Land Development Code Improvement Committee
Main Committee Meeting

Louisville Metro Planning & Design Services

February 25, 2014

LDC Improvement Committee

AGENDA

- INTRODUCTIONS/ANNOUNCEMENTS
- LANDSCAPING SUB-COMMITTEE RECOMMENDATIONS (10.3, 10.2, 10.1)
- TRANSPORTATION SUB-COMMITTEE RECOMMENDATIONS (ITEM #2, maybe)
- NEXT SCHEDULED COMMITTEE MEETING

  TUESDAY, MARCH 11, 2014
  3:00 – 5:00 PM
  METRO DEVELOPMENT CENTER
  444 SOUTH FIFTH STREET
  FIRST FLOOR CONFERENCE ROOM

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LDC Timeline

- Remaining LDC Main Committee Meetings
  - February 25 - Landscaping
    Transportation (maybe)
  - March 11 - Landscaping
  - March 25 – If needed

Landscaping Sub-committee Report

- This sub-committee was charged with reviewing Chapter 10 of the Land Development Code (LDC) (Tree Canopy, Landscape Design, Parkways, Open Space, Implementation)

- Objective of making suggestions to improve various regulations and polices related to landscaping issues

- Met 27 times between June 7, 2012 and December 9, 2013

- 59 recommendations listed in this report are the result of the efforts of this sub-committee based upon discussion and research completed by the Committee.

- Presentation of these items to the LDC Main Committee will follow the order below.
  - 1. Section 10.5 Open Space Standards (Item #59; Page 34)
  - 2. Section 10.4 Implementation Standards (Items #45-58; Page 28)
  - 3. Section 10.3 Parkway and Scenic Corridor Development Standards (Items #39-44; Page 23)
  - 4. Section 10.2 Landscape Design (Items #19-38; Page 12)
  - 5. Section 10.1 Tree Canopy (Items #1-18; Page 2)

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Landscaping Sub-committee Report

CHAPTER 10 PART 3 PARKWAY AND SCENIC CORRIDOR DEVELOPMENT STANDARDS (ITEMS #39-44)

- **ITEM #39 – Applicability Section**
- Impervious surface area is replacing vehicle use area in the section below.
- **Section 10.3.2 Applicability**
  - The requirements of this Part shall apply to all new development, the demolition and reconstruction of an existing building, and the expansion of an existing building or ~~vehicle use~~ **impervious surface** area by more than fifty (50) percent that is adjacent to the *Gene Snyder Freeway* or any corridor designated as a *Parkway, Olmsted Parkway* or *Scenic Corridor*.

- **ITEM #40 – Parkway Development Standards**
- The following changes are proposed to Section 10.3.5 Parkway Development Standards:
  1. Add mixed-use to nonresidential row in Table 10.3.1.
  2. Changes throughout to allow berming as a screening option, rather than a requirement.
  3. Remove Olmsted Parkway from A.3 below. Metro Parks is not requesting additional buffering in this situation. (See Item #43)
  4. In A.6 below amend the percentage of trees required to be evergreen.
  5. In A.7 remove distance to right-of-way and replace with within required setback.

    - *The group discussed increasing the percentage of frontage that must be planted, as shown in Table 10.3.1, but no consensus was reached and no change is proposed at this time. Table 10.3.1 currently requires 1/3 (or 33%) of the frontage to be planted, but the group discussed increasing that to 60-80%, but as mentioned no agreement was reached.*

Landscaping Sub-committee Report

CHAPTER 10 PART 3 PARKWAY AND SCENIC CORRIDOR DEVELOPMENT STANDARDS (ITEMS #39-44)

- **ITEM #41 – Scenic Corridor Development Standards**
- The following changes are proposed to Section 10.3.6 Scenic Corridor Dev. Standards:
  1. Add a reference to Floyd's Fork DRO section in A.1 below.
  2. Changes throughout to allow berming as a screening option, rather than a requirement.
  3. Remove Olmsted Parkway from A.4 below. Metro Parks is not requesting additional buffering in this situation. (See Item #43)
  4. In A.7 below amend the percentage of trees required to be evergreen.
  5. In A.8 remove distance to right-of-way and replace with within required setback.
  6. In A.9 remove scenic corridor reference and replace with within required setback.

