

Town of Indian Trail

Memo

TO: Indian Trail Tree Board

FROM: Kevin Icard, Senior Planner

DATE: April 10, 2015

SUBJECT: **Caliber Collision**
Landscaping and Tree Protection Plans



This is a request for an Alternative Landscape and Tree Protection Plan developed in compliance with Unified Development Ordinance (UDO) Sections 810.090 and 880.040, which state alternative plans may be submitted to the Tree Board for review and recommendation. The Tree Board issues a recommendation to the Planning Director who ultimately makes the final approval or disapproval decision. When reviewing Alternative Plans, the Tree Board should undertake a comprehensive review of the entire proposal and contemplate the reasonableness of it relative to site conditions and the proposal's furtherment of the Town's landscaping and tree protection goals.

BACKGROUND AND REQUEST

As reflected in the map below, the subject property is currently comprised of 4 parcels totaling approximately 2-acres that front US Highway 74 at the intersection of Novivian Lane (Parcels 07-084-266 thru -269). The subject property is located adjacent to Indian Trail Village Shopping Center & the Wal-Mart Shopping Center and across from The Crystal Shoppe on HWY 74. The properties are intended to be consolidated into one parcel to allow for a single tenant. The properties are currently zoned Regional Business District (RBD), which is the Town's most intense commercial zoning district and is typically found along US Highway 74. The proposed Alternative Landscape/Buffering Plan and Tree Protection Plan are to support the proposed development of a Caliber Collision Automotive repair and paint shop business (<http://calibercollision.com>).

As described in greater detail below, the request is to modify the rear buffer yard of the proposed site from the required fifty foot buffer to a forty foot buffer.



Location Map

Panera Bread

ALTERNATIVE LANDSCAPE/BUFFERING PLAN: CALIBER COLLISION AUTO BODY REPAIR AND PAINT SHOP

Caliber Collision provides general motor vehicle repair services for passenger cars. This includes auto body repair, major engine rebuilding services and auto paint services, which is of a more intense nature. UDO Chapter 810 classifies motor vehicle repair as a Group 3 Use, which is the most intense land use classification that contemplates uses such as truck terminals, manufacturing, warehouses, flea markets, slaughter houses, stadiums, junkyards, etc. The UDO requires a min. of a 50-ft buffer between motor vehicle repair establishments and residentially zoned parcels. The subject property is adjacent to residentially zoned parcels (Single Family Residential-1) that are currently vacant but is close to 406 Allen Way. The owners of 406 Allen Way, Buddy and Teresa Mulligan are meeting with staff after the date of this report. Staff will inform the board of the concerns/questions of that meeting. The Caliber Collision site is separated by a sixty foot right-of-way for the extension of June Drive, then it's adjacent to the vacant lots that eventually back up to 406 Allen Way. It is approximately 325-ft from the rear of the proposed building to the rear of the Mulligan's house.

In light of the lot configuration and grade related issues, Caliber Collision is proposing an enhanced 40-ft vegetated buffer (see Attachment 1). The building will be located approximately 90-ft from the property line and while some of the vehicle repair bays will be oriented towards the residential property, Caliber Collision's protocol is to have all bay doors closed once the vehicles are inside. This will help to eliminate any additional noise beyond the normal sounds coming from Highway 74. The buffer will consist of a mixture of evergreen and deciduous trees creating an almost opaque screening using a combination of Nellie Stevens Holly, Autumn Brilliance Serviceberry, Black Gum, October Glory Red Maple, Common Hackberry, and Princeton Elm. All of these species are listed below in greater detail (see Attachment 2). As part of Caliber Collision's insurance requirements, they will have a security fence installed at the tree line to prevent anyone from entering the storage area. The applicant will provide specific detail regarding the fencing and design of the retaining walls that will be used on site.

Since part of Caliber Collision's business model is to repair vehicles that have been in crashes, they are proposing to have an area that is dedicated to storing vehicles temporarily until they can be serviced. This area is separate from the customer parking area by a fence and gate. Section 810.100 requires that any storage area that is visible from any street must provide a 25-ft buffer. This area will be reduced as well in size; however, additional screening will be provided as described below.

