

Memorandum

DATE: November 10, 2010

TO: Plan Commission

FROM: Planning Division Staff and Zoning Administrator

SUBJECT: Interior Parking Lot Landscaping (Memo 1, pp. 21-22, #38-41 and #43)

Introduction

On July 19, 2010, the Plan Commission referred the above suggestions from the UDC in order to allow staff to review them in greater detail. All recommendations below pertain to Section 28.142(7), Interior Parking Lot Landscaping, on pp. 164-165 of the red-lined draft code. Planning staff, including its Urban Design staff, carefully reviewed each suggestion, and have the following *revised* recommendations.

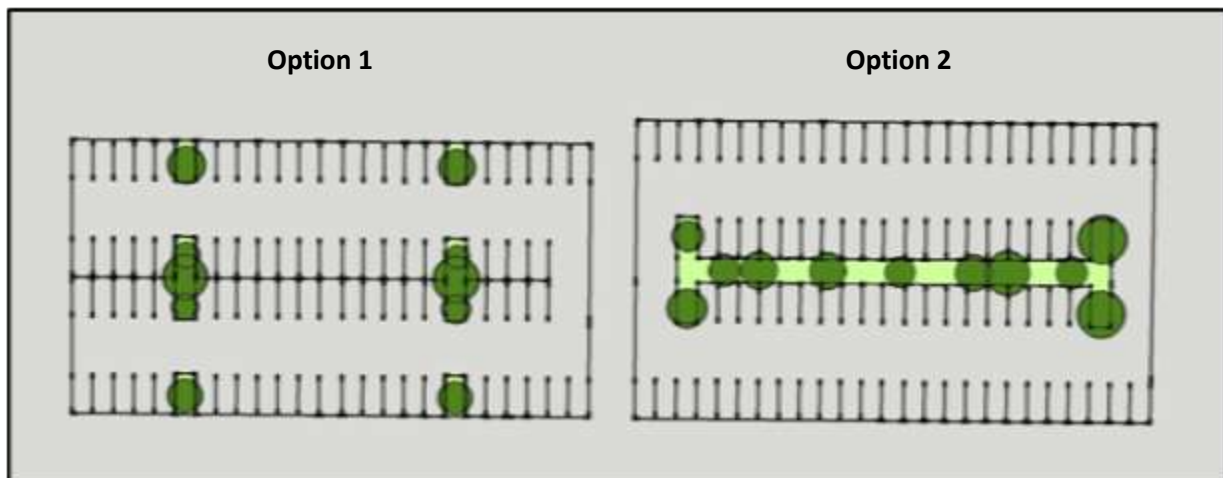
Staff Recommendations

38

- a) No change. This would be an entirely different methodology than the point, tree distribution, and minimum landscape coverage standards. Further, canopy cover is usually estimated at a mature tree size, and many trees planted in parking lots never reach an average mature size.
- b) No change. Keep the threshold for parking lot design review at lots with 20 stalls, which is the same as the number of stalls requiring a stamped landscape plan from a registered landscape architect under the current code.
- c) d) e)

Associated with 38 (c) through (e), provide the following options for parking lots with ≥ 20 stalls or over. Either:

- 1) Provide tree islands such that there is a maximum of 12 contiguous stalls without a break from a tree island. OR
- 2) Provide linear tree islands/rows between parking bays with a minimum 7' wide landscaped area (this will only work when parking lots have multiple rows of parking, and might be easier for property owners to maintain).



f) g)

Associated with 38 (f) and (g), require that light poles are a minimum of 20' from the center of a tree. This distance requirement should adequately take care of any conflicts, while providing for flexibility regarding the height of the light poles.

i) j) k) l)

Associated with 38 (h) through (l), staff recommend that for parking lots with >20 stalls, the following clause be added: "A clear, demarcated pedestrian pathway shall be provided from the public street to the primary entrance of the building".

m) No change for now, but develop this in the future (or prior to Zoning Map adoption) as an advisory list.

39

a) For new development, increase coverage to 8% of the parking area, which includes parking stalls and internal drive aisles. For changes to developed sites, maintain the 5% coverage requirement (*see aerial photo examples on pp. 3 – 6*).

b) No change. Staff believe that the requirement that these plans be completed by a landscape architect and that the plants must stay alive is adequate.

c) No change. Draft reflects this already.

d) No further change. Dealt with this in staff recommendation for 38 c–e above.