- **ITEM #42 – Gene Snyder Freeway Development Standards**
- The following change is proposed to the Section 10.3.7 Gene Snyder Freeway Dev. Standards:
  1. Removed a reference to berm in A.8.

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Landscaping Sub-committee Report

CHAPTER 10 PART 3 PARKWAY AND SCENIC CORRIDOR DEVELOPMENT STANDARDS (ITEMS #39-44)

- **ITEM #43 – Olmsted Parkways**
  - After reviewing the development standards desired by Metro Parks with regard to the Olmsted Parkways it became apparent that the standards are not directly related to landscaping and do not belong in Chapter 10. For that reason, the sub-committee proposes to eliminate Section 10.3.8, which exists as a title only. It may be appropriate to form a group of PDS staff, Metro Parks staff, and any other interested party to take a more focused look at potential Olmsted Parkways development standards, their appropriate location within the LDC, and any impacts they might have on the other sections of the LDC and the community in general.
    - ~~Section 10.3.8 Olmsted Parkway Development Standards (RESERVED)~~

- **ITEM #44 – Alternative Landscape Designs**
- The following adjustments to the Alternative Landscape Design section are proposed.
- **Section 10.3.9 Alternative Landscape Designs**
  - It is not the intent of this Part to discourage innovative, aesthetically pleasing landscape ~~buffer area~~ designs. Thus, the developer may**, at his/her option,** ~~choose to~~ submit a landscape plan ~~depicting buffering materials/plantings that~~ **which** conform**s** to the spirit and intent of this Part, while varying from ~~the~~ **its** specific planting requirements. The ~~alternative buffering materials/plantings may be permitted if the Planning Director finds that said deviations are~~ **plan presented must be deemed** a substantial improvement over the minimum requirements of this Part **by the Planning Commission of the agency responsible for plan review**.

Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #19 – Applicability of Landscaping Regulations Section**
- The following changes are proposed to the Section 10.2.2 Applicability:
  1. Additional language added to paragraph A clarifying what types of existing development the section applies to.
  2. Language of A.1-3 is being amended to be more consistent with tree canopy applicability section (10.1).
  3. Remove B.1 & 2 and C.1 & 2. These sections are no longer needed if proposed changes to A.1-3 are accepted.
  4. Removal of unnecessary sentence in last paragraph.

- **ITEM #20 – Landscape Buffer Area Requirements Met on Adjoining Property**
  - Clarifying language is being relocated from another Chapter 10 section to paragraph B below regarding situations where landscaping requirements can be met on adjoining properties. See Item #26.

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Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #21 – Property Perimeter LBA's Apply to Zoning Boundaries**
- Correction to section below to indicate that property perimeter landscape buffer areas apply to differing zoning boundary lines rather than all property lines.
- **Section 10.2.4 Property Perimeter Landscape Buffer Areas**
  - A. General Requirements: Property Perimeter Landscape Buffer Areas shall be applied along all ~~property~~ **zoning** boundaries ~~of sites affected by this ordinance~~ except for those boundaries adjacent to streets. **Property perimeter landscape buffer areas also apply to zoning boundary lines within a site.**
- **ITEM #22 – Landscape Buffer Intensity Class Chart**
- The following changes are proposed to Table 10.2.1 Intensity Class Chart:
  1. The W-3 Waterfront Zoning District has been added to Intensity Class 5 in Table 10.2.1 shown below.
  2. Cell towers has been added to Intensity Class 5 in Table 10.2.1.
  3. A note regarding the C-3 zoning district has been added below Table 10.2.1
  4. CUP reference being relocated.

Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #23 – Add Town Center Form District to Traditional Form Exception**
  - Since Town Center is a traditional form district it is being added to the buffer width reduction afforded to the other traditional form districts under footnote number one after Table 10.2.3.

- **ITEM #24 – Sidewalks Encroaching into LBA's**
- The changes below are proposed to Section 10.2.4.B which allows sidewalks to encroach into landscape buffer areas, and there is a clarification added to the retaining wall note below.

