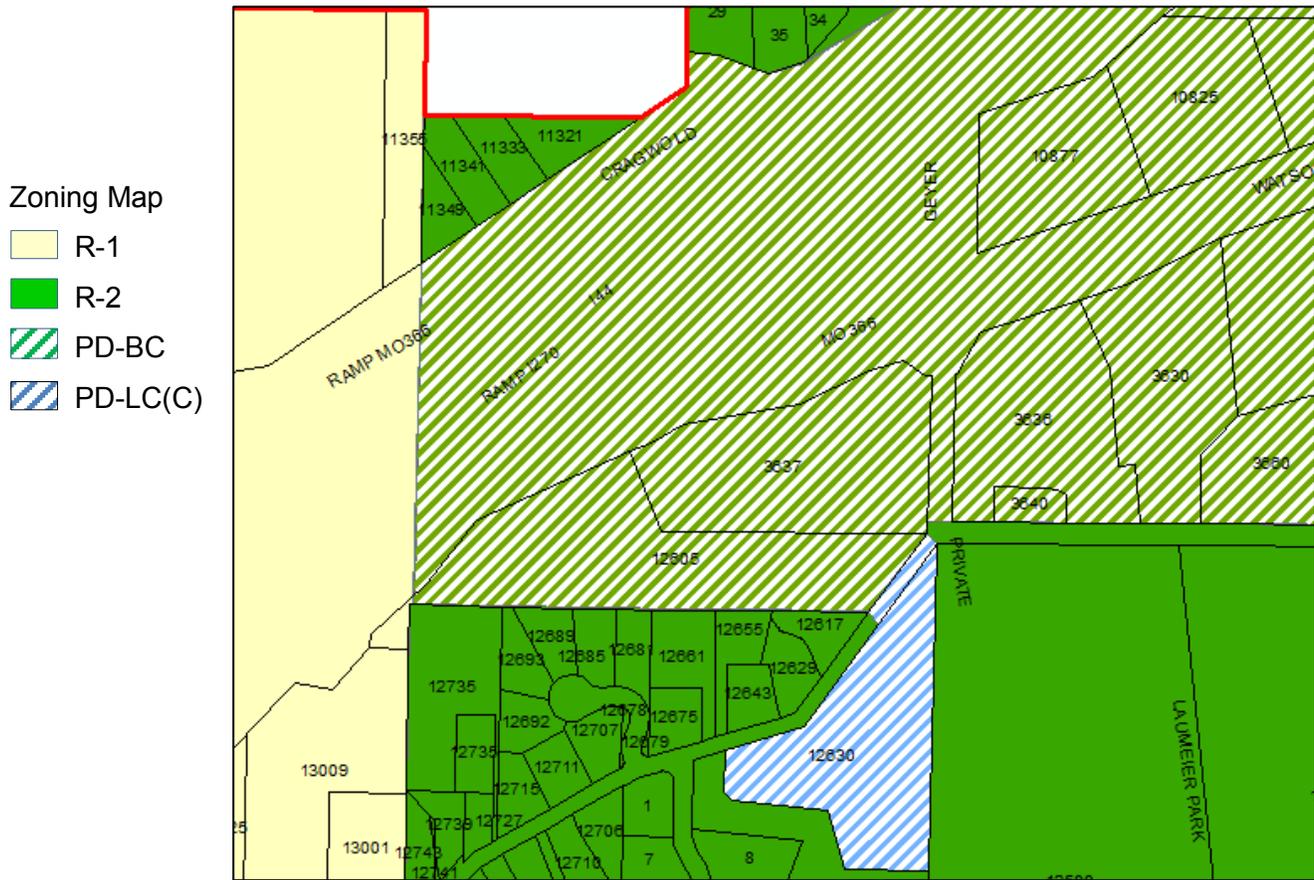




properties to the west are zoned R-1. The property is bordered on the north by the Watson Road, Interstate 270 interchange.



**Recent history & staff analysis:**

Mercy Health is in the process of updating and improving the storm sewer facilities at this location. That process involves replacing retaining walls, removing overgrown vegetation and trees that are either dead, in fair or poor condition.

This petition is for the removal of 22,596 square feet (13.1%) of the tree canopy on site. All necessary erosion control measures will be taken to protect neighboring property owners and public right of way.

A Tree Permit is required to be approved by the Planning & Zoning Commission and Park Board. No action is required to be taken by the Board of Aldermen. No tree replacement is required at this time.

Per Chapter 27 Section 27-71

- (a) Tree removal associated with construction or development activities. On tracts of land that are equal to or greater than two (2) acres in size, a tree permit, as issued by the director of planning and development, is required to remove or destroy ten thousand (10,000) square feet or more of tree canopy coverage within a five-year period (from the date the permit is issued) on each individual tract of that size. The removal of diseased, or dead trees, and trees that are a public nuisance is exempt. The property owner or developer must apply for and secure the tree permit before any removal or destruction commences. An application for a tree removal permit shall be submitted to the office of the director of planning and development and pursuant to this section, and shall include the following:
- (1) Tree preservation plan, site plan and a landscape plan prepared by a certified arborist, certified forester, landscape architect or other professional as approved by the city engineer, for approval by the planning and zoning commission and tree board.
  - (2) A surety or cash escrow for the benefit of the city to account for trees that die, or are damaged beyond repair, as a result of grading or construction damage within a one-year period after the issuance of the final occupancy permits. The amount of the surety required shall be in the amount of two thousand five hundred dollars (\$2,500.00) for each acre (or fraction thereof) of the tree preservation area, or five thousand dollars (\$5,000.00) whichever is greater. (The escrow shall not be required for applicants building on single-family residential zoned lots.)
- (c) Required tree protection. On tracts of land equal to or greater than two (2) acres in size, no more than seventy (70) percent of the existing tree canopy coverage may be cleared or developed. The remaining thirty (30) percent shall be maintained without disturbing the roots of trees in the protected area. Any valued trees removed during development that exceeds the thirty (30) percent canopy

protection provision are subject to the replacement provisions outlined in subsection (d).

- (d) Required tree replacement. Replacement of trees is required when the tree protection requirements in subsection (c) cannot be met. Tree replacement shall occur in a sufficient quantity to create tree canopy coverage on the site equal to thirty (30) percent of the existing tree canopy coverage. New trees to be planted shall be no less than two (2) inches in caliper and no greater than four (4) inches in caliper unless otherwise approved by the director of planning and development. Each newly planted tree shall account for four hundred (400) square feet of tree canopy coverage towards the required replanting. If sufficient space on-site is not available for replanting the required number of trees, the owner/developer may either provide replacement trees for planting on city property where the city permits or, in lieu thereof, may make a payment to the city at a monetary value of one hundred dollars (\$100.00) per tree with a cap of two thousand five hundred dollars (\$2,500.00) per acre.

**Staff recommendation:**

Based on the information provided by the petitioner, staff is recommending approval of this petition. A Tree Preservation Plan requires a meeting and approval by the Planning & Zoning Commission and the Park Board. No action is required by the Board of Aldermen.