



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: October 2, 2019
Subject: City of Lake Elmo Landscape Plan Review
Lake Elmo Independent Living Review #1

Submittals

- Site Demolition (Tree Preservation) Plan, dated September 12, 2019, received September 25, 2019.
- Landscape Plans, dated September 12, 2019, received September 25, 2019.

Location: East of Arbor Glen Senior Living (11020 39th Street) in Lake Elmo, MN

Land Use Category: Village Mixed Use

Surrounding Land Use Concerns: N/A

Special landscape provisions in addition to the zoning code: Screening is required along the north property line per City code.

Tree Preservation:

An existing conditions and site demolition plan showing tree survey, removal and preservation plan has been submitted, including a tree inventory showing individual trees that are exempt, removed and saved. The allowable tree removal limit is not exceeded, therefore no mitigation plan or replacement trees are required.

Entire Site		
Total Caliper Inches of Significant Trees On-Site:	1364.0	Cal Inches
Common Trees	1364	
Conifer/Evergreen Trees	0	
Hardwood Trees	0	
Nuisance Trees	0	
Significant Inches Removed On-Site	35	Cal Inches
Common Trees	35	
Conifer/Evergreen Trees	0	
Hardwood Trees	0	
Nuisance Trees	0	
30% Tree Removal Limits (Cal. Inches)	Allowed	Proposed
Subtract Common Tree Removals	409.2	35
Subtract Conifer/Evergreen Tree Removals	0	0.00
Subtract Hardwood Tree Removals	0	0
Removals in excess of 30% allowances		
Removals in excess of 30% allowances	0.0	Cal Inches
Common Removals in Excess of 30% Allowance	0.0	
Conifer Removals in Excess of 30% Allowance	0.0	
Hardwood Removals in Excess of 30% Allowance	0.0	
Common Tree Replacement Needed (1/4 the dia inches removed)	0.0	Cal Inches
Conifer Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
Hardwood Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
Common Tree Replacement Required @ 2.5" per Tree	0	# Trees
Conifer Tree Replacement Required @ 3" per 6' Tall Tree	0	# Trees
Hardwood Tree Replacement Required @ 2.5" per Tree	0	# Trees

- A. Tree replacement is not required because less than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- B. Tree replacement calculations follow the required procedure and are correct.

Landscape Requirements:

The landscape plans meet the code required number of trees. The proposed landscape plans show more than the code required tree quantities.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	430	430	Lineal Feet
Lake Shore	0	0	Lineal Feet
Stream Frontage	0	0	Lineal Feet
Total Linear Feet	430	430	Lineal Feet
/50 Feet = Required Frontage Trees	9	9	Trees
Development or Disturbed Area	223600	223600	SF
Development or Disturbed Area	5	5	Acres
*5 = Required Development Trees	25	25	Trees
Interior Parking Lot Spaces*	35	35	Spaces
/10 = Required Parking Lot Trees	4	4	Trees
Perimeter Parking Lot Frontage Length	0	0	Lineal Feet
/50 = Required Frontage Strip Trees	0	0	Trees
Required Mitigation Trees	0	0	
Required Number of Trees	38	38	
Total Trees to Date		60	

*Residential development - mitigation replacement trees are in addition to landscape required tree counts.

** Commercial, mixed-use development - mitigation replacement trees can be included toward landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans **do not** meet the minimum compositions of required trees:

- Up to 15% of the required number of trees may be ornamental tree

Master Plan	Qty	% Composition	
Deciduous Shade Trees	27	45%	>25% required
Coniferous Trees	20	33%	>25% required
Ornamental Trees	13	22%	<15% required
Tree Count	60		

The landscape plans do show the required mitigation tree types and quantities.

- A. A landscape plan has been submitted that **does not include** all requirements.
1. All utilities and pavements **are not** shown on the landscape plan to review for tree placement conflicts.
- B. The landscape plan **does not include** the landscape layout requirements:
- *No utility conflicts with proposed tree locations; Prefer that the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot. Current ordinance is 5 feet minimum from nearest utility.*
- C. Interior Parking Lot Landscaping – The development does include interior parking lots.
1. At least 5% of the interior area of parking lots with more than 30 parking spaces is devoted to landscape planting areas. The parking lot is measured at approximately 5,521 square feet and a planting bed measuring approximately 6,578 square feet separates the parking lot from the northern building. The planting area is approximately 119% of the interior of the parking lot area.
 2. The planting area includes 8 shade trees satisfying the minimum required tree planting requirements for interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – Screening is required along the north property line per City code. The landscape plan utilizes existing trees north of the property, preserves existing trees on site as a buffer to the north property line and proposes additional tree plantings to enhance the screening. The landscape plan meets screening requirements.
- F. PUD Amenity Points Requested
1. Additional Open Space standards **have not** been met.
- Approximately 44% of the site not occupied by buildings is landscape outdoor open space (50% minimum required).
Approximately 44% of the landscape outdoor open space is contiguous (50% minimum required).
2. Pedestrian Improvement standards have been met.
- A site and building design has been provided that allows for accessible pedestrian and/or bicycle access through and/or around the site.
Addition detail on any decorative materials, access control or lighting should be provided.
3. Plaza standards have been met
- The development has included a public square that is wholly enclosed by buildings, is 14,555 square feet (1,000 square foot minimum required).

