

LANDSCAPE PLANS

CHAPTER 21: SUBDIVISION AND DEVELOPMENT

ARTICLE II. DEVELOPMENT PROCEDURE

Editor's note: Ord. No. 3599, § 1, adopted March 26, 2007, amended ch. 21 in its entirety by consolidating the provisions of the former ch. 21, titled Subdivisions, and the former ch. 16, titled Planning and Development, and enacting the provisions set out herein. The former ch. 16 has been deleted; the former ch. 21 derived from the following: Ord. No. 686-A, §§ 1--5, 3(A), 3(B), 3(C)(1)--3(C)(8), 3(D), 3(E)(1)--3(E)(8), 3(F), 3(G), and 8, adopted Oct. 5, 1970; Ord. No. 972-A, § 1, adopted Sept. 23, 1975; Ord. No. 2170-A, § 3, adopted Feb. 18, 1980; Ord. No. 3081-A, § 2, adopted July 22, 1996; and Ord. No. 3354-A, § 7, adopted Aug. 27, 2001.

Sec. 21-28. General approval standards for a landscape plan.

- (a)** A landscape plan is a detailed, scaled drawing that indicates existing and proposed landscape area and improvements.
- (b)** There shall be permitted fountains, ponds, sculptures, planters, walkways, flagpoles, light standards and decorative screen-type walls as elements of landscaping in areas designated for landscaping. Decorative-type walls, planters and sculptures shall be 30 inches or less in height. The commission shall be authorized to permit heights in excess of 30 inches where such is in the best interest of landscaping and will not, in the commission's opinion, create a problem relative to public health, safety, convenience, prosperity and general welfare.
- (c)** Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- (d)** The commission consideration of a landscape plan shall include conformance with the comprehensive zoning ordinance, city policies, adequacy of the proposed landscaping and any other aspect deemed necessary to consider in the interest of providing the public health, safety, order, convenience, prosperity and general welfare of the community.
- (e)** Prior to the issuance of a certificate of occupancy or a final building inspection, all approved landscaping must be in place or, if seasonal considerations prohibit the completion of the landscaping, a temporary certificate of occupancy may be issued for such time as is reasonable to complete the landscaping.
- (f)** The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
- (g)** Dying plant material, as determined by the city, shall be replaced in accordance with the approved landscape plan.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-29. Additional approval standards for residential districts landscape plan.

Property that is zoned for residential uses and is developed only as a principal or accessory parking lot, a minimum of ten percent of the property shall be landscaped in accordance with a landscape plan approved by the commission.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-30. Additional approval standards for nonresidential districts landscape plan.

(a) Landscape shall be provided on the same lot, parcel or tract as the building that is being served, and shall be provided in the following ratios:

(1) For a development having a building or buildings with a total gross square footage of less than 75,000 square feet, a minimum of seven percent of the gross land area is required.

(2) For lots, parcels or tracts of land having a building or buildings with a total gross square footage of 75,000 square feet or more, a minimum of ten percent of the gross land area is required.

(b) With respect to landscaping parking areas, a minimum of 20 percent of the required landscaping shall be provided in areas that are internal to the parking areas. In parking lots having only one row of parking, this requirement may be met with perimeter landscaping.

(c) For purposes of establishing compliance with the minimum area requirements for landscaping, no land within the 100-year floodway, as determined by the most recent FEMA study, shall be counted as fulfilling the minimum landscape area requirements.

(d) Properties having frontage along U.S. 75 should refer to the U.S. 75 amenities planning guidelines.

(e) Properties having frontage along President George Bush High[way] should refer to the President George Bush Highway design guidelines.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-31. Additional approval standards for a revised landscape plan.

(a) Where changes to a previously approved landscape plan are proposed, a revised landscape plan must be approved by the commission.

(b) A revised landscape plan shall be prepared and approved in accordance with the requirements of a landscape plan.

(c) If the proposed changes are minor revisions as determined by the director, administrative approval may be permitted in accordance with this chapter.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-32. Administrative approval standards for minor revisions to an approved landscape plan.

(a) The director shall be authorized to approve minor revisions to an approved landscape plan which:

(1) Do not require modification to any easement or right-of-way.

(2) Comply with the comprehensive zoning ordinance and other applicable regulations and policies.

(b) The administrative approval will appear as a consent item on the commission agenda for acknowledgement.

(Ord. No. 3599, § 1, 3-26-07)