

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-5-15
(Landscape Maintenance)
April 9, 2021

Application No. Z-TA-5-15: Amend Chapter 5, Section 507.I.2.d. (Guidelines For Design Review - Review of technical documents) and Section 507.K. (Effect of development review approval), Amend Chapter 5, Section 507 Tab A.I.B.1 (Urban Design Principles – Amenity/Comfort), Section 507 Tab A.I.G.2 (Urban Design Principles – Definition of Space), Section 507 Tab A.II.A.3.3.10 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), add Section 507 Tab A.II.A.3.3.16 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), Amend Section 507 Tab A.II.A.3.3.2.3 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), add Section 507 Tab A.II.A.3.3.2.5 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), Amend Section 507 Tab A.II.A.4 (Guidelines for Design Review – Site Design/Development – Open Space/Amenities), Section 507 Tab A.II.B.6.1 (Guidelines for Design Review – Building Design/Construction – Public Amenities/Environmental Protection), add Section 507 Tab A.II.C.1.9 (Guidelines for Design Review – Subdivision Design/Development – Streets/Circulation), Amend Section 507 Tab A.II.C.4 (Guidelines for Design Review – Subdivision Design/Development – Open Space/Amenities), and Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection “E” to address landscape maintenance.

Staff recommendation: Staff recommends approval of Z-TA-5-15 as shown in Exhibit A.

PURPOSE

This text amendment responds to direction from the Phoenix City Council to update existing codes and ordinances to support the provision of trees and shade throughout Phoenix. The text amendment proposes several changes to Chapters 5 and 7 of the Zoning Ordinance. The proposed changes can be generally classified as an enhancement of existing procedures, standards and the codification of best practices related to landscape plan submittals and landscape maintenance.

BACKGROUND

The Phoenix City Council and Phoenix residents have supported a variety of efforts to address the challenges posed to the city by climate change and the urban heat island effect. The City of Phoenix has employed a variety of strategies in this effort from the development of a [cool pavement pilot program](#) to the [Citizen Forester program](#).

One of the primary strategies aimed at cooling the city's increasing nighttime temperatures during the summer months has been the planting of trees. Shade provided by trees can help decrease the amount of heat absorbed by concrete, asphalt and other building materials. The voter approved [Phoenix General Plan](#) and the City Council adopted [Tree and Shade Master Plan](#) and [2050 Sustainability Goals](#) all articulate a goal of 25 percent tree canopy coverage for the city. Trees are provided in a variety of locations throughout the city from public parks to private property. The Phoenix Zoning Ordinance contains guidelines and standards related to how trees are planted and maintained on private property. Ensuring that the Zoning Ordinance is written in a way that supports trees is an important component in the city's overall strategy to meet the tree canopy goal.

EXISTING ZONING ORDINANCE

Chapter 5 of the Phoenix Zoning Ordinance currently contains several sections regarding development review procedures for landscape submittal documents (i.e. landscaping plans). Section 507 of Chapter 5 specifically addresses development approval requirements that are administered as part of a project's plan submittal and review. Section 507 Tab A contains the city's design guidelines. There are several subsections within the design guidelines that address the provision of landscaping and shade. The design guidelines are organized into three categories – Requirements (R), Presumptions (P) and Considerations (C). Most of the guidelines are Presumptions. Presumptions contains words like "should" and are required to be addressed as part of the site and design review process. Presumptions do provide the ability for an applicant to find alternative ways for the guideline to be addressed or to demonstrate that the guideline is unworkable given unique site conditions.

Chapter 7 of the Phoenix Zoning Ordinance currently has development standards that apply to the various zoning districts for the city (parking, signs etc.). Section 703 of Chapter 7 contains the bulk landscaping standards for the multifamily zoning districts. Landscaping standards for the other districts (commercial, commercial office, commerce park, single family etc.) are articulated in each of the individual districts in Chapter 6 of the Zoning Ordinance.

Two of the most recent additions to the Phoenix Zoning Ordinance, Chapter 12 (Downtown Code) and Chapter 13 (Walkable Urban Code) also contain landscaping and shade standards that promote a safe and inviting environment for pedestrians. The proposed updates to Chapter 5 and Chapter 7 will apply to landscape submittals and landscape maintenance requirements for projects throughout the city including those within the Downtown Code or zoned Walkable Urban Code.

TEXT AMENDMENT PROVISIONS

The following is a summary of the proposed text amendment provisions in Chapter 5 and Chapter 7.

CHAPTER 5

Site Inspection and Issuance of Certificate of Occupancy. Update to Chapter 5, Section 507.K. (Effect of development review approval) by amending paragraphs K.1 and K.4.

The proposed amendment clarifies that worked related to paving, grading, plant salvage, landscape and irrigation installation and associated site improvements must be done in accordance with approved development review documents prior to the issuance of a certificate of occupancy. These items are included now as part of the final site plan, but the text amendment would specifically call them out in the Zoning Ordinance.

Validity of Approved Review Documents. Update to Chapter 5, Section 507.K. (Effect of development review approval) by amending paragraph K.6

Reinforces that approved development review documents remain valid and enforceable until revised or replacement documents for the project are approved. This change codifies an established practice and strengthens the legal standing of approved landscaping documents.

Design Guidelines. Update to Chapter 5, Section 507 Tab A by updating and adding guidelines in several subsections.

Modifies several design guidelines to support best practices of locating trees near pedestrian and open space areas and updates other provisions to address inconsistent shade percentages. These provisions are Presumptions that clarify where trees should be located and how much shade should be provided but afford flexibility for applicants and staff to collaborate on alternative solutions.

Plant Materials. Update to Chapter 5, Section 507 Tab A.II.A.3.3.1 (Guidelines for Design Review – Site Design/Development - Landscape Architecture) by amending paragraph 3.1.10 add new paragraph 3.1.16

Adds a Presumption that addresses the selection of plant materials that are appropriate for the site's unique conditions (right tree / plant, right place). Like the other Presumptions, this provision is also written to provide flexibility for applicants and staff to work together to ensure that the plant materials identified on the plans are suitable for the proposed locations.

CHAPTER 7

Landscape Removal Standards. Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection “E”.

Establishes requirements related to the removal or destruction of trees or cacti along with exemptions for single-family homes and utility corridors. The primary purpose of these provisions is to ensure that the property complies with the Zoning Ordinance’s landscaping requirements and that the trees or cacti are ultimately replaced.

Required Landscape and Maintenance Plans. Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection “E.2”.

Outlines submittal requirements for landscape inventory, landscape salvage, landscape installation and landscape maintenance plans that were previously in Chapter 5. Includes a provision that calls for the inclusion of a maintenance plan that embeds another best practice into the Zoning Ordinance. The maintenance plan will provide a basis for discussion between staff and design professionals to ensure that landscape and maintenance plans are appropriate for the site and the proposed use with goal of ensuring the long-term health of the trees. The maintenance plan provisions also contain exemptions to address the unique maintenance needs of landscaping within utility corridors.

GENERAL PLAN CONFORMITY

The proposed Text Amendment directly responds to the following principles and calls for action in the Phoenix General Plan.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.***

The proposed provisions encourage the location of trees near sidewalks, trails and walking paths. The strategic location of trees will provide shade and support pedestrian activity. In addition, the new language regarding the standards for removing and replacing trees will help to ensure that investments in shade will be maintained.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***
- ***TREES AND SHADE; TOOL POLICIES & ACTIONS; CODES: Develop and establish a comprehensive tree, shade and landscape ordinance***

The text amendment is a first step in the General Plan's call for a comprehensive ordinance for trees, shade and landscaping. The text amendment's provisions will help staff and applicants work together to ensure trees and shade are an integral part of new development and redevelopment projects.

CONCLUSION

The text amendment is an important step in reinforcing the values trees and landscaping play in helping make Phoenix a livable city. While future updates will be needed, the update's provisions will clarify submittal requirements and provide clarity on the importance of maintaining requiring trees in place.

Staff recommends Z-TA-5-15 approval per the language in Exhibit A.

