



## Planning Division Memorandum

**From:** Philip Bradford, Associate Planner  
**To:** Development Review Board Panel 'A'  
**Date:** February 14, 2022  
**RE:** Corrections to Staff Report for Frog Pond Crossing 29-Lot Subdivision

The following conditions of approval, findings, and discussion points within the Staff Report shall be revised as follows (added language **bold italics underline**, removed language ~~struck through~~):

**PDE 11: Prior to issuance of any Public Works permits:** ~~The applicant shall submit a revised street tree plan through a Class II Administrative Review application to relocate street trees closer to the public right of way consistent with the Frog Pond Master Plan. Additionally, the applicant shall revise the street trees selected for SW Frog Pond Lane to match the Tulip trees established with the Frog Pond Ridge Subdivision. The applicant shall also revise the street tree selected for SW Marigold Terrace to match the American Yellowwood established by the Frog Pond Ridge Subdivision. See Finding E26.~~ **Consistent with language on page 53 of the Frog Pond West Master Plan, the applicant shall provide an updated plan revising stormwater facility and street tree placement design to enable the following. Unless evidence is presented to the City Engineer that no feasible alternative exists for placement of the storm facilities in SW Marigold Terrace and SW Windflower Street planter strips, at least 1 street tree per lot for Lots 2, 3, 4, 7, and 8 shall be placed in the planter strip. If evidence is presented to the City Engineer that there is no feasible alternative, street trees for Lots 2, 3, 4, 7, and 8 shall be placed immediately behind the sidewalk in a street tree easement similar to the design of Lots 25-26. The street tree on Lot 6 shall be placed immediately behind the sidewalk in a street tree easement. In addition, the storm facility in front of Lots 14 and 15 shall be eliminated or reduced to allow one street tree per lot for Lots 14 and 15 to be placed within the planter strip. With any subsequent design changes, placement of storm facilities shall ensure the needs of street trees are also met. Additionally, the applicant shall revise the street trees selected for SW Frog Pond Lane to match the Tulip trees established with the Frog Pond Ridge Subdivision. The applicant shall also revise the street tree selected for SW Marigold Terrace to match the American Yellowwood established by the Frog Pond Ridge Subdivision. Any additional modifications that substantially conform to these requirements will be reviewed through a Class I Administrative Review process, with more substantial**



modifications reviewed through a Class II Administrative Review process. See Finding E26.

**PF9. Prior to the Issuance of the Public Works Permit:** *In such case that the construction of the Frog Pond Crossing takes place before the development to the west, the construction drawings shall depict a 4" temporary water line loop through Trace C, connecting the dead end water mains located in SW Trillium Street to SW Marigold Terrace. This temporary water line will remain in place until such time that the development to the west completes its waterline.*

**PF3. Prior to Final Plat Approval:** Record a 15-foot public utility easement for the temporary water line on Tract C, if one is constructed.

### Balancing Uses in Planter Strips

Many design elements compete for space within the planter strips between sidewalks and streets. These elements include street trees, stormwater facilities, and streetlights while accommodating appropriate spacing from underground utilities and cross access by pedestrians. For various reasons, it is not practical to place street trees and streetlights in stormwater swales. To balance these uses, the City recommends that the applicant's plans prioritize street tree and street lighting placement with appropriate spacing from utility laterals and water meters, then placing stormwater facilities where space remains available and placement is desirable. Specifically page 53 of the Frog Pond West Master Plan states, "Stormwater will be managed within planter strips along the streets of Frog Pond West as much as possible. The design of the landscape/stormwater strips will accommodate the various needs of stormwater, pedestrian movement, and street trees. The City, at its discretion, may consider stormwater management through facilities other than planter strips on a case-by-case basis." Due to smaller lot sizes in the R-5 sub-district, curb cuts for the pedestrian connection, and driveways, several street trees have been placed on private lots along SW Marigold Terrace, SW Windflower Street, and SW Trillium Street to allow for stormwater facilities within the planter strips. The Frog Pond West Master Plan requires street trees to be spaced consistently along both sides of a street. Due to the presence of stormwater facilities in the planter strips, some trees in the R-7 sub-district have been placed on private lots approximately 15 feet from the sidewalk or 28 feet from the curb, which is not appropriate for a street tree and is inconsistent with the Master Plan's intent for planter strips. The current design as found in the applicant's plan set does not demonstrate meeting the other needs of street trees within the planter strips. Condition of Approval PDE 11 requires specific design changes to ensure balanced use of the planter strips consistent with the language in the Frog Pond West Master Plan. A condition of approval will require the applicant to apply for a Class II Administrative Review to revise street tree locations as numerous trees within the R-7 sub-district are placed too far onto private lots which leads to inconsistent spacing. The intent of the Master Plan is that street trees be placed within the planter strip or as close to the public right of way as possible.

