



Planning Commission Meeting
July 14, 2022
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

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I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Planning Commissioners present:**

- Francis Kung'u (Chair)
- Jill Reynolds
- Karen Richard
- William Perkins
- Jamie Bendall (Alternate)

- **Planning Commissioners Absent**

- Fergal Brady (Vice-Chair)
- Todd Stratton
- Martine Zurinkas
- Valerie Manley (Alternate)

- **Staff present:**

- Kathi Cook, Director of Community Development & Economic Development
- Michael Woodman, Planning + Development Services Manager
- Eric Graves, Senior Engineer, Development Services
- Alexandra Callum, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Richard offered a motion to approve the Planning Commission Meeting Minutes from July 7, 2022.

- Commissioner Perkins second the motion.
- The motion was approved unanimously (5-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. CU-22-05 / Off Leash / 142 North Main Street

- Manager Woodman came forward to present this item.
 - The applicant, Lonnie Cooper Ventures, is requesting a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash on approximately 2.3 acres in the Downtown. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.
 - The submitted request, if approved, would allow for the redevelopment of the former Rite Aid site with a 'Recreational Facilities, Indoor and Outdoor' and 'Restaurant' for Off Leash on approximately 2.3 acres in the Downtown Overlay. A conditional use is requested to allow 'Recreational Facilities, Indoor and Outdoor'. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.
 - The property was previously developed and used for an 11,500 square foot Rite Aid pharmacy, which has been vacant for a few years. Current zoning of the property is C-2 (General Commercial), which allows 'Restaurant' by-right and 'Recreational Facilities, Indoor and Outdoor' with the approval of a conditional use. Surrounding properties are zoned C-2. Taco Bell and Salt Factory are located to the north, Publix, Chase Bank and a gas station are located to the east, Park Plaza office building and Mammoth Car Wash are located to the south and Crust is located to the west.
 - According to the applicant, Off Leash is a state-of-the-art dog park facility and restaurant featuring outdoor and indoor spaces for patrons and their dogs. The dog park will operate on a membership model with guest and day passes available. Hours of operation are proposed to be Sunday – Thursday from 8:00 AM to 9:00 PM and Friday – Saturday from 8:00 AM to 10:00 PM. The applicant anticipates eight (8) to twelve (12) employees.
 - The site plan depicts the former Rite Aid building being redeveloped with a one (1) story, 5,400 square foot restaurant building, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The new restaurant building is oriented to the corner of Old Milton Parkway and South Main Street with parking to the rear. Access to the property is depicted from South Main Street and Norcross Street. The existing curb cut on Old Milton Parkway is proposed to be removed.
 - 27 surface parking spaces are depicted at the rear of the building and five (5) on-street, parallel parking spaces are depicted on Norcross Street for a total of 32 spaces. The Unified Development Code (UDC) requires one (1) parking space per 500

square feet for the applicant's proposed use, or 22 spaces. According to a note on the site plan, redevelopment of the property will result in a loss of approximately 14,700 square feet of impervious area.

- The applicant's tree protection plan depicts preservation of 52 trees, including a variety of hardwoods (Birch, Elm, Cherry, Sycamore, Oak, Magnolia, and Hickory). Many of the trees to be saved are located along the north and southeast property lines, as well as in the proposed dog park.
- The applicant submitted renderings of the proposed new structures and dog park. The renderings depict a one (1) story restaurant building with covered outdoor dining areas connected to a one (1) story covered dog area. Building exterior materials are proposed to include brick and lap siding with a metal roof. The site is located at the corner of Old Milton Parkway and South Main Street, a predominate corner in the Downtown. Final building design should be primarily brick which is similar to materials used at the adjacent corners. This intersection has been developed with focal point features including a water feature at the southeast corner and a clocktower at the southwest corner. Redevelopment of the applicant's site should include a sculpture that compliments the corner. The City's Downtown Consultant reviewed the applicant's renderings and had the following comments:
 - Provide narrative describing requested architectural style.
 - Remove paneling above windows, use lap siding throughout façade above windows.
 - Use taller transoms with capped head casing.
 - Provide bed mould or similar trim to express cornice treatment at intersection of soffit and wall.
 - Lower main roof mass so that all roof eaves align.
 - Provide solid cast stone or timber header above all masonry openings.
 - Eliminate parapet between restaurant and covered dog area. Do not create massing above roof line that is not supported down to the grade.
- The applicant submitted a trip generation memorandum (see table below), which estimates that the proposed restaurant with dog park will generate approximately six (6) AM Peak Hour trips and 78 PM Peak Hour trips.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on May 11, 2022. There were a few public comments with questions and concerns over whether the business will have an alcohol license, safety for dogs given the busy intersection, and proximity to Fetch Dog Park on Maxwell Road.
- Approve CU-22-05 Off Leash/142 South Main Street, subject to the following conditions:
 1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than a 3,000 square feet covered dog area and 0.73-acre outdoor dog park.
 2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
 3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.

