

## 15-03-09 Traditional Neighborhood Development

I. **Landscaping.** Front yards, open space, and other 'common' areas may be required to be landscaped. Guidelines for required landscaping are established to improve and then maintain site qualities while minimizing alteration, removal, or degradation of approved landscaping. Landscaping, in general, shall follow CPTED (Crime Prevention Through Environmental Design) principles.

1. When landscaping is required, no plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted landscape and streetscape plans satisfactory to the Planning Commission.

2. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.

3. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.

4. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.

### 5. Plant Materials

a. On-Site Trees. 60% medium size trees; deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet. 40% small size trees and shrubs in a combination with deciduous trees with a caliper of 1 ½ to 2 inches and evergreen trees with a minimum height of 4 feet. Where possible, a 50/50 mix of deciduous and evergreen trees and shrubs shall be used for on-site landscaping.

b. Street trees with a minimum 2 inch caliper as measured 6 inches above grade shall be installed along all public rights-of-way by the developer. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Street-scape Plan. For streets not specified in the Streetscape Plan, the following trees may be used as part of an approved landscape plan, depending upon space requirements, as recommended by the Planning Division:

Bur Oak (*Quercus macrocarpa*)

Flowering Pear (*Pyrus calleryana* 'Redspire') (*Pyrus calleryana* 'Aristocrat')

Hedge Maple (*Acer campestre*)

Little Leaf Linden (*Tilia cordata* 'Greenspire') (*Tilia cordata* 'Rancho')

London Plane (*Platanus acerifolia* 'Bloodgood')

Norway Maple (*Acer platanoides* 'Cleveland')

(*Acer platanoides* 'Columnare')

(*Acer platanoides* 'Emerald Queen')

(*Acer platanoides* 'Schwedleri')

(*Acer platanoides* 'Deborah')(Improved Schwedleri)

Red Maple (*Acer rubrum* 'October Glory') (*Acer rubrum* 'Red Sunset')

Red Oak (*Quercus rubrum*)

Redmond Linden (*Tilia euchlora* 'Redmond')

Sycamore Maple (*Acer pseudoplatanus*)

For planted medians, and accent trees both on-site and at intersections, the following trees may be used:

Bechtel Crab (*Malus ioensis* 'Klehms Improved')

Crimson King Maple (*Acer platanoides* 'Crimson King')

(*Acer platanoides* 'Royal Red')

Flowering Plum (*Prunus cerasifera* 'Blireiana')

Kwanzan Cherry (*Prunus serrulata* 'Kwanzan')

Washington Hawthorn (*Crataegus phaenopyrum*)

6. Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.

7. Maintenance. It shall be the responsibility of the developer and/or property association to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner.