



Staff Report

Text Amendment

Case #: TA-2019-11-00018

Attachments:

Staff Report, Current UDC#14-5364 Article 9.1.5

Zoning Commission Public Hearing: Thursday, December 5, 2019

City Council Introduction: Tuesday, January 14, 2020

City Council Final: Tuesday, January 28, 2020

City Council Request (Ordinance):

Introduction to amend Ordinance UDC#14-5364 Article 9.1.5 Landscaping Standards A) 4) to allow the required street yard planting area to be waived if and only if the zero foot (0') build-to-line is used in the respective zoning districts (TA-2019-11-00018) Recommend approval by the Zoning Commission

Additional Information:

To encourage the 0' lot line building to area, waiving the required street side landscaping must be allowed to be waived. Currently there is a conflict in the zoning code setbacks, and the landscape ordinance

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: Recommend Approval

For: Matt Sandifer, William Travis, Jimmy Meyer, Jeffrey Smith

Against: NONE

Abstain: NONE

Absent: Kylan Douglas

Ordinance to Read:

WEREAS, on December 5, 2019 the Zoning Commission held a public hearing to amend Ordinance UDC#14-5364 Article 9.1.5 Landscaping Standards A) to allow the required street yard planting area to be waived if and only if the zero foot (0') build-to-line is used in the respective zoning districts (TA-2019-11-00018) Recommend Approval by the Zoning Commission

NOW, THEREFORE BE IT ORDAINED, by the City Council of Hammond, Louisiana, that: Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to read as follows:

9.1.5 Landscaping Standards:

A) 4) Street Yard Planting Area: Street yard planting area is the unpaved area of land located between all property lines that border a street right-of-way and any building or vehicular use area designated for the preservation and placement of plant materials. The street yard planting area must be a minimum of ten (10) feet in width. One hundred (100) points per six hundred (600) square feet or fraction thereof is required. The required street yard planting area can be waived if and only if the zero foot (0') build-to-line is used in the respective zoning districts.

- (2) Trees designated on the Tree Protection Plan as Protected Trees must be completely enclosed by a fence as approved by the City of Hammond’s arborist. Tree fence location must be as described on the Tree Protection Plan.
- (3) Failure to install tree protection fencing at the appropriate time will result in the loss of tree protection credits and will require that the job be stopped until a revised Landscape Plan is approved. Tree protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is latest.
- (4) Any violation of a tree protection zone will subject the owner to the loss of tree preservation credits and will require the suspension of all work until a revised Landscape Plan is approved for the project.
- (5) Tree protection zones shall explicitly follow the terms and conditions of the approved Tree Preservation Plan for that project or site. Any variation must receive the prior approval of the City of Hammond.
- (6) Additional tree protection measures may be ordered by the City of Hammond if site conditions warrant them.

9.1.5 Landscape Standards

A. Technical requirements for the design, installation and maintenance of plant material shall be as follows:

- (1) Landscape Requirement Calculations shall be shown on the landscape plan pursuant to [Section 9.1.6](#). Landscape Requirements shall be established using the following formula:

Developed Site Area
 + Street Yard Planting Area
 + Vehicular Use Area
 + Buffer yards screen (as required)
 = Total Landscape Requirement

- (2) Point System: The point system determines landscape requirements by first calculating the number of required points for the development. Landscape improvements are assigned point values and the point values are then summed. The landscape requirements will be met if the cumulative number of points provided by the landscape improvements are equal to or exceed the required number of points. Credit points are based on tree class and caliper inches (measured just above the flare of the trunk, about 6”). The specific point system requirements are as follows:

The required number of points shall be satisfied by landscape improvements listed below:

<u>Landscape Improvement</u>	<u>Points</u>
<u>Class “A” Tree</u>	<u>100 based on min 2” caliper, 50 additional points per caliper inch over 2”</u>
<u>Class “B” Tree</u>	<u>50 based on min 2” caliper, 25 additional points per caliper inch over 2”</u>
<u>Class “C” Tree</u>	<u>25 based on min 2” caliper, 12 additional points per caliper inch over 2”</u>
<u>Shrubs</u>	<u>10</u>
<u>Groundcover</u>	<u>5 per 100 square feet</u>

- (3) Developed Site Area: Two hundred (200) points per five thousand (5,000) square feet or fraction thereof is required.
- (4) **Street Yard Planting Area:** Street yard planting area is the unpaved area of land located between all property lines that border a street right-of-way and any building or vehicular use area designated for the preservation and placement of plant materials. The street yard planting area

must be a minimum of ten (10) feet in width. One hundred (100) points per six hundred (600) square feet or fraction thereof is required.

