

# Landscaping and Parking Development Standards

# Overview

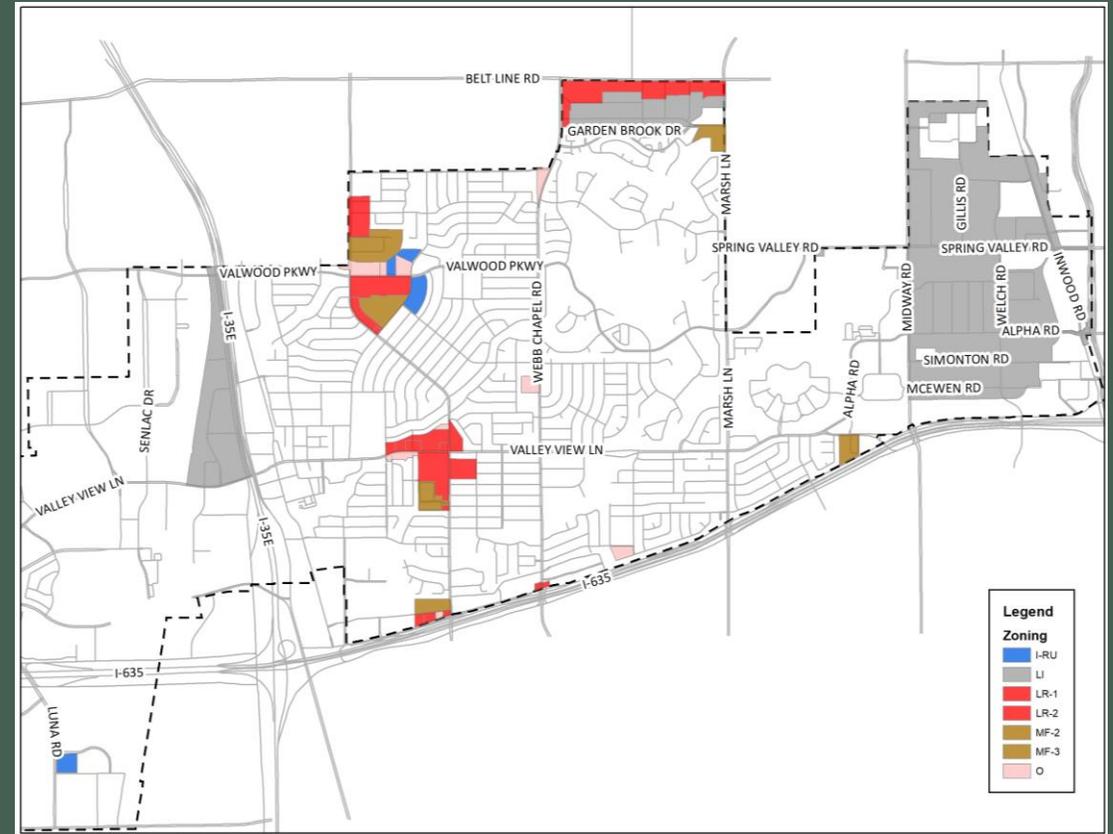
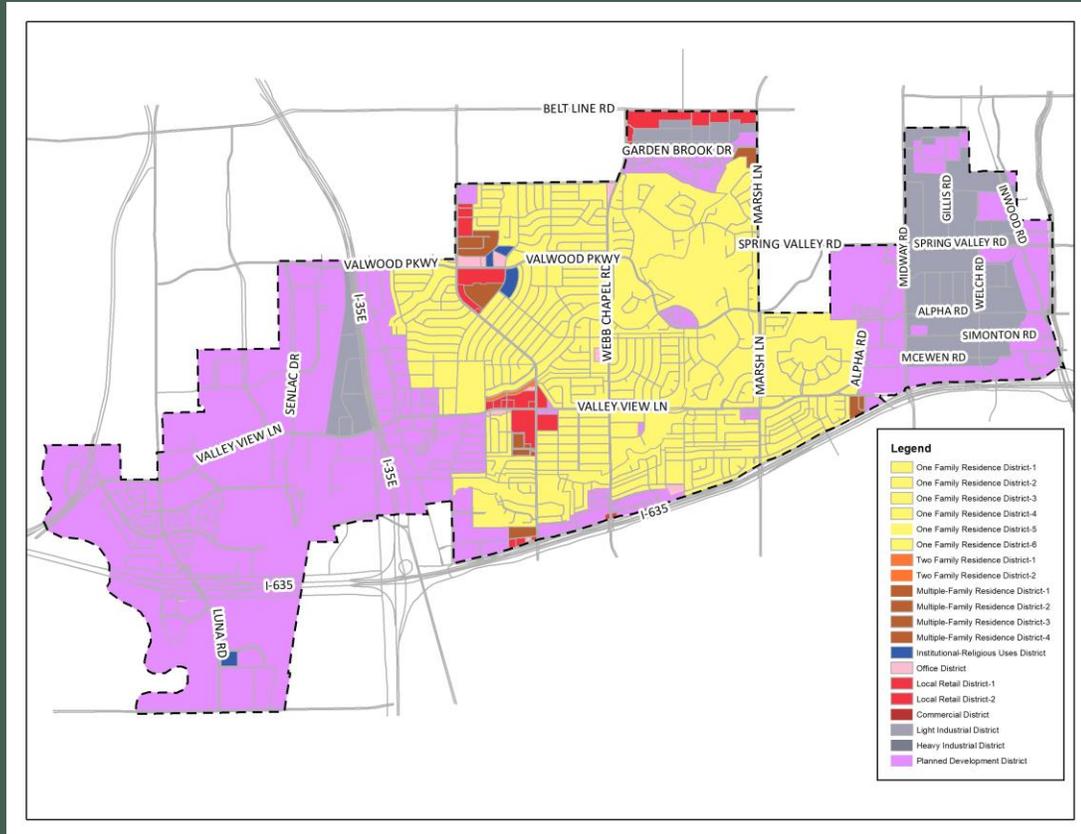
## Goal

