

TA #16-10 Amend Article 6: Landscaping of Parking Lots

PART 1: DESCRIPTION

Text Amendment, TA #16-10, is a request by the Huntersville Land Development Ordinance Advisory Board (LDOAB) to amend Article 6, specifically - Landscaping of Parking Lots and Typical Conditions/Corner Lot Diagram, to reduce the minimum height at installation, reduce maximum separation, and reduce expected maturity height adjacent to street right-of-way of evergreen shrubs for perimeter parking screen.

PART 2: BACKGROUND

Article 6, Off-Street Parking Design currently requires perimeter landscaping of parking lots shall be a continuous row of evergreen shrubs at a maximum separation of 6’ on center and a minimum height of 3’ at installation with an expected 6’ height at maturity.

The LDOAB requests the requirements for perimeter landscaping of parking lots be a continuous row of evergreen shrubs at a maximum separation of 4’ on center but in no case less than what is necessary to achieve a complete visual screening depending on the variety of shrubs planted. The LDOAB also requests landscaping be a minimum height of 2’ at installation with an expected height of 6’ at maturity except adjacent to street right-of-way, where the expected height at maturity is at least 4’.

EXISTING ORDINANCE	PROPOSED ORDINANCE
Max. separation of 6’ on center	Max. Separation of 4’ on center but in no case less than what is necessary to achieve a complete visual screening depending on the variety of shrubs planted.
Min. height of 3’ at installation	Min. height of 2’ at installation
Expected height at maturity at least 6’	Expected height at maturity at least 6’, except adjacent to street right-of-way where the expected height at maturity is at least 4’

The LDOAB reviewed the proposed amendment at their November 3, 2016 meeting and recommended approval.

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

The following are examples of relevant polices from the 2030 Huntersville Community Plan that may be incorporated into the Board’s statement of consistency for approval or denial of the request.

Policy CD-6: Architecture and Place Making - Consistent with Zoning and Subdivision Ordinance (as well as “Town of Huntersville Design Manual”) maintain high design standards for development.

Policy CD-7: Corridor Landscaping and Lighting - Continue to promote corridor landscaping that enhances commercial development, consistent with Zoning and Subdivision Ordinance. Coordinate with NCDOT to ensure that landscaping and lighting is “context sensitive” for the location and adjoining uses.

PART 4: STAFF RECOMMENDATION

Staff recommends amending Article 6 Landscaping of Parking Lots and Typical Conditions/Corner Lot Diagram as requested by the LDOAB based on:

Consistency with policies of the 2030 Huntersville Community Plan listed above.

Amending perimeter landscaping of parking lots increases visibility into businesses without eliminating the spirit of the Ordinance in providing parking lot screening.

PART 5: PUBLIC HEARING

The Public Hearing was held on January 17, 2017. No comments were received from the public. A Town Board member asked if the proposed decrease (from 6' to 4' on center) in maximum shrub spacing would be too close for healthy plant growth. Town Staff indicated that the approved tree and shrub lists allows developers flexibility to select a shrub type that would survive a 4' separation.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board reviewed this text amendment on January 24, 2017 and recommend unanimous approval (7-0).

PART 7: ATTACHMENTS AND ENCLOSURES

Attachment A: Text Amendment Application

Attachment B: Proposed Ordinance

PART 8: STATEMENT OF CONSISTENCY – TA #16-10

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 16-10, to amend Article 6 of the Zoning Ordinance, the Planning staff recommends approval based on the amendment being consistent with policies CD-6 and CD-7 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because amending perimeter landscaping of parking lots increases visibility into businesses without eliminating the spirit of the Ordinance in providing screening of parking lots.</p>	<p>APPROVAL: In considering the proposed amendment, TA 16-10, to amend Article 6 of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with policies CD-6 and CD-7 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because amending perimeter landscaping of parking lots increases visibility into businesses without eliminating the spirit of the Ordinance in providing screening of parking lots.</p>	<p>APPROVAL: In considering the proposed amendment, TA 16-10, to amend Article 6 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 16-10, to amend Article 6 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>