

To: Ken Roberts, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: October 30, 2019

Subject:City of Lake Elmo Landscape Plan Review
Inwood 7th Addition, Review #1

Submittals

• Full Construction Documents, dated September 26, 2019, received October 18, 2019.

Location: Southwest quadrant of Island Trail and 5th Street N, Lake Elmo, MN

Land Use Category: Urban High Density, PUD

Surrounding Land Use Concerns: None

Special landscape provisions in addition to the zoning code: None

Tree Preservation:

A. The existing parcel for this development is vacant and absent of any trees. No tree preservation plan is required.



Landscape Requirements:

The master plan landscape plans do not meet the code required number of trees.

	Master Plan	Master Plan	
	(Code Required)	Proposed	
Street frontage	586		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	586		Lineal Feet
/50 Feet = Required Frontage Trees	12		Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	2.8		Acres
*5 = Required Development Trees	14		Trees
Interior Parking Lot Spaces*	63		Spaces
/10 = Required Parking Lot Trees	7		Trees
Perimeter Parking Lot Frontage Length	0		Lineal Feet
/50 = Required Frontage Strip Trees	0		Trees
Required Mitigation Trees	0		
Required Number of Trees **	33		
Total Trees to Date		30	

* Interior parking lot landscaping trees are required based on stall count:

None if 0 - 30 Parking Spaces

1 tree per 10 spaces if 31 - 100 Parking Spaces

1 tree per 15 spaces If >101 Parking Spaces

** Residential development - mitigation replacement trees are in addition to 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	9	30%	>25% required
Coniferous Trees	8	27%	>25% required
Ornamental Trees	13	43%	<15% required
Tree Count	30		

A. A landscape plan has been submitted that does meet all requirements



B. The landscape plan does not include the landscape layout requirements:

- No driveway conflicts; Prefer that the trunk of trees shall be 8-10 feet minimum from the nearest driveway edge.
- C. Interior Parking Lot Landscaping The development does include interior parking lots.
 - 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 approximatively 22,808 square feet and a planting bed measuring approximately 6,600 square feet separates the parking lot from the main entrance. The planting area is approximately 34% of the interior of the parking lot area.
 - 2. The planting area includes 7 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 not required by City code.

Special Landscape Considerations:

- A. 5th Street The development is along 5th Street which has been completed with previous phases of the Inwood development.
 - a. The applicant has marked the existing 5th street boulevard trees to remain which meets the required 5th Street landscaping elements.

Findings:

- 1. Not all code required trees have been provided.
- 2. Landscape plans do not meet the minimum composition requirements.
 - a. Too many ornamental species have been proposed. Some of the ornamental species should be exchanged for deciduous or evergreen species as they fit site conditions and to meet the minimum composition requirements.
- 3. Landscape plans do not meet the landscape layout requirements.
 - a. The Boulevard Linden proposed by the entrance drive is located too close to the driveway edge. See attached figure.
 - b. Only two (2) trees are proposed along Island Trail (measured at approximately 270 lineal feet of frontage) and does not fulfill street frontage requirements of one tree every 50 feet. Provide additional trees along Island Trail street frontage to make the streetscape cohesive with the rest of the Inwood development along Island Trail.

Ken Roberts Planning Director City of Lake Elmo October 30, 2019



Recommendation:

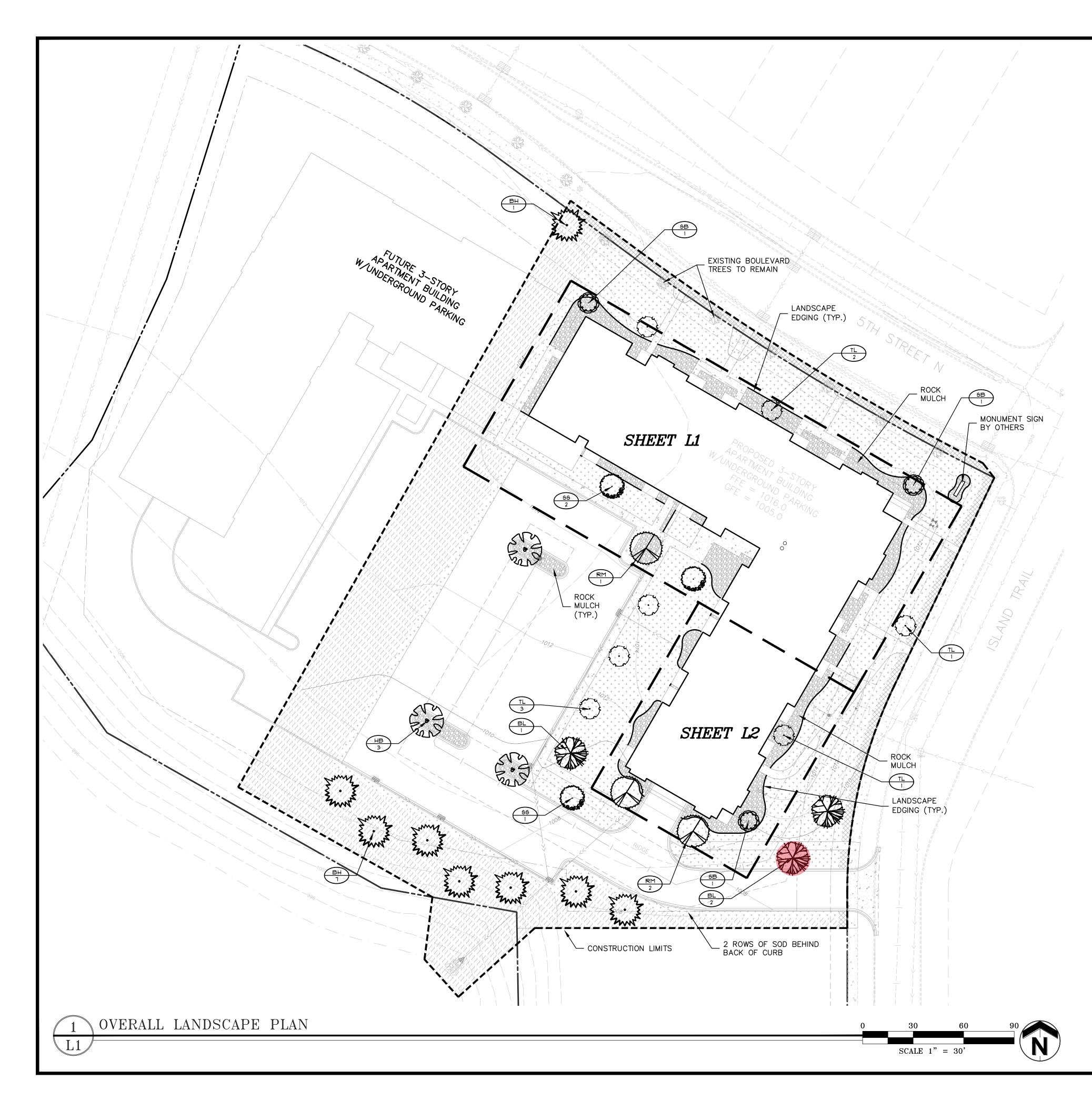
It is recommended that conditions of approval include:

1. Submit a revised landscape plan addressing the above findings.

Sincerely,

Juins. Verett

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



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