ALTERNATIVE TREE PROTECTION PLAN: CALIBER COLLISION AUTO BODY REPAIR AND PAINT SHOP

The 2-acre subject property is a partially wooded site containing approximately 22-Heritage Trees on site. The UDO defines a Heritage Tree as any tree with a min. caliper of 12-inches measured at 4.5-ft above grade. The proposed development will require removal of approximately 19-Heritage Trees. UDO Section 830.040E specifies that for any Heritage Tree that is removed, it shall be replaced with a min. of 3 to 5 replacement trees based on the size of the removed tree. In the case of this proposal, approximately 73 replacement trees would need to be planted on the site to meet these requirements. The applicant's landscape architect has been able to meet the replacement amount of trees and some additional trees to provide additional screening. Mr. Bill Smith, Union County Urban Forester is reviewing Alternative Tree Protection Plan. His comments were not available at the time of this report being completed. Staff will provide his comments at the meeting.

Tree Canopy Retention: The UDO requires that commercial sites retain or plant a min. of 10% of their site area as tree canopy. The UDO requires a minimum of approximately 8,011 sq. ft. of tree canopy to be retained for this subject property. As reflected in Attachment 1, the plan proposes an approx. 6,400 sq. ft. of tree retention area; however, the area where the trees are retained, additional trees will be planted to bring the site into compliance. At full maturity the tree canopy equal approximately 123,200 sq. ft. which includes; parking lot coverage, buffers and planting adjacent to the building. The plan places a priority on planting larger canopy trees, where appropriate, to help enlarge the tree canopy.

Site Layout: The design of this partially wooded site requires Caliber Collision to consider the impacts on the adjacent properties by creating a large enough buffer to lessen the impacts on the residents of Allen Way and to provide sufficient screening of their storage area from Highway 74. Because of the existing grade of the site; a certain amount of grading will be necessary along the western portion of the site to create a more suitable building pad. The following will provide a brief snapshot of some of the alternative design practices undertaken to maximize tree protection or planting and otherwise achieve a coordinated site layout and landscape design.

Alternative Design Practices

1. A retaining wall will be constructed along the side where the Indian Trail Villages shopping center is located. The separation from the top of the wall closest to the property line and the storage area for Caliber Collision is approximately 12-ft in height; and
2. The retaining wall will be a decorative design that incorporates the blocks and fencing to provide both aesthetics and function; and
3. While the storage/parking area will be lower than the adjacent property. The 10-ft side landscape buffer will consist of evergreen shrubs and Willow Oaks approximately 25-ft apart; and
4. Street side of storage area will have a row of Eastern Red Cedar trees planted approximately 10-ft on center; and
5. The rear buffer will incorporate a 3-layer approach to screening the site. Closest to the property line, a row of Black Gum, and Serviceberries. The second row will consist of Nellie Stevens Holly's clustered to provide the larger evergreen portion of the buffer. Lastly, closest to the storage area, the common hackberry; and
6. The grading design and use of retaining walls will help to minimize severity of side slopes.