- **ITEM #25 – Utility Easement/ LBA Overlap Section**
- Changes to Section 10.2.4.B that allows utility easements and landscape buffer areas to overlap are proposed. The changes shown in the report will allow more than a 50% overlap in certain situations.

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Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #26 – Relocation/Elimination of Section**
- Bold/underlined section below is being relocated to Section 10.2.4.B under Item #20. Remaining portion below is being eliminated from LDC.
- **Section 10.2.4.B Explanatory Text and Exceptions**
  - ~~iv. The landscape material and buffer area required generally shall be provided by the property owner of the higher intensity activity. If the higher intensity use is already developed and the landscape material and buffer area, required in Chapter 10 has not been provided, the lower intensity use shall provide the required landscaping.~~ **If the requirements of this chapter have been fully complied with on an adjoining property, the property owner is not required to duplicate them along the common boundary.**

- **ITEM #27 – Elimination of Section**
- The section below is being eliminated from the LDC.
- **Section 10.2.4.B Explanatory Text and Exceptions**
  - ~~v. Property perimeter Landscape Buffer Area requirements for schools, fire stations, and other similar community facilities structures shall be determined, as part of a Community Facility Review, and will be based on the form district, size (square feet), height, and location relative to adjacent land uses.~~

Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #28 – Miscellaneous Changes to Exceptions Section**
- The following changes are proposed to the remainder of Section 10.2.4.B:
  1. Renumbering of sections due to previous deletions.
  2. Corrected reference to Chapter 10 in item vi.
  3. Remove unnecessary sentence in item vii.
  4. Cell tower item relocated to Intensity Class Table under Item #22.

- **ITEM #29 – Miscellaneous Changes to Exceptions Section**
- The following changes are proposed to the remainder of Section 10.2.4.B:
  1. Renumbering of sections due to previous deletions.
  2. Additional clarification added to number three below.
  3. Amended number of units in number four and relocated ADI sentence to new number nine under this item.
  4. New number seven created.
  5. Number eight relocated from Item #22.
  6. New number 10 added allowing variable width landscape buffers.

Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #30 – Property Perimeter Planting, Minor Adjustments**
- The following changes are proposed to Section 10.2.5 Property Perimeter Planting:
  1. Rephrasing in paragraph B.
  2. Removed unnecessary portion of paragraph C.

- **ITEM #31 – Reorganizing of Section**
- The following changes proposed to Section 10.2.6 Other Uses and Structures Requiring Screening involve reorganizing of this section. Also, the second sentence in Paragraph C was relocated from Section 10.2.10 (Item #34).

- **ITEM #32 – Street Trees**
- The following changes are proposed to Section 10.2.8 Street Trees:
  1. Paragraph A is amended to remove an unnecessary part of the first sentence and to add a reference to street tree requirements in the Downtown Form District.
  2. Language added in Paragraph A to allow Large and Medium trees along parkways and scenic corridors along Floyd's Fork.
  3. A new paragraph D is added to recognize Section 10.6 Streetscape Master Plans.

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Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #33 – Riparian Trees**
- In Section 10.2.9 Riparian Trees one reference is being changed from staff landscape architect to Planning Commission staff.

- **ITEM #34 – Vehicle Use Area LBA's**
- The following changes are proposed to Section 10.2.10 VUA LBA's:
  1. Relocate last sentence in first paragraph to new paragraph A.
  2. Label paragraphs after the Table (A & B).
  3. Loading Docks reference after Table moved to Section 10.2.6 (Item #31).
  4. Move Town Center from the suburban column to the traditional column in Table 10.2.6.

- **ITEM #35 – Vehicle Use Area Perimeter Planting**
- The following changes are proposed to Section 10.2.11 VUA Perimeter Planting:
  1. Add reference to medium and small type trees in beginning paragraph.
  2. Replace "roadway" in Table 10.2.7 with "public right-of-way or named private way".