40

a) No change. Instead of a canopy coverage measure, staff is recommending that the point system, distribution, and minimum coverage standard be used (see 38a).

b) No change. 160 square feet makes sense, since it is the approximate size of a tree island.

c) No change. Deciduous canopy trees are sufficiently emphasized in draft regulations, as only 25% of total trees can be ornamental, and 2 ornamentals = 1 canopy tree.

d) No change. This requirement is not necessary, since there is a requirement that 1 tree per 160 square feet of landscaped area be provided, which equates to 2 trees in double tree islands.

e) No change. Requiring a tree island every 12 parking stalls, or in linear islands, disperses trees on the site, and staff does not see a need to ensure staggering of trees through regulation.

f) No change. Draft already discourages evergreens.

g) No change for now. Draft requires that at least 75% of trees must be deciduous canopy trees. In addition, an advisory species list to be developed in the future can include a category for the most effective shade trees.

h) No change. Draft already limits ornamentals to 25% of the total.

i) No change.

41

a) b)

Associated with 41 (a) and (b) staff recommend no change to the draft. Draft ordinance does not prohibit infiltration in tree islands, but it should not be required, as it is too dependent on the context of the specific site.

43

a) No change. Perhaps this could be dealt with in a tree preservation ordinance in the future.

b) No change. This is unnecessary, and may not be desirable in more urban settings.

Interior Parking Lot Landscaping Coverage – Madison Examples for Reference

1% Landscaped Coverage within Interior of Parking Lot



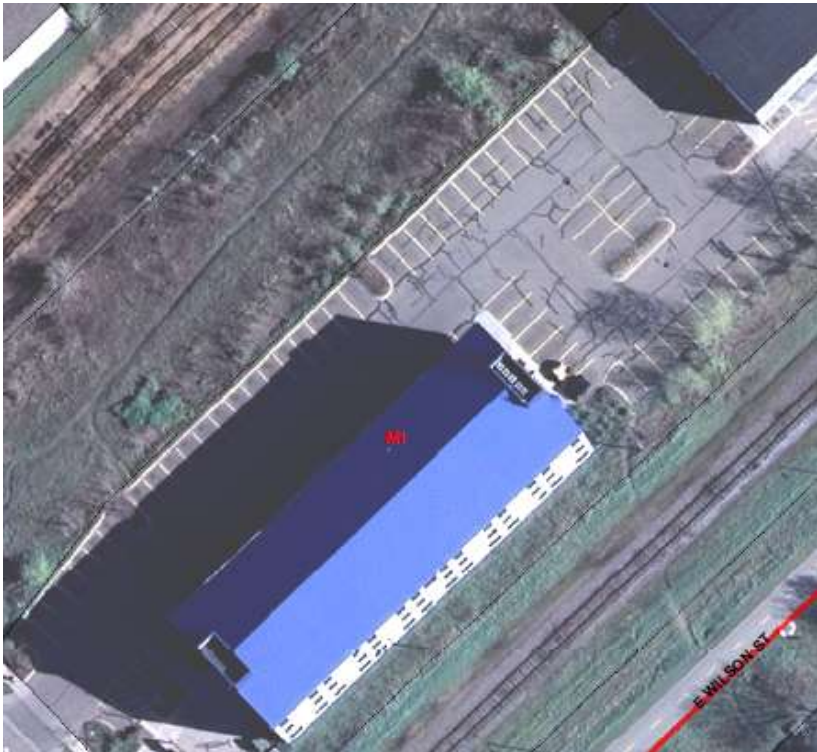
2% Landscaped Coverage within Interior of Parking Lot



2% Landscaped Coverage within Interior of Parking Lot



3% Landscaped Coverage within Interior of Parking Lot



4% Landscaped Coverage within Interior of Parking Lot



9% Landscaped Coverage within Interior of Parking Lot



11% Landscaped Coverage within Interior of Parking Lot



12% Landscaped Coverage within Interior of Parking Lot



14% Landscaped Coverage within Interior of Parking Lot