Writer

T. Gomes & J. Bednarek
4/9/2021

Exhibit

A. Proposed Language

EXHIBIT A

Text Amendment Z-TA-5-15: Landscape Maintenance

Proposed Language:

Amend Chapter 5, Section 507.I.2.d. (Guidelines For Design Review - Review of technical documents) by amending paragraph I.2.d to read as follows:

I. Review of technical DEVELOPMENT REVIEW documents.

2. Technical plans and improvements DEVELOPMENT REVIEW DOCUMENTS. The following plans indicating dedications and improvements should be shown, as determined by the Planning and Development Department, and are required for review and approval:

a. Grading and drainage plans including, but not limited to, hillside and floodplain reviews.

b. Paving plans.

c. Water and sewer line plans.

d. ~~Landscaping plans.~~ LANDSCAPE PLANS, PLANT INVENTORY AND PLANT SALVAGE PLANS. Each applicant shall submit landscaping plans showing the information required on the checklist provided and in the format required by the Planning and Development Department including:

(1) ~~Landscaping conservation plan.~~ Prior to clearing and grubbing a site or obtaining a grading permit, an applicant shall submit a landscape conservation plan indicating existing vegetation and salvage items. The Planning and Development Department will determine if this plan is necessary following the review of the context plan.

(2) ~~Landscape plan.~~ Each applicant shall submit a landscape plan which must show the information required on the checklist provided and in the format required by the Planning and Development Department.

(3) ~~Standards.~~ Plant material sizes and specifications must conform to American Nursery Association standards.

(4) ~~Installation and maintenance.~~ All plant material as shown on approved landscape plans is to be installed and maintained with an appropriate watering system in a living and viable state.

- e. Architectural plans and elevations.

Amend Chapter 5, Section 507.K. (Effect of development review approval) by amending paragraphs K.1, K.4 and K.6 to read as follows:

K. Effect of development review approval.

1. **Construction document submittal and building permit issuance.** Approved development review documents ~~shall be~~ ARE binding upon the applicants PROPERTY OWNERS and their successors or assignees and ~~shall nullify all previously approved plans.~~ Copies of the approved development review documents or exemption must be included in any construction documents submitted for building permit approval. No building permit ~~shall~~ MAY be issued for any building or structure not in accordANCE with the approved development review documents and conditions of approval. The construction, location, use, ~~or~~ operation, OR MAINTENANCE of all land and structures within the site ~~shall~~ MUST conform to all conditions and limitations set forth in the development review documents. Evidence of development review approval in the form of a copy of the approved development review documents or exemption must be available on the construction site. In the event THE SITE HAS NOT BEEN DEVELOPED OR MAINTAINED IN ACCORDANCE WITH THE APPROVED ~~property owner does not comply with the conditions imposed on the~~ development review documents, ~~this shall~~ IT WILL be considered a violation of the Zoning Ordinance.
2. **Temporary construction facilities.** Temporary construction facilities shall be permitted for the purpose of developing the project. In case of a question the Planning and Development Department shall determine if facilities proposed qualify as temporary and related to construction. Such facilities shall be removed within seven days after completion of initial construction or prior to issuance of the certificate of occupancy, whichever first occurs.
3. **Amendments.** No structure, use or element of approved development review documents shall be eliminated, altered, or provided in another manner unless an amendment is approved in accordance with the standards for new reviews.
4. **Site inspection and issuance of certificate of occupancy.** The Planning and Development Department ~~shall~~ MUST inspect each project FOR COMPLIANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS prior to ISSUING A certificate of occupancy OR CERTIFICATE OF COMPLETION. No final certificate of occupancy OR CERTIFICATE OF COMPLETION ~~shall~~ WILL be issued if ~~the project does not meet the requirements of~~ THE STRUCTURE AND ASSOCIATED SITE

IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SITE UTILITIES, PAVING, GRADING, PLANT SALVAGE, AND LANDSCAPE INSTALLATION, INCLUDING IRRIGATION, HAVE NOT BEEN INSTALLED IN ACCORDANCE WITH the approved development review documents. The Planning and Development Department may issue conditional OR TEMPORARY certificates of occupancy in conformance with the provisions of the Construction Code. In the case of subdivision development, the Planning and Development Department will monitor the buildout of each subdivision approved through the development review process for conformance to approved development review documents and exhibits. The Planning and Development Department may withhold the release of building permits within a subdivision if, at the discretion of the Planning and Development Director, the buildings within the subdivision are not conforming to diversity standards set by the approved development review documents.