- (a) The street yard planting area may contain earth berms, masonry walls, pedestrian walkways, site furniture, signage, site lighting, irrigation systems, fountains, drainage facilities including micro-detention/retention basins, detention/retention ponds and any other appropriate landscape features as approved by the City Arborist.
 - (b) No site construction will be allowed within the street yard planting area. No parking lot will be allowed within the street yard planting area.
 - (c) Lots with frontage on more than one street shall calculate the street planting requirements along the entire street frontage of both streets.
- (5) Buffer Yard Screening (Incompatible Land Use): The buffer yards maintain an appropriate relationship between adjacent developments by clarifying the delineation between properties and creating attractive and effective buffers between uses.

Where the parking lot of a non-residential use or district abuts a residential district, a buffer yard of ten (10) feet must be provided along the interior side lot line and/or rear lot line.

The buffer yard must be landscaped as follows:

- (a) A screen fence or wall a minimum of six (6) feet in height is required. Screen fences must be solid wood or simulated wood or masonry. Chain-link fences are prohibited.
 - (b) A single hedge row planted with one (1) shrub every thirty-six (36) inches on center, spaced linearly. The shrubs must measure a minimum of twenty-four (24) inches at planting and a minimum of thirty-six (36) inches in height at maturity.
 - (c) One (1) shade tree for every twenty-five (25) linear feet of the adjacent property line.
 - (d) The remainder of the area must be planted with turf or groundcover.
- (6) Sight Triangle Area: No planting or ground cover in sight triangle areas shall exceed twelve (12) inches in height at maturity. The design and layout of sight triangles shall be as described in [Appendix C](#)
- (7) Vehicular Use Area: Vehicular use areas shall be required to have a minimum of ten (10) percent of the total vehicular use area landscaped with trees, shrubs and ground cover other than turf grass. A minimum of fifty (50) percent of the vehicular use area planting requirements shall be planted within the interior of the vehicular use area. The landscaping shall be installed accordingly:
- (a) For vehicular use areas of one to twenty five (25) parking spaces, one hundred (100) points for every fifteen (15) parking spaces or fraction thereof.
 - (b) For vehicular use areas of twenty five (25) to one hundred (100) parking spaces, one hundred (100) points for every twelve (12) parking spaces or fraction thereof.
 - (c) For vehicular use areas of over one hundred (100) parking spaces, one hundred (100) points for every ten (10) parking spaces or fraction thereof.
 - (d) Any parking island, peninsula, or planting space internal to a vehicular use area must have a minimum width of five (5) feet of non-paved area if it is to contain a tree or trees.
 - (e) Interior islands, peninsulas, or green space provided around a tree (or trees) for which preservation credits are to be given shall provide a non-paved area no nearer than three (3) feet from the critical root zone of the tree(s).
 - (f) Underground utilities, drain lines, and the like which are placed beneath vehicular use area planting spaces shall be installed as near to the edge of the planting space as possible, within the outer one-third of the available width of the planter, so as not to interfere with tree installation.
 - (g) All vehicular use area planting spaces shall be protected from vehicular access by wheel stops or curbs of a minimum six (6) inch height (curb gaps for drainage are allowed).
 - (h) Underground electric conduit, underground drain lines, communications cables, irrigation lines and the like shall be installed within underground utility chases located within the first one third (1/3) of the width of the available planting space along the edge within medians, neutral grounds, peninsulas, divider islands and interior islands. Offsets into the center of such spaces will be allowed if design dictates placement of light standards and other fixtures within the center of the space.