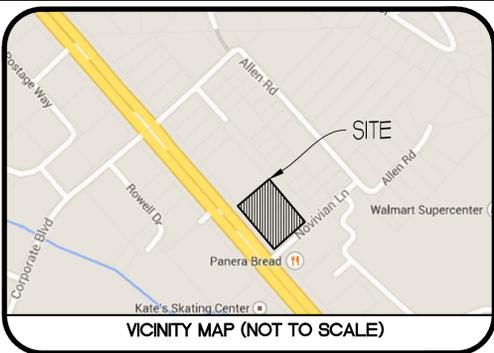
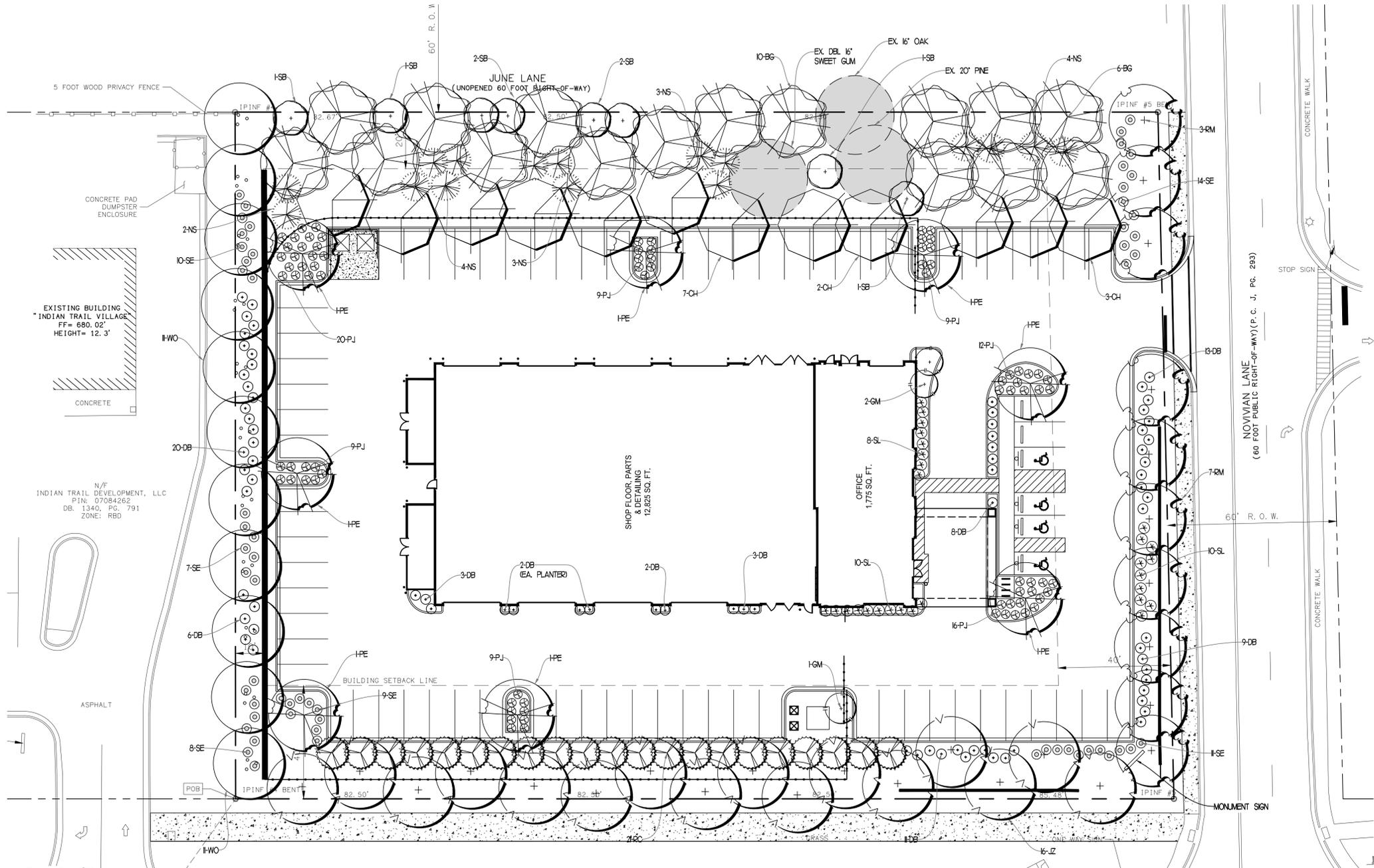
COMMITTEE ACTION

Pursuant to the UDO, the Board shall review the Alternative Landscape and Tree Protection/Planting Plan and make a recommendation to the Planning Director based on the finding that the proposal will afford a degree of buffering and screening, in terms of height, separation, and opacity that is equivalent or exceeding the applicable buffer standard and that the strict application of the tree protection/planting requirements is unreasonable or impracticable and the Alternative Tree Protection Plan is consistent with the Town's tree protection goals.

Attachment 1 – Alternative Landscape Plan

Attachment 2 – Proposed Buffer Plant Species Information

ATTACHMENT 1: Alternative Landscape Plan



LANDSCAPE CALCULATIONS

- TO REMAIN**
- ONE 20' PINE TREE
 - TWO 16' SWEET GUM
 - ONE 16' OAK
- TO BE REMOVED**
- 7 - 12' PINES
 - 2 - 14' PINES
 - 1 - 16' PINE
 - 1 - 20' PINE
 - 1 - 16' SWEET GUM
 - 1 - 16' TRIPLE SWEET GUM
 - 1 - 14' DOUBLE OAK
 - 1 - 14' TRIPLE OAK
 - 1 - 20' SWEET GUM
 - 2 - 12' OAKS
 - 1 - 16' OAK
- 12' - 16' TREES TO BE REMOVED: 1 REMOVED TREE • 3 REPLACEMENT TREES
19 X 3 = 57 REPLACEMENT TREES
- 16' - 24' TREES TO BE REMOVED: 1 REMOVED TREE • 4 REPLACEMENT TREES
4 X 4 = 16 REPLACEMENT TREES
- 73 TOTAL TREES REQUIRED**
- PROVIDED - 73 LARGE TREES, 8 SMALL TREES, 24 EVERGREEN TREES,
16 EVERGREEN LARGE SHRUBS

CANOPY COVERAGE IN PARKING LOT

*ALL PARKING LOTS OVER 12 PARKING SPACES MUST PROVIDE 35% CANOPY COVER FOR ALL OF PARKING AREA.

31,463 SF PARKING AREA X 0.35 = 11,012 SF OF CANOPY REQ'D

PROVIDED - 8 LARGE SHADE TREES • 1,600 SF/TREE

8 X 1,600 SF = 12,800 SF
12,800 • 11,012 = OK

CANOPY TREE PLANTING

*ALL PROJECTS IN R20 ZONING MUST PROVIDE AT A MINIMUM OF 10% OF THE LOT IN TREE CANOPY

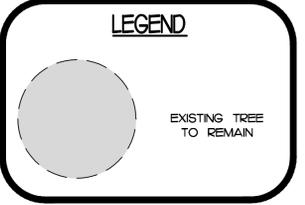
TOTAL LOT AREA = 8,019 SF
8,019 SF X 0.10 = 801 SF

4 EXISTING LARGE TREES • 1,600 • 6,400 SF
73 PROPOSED LARGE TREES • 1,600 • 116,800

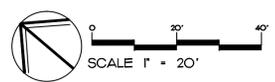
TOTAL 123,200 SF • 8,011 SF

PLANT LIST

CATEGORY	QTY.	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
LG. DEC.	16	(Symbol)	JZ	ZELKOVA SERRATA 'GREEN VASE'	'GREEN VASE' ZELKOVA	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
LG. DEC.	8	(Symbol)	PE	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
LG. DEC.	10	(Symbol)	RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
LG. DEC.	12	(Symbol)	CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
LG. DEC.	11	(Symbol)	WO	QUERCUS PHELLOS	WILLOW OAK	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
LG. DEC.	16	(Symbol)	BG	NYSSA SYLVATICA	BLACK GUM	25" CALIPER, 8' MIN. HT., BBB	AS SHOWN
SM. DEC.	8	(Symbol)	SB	AMELANCHIER SP 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	15" CALIPER, 6-8' MIN. HT., FTG	AS SHOWN
EVERGREEN	21	(Symbol)	RC	JUNIPERUS VIRGINIANA 'BURKII'	BURKII EASTERN RED CEDAR	6-8' MIN. HT., FTG	AS SHOWN
EVERGREEN	3	(Symbol)	GM	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6-8' MIN. HT., FTG	AS SHOWN
EVERGREEN	16	(Symbol)	NS	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	6-8' MIN. HT., FTG	AS SHOWN
SM. SHRUBS	79	(Symbol)	DB	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	24" MIN. HT., 3 GAL.	36" O.C.
SM. SHRUBS	59	(Symbol)	SE	ELONYMUS KIAUTSCHOVICUS	SPREADING ELONYMUS	24" MIN. HT., 3 GAL.	36" O.C.
SM. SHRUBS	84	(Symbol)	PJ	JUNIPERUS DAURICA 'EXPANSA'	PARSONS JUNIPER	24" MIN. HT., 3 GAL.	36" O.C.
SM. SHRUBS	28	(Symbol)	SL	PRUNUS LAUROCEARISUS 'SCHIPKAENSIS'	SCHIPKA LAUREL	24" MIN. HT., 3 GAL.	36" O.C.