5. **Enforcement.** Development review documents approved under this section shall be enforced by the Planning and Development Department under the supervision of the Zoning Administrator. Whenever enforcement personnel find that any proposed construction or occupancy or completed facility does not or will not comply with the approved development review documents, they shall require the property owner to comply with the conditions of the development review documents.

In the event the property owner does not comply with the conditions imposed on the development review documents, it will be considered a violation of the Zoning Ordinance.

6. **Validity.**

- a. *Preliminary approval.* Approval of the preliminary development review documents ~~shall be~~ IS valid for a period of 24 months. In a phased project, if preliminary development review documents are filed over the total site and final development review approval is achieved on a portion of the site within the 24-month period, the preliminary development review documents will remain valid for an additional 12 months. Additional time beyond the 36 months ~~shall require~~ WRITTEN approval by THE PLANNING AND DEVELOPMENT DIRECTOR ~~City Manager's representative.~~
- b. *Final approval.* Approved development review documents ~~shall be~~ ARE valid for a period of 24 months and continue in effect beyond 24 months if a building permit has been issued and has not expired. ~~or~~ IF a FINAL certificate of occupancy OR CERTIFICATE OF COMPLETION has been issued FOR THE SITE, APPROVED DEVELOPMENT REVIEW DOCUMENTS WILL REMAIN VALID AND

ENFORCEABLE UNTIL SUCH TIME THAT REVISED OR REPLACEMENT DOCUMENTS FOR THE SITE ARE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT ~~with the project complying with the approved development review documents.~~

Amend Chapter 5, Section 507 Tab A.I.B. (Urban Design Principles – Amenity/Comfort) by amending paragraph B.1 to read as follows:

- B. Amenity/Comfort.** Settlements in the desert generally occur in an "oasis" setting which is a respite from the extreme of the larger area context. A development in an arid setting requires design features to aid human comfort. It is important to understand that urban conditions such as paved areas and buildings generating reflected heat create aridity and require mitigating design features which enhance habitability.
1. Promote human comfort by providing shaded areas, courtyards, PUBLIC AND PRIVATE WALKWAYS, colonnades and other areas as site amenities.

Amend Chapter 5, Section 507 Tab A.I.G. (Urban Design Principles – Definition of Space) by amending paragraph G.2 to read as follows:

- G. Definition of Space.** Streets, parking lots, buildings and landscape are the major elements that define the special qualities of our environment. Organize them to foster a setting supportive to the pedestrian as well as the driver.
1. Relate the size, character and setting of proposed projects to the functions of adjacent streets and pedestrian networks. Buildings should be oriented to the public rights-of-way and close to pedestrian movement.
 2. The areas immediately adjacent to buildings should be designed to integrate with surrounding landscape and pedestrian walkways. Shaded courtyards, WALKWAYS, cloisters, trellises, colonnades and public art are encouraged for consideration into the design to define space.

Amend Chapter 5, Section 507 Tab A.II.A.3.3.1 (Guidelines for Design Review – Site Design/Development - Landscape Architecture) by amending paragraph 3.1.10 to read as follows and to add new paragraph 3.1.16 accordingly:

3. Landscape Architecture.

3.1 Plant Materials.

3.1.10 Trees SHOULD BE LOCATED adjacent to ~~pedestrian walkways~~ PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND ~~should have~~ a minimum canopy clearance of six feet eight inches. (P)

Rationale: SHADED ~~G~~clear walkways are necessary for pedestrian HEALTH, safety, AND WELFARE.

3.1.16 PLANT MATERIALS SHOULD BE SELECTED FOR APPROPRIATE MATURE SIZE, SPACE NEEDS, LOCATION, AND REQUIRED USE FOR THEIR ULTIMATE LOCATION ON THE SITE. (P)

RATIONALE: ALL PLANTS ARE NOT SUITABLE FOR ALL LOCATIONS. CONSIDERATION SHOULD BE GIVEN FOR SIZE AT MATURITY, REASON FOR CHOICE (E.G., SHADE PROVISION OR SCREENING/BUFFERING), MAINTENANCE REQUIREMENTS, AND LONG-TERM VIABILITY. LOW MAINTENANCE PLANTS WHICH HAVE A PROVEN TRACK RECORD OF SURVIVABILITY IN THE URBAN DESERT ENVIRONMENT SHOULD BE INSTALLED WHENEVER POSSIBLE.

