



**ENVIRONMENTAL COMMISSION MOTION 20190501 008b**

**Date:** May 1, 2019

**Subject:** Turner’s Crossing Preliminary Plan C8J-2018-0091

**Motion by:** Linda Guerrero

**Seconded by:** Mary Ann Neely

**RATIONALE:**

**WHEREAS**, this project is located at the Turner’s Crossing in the C8J-2018-0081 Watershed Protection Ordinance; and

**WHEREAS**, the minimum deviation requested is only to allow for compliance with Transportation Criteria Manual vertical roadway design criteria and ADA cross-slope requirement; and

**WHEREAS**, the roadways and drainage system have been designed to protect the natural character and function of the critical environmental features (wetlands) and the critical water quality zones by closely maintaining the existing drainage patterns to ensure these natural features receive the required surface water runoff quantity and quality necessary to maintain healthy functioning of these natural systems; and

**WHEREAS**, the variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

**THEREFORE**, the Environmental Commission recommends support of the variances for LDC 30-5-341 cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth with the following conditions:

- The development will plant an equivalent of three 2” trees per lot on single-family lots greater than 5,750 square feet and two 2” trees per lot on single-family lots smaller than 5,750 square feet within the subdivision.
- The trees selected must be a minimum of ten different species.
- Each lot shall receive a minimum of one Significant Shade Provider tree and one Understory tree, as defined by the Environmental Criteria Manual (ECM) Appendix F Descriptive Categories of Tree Species.

**Environmental Commission Conditions:**

- Specific tree plantings sites, including native shade trees and foundation trees, will be

determined at the discretion of the Development Services Department Environmental review staff for best chances for survival in alternative areas such as open space, parkland, and landscape lots.

- provide tree care treatment for the trees based on staff recommendations per Standard Specification 608S.6 plant establishment
- consider amenities near the trails such as water fountains
- cut and fill allowed by this variance is applicable only to the single-family residential areas
- Ensure that water quality controls are distributed throughout the site and designed in such a way to provide other ecosystem services including habitat and aesthetic value
- Ensure that riparian restoration and Blackland Prairie restoration be incorporated into all CEF buffers; and, that Blackland Prairie plantings be the preferred option for passive recreational areas

#### **VOTE 6-0**

For: B. Smith, Creel, Thompson, Guerrero, Neely, and Coyne

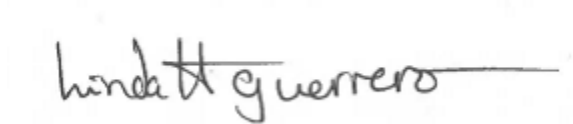
Against: None

Abstain: None

Recuse: Ramberg

Absent: C. Smith, Gordon, and Maceo

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style and is positioned above a horizontal line.

Linda Guerrero, Environmental Commission Chair