4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
 5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
 6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
 7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
 8. Corner of South Main Street and Old Milton Parkway shall include a minimum 2,500 square foot open space with decorative landscaping, hardscape and focal point feature/sculpture representative of the City's historic Downtown, with final approval of the focal point feature/sculpture by the Cultural Arts Commission. Property owner shall be responsible to maintain the corner open space and all improvements.
 9. Required landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing, with final approval by DRB.
 10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
 11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.
 12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.
 13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.
 14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.
 15. Buildings shall connect to the public sidewalk system.
 16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.
- The applicants, Jeff Haymore, Wendy Newman, and Megan Maziar came forward to speak on behalf of this application.
 - There will be 5,400 square feet of restaurant use.
 - The conditional use is for the dog areas.
 - We want this to be viewed as guests' own backyard to bring their dogs to.
 - We want to partner with other businesses as well to promote in the community.
 - We want it to be walkable but also a destination.
 - The guests will enter and exit the dog park in a way that was for safety. It is away from any main roads.
 - There are multiple gating mechanisms that are automated.
 - There will be specific fencing.
 - We would like to go to at least 5-foot fences with some greenery.
 - There's no membership to eat at the restaurant.

- The Planning Commission discussed the following:
 - Can you speak to how members of this park access the small and large dog parks? Can they access from the sidewalks as well as the restaurant?
 - This is one of our highly trafficked areas. Do we have any data that shows traffic in this area compared to other intersections? We do traffic reports on different corridors occasionally. At the time, Main Street had 22,000 cars per day, North Point had close to 12,000. A four-lane facility can accommodate close to 32,000 trips per day, so this would be within the range.
 - This is a very dense intersection. Off Leash predicts many of their visitors will be pedestrians. There are several different methods to get to that location.
 - There are some proposed changes to conditions. Which ones do you agree with? We are okay with the change to condition 1. They wanted to increase the size of the covered dog area. With condition 8, this is a clarification of a dollar amount, which has happened in the past. This one is like other amounts for focal features. For condition 6, our preference is to leave it as proposed by Staff. We would be comfortable with edits after seeing changes in renderings.
 - How was the decision made on 75% brick? More recently, we have used the 75% amount. We wanted to clarify what “primarily” meant.
 - Is the height of the fence city code? The appearance of what they’re showing is a five-foot fence. On commercial, 8 feet is allowed, but that doesn’t seem appropriate for this location. I would say five feet should be the limit.
 - Everyone must come in and out of one area. There are no gates except that one area? Correct. This is for safety and because it’s a membership, it provides some accountability.
 - Is the restaurant dog-friendly? Yes, on the patio. There’s limited seating inside, and you can’t have dogs in there.
 - Will it be a wooden fence? No, most likely a steel fence.
 - Is there a day pass? Yes. There is also a monthly and yearly membership per dog.
 - Is the grass for the dogs natural or turf? It will be turf. There will be people monitoring the park. We encourage owners to pick up after their dogs, and we will have monitors making sure it stays clean and the dogs are staying safe. The turf will also be hosed down multiple times a day.
 - I’m concerned about how busy the intersection is. The Fetch in Atlanta has shown that they have been able to be at a busy intersection and keep dogs and guests safe.
 - I’m struggling with the location. I love the idea and see a great need for this. The one way in and out does help.
 - The small dog park would have a removable fence if we wanted to combine both parks for special events. It’s more of a flex space.
 - The restaurant is not a drive-thru, correct? Are you okay with us adding no drive-thru language to the conditions? Yes.
 - Are you okay with 5-feet for the fence? Yes, but we would like to go 6-feet if we can.
 - What I suggest for condition 9 is to add “no more than five feet in height, with final approval by DRB.”
 - We recommend keeping condition 6 as is gives the applicant the chance to review the Downtown Consultant’s comments beforehand.

Public Comment:

- There were no public comments for this item.

- ❖ Commissioner Perkins offered a motion to approve the item, subject to the following conditions:
 1. The applicant's change to condition 1.
 2. The applicant's change to condition 8.
 3. On condition 9, the language shall read: "Required landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing, no more than five feet in height, with final approval by DRB."
 - Commissioner Richard seconded the motion and offered a friendly amendment to add a sentence to condition 5 that reads: "A drive thru restaurant shall be prohibited."
 - Commissioner Perkins accepted the friendly amendment.
 - The motion was approved unanimously (5-0).
 - Final Conditions Approved:
 1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than a ~~3,000~~ 3,600 square feet covered dog area and 0.73-acre outdoor dog park.
 2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
 3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.
 4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
 5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
 6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
 7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
 8. Corner of South Main Street and Old Milton Parkway currently includes a 2,500 square foot open space with a focal point feature archway and minimal landscaping. Applicant shall removal the existing archway and install a new focal point feature/sculpture, with final approval of the focal point feature/sculpture by the Cultural Arts Commission. The budget for the focal point feature/sculpture shall not exceed \$15,000. Applicant shall also install decorative landscaping in the open space. Property owner shall be responsible to maintain the corner open space and all improvements.
 9. Required landscape strip material shall be planted in front of any

proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing, no more than five feet in height, with final approval by DRB.

10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.

11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.

12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.

13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.

14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.

