

The regular meeting of the **Design Review Commission** was held on March 10, 2016, at 5:00 pm in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present: Town Planner, Mr. Jaime Groce; Planner, Mr. Matthew Wilkinson; and Administrative Specialist, Sr., Mrs. Shari Michael.

ROLL CALL:

Patton – absent, Donhardt – present, Lesnick – present, Sadler- present, Lawhon – absent, McCarty – present, Doss – present.

Quorum present.

APPROVAL OF MINUTES

Chairman Doss asked if there were any changes or additions to the February 11, 2016 minutes.

Hearing none, he called for a motion to approve the minutes as presented.

Motion by Vice-Chairman McCarty, and seconded, to approve the February 11, 2016, minutes as amended.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Lawhon – yes, McCarty – yes, Sadler – yes, Donhardt – yes, Doss - yes.

Motion Approved.

APPROVAL OF AGENDA:

Chairman Doss asked if there were any changes or additions to the agenda.

Mr. Groce stated there were none.

Chairman Doss asked for a motion to approve the agenda as presented.

Motion by Vice-Chairman McCarty, and seconded to approve the agenda as presented.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Lawhon – yes, McCarty – yes, Sadler – yes, Donhardt – yes, Doss - yes.

Motion Approved.

Formal Agenda

DRC15-15 – AddieGreen Subdivision – Request approval of landscaping, lighting, fencing, and entry features related to the common open space of a 12 lot subdivision on 5.63 acres located on the north side of Poplar Avenue (Highway 57) west of the Collierville Baptist Memorial Hospital.

Commissioner Lesnick joined the meeting at this time.

Mr. Matthew Wilkinson gave the staff presentation. He explained that there are three key questions to consider this evening.

- 1. Is usable open space required in the subdivision?**
- 2. Is the design of the entry feature, including the planting choices, appropriate?**
- 3. What tree mitigation formula did the Planning Commission approve for AddieGreen?**

EXHIBITS	
1.	Applicant’s cover letter 2/9/16
2.	Preliminary Subdivision Plat 2/9/16
3.	Existing Conditions Survey 2/9/16
4.	Landscape Plan 2/9/16
5.	Tree Canopy Plan 2/9/16
6.	Design Guidelines Appendix III, Recommended Plant List
7.	Comparison of Tree Mitigation in Recent Developments 3/3/16

The 9% usable open space requirements in the Design Guidelines only apply to attached dwelling developments and subdivisions contained within planned developments. AddieGreen is not contained within a planned development. Therefore, it is not required to have usable open space. The developer will provide 14.4% open space within the development. None of the open space provided would qualify as “usable”. Today he received an updated landscape plan that addresses staff’s concerns with the lack of variety of proposed plantings. They will be adding “Going Bananas” daylily and Chinzan Azaleas to increase variety and accent. Both of these are flowering plants and this addresses the staff’s concerns in the conditions of approval.

After researching other communities, the applicant decided to request Nashville's tree mitigation formula which is a minimum of 14 trees per acre. Their plan at 16.87 trees per acre actually exceeds their requested minimum. The applicant has not conducted a tree survey of existing trees to be removed, noting that the trees being removed are to install a subdivision infrastructure and to properly grade the site. They have instead chosen to focus on the preservation of 45 existing trees and the planting of 26 new trees, which are two trees per lot and the trees in the common area as an effective way to preserve the existing tree canopy. To properly save trees, the applicant has agreed to shift from the “dripline” method for tree protection fencing to the “Critical Root Zone (CRZ)” method, and for the trees to be properly protected through the duration of subdivision construction, which is the maximum extent allowed by the 1999 court order. In summary, the old method would require 26 new “lot” trees plus 1 tree for every 2 existing trees removed. The major difference with the alternative formula approved by the Planning Commission is that the applicant would not have to survey existing trees that had little chance of being preserved and the applicant is given credit for properly saving existing trees properly at the CRZ. Despite not surveying the trees to be removed, at 16.87 trees per acre, AddieGreen will have comparable levels of post-development tree canopy to other recent neighborhoods.

He reviewed the next steps and the example motion provided in the staff report.

Chairman Doss asked if there were any questions of staff.

Commissioner Lawhon asked about the 2 trees to be placed on the lots. What is to stop the homeowners

from cutting these trees down after the plat is recorded.