LANDSCAPE PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-6916
 NC LICENSE NO. C-1532

PRELIMINARY NOT FOR CONSTRUCTION

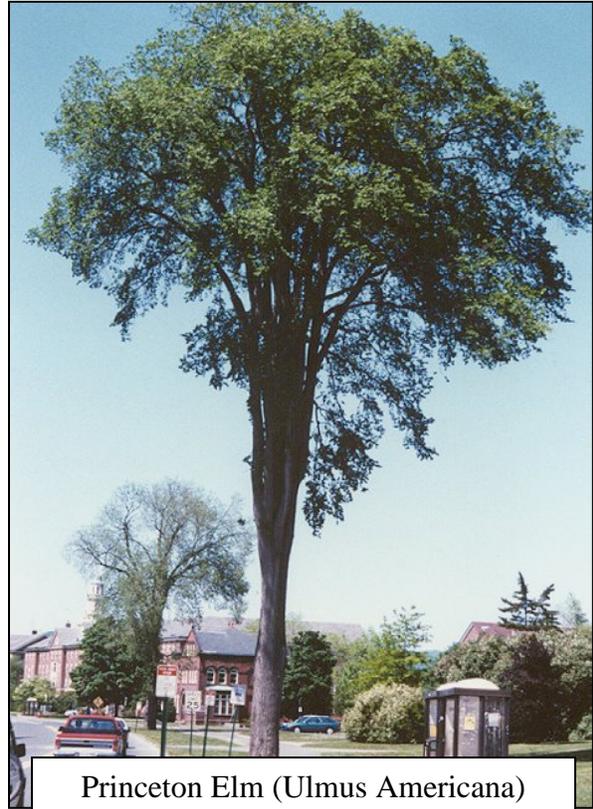
CALIBER COLLISION
NOVIVIAN LANE & E. INDEPENDENCE BLVD
INDIAN TRAIL, NC
 CROSS DEVELOPMENT
 TEL: (214) 883-4208

DRAWN	MAM
CHECKED	TMB
DATE	02/19/2015
SCALE	SCALE
DRAWING	9

ATTACHMENT 2: Planted Buffer Area Vegetation



Green Vase Zelkova (*Serrata*)
Height: 50-60 ft., **Spread:** 40-50 ft.



Princeton Elm (*Ulmus Americana*)
Height: 75-125 ft., **Spread:** 60-120 ft.



October Glory Maple (*Acer Rubrum*)
Height: 40-50 ft., **Spread:** 25-35 ft.



Common Hackberry (*Celtis Occidentalis*)
Height: 40-55 ft., **Spread:** 35-50 ft.