15. Buildings shall connect to the public sidewalk system.

16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.

B. PH-22-08 / Unified Development Code Text Amendments – Residential Infill Overlay

- Director Cook came forward to present this item.
 - City Staff was contacted in early 2022 by residents of the Meadow Brook Hills, Milton Estates and Stone Gate Manor neighborhoods regarding negative impacts from the redevelopment of homes in their neighborhoods. In response, Staff hosted two (2) meetings on January 26th and February 8th to listen to the resident's concerns which were primarily centered around stormwater, flooding, tree removal and incompatible development (building height, architecture, massing, etc.). Staff prepared regulations addressing these concerns and presented them at a meeting on May 17th. After the public comment period, the regulations were further revised. The resulting text amendments include a new definition for 'Building Height', as well as Residential Overlay District regulations addressing lot and building standards (design standards, stormwater design requirements, land disturbance) and tree preservation.
- The Planning Commission discussed the following:
 - I would propose changing the height to 1,000 - 5,000 square feet.
 - How much of this area is undeveloped? About 50% in the Meadow Brook area.
 - What are the approximate sizes of the parcels? Some are large. They range from 12,000 square feet up to an acre.
 - Most comments were regarding the stormwater. There's been two different sets of meetings. There have been existing stormwater issues that Public Works has been working with these neighborhoods on.
 - This applies to just these three neighborhoods, but height definition would be with all of Alpharetta.

- Is there a reason to limit this? These are the neighborhoods we've had meetings with who have brought the concerns to us. We can look at establishing an overlay and what those criteria would look like.
- If someone takes a big tree down, is there not a way to enforce another tree be planted? We do have a requirement that if a tree is taken down, double must be replaced. This also requires additional canopy-type trees.
- Is the intention to encourage some careful consideration of what's going back in if something is removed?
- Two of the same style can't be right next to each other.
- Is there a way for a company to come out to do their service as tree removal and let residents know that this has been approved? We have a list of verified tree removal companies, and we do verify the approval if people call.
- Director Cook: We did go through all the different comments and looked at recommendations. We will be coming back quickly with overlay requirements that the Board can assess.
- You're working on doing a bigger overlay, correct? Absolutely. You don't want to add areas without notifying them first.
- Are the three areas a part of the garden area? Yes.
- We did not formally create a garden district, but I will certainly research that.
- We would like to have some signage that would show the Garden District.
- The issue of fines and violations – where does the fine originate from? It's in our tree ordinance, you don't put that in the overlay. To change that, we would look at changing the tree ordinance.
- Director Cook: We asked for comments within two weeks. We looked at each comment, went through old site plans, took pictures of existing homes. We also didn't want to take away property rights.
- It seems like we need to characterize this area. Instead of penalizing the developer, we should encourage them to build based on the feel of the area. How do we create the same feeling that is there?
- There's nothing in here that requires a lot remain undisturbed. It gives incentives to save trees, give a 10' landscape strip in the rear, and additional requirements to plant canopy trees along the front.
- I do think this draft is a step in the right direction.
- As we consider revisiting, is there a distinction that could be drawn about removing trees that are in the path of the new structure and trees that are in the vicinity. That way, homeowners can make their own decisions but will also remove the ability to cut down trees for convenience.

Public Comment:

- Michael Buchanan – 135 Pebble Trail
 - Why wasn't Hook Street included in the Overlay?
 - Why is there only one city arborist?
 - Why is water runoff only recently being discussed?
 - I really hope we are being heard by Staff.
- Kenneth Kaplan – 150 Pebble Trail
 - Part of the Alpharetta Conservancy Group.
 - Believes they are clear cutting properties.
 - The fines are not high enough for people who are building expensive homes.

- Perry – 184 Mayfield Circle
 - It seems like the applicability of the overlay should have a broader scope to the other activity in the area.
- ❖ Commissioner Reynolds offered a motion to approve the item, with the following change:
 1. Change range on item B to read: “between 1,000 and 5,000 sq feet.”
 - Commissioner Perkins seconded the motion.
 - The motion was approved unanimously (5-0).

Final Ordinance Approved:

- 1.4.2 Defined terms.

~~Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

APPENDIX B. RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “new development” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in accordance

with the provisions of the zoning ordinance and land development regulations, as well as this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

A. Design Standards for New Development, as defined on the previous page.

1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity. Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:
 - A. Different window opening locations and designs;
 - B. Different roof line configurations;
 - C. Different entry/porch designs;
 - D. Different exterior materials and finishes;
 - E. Different garage location, configuration, and design.

B. Stormwater design requirements (Previously adopted March 2022)

1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 5,000 SF of new impervious area. The soils infiltration testing will include:
 - A. infiltration rates
 - B. depth to water table
 - C. depth to bedrock.
2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - A. a full stormwater management study
 - B. soil testing
 - C. measure certification
 - D. recording of a maintenance covenant.

C. Land Disturbance

1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub parking

as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

- Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

1. Minimum Tree Density. Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. Rear Landscape Strip. Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
3. Additional Tree Credits. The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
4. Tree Replanting. Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist..
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.
 - d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
 - e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.

- f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator