deciduous and evergreen shrub per 5 ft. of frontage</p> | <p>For single family, including single-family detached common-interest communities: 1 over-story tree located per housing unit per public and private street frontage 1 deciduous or evergreen shrub in the foundation area per 1 foot of building foundation facing Coon Rapids Blvd.</p> <p>For other development: 1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 250 sq. ft. of open area 1 deciduous or evergreen shrub in the foundation area per 1 foot of building foundation facing Coon Rapids Blvd.</p> | <p>3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island.</p> | <p>Parking, drive-throughs, pump islands, and loading and service areas must be screened by a 3 to 5 ft. high 50% opaque masonry wall, fence, berm, hedge or combination thereof (walls and fences should reflect Port Elements Plan) and a sufficient number of plants to achieve required opaqueness. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties.²</p> |
|---------------------|--|---|--|--|

¹Quantities and types may be reduced or substituted for the preservation of desirable existing trees or unusual site characteristics. Reductions or substitutions may be made with the approval of the Community Development Director.

²Adequate screening includes one of the following: 6 foot tall, 80% opaque screening wall or fence constructed of wood, masonry or other durable material and compatible with the development and surrounding uses, 6 foot tall evergreen trees planted every 10 feet, 6 foot tall sodded berm with side slopes of less than 1.5 to 1, existing topography and/or vegetation or buildings providing equivalent screening as approved by the Planning Commission

Required Bufferyards

| <i>Proposed Use</i> | <i>Bufferyard Width (May Include Building Setback Area)</i> | <i>Minimum Number of Landscape Units per 100 ft. of Adjacent Use Property Line*</i> |
|--|---|---|
| Moderate Density Residential | 25 ft. adjacent to LDR-1 or LDR-2 use | 40 |
| High Density Residential | 30 ft. adjacent to LDR-1 or LDR-2 use | 80 |
| Day care facility serving more than 17 persons | 20 ft. adjacent to MDR or HDR use | 80 |
| Office | 20 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use | 80 |
| Commercial | 30 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use | 120 |
| Industrial | 50 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use | 160 |

*overstory tree = 10 landscape units; evergreen (spruce only) or ornamental tree = 8 landscape units; shrub = 1 landscape unit; no single plant type may exceed 1/3 of the required landscape units

Typical Plant Materials

| | <i>Common Name</i> |
|--------------------|---|
| Evergreen trees | Pine - Austrian, Norway and Ponderosa Spruce - Black Hills and Norway |
| Ornamental trees | Amur Maple Hawthorn Flowering crabapple Flowering plum Japanese tree lilac Newport plum Shadblow Serviceberry |
| Over story trees | Bur Oak Hackberry Honeylocust Linden Maple |
| Shrubs - deciduous | |
| -low | Sumac, low growth fragrant Azalea Barberry Forsythia Honeysuckle, dwarf bush Potentilla Spirea Viburnum, dwarf |
| -medium | Dogwood Hydrangea Regents Serviceberry Glossy Black Chokeberry Spirea |
| -tall | Dogwood Burning Bush Honeysuckle Lilac Ninebark Sumac Viburnum |
| Shrubs - evergreen | |
| -spreading | Juniper |
| -medium | Juniper Yew |
| -upright | Arborvitae Juniper |

Subd. 4 Landscape Design Standards and Guidelines.

All landscape plans shall adhere to the following:

(1) *General landscaped requirements.*

- a. All open areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of over-story trees, under-story trees, coniferous trees, shrubs, flowers and ground cover materials.

(2) *Landscaping requirements in Single-Family Residential Districts.*

- a. Lots must maintain vegetation in the City's right-of-way and along the 5-foot perimeter of the property, except in areas where the required driveway access is located. An exception to this restriction would be landscape materials (2 to 3 feet in width) adjacent to a residential driveway.
- b. *Number of trees.* The minimum number of major or over-story trees on any given site shall be as indicated below with a minimum percentage of landscape area for Non-Residential Use Districts. These are the minimum substantial plantings, in addition to other under-story trees, shrubs, flowers, and ground cover, deemed appropriate for a complete quality landscape treatment of the site.
- c. Each 1 and 2-family residential dwelling unit shall contain trees totaling at least 8 inches in diameter at installation with a minimum of 2 trees located in front of the home. Each tree must meet minimum size requirements as indicated in the table in Subdivision 5(3). The Zoning Administrator may authorize the placement of some of the required trees within the side or rear yard if, due to the shape of the lot, there are unique circumstances.

(3) *Landscaping requirements in multiple family residential, and all non-residential uses.*

- a. *General requirements.* General requirements that shall apply in all Non-Residential Districts and non-residential uses in Residential Districts include the following:
 1. *Plant diversity.* In addition to the 25% plant diversity requirement, the landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:
 - (a) One over-story tree per 3,000 square feet of open area.
 - (b) One ornamental tree per 1,500 square feet of open space.
 - (c) One evergreen tree per 3,000 square feet of open area.
 - (d) One deciduous or evergreen shrub per 100 square feet of open area.

- b. *Building ground cover.* A minimum 5-foot strip from the building edge must be treated with decorative ground cover and/or foundation plantings, except for garage/loading areas and pedestrian access areas.
- c. *Softening of walls and fences.* Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect. Plantings shall also be proportionate to the height of the building. Additional depth along buildings may be required to accommodate this landscaping.
- d. *Heat island reduction.* To minimize impact on microclimate, human and wildlife habitat, shading of parking lots is required. At least 1 over-story tree shall be planted for every 10 parking stalls on site. To satisfy this requirement trees must be located at least 4 feet and within 10 feet of a curb adjacent to any internal parking or drive area. The trees shall count toward meeting the overall site green space and landscaping requirements identified by this chapter for the underlying zoning district.

(4) *Parking lot landscaping requirements.* The following shall apply to all new development and redevelopment of parking lots for expansions creating 5,000 square feet or more of impervious surface or disturbance of 1/2 acre or more of land.

- a. *Parking lot screening.* Parking lot screening shall be designed to reduce the visual impact of surface parking lots; mitigate glare from headlights; improve the aesthetic quality of the area for users of the site, adjacent sites, roadways, and sidewalks; and define the perimeter of the parking lot as follows:

- 1. *Off street parking containing 4 or more parking spaces.* Between those portions of an off street parking area containing 4 or more parking spaces and a different zoning district or a public street.

- (a) *Waiver.* Parking lot screening requirements may be waived in circumstances where perimeter screening is provided or where the elevation of the parking area relative to the elevation of the street and sidewalk would make the screening ineffectual as determined by the Zoning Administrator.

- b. *Parking lot screening standards.*

- 1. Parking lot screening must be provided within 10 feet of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bio-retention systems, other landscape features, or where the traffic sight visibility triangle may be impacted.
- 2. Parking lot screening shall be not less than eighty percent (100%) opaque and be a minimum of 3 1/2 feet and a maximum of 4 feet in height as measured from the adjacent finished surface of the parking area. When shrubs are used to provide the screen, such shrubs must be at least 2 feet tall at planting and anticipated to grow to at least 3 1/2 feet tall at maturity.

3. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

c. *Content.* Parking lot screening must consist of at least 2 of the following:

1. A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity;
2. A berm with plantings described above;
3. Transit shelters, benches, bicycle racks and similar features may be integrated as a part of the screen;
4. Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product.

(5) *Landscape requirements specific to Business Districts.*

a. B-1 Office Business District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

b. B-2 Neighborhood Commercial District business:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

c. B-3 General Business District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

d. B-4 Commercial/Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

(6) *Landscape requirements specific to Industrial Districts.*

a. I-1 Light Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

b. I-2 Heavy Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

c. B-P Business Park District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

Sec. 30-934. - Landscaping.

(a) *General requirements.* The following general requirements are applicable to all districts:

- (1) All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, which are not devoted to drives, sidewalks, patios, or other such uses shall be landscaped with grass, shrubs, trees, other living ornamental landscape materials, mulch, or rock.
- (2) All landscaped areas shall be kept neat, clean and uncluttered.
- (3) No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise.
- (4) Undisturbed areas of existing natural vegetation maintained free of noxious weeds need not be altered.
- (5) A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the proposed development plan.
- (6) Slopes greater than three feet horizontal to one foot vertical (3:1) will not be permitted without approval by the city. Only under special conditions or unique circumstances will steeper slopes be permitted. Slopes adjacent to pedestrian systems, inslopes of roadways, ponding, sedimentation areas, and other water or wetland features may not have a slope greater than 4:1.
- (7) In all multifamily, commercial and industrial zoning districts, the maintained/manicured landscaped areas shall have inground/underground irrigation systems. Native grasses and plant areas need not be irrigated.

(b) *All zoning districts except permitted single-family uses in all districts.* Landscaping requirements for all zoning districts except permitted single-family uses in all districts are as follows:

- (1) *Applicability of requirements.* All properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties, except for single-family dwelling units.
- (2) *Landscape plan.* Landscape plans shall be prepared by a landscape architect or other qualified individual acceptable to the city. Landscape plans shall be drawn to a scale of not less than one inch equals 50 feet and shall include the following information:
 - a. The name and address of the property owner and/or developer.
 - b. The name of the project.
 - c. The name of the preparer of the plan.
 - d. The date of plan preparation.
 - e. Boundary lines of the property with accurate dimensions, and note with scale and north arrow.
 - f. The locations of existing and proposed buildings, parking lots, public roads, easements and other improvements.
 - g. The location, approximate size and common name of existing trees.
 - h. A planting schedule containing:
 1. Symbols.
 2. Quantities.
 3. Common names and botanical names.
 4. Size of plant materials.
 5. Root condition specifications.

- 6. Special planting instructions.
 - i. Planting details illustrating proposed locations of all new plant material, including proposed walls, fences, planters, landscaped islands, and other landscaping-related improvements.
 - j. Details of restoration of disturbed areas, including areas to be sodded and seeded.
 - k. Location of existing wetlands.
- (3) *Minimum requirements.* All open areas of a lot which are not used and improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, coniferous trees, shrubs, flowers, and turf or ground cover materials. The number of trees on the lot, tract, or parcel shall not be less than three plus the perimeter of the described area as measured in feet divided by 40.
 - a. *Overstory trees.* Fifty percent of the required trees shall be overstory trees.
 - b. *Ornamental trees.* Twenty-five percent of the required trees shall be ornamental trees.
 - c. *Coniferous trees.* Twenty-five percent of the required trees shall be coniferous trees.
 - d. *Additional landscaping.* In order to accomplish an adequate buffer or screening, additional landscaping over and above the required amount may be required by the city.
 - e. *Credits.*
 - 1. *For oversizing trees.* The total number of required overstory trees may be reduced by one tree for each new deciduous tree measuring four and one-half inches or more in diameter, or each new coniferous tree measuring ten feet or more in height, which is planted on the lot or tract.
 - 2. *For existing trees .* The total number of required new trees may be offset by the retention of existing trees on the lot provided that such trees satisfy the requirements of this section as to size and species. The existing tree credit chart shall be used to determine the amount of credit for existing trees. Existing trees closer than 15 feet together shall be considered one tree and the largest diameter tree will be utilized to calculate the tree credit. The diameter of and distance between trees shall be measured six inches above the ground.

| Existing Tree Credit Chart | |
|----------------------------|------------------------|
| Deciduous Tree Diameter | Deciduous Tree Credit |
| 2" to < 4 1/2" | One (1) |
| 4 1/2" to < 8" | Two (2) |
| 8" or more | Three (3) |
| Coniferous Tree Height | Coniferous Tree Credit |
| 6' to < 10' | One (1) |
| 10' to < 15' | Two (2) |

| | |
|-------------|-----------|
| 15' or more | Three (3) |
|-------------|-----------|

Subsection 30-934(d)(3) pertaining to approved tree species shall apply to the types of trees given credit.

3. *For native grasses and plant communities*. The total number of required trees may be offset by the provision of native grasses and wildflowers. Planting or preservation of native planting communities will receive credit for one tree per 500 square feet of native grass area. Credits may not exceed 50 percent of the total requirements. A native grass and plant community maintenance plan shall be submitted to the city every year by March 1.
- f. *Reserved*.
 - g. *Maintenance*. The property owner of the lot upon which required landscaping or screening is located shall maintain all materials in a slightly and healthy growing condition. Plant material removed due to damage, disease, or death shall be replaced.
- (c) *Permitted single-family uses in all districts*. Landscaping requirements for permitted single-family uses in all districts are as follows:
- (1) *Applicability of requirements*. All permitted single-family properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties.
 - (2) *Minimum requirements*. All open areas of a lot which are not used and improved shall be landscaped with a combination of overstory trees, ornamental trees, coniferous trees, shrubs, flowers, and turf or permitted ground cover materials. The minimum number of trees in the front yard is two.
 - a. Location of required front yard trees.
 1. One tree must be located in the boulevard area and shall be an overstory type tree.
 2. A second tree shall be located in the front yard area. Overstory, evergreen, and ornamental tree species are permitted.
- (d) *Species*.
- (1) All required trees shall be of species which are classified as overstory, ornamental, and coniferous trees by the American Nurseryman's Association.
 - (2) Not more than 50 percent of the required number of overstory or ornamental trees shall be composed of one species.
 - (3) All required trees shall be selected from the University of Minnesota Extension Service's list of recommended trees for Southeast Minnesota, or as approved by the city's planning department.
- (e) *Minimum size and root condition of trees*. Minimum size and root condition of required trees shall be as follows:
- (1) Overstory trees shall be two inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.
 - (2) Ornamental trees shall be one and one-half inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.
 - (3) Coniferous trees shall be six feet in height, and trees must be balled and burlapped.
- (f) *Placement of plant materials*.

- (1) All required landscaping shall be located on the lot occupied by the use, building, facility, or structures. No landscaping shall be located within any public right-of-way unless approved by the city.
 - (2) Plant materials shall be located to provide reasonable access to all utilities.
 - (3) At all intersections, sight visibility triangles shall be kept clear of landscape materials that would obstruct the sight lines of motorists at intersecting streets.
- (g) *Installation.* All landscape improvements required by this subsection shall be installed by the owner no later than one year after the issuance of a building permit for the subject property. Replacement of any dead trees, shrubs, ground covers and sodding shall be responsibility of the property owner.
- (h) *Inspection.* Twelve months after the date of issuance of a building permit, the city may conduct a field inspection of the subject site to assure compliance with the requirements of this subdivision and implementation of the approved landscape plan.
- (i) *Exceptions and adjustments.* Where a strict application of this subsection is not possible due to unique topographic landform, irregular lot shape or historic features worthy of preservation, the applicant may present an alternative landscape and screening plan to the city for alternate approval.
- (j) *Performance guarantee.* If required landscape improvements have not been completed at the time a certificate is requested for occupancy of a property, a financial guarantee to ensure completion of the improvements shall be supplied prior to issuance of the certificate of occupancy. The financial guarantee shall be in an amount equal to approximately 100 percent of the value of the uncompleted landscape improvements, and shall be released one year after completion of the required landscape improvements following written request from the property owner. Developers who have posted a previous financial guarantee in connection with the installation of public improvements shall not be required to post a separate guarantee, but the financial guarantee shall remain in place in an amount equal to approximately 100 percent of the value of uncompleted landscape improvements until all required landscape improvements are completed.

(Code 1982, § 900.30(4), (5); Ord. No. 02-09, § 1, 6-17-2002; Ord. No. 02-11, § 1, 6-10-2002; Ord. No. 12-03, §§ 1—3, 2-21-2012; Ord. No. 14-12, §§ 1, 2, 10-20-2014; Ord. No. 16-22, § 1, 9-19-2016)

Andover

1 tree per 50 lineal feet of site perimeter; 1 shrub per 20 lineal feet of site perimeter; 1 shrub per 10 lineal feet of building perimeter.

