



Legislation Details (With Text)

File #: 2023-0083 **Version:** 2

Type: Project **Status:** Passed

File created: 2/14/2023 **In control:** Planning Commission

On agenda: **Final action:** 5/2/2023

Title: Request for Tree Removal Permit Approval - JRMFD2022-0022 - to remove one hundred forty (140) regulated trees and provide one hundred twenty (120) replacement trees for South Oaks Site Condominiums, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. South Oaks Staff Report 050223.pdf, 2. Reviewed combined plans Pt1.pdf, 3. Reviewed combined plans Pt 2.pdf, 4. Reviewed combined plans Pt 3.pdf, 5. Notice of Public Hearing and Request for TRP Approval 050223.pdf, 6. PC Minutes 022123.pdf, 7. South Oaks Staff Report 022123.pdf, 8. Reviewed site plan for 022123 meeting.pdf, 9. Notice of Public Hearing and Request for TRP Approval 022123.pdf

Date	Ver.	Action By	Action	Result
5/2/2023	2	Planning Commission	Granted	Pass
2/21/2023	1	Planning Commission	Postponed	Pass

Request for Tree Removal Permit Approval - JRMFD2022-0022 - to remove one hundred forty (140) regulated trees and provide one hundred twenty (120) replacement trees for South Oaks Site Condominiums, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

Resolved, in the matter of File No. PSP2022-0014 (South Oaks Site Condominium) the Planning Commission grants a Tree Removal Permit (PTP2023-0004), based on plans received by the Planning Department on March 16, 2023 and supplemented with an updated sheet 6 dated April 7, 2023 and updated landscape plans received April 10, 2023, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 136 regulated trees and 85 specimen trees, and provide 191 replacement trees with the remaining balance of replacement tree credits to be paid into the City Tree Fund.
3. The applicant has increased the size of plantings in certain areas of the site to reduce the number of trees being paid into the City's tree fund and to provide additional plantings and screening onsite above and beyond ordinance requirements.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.

2. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 570 replacement trees required.