4. Enhanced Landscaping standards have **not** been met
 - An enhanced Landscaping Plan has been provided that exceeds the requirements of the Lake Elmo Design Standards Manual.
 - The Landscaping Plan **does not** detail a resource efficient irrigation system.
 - The Landscaping Plan **has not** been signed by a licensed landscape architect.
5. Theming standards have **not** been met
 - Theming elements consistent with the 2013 Lake Elmo Theming Project, including but not limited to signage, fencing, landscaping, lighting and site furnishings, have not been shown on the landscape plans or in the details.

Findings:

- Up to 15% of the required number of trees may be ornamental tree per city code. Currently, the percentage of ornamental trees is too high. But the applicant has elected to use Enhanced Landscaping amenity points as part of their PUD submittal and has provided landscaping above and beyond City minimum requirements. Having a higher percentage of ornamental trees should be allowed for this development.
- All utilities and pavements are not shown on the landscape plan to review for tree placement conflicts. We marked 8 trees on the attached figure that have potential of having a utility conflict.
- The standard for the Pedestrian Improvement amenity requires trails, landscaping, decorative materials, access control and lighting to create safe, clear and aesthetically pleasing pedestrian facilities. A plan or details on any decorative materials, access control or lighting should be provided.
- The standard for the Enhanced Landscaping amenity requires that the landscaped areas should have a resource efficient irrigation system. A plan or details on how the irrigation system will be designed to be resource efficient should be provided.
- The standard for the Theming amenity requires elements consistent with the 2013 Lake Elmo Theming Project. Addition detail on proposed signage, fencing, landscaping, lighting and site furnishings, should be provided.

Ken Roberts
Planning Director
City of Lake Elmo
October 2, 2019



Recommendation:

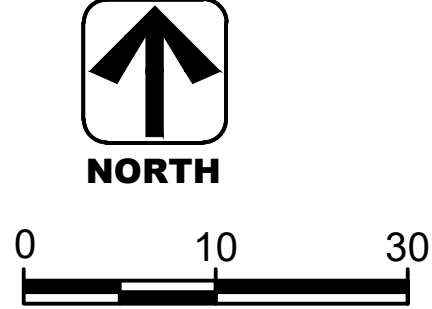
It is recommended that conditions of approval include:

1. Submit a revised landscape plan including the following:
 - a. Plans signed by a licensed landscape architect.
 - b. Utility lines shown to ensure that trees are not planted on top of or too close (within 10') to proposed utilities.
 - c. Provide additional detail on any decorative materials, access control or lighting used for Pedestrian Improvements.
 - d. Provide a plan or additional detail on the resource efficient irrigation system used for Enhanced Landscaping.
 - e. Provide a plan or additional detail on the theming elements (signage, fencing, landscaping, lighting and site furnishings) used for Theming amenity points.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'.

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect

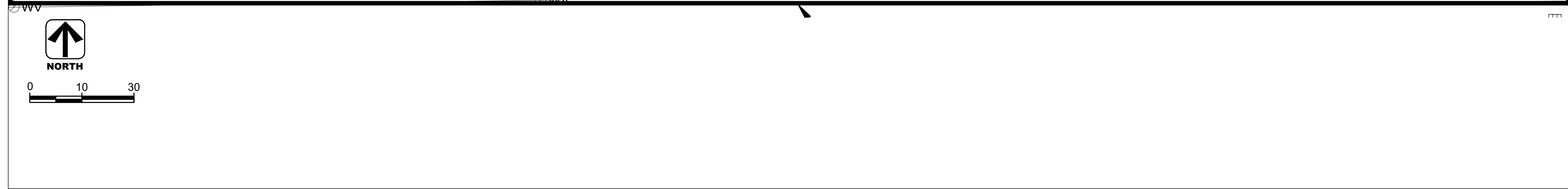


09.12.2019

PROJECT No: 08-1893.00

LANDSCAPE PLAN

L101



09.12.2019

PROJECT No: 08-1893.00

LANDSCAPE PLAN

L102