

# Tree Variance

## **Proposal:**

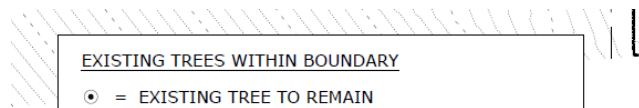
The subject property is about 12.18 acres in size and zoned RA (Residential Agriculture). The applicant is proposing to divide the subject property into 58 single family residential lots, and 2 lots for water quality (see attached plan).

The subject property is located west on Lone Oak Road S. The subject property is identified as 083W15CB/Tax Lots 1900, 2000, 2100 and 2200.

There are 453 (four hundred and fifty-three) trees located throughout the proposed subdivision, as shown on the tree plan. Trees designated for removal are within the right-of-way, the building envelop or within an area close to the building envelope but have the potential of being damaged during grading and construction.

A total of 135 (one-hundred and thirty-five) trees are designated for preservation. Therefore, 30% of the trees on site will be preserved.

There are twenty-eight (28) Oregon White Oaks that are significant. Three (3) of the Oregon White Oaks are designated for removal, with twenty-five (25) Oregon White Oaks are proposed for preservation.



EXISTING TREES WITHIN BOUNDARY			
⊙	=	EXISTING TREE TO REMAIN	
⊗	=	EXISTING TREE TO BE REMOVED	
⊙	=	EXISTING OAK TREE 24"+ DIA. TO REMAIN	
⊗	=	EXISTING OAK TREE 24"+ DIA. TO BE REMOVED	
<hr/>			
	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	25	3	28
OTHER TREES	110	315	425
TOTAL TREES			453

A tree variance to allow the removal of significant Oregon White Oaks is being requested.

## **Criteria**

### **Tree Variance 808.045(d)(1):**

- A. *There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance;***

Findings: The subject property is 12.18 acres in size and zoned RA (Residential Agriculture). The applicant is proposing to divide the subject property into 60-lots, with 2 of the lots being designated for water quality/detention.

There are twenty-eight (28) Oregon White Oaks that are significant. Three (3) of the Oregon White Oaks are designated for removal, with twenty-five (25) Oregon White Oaks are proposed for preservation. Trees designated for removal are within the right-of-way, water quality areas, the building envelop or within an area close to the building envelope but have the potential of being damaged during grading and construction.

The significant trees proposed for removal are located as follows:

- \*42" Oak (Located in the Koda Street right-of-way)
- \*28" Oak (Located along the southern boundary of Lot 8)
- \*25" Oak (Located within WQF #1)

The site has been designed to accommodate a safe and efficient circulation system, adequate lots sizes and dimensions, and meet the standards all while taking into consideration topography, stormwater detention, and street connections.

In order to develop this site as allowed in the RA zone, the removal of trees could not be avoided and therefore, created a hardship by impacting how those lots could be laid out. Therefore, the trees on the site that will be removed are located within the proposed building envelopes, accessways, and right-of-way.

***B. The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity;***

Findings: The proposed variance is the minimum necessary to allow the lawful development of the site. The removal of significant trees will only impact the trees on the lots right-of-way as outlined above.