

Landscape Waiver Justification

Chapter 10.1.4 Tree Canopy Standards

Development sites that have 50% to 100% existing tree canopy coverage as of the date of the passage of this Ordinance shall be required to preserve 20% of the site area covered with existing tree canopy.

1. Is the waiver in compliance with the Comprehensive Plan?

Under the Community Form guidelines, the Neighborhood Form District is characterized predominantly by developments that blend compatibly into the existing landscape. The intent of our development and landscape plan is to preserve as much of the tree canopy as possible on Marshall Drive and well as maintain the gateway plantings for Beechwood Village. The community form guidelines under land use and development goals (9 & 10) mitigate any impacts and ensure appropriate transitions through landscape buffers and vegetation. Significant plantings in accordance with exhibits from the original rezoning and the current approved development plan are being provided adjacent to the R-5 zoned property at 110 Marshall Drive. Additional tree plantings were added to this buffer from the last approved landscape plan for the site. The goal for parking areas adjacent to the street shall be screened or buffered from Marshall Drive and Shelbyville Road with plantings preserved at the intersection and additional tree plantings along Marshall Drive.

2. Have you made a good faith effort to provide as many trees as possible on the site, on the adjacent right of way, or on an alternative site as specified in Section 10.1.3?

All efforts will be made to preserve the existing trees that have portions of the critical root zones in areas of the development. The same trees from the previously approved landscape plan will have all protections provided that are able to be provided on the site. The sidewalk construction has been moved further from the property line to allow more space for the critical root zone of the existing trees. The signature entrance plantings at the intersection of Marshall Drive and Shelbyville Road are being preserved. Additional tree canopy has been added to the north property perimeter adjacent to the R-5 zoned residence to ensure the total tree canopy requirements for the site are being met.

3. Are there other mitigating circumstances affecting this site which do not generally apply to sites developed for the same use and in the same form district?

The location of the roadway and the full critical root zone of the trees on the property reduce the developable area below the needs of any non-residential development. The previous approved tree preservation plan and the current landscape plan both demonstrate the issues raised by the existing circumstances of the site.