Intent and Required Materials  
 Subsections 4.176 (.02) C. through I.

D26. Planting areas along the street and open spaces within the subdivision are generally open and are not required to provide any specific screening, thus the design of the landscaping follows the general landscaping standards. The plantings include a mixture of ground cover, shrubs, trees, and stormwater swale plantings. Conditions of approval Approval PDE 11 will ensure the planting of street trees consistent with the Frog Pond West Master Plan. Ground cover and shrubs cover the non-tree landscape areas.

**Street Tree Plan**

Tree Lists for Primary Streets, Neighborhood Streets, and Pedestrian Connections  
 Pages 53, 81-83 and Figure 43 of Frog Pond West Master Plan

E1. The Street Tree Plan provides guidance tied to the street typology for Frog Pond West, with an overall intent to beautify and unify the neighborhood while providing a variety of tree species. The Frog Pond West Master Plan intends to achieve continuity through consistent tree types and consistent spacing along both sides of a street. *The Frog Pond West Master Plan directs “stormwater be managed within planter strips as much as possible. The design of the landscape/stormwater strips will accommodate the various needs of stormwater, pedestrian movement, and street trees. The City, at its discretion, may consider stormwater management through facilities other than planter strips on a case-by-case basis.” (emphasis added with italics). The current design does not accommodate the needs of street trees as street trees are pushed well onto lots behind sidewalk, public utility easements, and on-lot stormwater facilities.* The following lots contain trees located within easements or on private lots: Lots 1-5, 6-8, 10, 12, 14, 15, 17, 24, 25, 26, 28, and 29. This does not meet the intent of the Master Plan as the spacing is inconsistent with trees properly placed within the planter strip within the public right-of-way. Condition of Approval PDE 11 *directs specific changes to ensure the needs of street trees are accommodated and appropriate balanced with stormwater and other design features in the planter strips.* requires the applicant to submit a revised street tree plan that provides more consistent street tree placing, and revise the tree selections that conflict with previously established tree species in adjacent subdivisions.

The proposed street tree species comply with the Frog Pond West Master Plan or will with a condition of approval as follows:

Street Name	Street Type	Proposed Species	Compliance Notes
SW Frog Pond Lane	Primary	Scarlet Oak	On approved list; Tulip Tree established with Frog Pond Ridge Subdivision Condition of Approval requires revision to be consistent

			with this tree species.
SW Marigold Terrace	Neighborhood	Skyline Thornless Honey Locust	On approved list; American Yellowwood established with Frog Pond Ridge Subdivision Condition of Approval requires revision to be consistent with this tree species.
SW Windflower Street	Neighborhood	Chinese Pistache	
SW Yarrow Lane	Neighborhood	Skyline Honey Locust	
SW Trillium Street	Neighborhood	Accolade Elm	
Tract C Pedestrian Connection	Pedestrian Connection	Common Hornbeam	

**Preservation and Conservation**  
Subsection 4.610.10 (.01)

- G4.** Proposed land clearing is limited to designated street rights-of-way and areas necessary for construction of homes. Homes will be designed and constructed, as much as possible, to blend into the natural areas on the site.

Per the arborist’s report included on Sheet P-13 in Exhibit B2, there are 34 trees on site. One (1) tree will be preserved on site with 33 trees proposed for removal. Five (5) additional trees located off-site within Stafford Road ROW will be removed for an overall total of thirty-eight (38) trees proposed for removal. In addition, 20 trees not located on site will require tree protection to ensure off-site tree health. ~~Of the trees to be preserved on site, 20 are part of the oak grove located within Tract E and one is located within the SW Willow Creek Drive median.~~

As shown on Sheet P-07, most of the trees to be removed are located within the grading limits of SW Marigold Terrace, SW Windflower Street, SW Yarrow Lane, and SW Trillium Street or within the building envelope of the proposed lots. The location of those streets was determined by the Frog Pond West Master Plan and the City’s block length and perimeter standards. Removal of the trees is necessary for construction of site improvements, including utilities, streets, and detached residential dwellings. In addition, grading of each lot is needed to accommodate residential development and associated site improvements (driveways and walkways, stormwater management, outdoor yard areas, etc.). Reducing building footprints by increasing height is not a viable alternative as the height limit in the RN zone is 35 ft., or 2.5 stories.