- Receive feedback from the Planning and Zoning Commission regarding proposed changes to the Landscaping and Off-Street Parking requirements in the CZO

## Objective

- Discuss issues with the current requirements
- Discuss recommended modifications
- Identify additional changes to the existing provisions

# Which zoning districts may be most impacted?



# Landscaping Ordinance - Current

- Not applicable to R-districts & Planned Development (PD) district with landscaping provision in the PD ordinance

## **General Landscape Requirements:**

- 5% minimum of the entire lot not covered by a building must be landscaped; and
- Each 50'x50' (2,500sf of site area) not covered by a building must contain at least 150sf of landscaped area
  - Exceptions to landscaping requirement can be made to rear areas not open to view

## **Streetscape Requirements:**

- 1 tree for every 25 feet of street frontage or 1 tree for every 50'x50' module (2,500 SF of site area), whichever is greater
- Must be 3-inch diameter measured 5 feet above the ground
- Must be planted between the front of the building and property line; Director can approve planting in ROW and grouped in larger turf areas

# Landscaping Ordinance - Current

## **Landscape Screening:**

- Parking areas visible from the street must have vertical landscape; and
- Minimum of 5% of the total property area must be landscaped between the building and street ROW

## **Buffer:**

- Solid masonry wall 6 feet in height must be provided when developing adjacent to zoning allowing one-family and two-family residences

## **Other Provisions:**

- No landscaping in visibility triangles
- ROW parkway must be maintained by adjacent property owner
- All landscaping must be maintained in a living growing condition.
  - Landscaping removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed.

# Issues

- Application is difficult and inconsistent; simplification to eliminate multiple interpretations
- Current requirements do not address:
  - Reducing water run-off
  - Preservation of existing mature trees; existing trees within developed area are not protected from redevelopment (raze and clearing)
  - Encourage increase property value by requiring enhanced landscaping
- There are no minimum landscape standards for new one- and two-family residential construction, primarily a concern in the Central area of the city (older neighborhoods)
- Alternative compliance for non-conforming sites
- Alternative landscape options (i.e. Xeriscape)
- Incentivized landscape opportunities – increase landscaping/pervious cover, introduce storm water quality landscape methods (permeable pavers, rain gardens, etc.)

# Tree Preservation

- CZO does not require preservation of trees
- Central Area and East Side Comprehensive Plans identified need for trees as important to the city's streetscape

## **Recommendations:**

- Preserve existing mature trees in residential and non-residential districts
  - Within the front yard of residential districts
  - Along required streetscape/landscape areas within non-residential districts
- Allow for tree mitigation fee or tree replacement credit
  - House Bill 7 effective December 2017 related to tree planting credit to offset tree mitigation fees imposed by municipalities
  - Fees paid to remove trees can be used to plant trees in City's parks or street ROW





*Before: Existing Templeton Trail*



*After: Templeton Trail with Collector Roadway Enhancements*

# Landscape Update

- The current provisions are difficult to apply and not user friendly
- Updating general landscape requirements by simplifying application will eliminate multiple interpretations

## **Recommendations:**

- Increase overall landscaping required on the site
- Maintain streetscape requirements; provide clarification to types of plantings required and location
- Establish specific planting for parking screening to reduce views of vehicles; 3-foot tall evergreen shrub at planting
- Update recommended plant material; specify native trees, landscaping for urban contexts, and water conserving options
- Trees and parking islands within a specified radius with parking lot to reduce heat island effect (i.e. PD-70)

# Residential Landscaping

- CZO does not have minimum landscape standards for one-family or two-family residential

## Recommendations:

- Establish minimum landscape within the front yard
  - Minimum number of shade trees within the front yard; and
  - Shrubs or ornamental trees along the building perimeter with consideration of placement
    - i.e. protect foundation



