

## BUILDING PERMIT LANDSCAPING STAFF REPORT

**BP NUMBER:** K07-1570F

**DATE:** July 23, 2007

**ZONING:** C-2 (Highway Commercial) District

**LOCATION:** Located on the corner of U.S. Hwy 190 and Dixie Ranch Road.

**USE:** Primavera Center

**Existing development?** No

**Multi occupancy development?** Yes

**STAFF COMMENTS:**

Provide the size, caliper and species of the proposed trees on the revised landscape plan before final landscaping inspection. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2 1/4" and the caliper of Class B trees has to be a minimum of 1 1/4" measured at 6" above the root ball.

### LANDSCAPING CHART

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
981.82' Street Planting U.S. Hwy 190	25' Street Planting 33 Class A 33 Class B 98 Shrubs	25' Street Planting 140 Class A (credits) 2 Class A 2 Class B 100 Shrubs	Approve as proposed
771.37' Street Planting Dixie Ranch Road	25' Street Planting 26 Class A 26 Class B 77 Shrubs	25' Street Planting 9 Class A (credits) 17 Class A 26 Class B 78 Shrubs	Approve as proposed
471.22' Planting Perimeter North Perimeter	10' Perimeter 25' Rear Transition Yard 8' fence 16 Class A 16 Class B	37.5' Perimeter 25' Rear Transition Yard 8' fence 17 Class A 17 Class B	Approve as proposed
239.88' Planting Perimeter West Perimeter	10' Perimeter 8 Class A 8 Class B	10' Perimeter 18 Class A (credits) 0 Class B	Approve as proposed
Island Parking	1 Class A per Island at end of each row	1 Class A per Island at end of each row	Approve as proposed
Dumpster	7' Opaque fence surrounding dumpster pad.	None proposed	Indicate location of dumpster. Indicate on plans that it shall be screened on all sides with a minimum (7) foot high opaque fence of wood or masonry.
Parking Spaces	49 spaces	50 spaces	Approve as proposed

**Notes:**

- Indicate location of dumpster. Indicate on plans that it shall be screened on all sides with a minimum (7) foot high opaque fence of wood or masonry.
- Impact fee of \$51,051 due.
- Indicate location of all proposed handicapped parking stalls.
- Revise plans to indicate a 17,000 square foot building (not 20,060 square foot).
- Traffic Impact Analysis (TIA) study required. Property over two (2) acres.
- Provide an exterior lighting plan or a notation on plans stating that all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line.