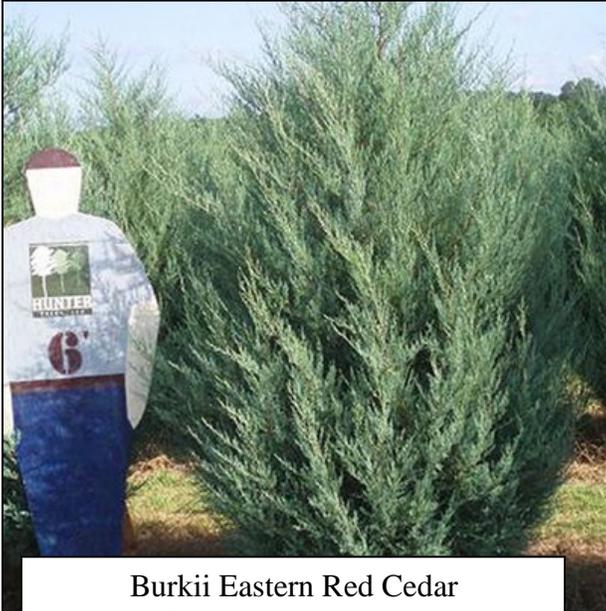
Willow Oak (*Quercus Phellos*)
Height: 60-80 ft., **Spread:** 30-40 ft.



Black Gum (*Nyssa Sylvatica*)
Height: 40 ft., **Spread:** 25 ft.



Autumn Brilliance Serviceberry
Height: 10-20 ft., **Spread:** 8-15 ft.



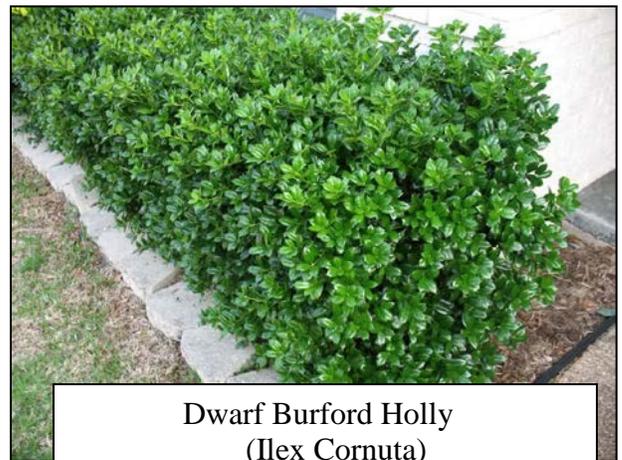
Burkii Eastern Red Cedar
(Juniperus Virginiana)
Height: 40-50 ft., **Spread:** 8-20 ft.



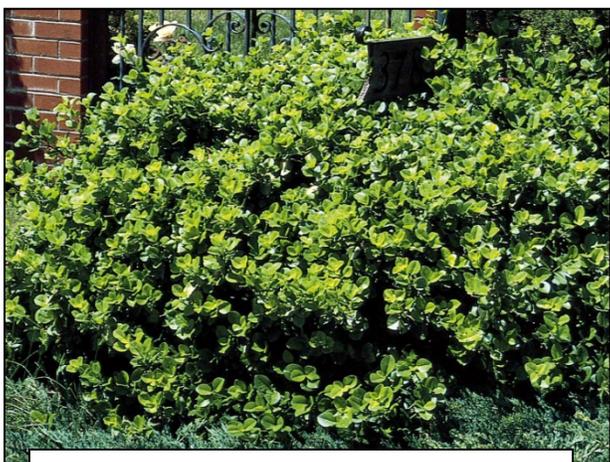
Little Gem Magnolia
(Magnolia Grandiflora)
Height: 20-25 ft., **Spread:** 8-15 ft.



Nellie Stevens Holly
(Ilex X 'Nellie R Stevens')
Height: 15-25 ft., **Spread:** 10-15 ft.



Dwarf Burford Holly
(Ilex Cornuta)
Height: 4-6 ft., **Spread:** 4-6 ft.



Spreading Euonymus
(*Ilex Cornuta*)
Height: 4-6 ft., **Spread:** 4-6 ft.



Parsons Juniper
Juniperus Davurica 'Expansa'
Height: 2-3 ft., **Spread:** 4-7 ft.



Schipka Laurel
Prunus Laurocerasus 'Schipkaensis'
Height: 4-5 ft., **Spread:** 5-8 ft.