

RESOLUTION

CONSIDERATION OF ADOPTION OF AN ENHANCED LANDSCAPING POLICY

WHEREAS, the 2009 Comprehensive Plan's Community Character section contains goals, strategies, and actions that are intended to ensure that development sites blend into their natural and built environments and the Enhanced Landscaping Policy is intended to help landscape design professionals in achieving these goals; and

WHEREAS, at the June 12, 2012, Board of Supervisors meeting, it was requested that the Professional Landscape Assessment Team (PLAT) be formed to analyze our landscape requirements and whether the County is implementing the best management practices for landscaping on development sites throughout the County; and

WHEREAS, the PLAT Committee recommended creation of an Enhanced Landscaping policy to proactively encourage developers to utilize best management practices when applying enhanced landscaping to development sites; and

WHEREAS, the Policy Committee recommended approval of the Enhanced Landscaping policy to the Planning Commission on February 15, 2013; and

WHEREAS, the James City County Planning Commission after a public hearing, recommended approval of the Enhanced Landscaping policy on March 6, 2013, by a vote of 5-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby establish the following:

ENHANCED LANDSCAPING POLICY

Goal

To establish guidelines for how enhanced landscaping can be applied to special use permit and rezoning applications to ensure that landscaping best management practices are applied to all proposed development plans. The intent of the Enhanced Landscape Policy is to provide more flexibility to landscape designers to create landscape designs that both exceed minimum ordinance requirements and that create a context sensitive plan that is responsive to the goals, strategies, and actions of the County's adopted Comprehensive Plan.

Guidelines are to be applied to all special use permit or rezoning applications where enhanced landscaping is desired. Applicants are encouraged to propose such enhancements as early in the development process as possible. Enhanced landscaping proposals are most beneficial at the conceptual plan stage.

Guidelines

Enhanced landscaping shall be defined as improvements within a landscaped open space, area, or strip, as defined in Section 24-2 of the James City County Code, that exceeds minimum requirements. The specific improvement may include, but is not limited to, the following: plants that exceed minimum ordinance requirements for size, additional plants, special-purpose plants such as upright evergreens for screening, hardscapes, pedestrian

accommodations, decorative fencing, or any improvement that goes beyond the minimum ordinance requirements for landscaping and contributes a demonstrative public benefit to the proposal. Further, in proposing enhanced landscaping, the applicant shall demonstrate:

The proposal is compatible with the surrounding area and the site's Comprehensive Plan designation;

- The proposal exceeds the minimum ordinance requirements;
- The proposed plan is context sensitive and how the proposal is responsive to the goals, strategies and actions of the Comprehensive Plan; and
- The proposal is responsive to the design of the proposed development.

Example

An applicant may propose plants that exceed minimum ordinance requirements for plant size to screen a certain use from public view with tall evergreen trees. The proposal for enhanced landscaping is the evergreen trees that exceed minimum ordinance requirements for size, the need is the screening of the proposed use, and the need is being met by the strategic placement of the plants.

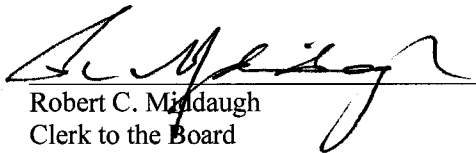
Processing

An applicant that proposes enhanced landscaping for sites that require a special use permit and/or a rezoning application shall fill out an Enhanced Landscaping request form that contains a narrative that explains the intent of the proposed enhanced landscaping. The request form shall be submitted no later than the time of application for a special use permit and/or rezoning application.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:


Robert C. Mindaugh
Clerk to the Board

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	X	---	---
JONES	X	---	---
KENNEDY	X	---	---
ICENHOUR	X	---	---
BRADSHAW	X	---	---

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of April, 2013.

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