



**To:** Ken Roberts, City of Lake Elmo Planning Director  
**From:** Lucius Jonett, Wenck Landscape Architect  
**Date:** March 29, 2019  
**Subject:** City of Lake Elmo Landscape Plan Review  
Metro Transit Park and Ride, Review #1

**Submittals**

- Tree Preservation Plan, dated March 18, 2019, received March 26, 2019.
- Landscape Plans, dated March 18, 2019, received March 26, 2019.

**Location:** Northwest quadrant of the intersection of I-94 and Manning Avenue. Lot 1, Block 1 of the Four Corners 2<sup>nd</sup> Addition development.

**Land Use Category:** C - Commercial

**Surrounding Land Use Concerns:** None

**Special landscape provisions in addition to the zoning code:** None

### **Tree Preservation:**

- A. A tree preservation plan has been submitted that **does not** meet all requirements.
1. Significant trees are not appropriately designated:
    - i. The nuisance tree category includes noxious or invasive species such as buckthorn, boxelder and cottonwood.

Entire Site		
Total Caliper Inches of Significant Trees On-Site:	45.0	Cal Inches
Common Trees	15	
Conifer/Evergreen Trees	0	
Hardwood Trees	0	
Nuisance Trees	30	
Significant Inches Removed On-Site	45	Cal Inches
Common Trees	15	
Conifer/Evergreen Trees	0	
Hardwood Trees	0	
Nuisance Trees	30	
30% Tree Removal Limits (Cal. Inches)	Allowed	Proposed
Subtract Common Tree Removals	4.5	15
Subtract Conifer/Evergreen Tree Removals	0	0
Subtract Hardwood Tree Removals	0	0
Removals in excess of 30% allowances		
Removals in excess of 30% allowances	10.5	Cal Inches
Common Removals in Excess of 30% Allowance	10.5	
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)	2.6	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
<b>Common Tree Replacement Required @ 2.5" per Tree</b>	1.1	<b># Trees</b>
<b>Conifer Tree Replacement Required @ 3" per 6' Tall Tree</b>	0	<b># Trees</b>
<b>Hardwood Tree Replacement Required @ 2.5" per Tree</b>	0	<b># Trees</b>

- B. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- C. Tree replacement calculations **do not** follow the current required procedure as of the ordinance updates approved on 9-19-2018:
1. A calculation must be provided which breaks out the number of inches removed for hardwood, evergreen/coniferous, and common trees. The 30% removal figure applies to each category individually and trees over the 30% allowance are to be replaced according to:
    - i. Common tree species shall be replaced with new trees at a rate of one-fourth (1/4) the diameter inches removed.

- ii. Coniferous/evergreen tree species shall be replaced with new coniferous or evergreen trees at a rate of one-half (1/2) the diameter inches removed. Since coniferous species are often sold by height rather than diameter inch, the following conversion formula can be used: Height of Replacement Coniferous Tree/2 = Diameter Inches of Credit
- iii. Hardwood deciduous tree species shall be replaced with new hardwood deciduous trees at a rate of (1/2) the diameter inches removed.

D. This project is commercial development, therefore mitigation replacement trees can be included toward landscape required tree counts.

### **Landscape Requirements:**

The preliminary landscape plans meet the code required number of trees.

	Preliminary Plan (Code Required)	Preliminary Plan Proposed	
Street frontage	400		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	400		Lineal Feet
/50 Feet = Required Frontage Trees	8		Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	4.7		Acres
*5 = Required Development Trees	24		Trees
Interior Parking Lot Spaces*	550		Spaces
/15 = Required Parking Lot Trees	37		Trees
Perimeter Parking Lot Frontage Length*	0		Lineal Feet
/50 = Required Frontage Strip Trees	0		Trees
Required Mitigation Trees	1		
<b>Required Number of Trees**</b>	<b>70</b>		
<b>Total Trees to Date</b>		<b>84</b>	

\* Parking lot landscaping or screening trees are included in landscape required tree counts.

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

\*\* Commercial development - mitigation replacement trees are included in 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 meet the minimum compositions of required trees:

Preliminary Plan	Qty	% Composition	
Deciduous Shade Trees	56	67%	>25% required
Coniferous Trees	22	26%	>25% required
Ornamental Trees	6	7%	<15% required
<b>Tree Count</b>		<b>84</b>	

- A. A landscape plan has been submitted that **does not** include all requirements.
1. Utilities are not shown on the landscape plan to review for tree placement conflicts.
- B. The landscape plan does meet the landscape layout requirements.
- C. Interior Parking Lot Landscaping – The development does include an interior parking lot with more than 30 spaces and satisfies the landscaping requirements.
1. At least 5% of the interior area of parking lots is devoted to landscape planting areas. The parking lot is measured at approximately 203,250 square feet and planting areas measuring approximately 15,000 square feet in the parking lot islands and bump outs. The planting area is approximately 7% of the interior of the parking lot area.
  2. The interior parking lot planting area includes approximately 45 shade trees satisfying the minimum required tree planting requirements for interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does include a perimeter parking lot and satisfies the landscaping requirements.
1. A landscaped frontage strip is provided along Hudson Boulevard for screening from the public street. The width of the strip exceeds the required 8' minimum.
- E. Screening – Screening is not required by City code.

**Findings:**

1. Tree Preservation Plan – Boxelder trees were classified as common trees. According to the ordinance updates approved on 9-19-2018, they are now classified as nuisance trees and not required to be included in the tree inventory and mitigation calculations.
2. Tree Replacement Calculations – Because of the different tree classification, the applicant over estimated the number of replacement trees required. When calculated, 1.1 replacement trees is required. Fraction amounts are typically required to be rounded up. Since only 1 common tree (15" ash) is being removed and the fraction is 0.1; 1 replacement tree will be adequate.
3. Landscape Plan - Utilities are not shown on the landscape plan to review for tree placement conflicts.

**Ken Roberts**  
Planning Director  
City of Lake Elmo  
March 29, 2019



**Recommendation:**

The preliminary tree preservation and landscape plans meet and exceed City requirements. It is recommended that a condition of approval include:

1. Submit a revised landscape plan showing locations of utilities to review that all trees are 10' minimum away from utility lines.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is fluid and cursive, with a long horizontal stroke extending from the end.

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