

Tree Variance

Proposal:

The subject property is about 32.55 acres in size and zoned RA (Residential Single Agriculture) and RM2 (Multi-Family Residential). The applicant is proposing to divide the subject property into 171 single family residential lots (within 4 Phases/Sections).

There are 192 trees located within the boundary of the site. One-hundred and thirty (130) trees are designated for removal. The applicant is preserving 32% of the tree on the site. Trees designated for removal are within the right-of-way, the building envelop or within an area close to the building envelope, which have the potential of being damaged during grading and construction. Therefore, the removal of these 130 trees is necessary for development of the site.

There are eleven (11) Oregon White Oaks 24" in diameter or greater located throughout the site. The applicant is removing six (6) of these significant trees.

J Avenue-Oak 24"	Remove
Strong Road-Oak 32"	Remove
A Avenue-Oak 60"	Remove
A Avenue-Oak 28"	Remove
A Avenue-Oak 24"	Remove
Lot 118-Oak 30"	Remove

Criteria

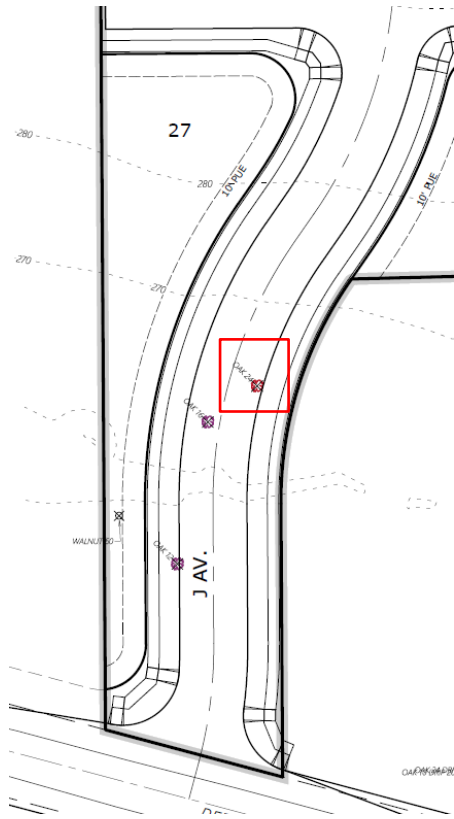
Tree Variance 808.045(d)(1):

1) Hardship-

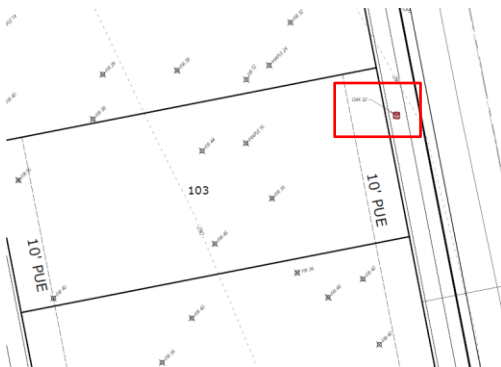
(A) The site being developed is 32.55 acres in size and zoned RA and RM2. All Oregon White Oaks designated for removal are within the right-of-way, the building envelopes or within an area close to the building envelope, which have the potential of being damaged during grading and construction. The site has been designed to accommodate a safe and efficient circulation system, adequate parking, and meet the standards all while taking into consideration topography, stormwater detention, and street connections.

Due to the topography and required street connections on the site, these areas where the trees are located couldn't not be avoided and therefore, created a hardship by impacting how the site could be laid out. Therefore, the trees proposed for removal are located within the proposed accessways and the proposed building envelopes.

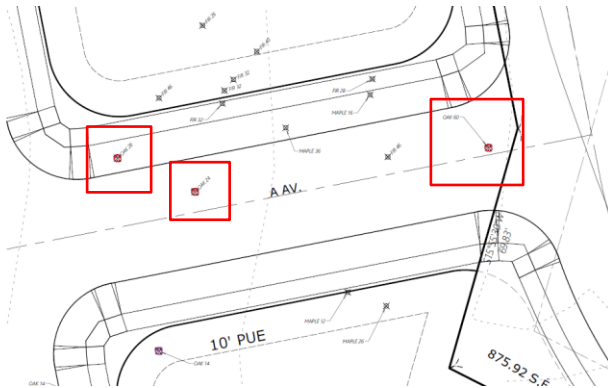
The 24" Oregon White Oak designated for removal is located within the area where a sidewalk is required. J Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



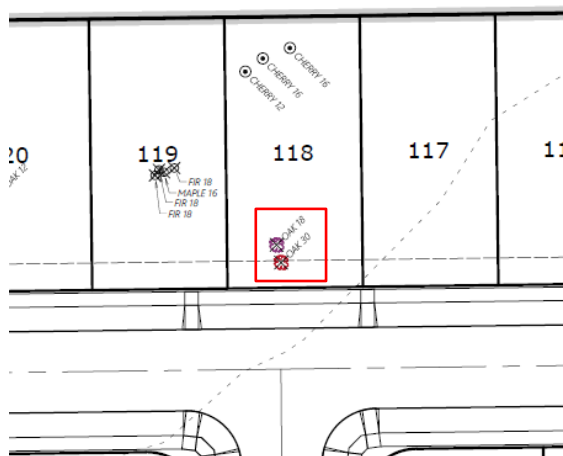
The 32" Oregon White Oak designated for removal is located within Strong Road area where a sidewalk is required.



The 24", 28", and 60" Oregon White Oaks designated for removal are located within A Avenue. A Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



The 30" Oregon White Oaks designated for removal is located within Lot 118. This tree is located in the driveway location and potential building area and will be affected by the construction of a driveway and/or a sidewalk. This tree must be removed to accommodate a driveway and sidewalk.



(B) The proposed variance is the minimum necessary to allow the lawful development of the site. There are 11 significant trees (Oregon White Oaks) located throughout the subject property. The applicant is requesting to remove 6 of those significant trees in order to develop the site.