Amend Chapter 5, Section 507 Tab A.II.A.3.3.2 (Guidelines for Design Review – Site Design/Development - Landscape Architecture) by amending paragraph 3.2.3 and adding paragraph 3.2.5 to read as follows:

3. Landscape Architecture.

3.2 Maintenance OF LANDSCAPE AREAS.

- 3.2.3 ~~Irrigation systems should be permanent and automatic~~ A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHOULD BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS to minimize maintenance and water consumption, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (P)

Rationale: DIFFERENT TYPES AND SPECIES OF PLANTS REQUIRE DIFFERENT AMOUNTS OF SUPPLEMENTAL WATER BASED ON VARYING MICROCLIMATES CREATED BY THE URBAN ENVIRONMENT TO ACHIEVE A HEALTHY, VIABLE, LONG-TERM SURVIVABILITY RATE. An efficient, APPROPRIATE irrigation system will SUPPORT LONG-TERM PLANT HEALTH BY APPLYING THE RIGHT AMOUNT OF SUPPLEMENTAL WATER FOR OPTIMUM PLANT HEALTH AND ~~control~~ growth and reduce maintenance costs.

Amend Chapter 5, Section 507 Tab A.II.A.4 (Guidelines for Design Review – Site Design/Development – Open Space/Amenities) by amending paragraphs 4.1 and 4.2 to read as follows:

4. Open Space/Amenities.

- 4.1 Improved open spaces, plazas and courtyards should be SHADED A MINIMUM 50 PERCENT AND functional in terms of area, dimensions, location and amenities to promote safe human interaction. (P)

Rationale: SHADED ~~P~~pedestrian amenities help to encourage the use of public spaces. With respect to open space, bigger is not necessarily better. A series of small areas, each provided with amenities may foster

more human interrelationship than a large monolithic space.

- 4.2 Usable public space should incorporate A MINIMUM OF 50 PERCENT shading through the use of TREES OR structures that provide shading, landscaping, or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints. (P)

Rationale: SHADE IS NECESSARY FOR Ppeople are attracted to USE AND ENJOY public areas with shade during large portions of the year in Phoenix FOR THEIR HEALTH, SAFETY, AND WELFARE.

Amend Chapter 5, Section 507 Tab A.II.B.6 (Guidelines for Design Review – Building Design/Construction – Public Amenities/Environmental Protection) by amending paragraph 6.1 to read as follows:

6. Public Amenities/Environmental Protection.

- 6.1 PUBLIC AND PRIVATE Ppedestrian walkways and gathering areas should be shaded (minimum 50% at maturity) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND to encourage use. (P)

Rationale: The design of pedestrian routes and gathering areas, such as WALKWAYS, courtyards and plazas, should be designed with appropriate shading FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND to MITIGATE THE HEAT ISLAND EFFECT TO enhance the PEDESTRIAN environment and the pedestrian experience.

Amend Chapter 5, Section 507 Tab A.II.C.1. (Guidelines for Design Review – Subdivision Design/Development – Streets/Circulation) by adding new paragraph 1.9 accordingly:

1. Streets/Circulation.

- 1.9 PUBLIC AND PRIVATE SIDEWALKS ADJACENT TO ARTERIAL AND COLLECTOR STREETS AND LOCATED WITHIN AND CONNECTING ALL COMMON OPEN SPACE TRACTS AND AMENITIES SHOULD BE SHADED A MINIMUM OF 50 PERCENT. (P)

RATIONALE: SHADED SIDEWALKS AND PEDESTRIAN WALKWAYS SHOULD BE DESIGNED WITH APPROPRIATE SHADING FOR THE

HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS THAT MITIGATES THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT AND ENHANCES THE PEDESTRIAN ENVIRONMENT.

