

Minutes  
of the  
Residential Development Standards Committee  
Monday, June 15, 2009

The following Committee members were present: Andrew Nielsen, Steve Szymanski, Tracy James, and Peter Savoie

The following staff members were present: Rob Zuccaro, Planning Manager and Laurel Landsman, Community Development Clerk

The Minutes of the June 1, 2009 meeting were accepted.

Mr. Zuccaro began the discussion of the Lake Forest, Illinois Tree Preservation and Landscape Standards in relation to how such a program might be established in Cherry Hills Village.

The Committee discussed when trees might and might not be removed and how trees could be treated if they were inside the building envelope vs. inside the setbacks. It was noted that under the Lake Forest plan if a tree was inside the building envelope the owner could remove the tree without replacing it but the trees were protected in the setbacks.

Mr. Zuccaro suggested that the Committee take a look at different programs that are simpler to operate than the Lake Forest program.

Mr. Nielsen suggested that the landscaping preservation could be part of the incentives used to gain additional floor area. A property owner could build a bigger house if trees were preserved.

The Committee discussed what the minimum replacement standard should be and suggested that a minimum planting size should be required for any replacement trees.

Ms. James said the big "heritage" trees may not live that long and questioned how these trees should be addressed.

Mr. Nielsen asked if preservation of trees was more important than the replacement of trees. He stated that people like the mature trees and most people are putting in good landscaping anyway.

Mr. Szymanski said that the City of Aspen requires tree replacement in the center of the lot.

Mr. Savoie asked if we are suggesting that if there is a tree over a certain diameter in the setback that you would be required to replace it with a tree and not shrubs. Mr. Zuccaro said yes that is his suggestion.

The Committee suggested that Mr. Zuccaro put together some concepts and try to modify the Lake Forest program. Mr. Zuccaro said we should put together a list of principles that might be the starting point for a program that will evolve over time. Ms. James said that she would be happy to work with Mr. Zuccaro on putting together the concepts.

Ms. James asked if there is currently a duty to maintain trees or what the requirements are if trees are dead or diseased. She questioned whether the proposed regulations should require replacement of trees that died naturally.

Mr. Nielsen opened the discussion on determining the final development standards to be proposed to the City Council. He provided a handout that outlined an incentive based option that would create a baseline FAR for each zoning district and provide incentives that would increase the allowed FAR if other standards, such as bulk plane, neighborhood review, landscape preservation, and sustainable construction were met.

The Committee discussed Mr. Nielsen's proposal at some length debating whether the requirements beyond FAR should be minimum requirements that simply reflect good modern development, or if they should be used as incentives to gain additional FAR.

Mr. Savoie said one of the things that the Committee wants to address is what people are terming "looming" homes. The Committee held extensive discussions on the different bulk plane angles that could be employed, including using a 27 degree, solar based bulk plane standard or a standard of 45 degrees taken at a height of 15 feet above the setback line. They expressed concern over the impact on architecture of a 27 degree bulk plane standard and what the standard would be for the smaller lots in the R-4 and R-5 Zone Districts.

Mr. Zuccaro said that Ms. Behr had asked that he provide some comments in her absence, including that the low starting FARs might be a non-starter and that incentives would be really important particularly with the low FARs.

The Committee considered a plan proposed by Mr. Savoie and debated the use of "carrots" and "sticks." It was suggested that Mr. Savoie's plan be expanded to the other zone districts. It was suggested that allowing the incentives would not solve all of the issues that they were trying to address and that the proposed standards should be the minimum requirements.

Mr. Nielsen suggested that incentives were needed in order to gain support for their proposals.

Ms. James suggested a blended approach with landscaping being approved with a neighbor review component.

The Committee decided to hold their next meeting on June 22<sup>nd</sup>.

The Meeting adjourned at 6:10 pm.