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CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #36 – Vehicular Use Area Interior Landscape Areas (VUA ILA's)**
- The following changes are proposed to the Section 10.2.12 VUA ILA's:
  1. Correct a number error in the VUA table.
  2. Increase minimum ILA size from 133 SF to 290 SF.
  3. Eliminate 120 foot spacing rule. Replace with 20 spaces.

- **ITEM #37 – VUA ILA Planting Requirements (GMP additions)**
- Two paragraphs below related to the green management practices proposal have been added to Section 10.2.13 VUA ILA Planting Requirements.
  - For sites utilizing bio-retention areas as ILA's, the required ILA trees may be relocated adjacent to an impervious surface on the site. However, the number of relocated ILA trees shall not exceed 25% (1 A/B type tree per every 4,000 sf) from what is required in this part. Plantings shall be per the MSD Green Management Practice Manual.

  - A 10% reduction in required parking is allowable if the VUA exceeds 6,000 Sq. Ft. and 25% of the required ILA is depressed bio-detention areas and is utilized for stormwater management. Depressed bio-retention areas can be used to meet the MSD Design Standards stormwater pretreatment requirements.

Landscaping Sub-committee Report

CHAPTER 10 PART 2 LANDSCAPING DESIGN (ITEMS #19-38)

- **ITEM #38 – Screening Options in Suburban Workplace Form District**
- A change is proposed below to allow compliance with Section 10.2.16.2 to occur using a fence, hedge or wall in addition to a berm.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #1 – Tree Canopy Applicability, Change Building Area to Building Footprint**
- Most of the group wanted to see building area changed to footprint so as not to penalize people from building taller buildings. Proposed changes are shown in the report.

- **ITEM #2 – Tree Canopy Applicability, Less Than 20% Increase**
- The sub-committee debated making changes to the section below related to the applicability of the tree canopy regulations on sites that propose building or impervious surface area increases less than 20%, but ultimately did not reach a consensus. Two options are listed below to be considered by the LDC Main Committee.
- ***(OPTION 1)*** **Section 10.1.2 Applicability and Basis of Calculation**

  B. Expansion or reconstruction of an existing nonresidential building or development shall be subject to the requirements of this Part as follows:

  - 3. Any development site on which there is an increase in building area or impervious surface area by twenty (20) percent or less shall ~~not be required to provide the tree canopy required by this Part.~~ **provide tree canopy equivalent to the increased impervious surface area.**
  - **4. An increase of impervious surface area of 200 square feet or less is exempt from this requirement.**
- ***(OPTION 2)*** **Section 10.1.2 Applicability and Basis of Calculation**

  B. Expansion or reconstruction of an existing nonresidential building or development shall be subject to the requirements of this Part as follows:

  - 3. Any development site on which there is an increase in building ~~area~~ **footprint** or impervious surface area by twenty (20) percent or less shall not be required to provide the tree canopy required by this Part.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #3 – Tree Canopy Compliance Options**
- The following changes are proposed to Section 10.1.3:
  1. Change the title from Alternatives of Compliance to Methods of Compliance.
  2. Allow Planning Commission staff to approve an alternative planting site, rather the Planning Commission, unless criteria cannot be met.
  3. A new fee in lieu option has been added.

  - *Note: The Louisville Metro Tree Advisory Commission (LMTAC) Policy Committee recommends the fee amount be determined through a bid process occurring at a regular interval of years as determined by Planning and Design. The Policy Committee's intent is to provide a clear connection between these funds and trees being planted and maintained. The Policy Committee also recommends that the LMTAC develop a guidance policy for determining recommended planting sites until a Tree Canopy Master Plan is developed.*

  - *The group also discussed adding something about having the applicant be accountable for the trees for a minimum of 3 years. This was mentioned for enforcement purposes to ensure the survivability and replacing of trees should they die. This concept was discussed, but no specific language has been proposed.*