Amend Chapter 5, Section 507 Tab A.II.C.4 (Guidelines for Design Review – Subdivision Design/Development – Open Space/Amenities) by amending paragraphs 4.1 and 4.2 to read as follows:

4. Open Space/Amenities.

- 4.1 Large open space and retention areas (generally greater than 10,000 square feet) should be improved to include active and passive amenities (e.g. tot lot, ramada, tennis court, barbecues, large seating areas, landscaping, etc.) AND A MINIMUM 50% VEGETATION. SEATING AREAS SHOULD BE SHADED BY STRUCTURES OR VEGETATION (50% AT MATURITY). (P)

Rationale: Different types of improvements will appeal to different segments of the resident population. To ensure long-term maintenance AND USE of open space areas, it is important to provide YEAR-ROUND amenities FOR THE HEALTH, SAFETY, AND WELFARE OF ALL RESIDENTS to MITIGATE THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT, in which the homeowners association will maintain interest.

- 4.2 Open space and retention tracts/easements should be landscaped, accessible, safe and secure. Common retention may qualify for required common open space if it has a minimum area of 1000 square feet of level bottom with maximum side slopes of 4:1 and is properly landscaped as usable open space (minimum 50% vegetation). ANY PROPOSED SEATING AREAS SHOULD BE SHADED BY STRUCTURES OR VEGETATION (50% AT MATURITY). Streets (public and/or private) and required perimeter landscape setbacks will not count towards common open space. (P)

Rationale: Open space and retention areas that are accessible, and functional, AND PROVIDE YEAR-ROUND SHADED AMENITIES FOR THE HEALTH, SAFETY, AND WELFARE OF ALL RESIDENTS TO MITIGATE THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT, are an amenity to the neighborhood. If feasible, open space should be centrally located in order to be accessible to as many residents as possible.

Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection "E" as follows:

E. GENERAL LANDSCAPE STANDARDS AND REQUIREMENTS.

1. LANDSCAPE CONSERVATION AND SALVAGE.

- a. ALL TREES, PLANTS AND CACTI ON SITE AND IN THE ABUTTING RIGHTS OF WAY MUST REMAIN IN PLACE IN A HEALTHY, STRUCTURALLY SOUND, AND VIABLE CONDITION, IN ACCORDANCE WITH APPROVED DEVELOPMENT REVIEW DOCUMENTS. REMOVAL OR DESTRUCTION OF LANDSCAPE MATERIALS INSTALLED IN ACCORDANCE WITH APPROVED DEVELOPMENT REVIEW DOCUMENTS WILL BE CONSIDERED A VIOLATION OF THE ZONING ORDINANCE, EXCEPT WHEN IN COMPLIANCE WITH SECTION 703.E.1.B AND 1.C.
- b. NO TREES, PLANTS OR CACTI MAY BE REMOVED OR DESTROYED ON A PROPERTY WITHOUT FIRST OBTAINING A PLANT SALVAGE PERMIT FROM THE PLANNING AND DEVELOPMENT DEPARTMENT, EXCEPT AS FOLLOWS:
 - (1) THE PLANNING AND DEVELOPMENT DEPARTMENT HAS EXPRESSLY STATED IN WRITING THAT A PLANT SALVAGE PLAN IS NOT REQUIRED FOR THE SITE AS PART OF THE APPROVED PRELIMINARY SITE PLAN OR PRELIMINARY PLAT APPROVAL DOCUMENTS, OR ON THE FINAL SITE PLAN IF A PRELIMINARY APPROVAL IS NOT REQUIRED; OR
 - (2) TREES, PLANTS OR CACTI TO BE REMOVED ARE LOCATED ON A SINGLE-FAMILY LOT HAVING ONE HOME OR DUPLEX; OR
 - (3) TREES, PLANTS OR CACTI TO BE REMOVED WERE DESTROYED BY A NATURAL CAUSE OR OTHER UNFORESEEN AND ACCIDENTAL INCIDENT; OR
 - (4) TREES, PLANTS OR CACTI REMOVED BY THE OWNER OR A PUBLIC UTILITY PROVIDER FOR THE PURPOSE OF MAINTAINING ELECTRIC TRANSMISSION OR

DISTRIBUTION FACILITIES. UPON REQUEST, THE OWNER SHALL PROVIDE THE PLANNING AND DEVELOPMENT DEPARTMENT A WRITTEN EXPLANATION FROM THE PUBLIC UTILITY PROVIDER THAT THE REMOVAL IS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF THE ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES.

