

TA 15-03 Modify Residential Lot Tree Requirements for TOD-R.

PART 1: DESCRIPTION

Text Amendment TA 15-03 is a request by Town of Huntersville to amend Zoning Ordinance Article 7.7.3(a) *Supplemental Landscaping Provisions for Residential Lot Trees* to modify the residential lot tree requirements within the Transit-Oriented Development-Residential (TOD-R) Zoning Districts.

PART 2: BACKGROUND

The proposed text amendment is a request to modify the residential lot tree requirements within the Transit-Oriented Development-Residential (TOD-R) Zoning District. The TOD-R District is “established to support higher density residential communities that include a rich mix of retail, restaurant, service and small employment uses with a pedestrian village format. Land consuming uses, such as large lot housing... are excluded from this district”. As the TOD-R Zoning District seeks to create a highly urbanized environment with reduced build-to lines along public streets, very often, there is not enough room for both a front yard tree and the required street trees in front of small, urban lots. When street trees are located in close proximity to the front of proposed buildings, they can serve as both the front yard tree and street tree.

As for the rear yard tree, the urban areas called for in the TOD-R often consist of small lots in order to achieve minimum required densities. There will not be enough area to provide rear yard trees. The tree canopy for TOD-R developments will be provided primarily via Urban Open Spaces, common open spaces, areas adjacent environmentally sensitive area (i.e. creeks) and along public streets.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan and other relevant plans (if applicable) which may be incorporated into the Board’s statement of consistency for approval or denial of the request.

Policy H-3: Mixed-Use Development

Support and encourage self-sustained developments. Where commercial and employment uses are in close proximity to residential uses.

Staff Comment: High-density, mixed-Use development is expected within the TOD-R zoning district and providing flexibility for residential lot sizes, while still providing and supplementing urban tree canopy will help achieve development goals.

PART 4: STAFF RECOMMENDATION

Staff recommends amending Article 7.7.3(a) *Supplemental Landscaping Provisions for Residential Lot Trees*, as proposed. The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

It provides an option to permit smaller lot types, while still providing tree canopy within Transit-Oriented Developments.

PART 5: PUBLIC HEARING

The Public Hearing will be held on June 15, 2015.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to hear this text amendment on June 23, 2015.

PART 7: ATTACHMENTS AND ENCLOSURES

N/A

PART 7: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 15-03, to amend Article 7.7.3(a), (Residential Lot Trees) of the Zoning Ordinance, the Planning Staff recommends approval based on the amendment being consistent with policy H-3 of the Community Plan</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a greater development options to achieve the goals of the Transit-Oriented Development Zoning Districts.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-03, to amend Article 7.7.3(a), (Residential Lot Trees) of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-03, to amend Article 7.7.3(a), (Residential Lot Trees) of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
	<p>DENIAL: In considering the proposed amendment, TA 15-03, to amend Article 7.7.3(a), (Residential Lot Trees) of the Zoning Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>	<p>DENIAL: In considering the proposed amendment, TA 15-03, to amend Article 7.7.3(a), (Residential Lot Trees) of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>