Draft Landscape Standards Overview

- New parking lot and front yard landscape standards
  - All front yards require landscaping, apartments and businesses
    - Applies to areas between buildings and the street and parking and the street
    - Plantings include trees, shrubs, and ornamental grasses
      - Substitution options
  
- All parking lots require internal landscaping equal to 10% of area
  - Eliminates mandatory side and rear commercial landscaping
  - Apartments maintain side and rear buffering landscaping
  - New tree planting requirement for all parking lots, some trees on perimeter, but must also have tree planters within parking lots,
    - Front yard plantings do not count as parking lot plantings

- New planter width and soil condition requirements for all sites
Commercial & Industrial Sites

- Depending on parking lot configurations, tree planting requirements are greater
  - Currently, internal trees plantings not required unless 4 rows of parking, only along perimeter
  - Larger parking lots with 4 or more rows of parking will have similar tree planting requirements

- Parking lots require larger trees to create shading, currently no tree canopy size standard
- Corner lots will have more trees due to combination of parking lot trees and front yard trees
- Interior lots likely to have similar tree counts because of reduction in perimeter planting requirements
Draft Landscape Standards Outcomes

- Commercial & Industrial Sites
  - Shrub plantings will be less in many situations for parking lots
    - No mandatory side and rear shrubs plantings for parking lots
  - Front yard standards require shrubs and grasses for entire street frontage, not just parking lot areas
    - Similar planting requirements compared to sites with parking located along street
    - New and more plantings for areas with buildings along the street
  - Overall site landscaping totals likely less for interior lots compared to current standards
Small Commercial Site Differences

L2 Shrub and Tree Plantings

New Front Yard and Parking Plantings
Draft Landscape Standards Outcomes

- Residential Sites (Apartments)
  - Tree planting requirements are greater depending on parking lot configurations
    - Typically, internal trees not required unless 4 rows of parking, only along perimeter
    - Larger parking lots with 4 or more rows of parking will have similar tree planting requirements
  - Parking lots require larger trees to create shading, currently no tree canopy size standard
    - Spacing standards for separation from buildings
Draft Landscape Standards Outcomes

- Residential Sites (Apartments)
  - Front yard plantings are approximately 50% greater for foundation plantings
    - 6 shrubs per 60 linear feet compared to 9 per 50 linear feet
    - However, plantings are not directed to be along building foundations, but to create clusters in front yards
  - Front yard parking areas similar to current L1 screening requirements, but more than L2
  - Allow and encourage substitutions of ornamental grasses for shrubs, up to 65% of the total plantings.
  - New tree planting requirement adjacent to highways
Staff Discretionary Items

- Staff will have discretion over the following landscape design standards:
  - Reduction of required front yard planting areas to 7 feet to meet spacing requirements on a site.
  - Waiver of 10% of required parking to meet parking lot landscape requirements in parking lots that exceed 30 spaces.
  - Alternative landscaping related to unique conditions due to site constraints and topography.
  - Approval of smaller trees or alternative location of required trees in the front yard when overhead utilities are present.
  - Industrial high wall screen to residential areas may be substituted with a landscaped berm based on property line distance to neighboring use.
# Commercial Parking Lot Summary

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Current</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Area % of Parking Lot</td>
<td>10% of total parking, exclude loading areas</td>
<td>10% of total, including loading areas</td>
</tr>
<tr>
<td>Parking lot 15-foot median</td>
<td>if 3 double loaded aisles</td>
<td>same, adjusted area allowances</td>
</tr>
<tr>
<td>Islands w/trees**</td>
<td>1/20 (interior only)</td>
<td>1 per 200 sq. ft. of the 10% required landscape area</td>
</tr>
<tr>
<td>Perimeter trees**</td>
<td>1 per 50 LF</td>
<td>None, parking trees may be planted on perimeter</td>
</tr>
<tr>
<td>Perimeter shrubs (L2 5-foot wide)</td>
<td>1 per 4 feet</td>
<td>none</td>
</tr>
<tr>
<td>Front Yard trees**</td>
<td>1 per 50 LF of parking</td>
<td>1 per 50 LF of entire site</td>
</tr>
<tr>
<td>Front Yard shrubs (L1 at 10 feet)</td>
<td>approx. 9/1,000</td>
<td>8/1,000*</td>
</tr>
<tr>
<td>Front Yard ornamental grasses</td>
<td>none</td>
<td>12/1,000*</td>
</tr>
<tr>
<td>Est. Canopy Coverage for parking lot shading (mature avg. 30 ft diameter)</td>
<td>5%-14%</td>
<td>25%</td>
</tr>
<tr>
<td>Est. Landscape Area (Req. Parking and Front)</td>
<td>10-12%</td>
<td>15-17%</td>
</tr>
</tbody>
</table>

### Total Landscaping Front and Parking Area

- **Total Trees:** 12
  - Front 4, Parking 8
- **Shrub Total:** 88
  - Front 18, side 70
- **Total Trees:** 18
- **Front 4, Parking 14**
- **Total Shrubs:** 16
- **Total Grasses:** 24
## Approved Site Plans Comparison

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Size</th>
<th>Number of Units</th>
<th><strong>Current Required Base Vegetation total of parking and front yards</strong></th>
<th>*** Proposed New Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>135 Campus Drive (RH-UJO-West)</td>
<td>19,774 Square Feet</td>
<td>9 Units/24 bedrooms (20 du/ac)</td>
<td>7 Trees, 61 Shrubs</td>
<td>9 trees, 66 shrubs</td>
</tr>
<tr>
<td>1407 South Grand Ave (RH) &quot;The Grove&quot;</td>
<td>573,685 Square Feet</td>
<td>217 Units/560 bedrooms (16.5 du/ac)</td>
<td>97 trees/474 Shrubs</td>
<td>119 Trees, 530 Shrubs</td>
</tr>
<tr>
<td>4130 Lincoln Swing (RH)</td>
<td>164,657 Square Feet</td>
<td>85 Units/260 bedrooms (20du/ac)</td>
<td>25 trees/143 Shrubs</td>
<td>48 trees, 163 shrubs</td>
</tr>
<tr>
<td>3920 Maricopa Drive (RH)</td>
<td>74,573 Square Feet</td>
<td>48 Units/60 bedrooms (28du/ac)</td>
<td>9 Trees/91 Shrubs</td>
<td>16 trees, 95 Shrubs</td>
</tr>
<tr>
<td>2105 Cottonwood (FS-RM)</td>
<td>33,798 Square Feet</td>
<td>12 Units/20 bedrooms (15.5du/ac)</td>
<td>****7 trees/43 Shrubs (*L3)</td>
<td>9 trees, 37 shrubs</td>
</tr>
<tr>
<td>Mortenson Heights (FS-RM)</td>
<td>384,399 Square Feet</td>
<td>180 Units/345 bedrooms (20.4 du/ac)</td>
<td>****91 Trees/325 Shrubs(*L3)</td>
<td>94 Trees, 123 Shrubs</td>
</tr>
</tbody>
</table>

**The developed sites may contain additional landscaping that exceeds the current minimum standards and are not necessarily accounted for in this table**

*L3 screening was not required at 2105 Cottonwood & Mortensen Heights due to garages and location of parking. 2105 Cottonwood & Mortensen Heights approved under major site development plans.

*** Proposed standard tree planting totals assume L3 planting areas and parking lot landscape areas can be combined together.

**** 2105 Cotton & Mortensen Heights approved under Major Site Development Plan with additional landscaping.
Corner Lot - Parking Behind Building

- Green - New tree requirements
- Brown - Existing trees required currently

Property Size:
56,440 sq ft.

Parking lot size:
20,000 sq ft.

Parking lot.
Corner Lot - Parking In Front Of Building