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Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #4 – Tree Canopy Standards**
- A statement is added below to clarify which types of tree protection areas may count toward the required tree canopy requirements.
- **Section 10.1.4 Tree Canopy Standards**
  A. The tree canopy on a development site shall meet the applicable standards according to the site's form district, proposed land use and the amount of tree preservation, as set forth in Tables 10.1.1 and 10.1.2, below. (Percentages refer to the relation of tree canopy to gross site area in square feet.)
  B. **Tree Canopy Credit Areas (TCCA) and Woodland Preserved Areas (WPA) can be used to satisfy tree canopy requirements while Temporary Tree Protection Areas (TTPA) may not be used to satisfy tree canopy requirements.**
- **ITEM #5 – Tree Canopy Category Table**
- The following change is proposed to Table 10.1.1:
  1. Move Town Center Form District from suburban to traditional column.
- The following ideas were discussed, but did not reach a consensus in the sub-committee and are not official recommendations, but the main committee certainly may discuss them:
  1. Move Traditional Marketplace Corridor, Traditional Workplace, and Town Center to Traditional Neighborhood column.
  2. Change class A for commercial and industrial to B in Traditional Neighborhood column.
  3. Change suburban industrial from class C back to a class B in column 3.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #6 – Minimum Tree Canopy Coverage Table**
- Some of the group wanted the class C breakdown in Table 10.1.2 to be removed but the percentages increased while others wanted incentives (i.e., height or density) provided for each class when you exceed % requirements through preservation of existing tree canopy. Consensus was not reached on these ideas so there is no official recommendation regarding any changes to Table 10.1.2, however, the main committee may discuss ideas for changes to the table if they decide to.

- **ITEM #7 – Tree Canopy Reductions**
- Some of the group wants to eliminate this tree canopy reduction section altogether (10.1.4), but consensus was not reached among the sub-committee members on this idea. The main committee may debate this if they wish to.

- **ITEM #8 – Remove Unnecessary Statement? (Sec. 10.1.4.C)**
- Some of the group felt that the text stated the obvious and is unnecessary unless provisions are included that incentivize preserving a greater percentage than required, but consensus was not reached and there is no official recommendation from the sub-committee on this issue. The main committee may discuss this idea if they choose to do so.

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Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #9 – Add Cross-reference**
- Add reference to LDC section number related to this statement.
- **Section 10.1.4**
  - D. **As required by Section 10.4.13** any tree preserved or planted to meet the minimum requirements of this Part shall be maintained in healthy condition and shall be replaced if it becomes diseased or dies.

- **ITEM #10 – Add Clarifying Language**
- A change below is proposed to clarify that the Planning Director is the person being referenced in this section.
- *Note: Some in the sub-committee thought this section should be removed because it is unnecessary because of language in section D (shown above in Item #9) and creates added burden and expense, but consensus was not reached on this concern and there is no recommended change pertaining to this.*
- **Section 10.1.4**
  - E. The Planning Director may require that any trees and/or tree stands preserved to meet the requirements of this Part be inspected and found to be healthy and free of disease by a certified arborist or registered landscape architect if, upon inspection of the site, ~~he/she~~ **the Planning Director** or his/her designee sees evidence that indicates that some or all of said trees may be unhealthy and may not be appropriate for preservation.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #11 – Tree Canopy Coverage Ground Checking, New Dripline Option**
- A new optional method to determine tree canopy coverage area has been added.
- **Section 10.1.5 Calculation**
  - Any development site greater than two acres in size shall be permitted to determine the area of existing tree canopy coverage to be preserved by ground checking, aerial analysis, or any other method determined to be accurate by DPDS staff. If ground checking is utilized**, credit for existing trees intended to be retained may be calculated in either of two ways: 1) Measurement of the trunk of** ~~then~~ each individual tree (i.e. a tree not grouped with other trees or a part of a tree stand) ~~intended to be retained and used to meet the tree canopy requirements herein shall be measured~~ to determine its caliper and the credit given for that tree shall be in accordance with Table 10.1.3, below~~.~~**; or 2) The dripline may be plotted on the site plan and tree canopy credit given for the square footage of the site within the dripline.**

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #12 – Tree Canopy Calculation, Change Percentage to Square Footage**
- Change the reference to percentage below to square footage.
- **Section 10.1.5 Calculation**
  - For any development site two acres or less in size the area of tree canopy coverage for any group of trees to be retained in order to meet the tree canopy requirements of this Part shall be determined by ground checking. Credit for existing trees intended to be retained may be calculated in either of two ways:

    1. Measurement of the trunk to determine its caliper and the credit given for that tree shall be in accordance with Table 10.1.3, below; or

    2. The dripline may be plotted on the site plan and tree canopy credit given for the ~~percentage~~ **square footage** of the site within the dripline.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #13 – Deciduous & Evergreen Tree Canopy Credit Tables**
- The following changes are proposed to Table 10.1.3 & 10.1.4:
  1. A note referencing other reputable tree information sources has been added below Table 10.1.3.
  2. A note related to ground checking for mature trees has been added below Table 10.1.3.
  3. The sub-committee recommends the elimination of the Evergreen Tree Canopy Credit Table (10.1.4). The group feels the numbers used in this chart are significantly exaggerated and it would be more appropriate to use a reputable tree information source to determine this information. A note has been added below Table 10.1.3 that reflects this change.

- **ITEM #14 – Tree Preservation Plan Requirement Section**
- The following changes are proposed to Section 10.1.6 Tree Pres. Plan Requirements:
  1. Change Preservation to Protection in title.
  2. Rename Tree Canopy Protection Areas (TCPA) as Tree Canopy Credit Areas (TCCA) throughout LDC.
  3. Rename Tree Preservation Areas (TPA) as Temporary Tree Protection Areas (TTPA) throughout LDC.
  4. Rename Woodland Protection Areas (WPA) as Woodland Preserved Areas (WPA) throughout LDC.
  5. Change language in section A below to be consistent with Chapter 10 Part 4.
  6. The tree inventory is no longer required.
  7. Remove Section A.2.
  8. Add new Section A.2.

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #15 – Standards for Tree Canopy Protection Areas**
- The following changes are proposed to Section 10.1.6:
  1. Change Tree Canopy Preservation Areas to Tree Canopy Credit Areas
  2. Reference added clarifying that underbrush is permitted to be removed within a TCCA.

- *Two options for changes to Section 10.1.6.B.9 (see report) were discussed by the sub-committee and both options are presented in the staff report on page 10 for the main committee to consider.*

- **ITEM #16 – Tree Canopy Credit Area Exceptions**
- The following changes are proposed to the Section 10.1.6:
  1. Change Tree Canopy Preservation Areas to Tree Canopy Credit Areas
  2. A change is proposed to paragraph C.4 regarding cutting and filling around trees.

- *Regarding paragraph C.3, some sub-committee members wanted the entire paragraph removed, while others want it to remain, but change the reference to grade changes from six inches to two inches. No consensus was reached.*

Landscaping Sub-committee Report

CHAPTER 10 PART 1 TREE CANOPY REGULATIONS (ITEMS #1-18)

- **ITEM #17 – Percent Change in TCPA (TCCA)**
- Two proposed changes to Section 10.1.6.D emerged from the sub-committee. Both options are listed in the staff report and may be considered by the main committee. The main difference in the two options is the first option requires a change of less than 20% to be approved by PDS staff, while the second option automatically allows a change of less than 20% without any special approval required. Both options require Planning Commission approval for a greater than 20% change.

- **ITEM #18 – Tree Canopy Waivers**
- The sub-committee members have differing opinions about allowing waiver requests of tree canopy requirements. Some members want this entire section (10.1.8) removed, while other members want it to remain with modifications. No consensus was reached on any single change to this section, but the main committee may certainly consider making changes to it if desired.

Landscaping Sub-committee Report

CHAPTER 10 PART 4 IMPLEMENTATION STANDARDS (ITEMS #45-58)

- **ITEM #48 – Tree Spacing**
- The following changes are proposed to Section 10.4.4 Spacing:
  1. Spacing requirements for medium and large trees has been adjusted.
  2. Table 10.4.2 related to tree spacing adjacent to buildings has been eliminated and replaced with a statement that says PDS staff will determine this on a case by case basis.
  3. Small space planting reference has been eliminated.
  4. Figure 10.4.1 (not shown here) will be relocated within this section adjacent to sight triangle language.
  5. Changes were made to section on plantings near utilities and fireplugs to be consistent with utility agencies and fire department policies and regulations.

