



ENVIRONMENTAL COMMISSION RECOMMENDATION 20240515-003

Date: May 15, 2024

Subject: 3 Men Movers Variances, SP-2023-0294C

Motion by: Perry Bedford

Second by: Haris Qureshi

WHEREAS, the Environmental Commission recognizes the applicant is requesting:

1. Request to vary from LDC 25-8-301 to allow driveway construction on slopes greater than 15%;
2. Request to vary from LDC 25-8-302 to allow building and parking construction on slopes over 15%;
3. Request to vary from LDC 25-8-341 to allow cut up to 12 feet
4. Request to vary from LDC 25-8-342 to allow fill up to 15 feet.

AND WHEREAS, the Environmental Commission recognizes the site is located in Gilleland Creek Watershed, Suburban Classification; and

THEREFORE, the Environmental Commission recommends the variance request with the following conditions:

Staff Conditions:

1. Terrace and vegetate steep slopes.
2. Provide enlarged parking lot islands (3) that are approximately 17 feet wide for improved tree growth.
3. Provide enhanced tree mitigation (5 additional trees).

Environmental Commission Conditions:

1. Plant native plants and trees that are consistent with Blackland prairie species throughout the property, not just on terraces and slopes.
2. Retain as many existing native species trees as possible.
3. Have a tree maintenance plan to ensure that planted trees and vegetation can become established (minimum 5 year plan.)
4. Research the feasibility of adding solar power to the property where possible/practical.

Vote: 8-0

For: Perry Bedford, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melinda Schiera, David Sullivan

Against: None

Abstain: Richard Brimer

Absent: Jennifer Bristol

Attest:

A handwritten signature in cursive script, appearing to read "Perry Bedford". The signature is written in dark ink on a white background.

Perry Bedford, Environmental Commission Chair