

May 04, 2006

ITEM NO. 1 - C.B.C. 594 - NEW MATTERS

Applicant: Cal Ark International
Dave Roberts, ASLA– Agent with
Roberts & Williams Associates

Address: 12024 Interstate 30

Description: Located on the Southwest corner of Otter Creek
Road and I-30

ORDINANCE REQUIREMENTS:

1. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within the designated mature area.

VARIANCE REQUESTED:

1. A reduction of the thirty (30) feet in width to twelve (12) feet in width.

FINDINGS:

The site is currently developed as a truck facility for CalArk International. The property extends from the I-30-Frontage Road to Otter Creek Road and is bordered by a utility transmission line and easement to the west. Other uses in the area include industrial, commercial and office uses located at the I-30/I-430 interchange. CalArk Trucking Company is located at 12024 I-30; a 30+ acre, C-4 zoned tract bounded by Otter Creek Road on the north and I-30 on the southeast. CalArk, the applicant, is proposing an expansion of their existing operation to add a maintenance building, wash bay, truck entrance guard shack and 32 trucks Idleaire facility. CalArk is requesting a variance for the required 30-foot buffer along I-30. In-lieu of the buffer, CalArk will landscape along I-30 and Otter Creek Road to screen their existing truck operation. Currently, there is a 40-foot grass strip that lies between the frontage road and the CalArk parking area with a 12-foot landscape strip located on the applicant's property.

A variance for the required 30-foot buffer along I-30 is being requested. The landscaping along I-30 and Otter Creek Road has been designed to screen their existing truck operation and the new construction. Currently, there is a 40-foot grass strip that lies between the frontage road and the parking area with 12-feet of the grass strip located on the applicant's property giving the appearance of a larger landscaped area. Along the I-30 Frontage Road the Landscape Plan indicates the placement of both larger quantities and larger sizes of plant material.

The proposed plan includes nine (9) Andorra Juniper shrubs, six (6) Burning Bush shrubs, seven (7) compacta holly shrubs and fifty-four (54) loropetalum shrubs. Fifteen (15) Savannah Holly trees and thirteen (13) Shumard Oak trees are planned. The Savannah Hollies are proposed at a minimum of 10 – 12 feet in height and 2-inch minimum caliper, full to the ground and the Shumard Oaks are proposed at a minimum of 14 – 16 feet in height and 2 ½ to 3-inch minimum caliper, full to the ground. The loropetalum and the Burning Bush are proposed at a minimum of 7-gallon plantings 30 to 36 inches in height and 36-inch minimum spread. The entire area will be sodded with Bermuda Sod. The plantings along the eastern perimeter include eighty-seven (87) loropetalum shrubs, seven (7) Savannah Holly trees, twelve (12) Shumard Oak trees and six (6) Southern Magnolia trees. The Savannah Hollies are proposed at a minimum of 10 – 12 feet in height and 2-inch minimum caliper, full to the ground, the Shumard Oaks are proposed at a minimum of 14 – 16 feet in height and 2 ½ to 3-inch minimum caliper, full to the ground and the Southern Magnolias are proposed 14 – 16 feet in height and 2 ½ to 3-inch minimum caliper, full to the ground. The loropetalum are proposed at a minimum of 7-gallon plantings 30 to 36 inches in height and 36-inch minimum spread. The area will be sodded and hydroseed with Bermuda. Plantings along Otter Creek Road include the placement of 46 loropetalum shrubs, fourteen (14) Savannah Holly trees and twelve (12) Shumard Oak trees. The loropetalum are proposed at a minimum of 7-gallon plantings 30 to 36 inches in height and 36-inch minimum spread. The Savannah Hollies are proposed at a minimum of 10 – 12 feet in height and 2-inch

minimum caliper, full to the ground, the Shumard Oaks are proposed at a minimum of 14 – 16 feet in height and 2 ½ to 3-inch minimum caliper, full to the ground. The area will be hydroseed with Bermuda.

According to the minimum Landscape Ordinance requirements one (1) tree shall be planted for every seven hundred fifty (750) square feet of landscaped or buffer area with an average linear spacing of not less than thirty (30) feet. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one (100) linear feet apart including the width of driveways. The indicated plantings are more than adequate to meet the typical minimum size requirements of the Landscape Ordinance.

Phase two and phase three construction have not been built as shown on the approved site plan and the approved landscape plan. Staff feels phase four completion needs to be included with any additional landscaping requirements not currently being met. Staff feels that these outstanding issues will need to be resolved prior to the final certificate of occupancy or a temporary certificate of occupancy being issued on any of the projects.

The planning commission approved the requested variance to allow a reduced street buffer adjacent to I-30 on March 30, 2006.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions noted above including the completion of all landscaping for all phases of construction prior to the issuance of any type of certificate of occupancy.