- ITEM APPROVED ON 2/11/14, BUT WILL REVISIT ISSUE RELATED TO SCREENING NEAR FIRE HYDRANTS AFTER CONSULTATION WITH FIRE DEPT.

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Landscaping Sub-committee Report

CHAPTER 10 PART 4 IMPLEMENTATION STANDARDS (ITEMS #45-58)

- **ITEM #58 – Appendix 10D – PDS Tree Preservation Policy**
- The PDS Tree Preservation Policy Section found in Appendix 10D of the LDC has been updated to include terminology changes such as Tree Canopy Protection Area (TCPA) is now Tree Canopy Credit Area (TCCA), etc. Also, a few portions of Chapter 10 were relocated to this appendix.

- GROUP DECIDED ON 1/21/14, TO REVISIT THIS ITEM AFTER ALL OF THE CHAPTER 10 REVISIONS HAVE BEEN DISCUSSED.

Transportation Sub-committee Report

ITEM #2 – Form District Threshold Table Updates – Mobility Standards

- Each of the Form District threshold tables is recommended to be updated to account for the change to mobility standards
- Mobility standards threshold will be met and accounted for except in cases of accessory structure construction, new or expansion, expansion to the building footprint of an existing residential structure, construction of building footprint less than 3,000 square feet in Traditional and Suburban Workplace as well as Campus
- Construction of building footprint less than 1,000 square feet in Neighborhood, Suburban Marketplace Corridor and Regional Center
- Threshold tables would lower the square footage requirement from construction of building footprint less than 3,000 square feet to construction of building footprint less than 1,000 square feet in Neighborhood, Suburban Marketplace Corridor and Regional Center
- Mobility standards would be required to be followed at a lower threshold and give greater priority to mobility issues existing within Louisville Metro

Form Districts Sub-committee Report

ITEM #7 – Form District Threshold Tables

The sub-committee recommends the following changes to the format of Chapter 5 including the threshold tables:

1. Moving the contents of Parts 4, 5, 6 & 7 into each form district section rather than each Part having its own section within Chapter 5. No content changes associated with this change.
2. The following changes will be made to all applicable threshold tables. Traditional Neighborhood Form District threshold table shown on next slide as example.
   a) Allowing a non-residential building footprint up to 2,000 SF (previously 1,000 SF) to be a Category 2A review.
   b) 10-16 multi-family units can now be developed as a Category 2B plan. Previously 10 or more multi-family units was required to be a Category 3 plan.

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Form Districts Sub-committee Report

ITEM #7 - Form District Threshold Tables (cont.)

TNFD Table 5.2.3 Thresholds	Part 4 Residential Site Design	Part 5 Non-Residential and Mixed-Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Road-side Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirement
Category 2A									
Accessory Structure: New or Expansion (Residential)	x								
Accessory Structure: New or Expansion (Non-Residential)		x							
Construction of ~~less~~ **fewer** than 10 multi-family dwelling units	x				x				
Construction of non-residential building footprint less than ~~1,000~~ **2,000** square feet		x							
Expansion to the building footprint of an existing residential dwelling (principal structure)	x								
Construction of a single family dwelling on existing lot.	x				x				
Creation of 5 or fewer single-family residential lots	x								
Category 2B									
Construction of 10 or more off-street parking spaces		x			x	x			
Construction of 10-16 multi-family residential dwelling units	x		x		x	x	x	x	
Construction of non-residential/mixed use building footprint between ~~1,000~~ **2,000**-5,000 square feet		x	x	x	x	x			
Category 3									
Creation of more than 5 residential lots	x				x	x	x		
Construction of ~~10~~ **17** or more multi-family residential dwelling units	x		x		x	x	x	x	
Creation of more than 5 non-residential lots		x		x	x	x	x		
Construction of non-residential/mixed use building footprint between 5,001 – 30,000 square feet		x	x	x	x	x	x		
Construction of non-residential/mixed use building footprint in excess of 30,000 sf.		x	x	x	x	x	x		x