Mr. Groce explained that after the final plat is recorded, the Town does not have any purview or regulation over the trees on residential lots under 1 acre; therefore, if they homeowners wishes, they can cut the trees down.

There was a brief discussion regarding the lot trees and the open space trees.

Commissioner Donhardt asked about staff's concern for the applicant using the "London Plane" tree.

Mr. Wilkinson stated that staff feels this tree was a fine substitution.

Commissioner Lawhon stated that this tree is a cross between an American Sycamore tree and an Oriental Sycamore tree, and the biggest threat to this tree is a vascular disease, which has hit around the Memphis area. The London Plane was thought to be resistant to this disease, but there are some that have caught it. There are some cultivars like the Columbia that are resistant and he would suggest using a resistant tree because of the virus that they trees can get.

Chairman Doss asked if this needed to be added as a condition of approval.

Mr. Groce stated that staff has a plant list of acceptable trees, and they can update this list if the DRC feels this is necessary. If this tree is not on our plant list outside the normal, then if you are trying to get closer to the plant list, you may want to add a condition to get it closer to an acceptable tree variety. You may want to ask the applicant if they are acceptable to this.

Hearing no further questions of staff, Chairman Doss called the applicant to the podium.

Mr. David Baker, representative for the applicant, addressed the commissioners. He explained that they agree with the conditions of approval except number 4. They find it hard this time of year to find a mature height of the type of boxwood they have selected and having to plant new ones or find them at 18" is almost impossible and they would like to plant some a little smaller. They will use them as a border for the seasonal plantings. He showed a sample of the bricks that they will be using for the wall around the entrance of the subdivision.

Vice-Chairman McCarty asked what size they can find and would they like to use.

Mr. Baker stated that a 12" size was available for the low-growing boxwood and easier to plant.

Commissioner Lawhon agreed with the installed height of the Baby Gem Boxwoods being 12", as that variety is a "super dwarf" and they are made to use as a border edging.

Mr. Groce explained that the Design Guidelines just refers to basic shrubs needing to be 18" at installation.

There was a brief discussion asking the applicant to find a blight resistant cultivar tree that is disease resistant and to work with staff to make sure this is on the acceptable plant list.

Mr. Baker agreed.

There was a discussion regarding asking staff to update the tree list that is acceptable.

Hearing no questions or discussion, Chairman Doss asked for a motion.

Motion by Vice-Chairman McCarty, and seconded, to approve the landscaping, lighting, fencing and entry features related to the common open space for AddieGreen Subdivision located on the north side of Poplar Avenue (HWY 57) west of the Collierville Baptist Memorial Hospital subject to the following amended conditions:

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. The variety of boxwoods and London Plane trees are approved alternatives to the recommended plant list in the Design Guidelines (Appendix III).
3. More than one variety of shrubs shall be used in front of the entry wall feature to provide accent and variety to the planting (DG III, E, 4).
4. All plant materials that will be used shall meet the minimum plant size requirement standards from the Design Guidelines (DG III, E, 3).~~Specifically~~; however, the Baby Gem Boxwood should be a minimum of 18" x 12" at installation, as it is a spreading shrub.

ROLL CALL:

Lesnick – yes, Lawhon – yes, McCarty – yes, Sadler – yes, Donhardt – yes, Doss - yes.

Motion Approved

Other Business:

Chairman Doss stated that he would like to hear Mr. Henninger's opinion on formally updating the plant tree list in the Design Guidelines. He feels that the list was done a few years ago to be a "Fail safe" list. If we update it, we need to make sure we have a tree listed that is good, and doesn't fail down the road. If staff would like to bring it up at the next DRC meeting that would be great.

Chairman Doss asked if there was any other business.

Mr. Groce explained that Collierville First Pentecostal Church on Collierville Road may be at your next April or May meeting as they have submitted a Preliminary Site Plan for a large sanctuary addition. Murphy Oil has submitted an application to be located on a new outparcel in front of WalMart, and that may be at your April or May DRC meeting. Discount Tire will be going to the BMA for a CUP in a few weeks and a Preliminary Site Plan application reviewed by the DRC is likely.

Hearing no further business, the meeting was adjourned at 5:23 pm.

Cindy Sadler, Secretary