# Alternative Compliance for Non-Conforming

- Strict application of landscape requirement can be difficult for non-conforming site and discourages adaptive reuse

## **Recommendations:**

- Establish criteria that allows for alternative plant placement and landscaping that is consistent with the purpose and intent of the landscape ordinance

Examples of criteria:

- Not detrimental to other properties
- Due to physical property constraints
- Substitute plantings species/types are equal or better
- Require approval by Planning Director and/or Commission

# Incentivized landscape

- To encourage additional landscaping, in addition to the minimum required, other standards can provide tradeoff

## **Recommendations:**

- Allow the reduction of minimum required off-street parking that will allow for additional landscape areas

# Off-Street Parking Ordinance – Current

## **General Parking Requirements:**

- Based on use and building/tenant gross square
  - i.e. Office requires 1 parking space per 300 sf of gross floor area (minimum of 5)
  - i.e. Retail requires 1 parking space per 200 sf of gross floor area (minimum of 5)
- Parking for new and unlisted uses is determined by the Director or defer to the Planning and Zoning Commission

## **Location of Parking:**

- Required parking must be located on the lot/tract or within 150 feet of building

# Off-Street Parking Ordinance – Current

## Other Provisions:

- Parking constructed as of February 24, 1969 may not be reduced below the minimum required as of February 24, 1969
- All parking spaces (enclosed or unenclosed) must be 9 feet wide by 18 feet in depth

# Issues

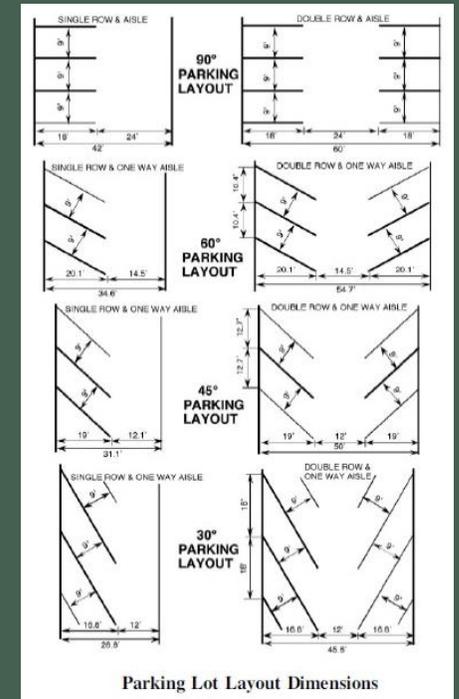
- Minimum off-street parking space requirements are not provided for common non-residential uses listed in the CZO
  - Staff is then left with determining parking; inconsistent application
- No consideration for parking placement (setback, behind building line, etc.)
- No guidance for angled or parallel parking and general parking design
- Properties developed before 2/24/1969 cannot reduce parking without regard to new use's parking requirement
- Opportunity for market driven parking demand; maximums vs. minimums
- Parking lots working against opportunity for increased landscape improvements
- There are no or limited opportunities to provide alternative methods of parking options; off-site or shared parking is limited
- No alternative compliance for non-conforming sites
  - East Side Plan encourages adaptive reuse of warehouse sites that have limited parking

# General Update to Parking Standards

- Minimum off-street parking space requirements are not provided for common non-residential uses listed in the CZO
- Current parking standards do not consider parking placement or parking design that can impact quality of a development

## Recommendations:

- Update minimum off-street parking requirements for common non-residential uses listed in the CZO's use table
- Establish parking setback and/or placement of parking on a site
- Establish general parking design standards for parking
- Remove provisions that does not allow reduction of parking constructed as of February 24, 1969 (adoption of zoning map)



# Minimum vs. Maximum Parking

- Required parking standards are highly criticized due to impacts on property value and cost associated with building large parking lots that is then passed on to the consumer
- Over parked site lead to un-used parking lots that lead to waste of property

## **Recommendations:**

- Establish a maximum number of off-street parking based on the minimum required
  - Example: no more than 150% of the minimum parking may be provided
- Allow for relief to exceed maximum with additional landscape (shade tree)

# Off-site or Shared Parking Options

- There are no or limited opportunities to provide alternative methods of parking options; off-site or shared parking is limited
- No alternative compliance for non-conforming sites
  - East Side Plan encourages adaptive reuse of warehouse sites that have limited parking
  - Surface parking requires additional land area so alternative parking plans can provide relief

## **Recommendations:**

- Demand-Based Parking for non-residential districts; must demonstrate that the development or use requires fewer parking
- Shared Parking with adjacent sites
  - 500 feet is equivalent to less than 2 minute walk

# Questions?

## Next Step:

- Draft proposed ordinance amendments following direction received from the Commission; and
- Initiate the public hearing process for amending the landscaping and parking provisions within the CZO.