Site Perimeter = 3,493 feet; Building Perimeter = 1,734

Trees required: $3,493/50 = 70$

Shrubs required (site perimeter): $3,493/20 = 175$

Shrubs required (building perimeter): $1,734/10 = 173$

Total shrubs required: 348

Coon Rapids

1 overstory tree per 40 feet of street frontage and 1 deciduous and 1 evergreen shrub per 5 feet of frontage; 1 overstory and 1 evergreen tree per 3,000 square feet of open space; 1 ornamental tree per 1,500 square feet of open space; 1 deciduous or evergreen shrub per 100 square feet of open space.

Frontage = 1,002 linear feet; Open Space* = 288,244 square feet

Trees required:

Frontage = 25; Open Space = 96 deciduous, 96 evergreen, 192 ornamental

Total: 409 trees

Shrubs required:

Frontage = 200 deciduous and 200 evergreen; Open Space = 2,882

Total: 3,282 shrubs

* Open space was estimated by City Staff, this information was not specifically provided on the Landscape Plan.

Dayton

Required to provide at least 3 of the following required numbers of trees and shrubs: 1 overstory and 1 evergreen tree per 3,000 square feet of open space; 1 ornamental tree per 1,500 square feet of open space; 1 deciduous or evergreen shrub per 100 square feet of open space.

Trees required:

Overstory: $288,244/3,000 = 96$; Evergreen: $288,244/3,000 = 96$; Ornamental: $288,244/3,000 = 192$.

Shrubs required:

$288,244/100 = 2,882$

Applicant can pick which 3 of 4 to install on site.

Elk River

Required to provide a minimum of 3 trees, plus the perimeter of the parcel as measured in feet divided by 40. Specifies that 50% of the required trees shall be overstory; 25% of required trees shall be coniferous; and 25% of the required trees shall be ornamental.

Site Perimeter = 3,493 feet

Trees required: $3 + (3,493/40) = 90$ trees

Ramsey Canopy Cover Formula

Determine ratio of impervious area to entire site area; multiply this ratio by the square footage of the pervious area to determine total square footage of canopy cover required. Refer to Ramsey Tree Book to see assigned square footage of individual species. No more than 25% of the required canopy cover can consist of ornamental trees and/or shrubs.

Site Area = 699,056 square feet

Impervious Area* = 470,448

Pervious Area** = 228,608 square feet

Ratio: $470,448/699,056 = 0.67$

$0.67 \times 228,608$ sq. ft. = 153,167 square feet of canopy cover required.

* Estimated by Staff, this number was not provided as part of the plan submittal.

** Estimated by Staff as this number was not provided as part of the plan submittal. This also includes the area of storm water ponding where plantings would not be permitted.

Based on the species included in the Landscape Plan, the canopy cover provided is 98,925 square feet (15% consisting of shrubs/ornamental trees). It is worth noting that if different species were chosen, which had greater assigned canopy cover square footage (e.g. bur oak, basswood, different variety of honeylocust and/or linden), the canopy cover calculation could easily be increased without adding any additional plantings.

Environmental Policy Board (EPB)

5. 3.

Meeting Date: 12/16/2019

By: Chris Anderson, Community
Development

Information

Title:

2020 Environmental Policy Board Meeting Schedule

Purpose/Background:

At the November Environmental Policy Board (EPB) meeting, Staff was directed to prepare the meeting schedule for 2020, which is attached to this case. Note that the regular meeting dates for January and February coincide with Martin Luther King Day and Presidents Day, respectively, and thus, Staff has proposed rescheduled dates of January 13 and February 10. There are no other conflicts with regular meeting dates in 2020. However, the December meeting, scheduled for December 21, is the same week as Christmas this year. Staff will be looking for direction from the Board as to whether this meeting date should be kept as scheduled, rescheduled, or canceled.

Action:

No specific action is necessary other than providing Staff some direction on the December, 2020 meeting date.

Attachments

2020 EPB Meeting Schedule

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 12/13/2019

Reviewed By

Tim Gladhill

Date

12/13/2019 10:07 AM

Started On: 12/09/2019 01:06 PM

2020 EPB Meeting Schedule

January 20 (MLK Day); Rescheduled to January 13

February 17 (Presidents Day); Rescheduled to February 10

March 16

April 20

May 18

June 15

July 20

August 17

September 21

October 19

November 16

December 21; Should this meeting be rescheduled?