- c. OWNERS OF PROPERTY MUST REPLACE TREES, PLANTS OR CACTI WITH LIKE KINDS AND SIZES OR EQUIVALENT AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS, AS FOLLOWS:
 - (1) WHEN TREES, PLANTS AND CACTI WERE DESTROYED BY A NATURAL CAUSE OR OTHER UNFORESEEN AND ACCIDENTAL INCIDENT AND WERE REMOVED; OR
 - (2) WHEN REMAIN/PROTECT IN PLACE AND SALVAGED TREES, PLANTS AND CACTI HAVE DIED, BEEN REMOVED OR DESTROYED.

- 2. REQUIRED LANDSCAPE PLANS. LANDSCAPE PLANS ARE REQUIRED FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE APPLICABILITY REQUIREMENTS OF SECTION 507.B. I AND K. "LANDSCAPE PLANS" MAY REFER TO ANY OR ALL OF THE FOLLOWING PLANS: PLANT INVENTORY PLAN, PLANT SALVAGE PLAN, AND/OR LANDSCAPE (INSTALLATION) PLAN. ALL PLANS MUST PROVIDE THE INFORMATION AND FORMAT REQUIRED ON CHECKLISTS PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND BE SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA.
 - a. **PLANT INVENTORY PLAN:** IDENTIFIES THE TYPES, SIZES, AND LOCATIONS OF ALL TREES, CACTI, AND PLANTS EXISTING ON THE SITE AND STATES THE PHYSICAL HEALTH AND CONDITION OF EACH AS DETERMINED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA.

- b. **PLANT SALVAGE PLAN:** IDENTIFIES THE DISPOSITION OF ALL OF THE TREES, CACTI, AND PLANTS IDENTIFIED IN THE PLANT INVENTORY PLAN (I.E., “REMAIN/PROTECT IN PLACE”, “SALVAGE”, OR “DESTROY”), INCLUDING DETAILS OF THE PLANT NURSERY AND WATERING SYSTEM TO BE PROVIDED FOR SALVAGED AND REMAIN/PROTECT IN PLACE PLANTS UNTIL FINAL COMPLETION.

- c. **LANDSCAPE (INSTALLATION) PLAN:** IDENTIFIES THE TYPES, SIZES, AND LOCATIONS OF ALL TREES, CACTI, AND PLANTS (INCLUDING THOSE TO REMAIN/PROTECT IN PLACE OR SALVAGED) TO BE INSTALLED ON THE SITE, ON DOCUMENTS SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA. LANDSCAPE PLANS ARE TO ALSO INCLUDE ALL LANDSCAPE MATERIALS, A MAINTENANCE SCHEDULE, IRRIGATION PLANS, PLUS OTHER INFORMATION AS MAY BE REQUIRED BY PLANNING AND DEVELOPMENT STAFF. PLANT MATERIAL SIZES AND SPECIFICATIONS MUST CONFORM TO THE STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) OR THE ARIZONA NURSERY ASSOCIATION.
 - (1) LANDSCAPE PLANS SHALL INCLUDE A MAINTENANCE SCHEDULE WHICH IDENTIFIES THE RECOMMENDED LANDSCAPE MAINTENANCE INCLUDING, BUT NOT LIMITED TO, WEEDS, ROCK MULCH, AND IRRIGATION. THE SCHEDULE SHALL IDENTIFY SEASONAL WATER APPLICATION RATES, TYPES AND METHODS OF FERTILIZATION, AND PRUNING, ETC. FOR EACH PLANT TYPE. ACCORDING TO THE CURRENT STANDARDS SET FORTH BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), THE SUSTAINABLE LANDSCAPE MANAGEMENT STANDARDS OF THE ARIZONA LANDSCAPE CONTRACTORS’ ASSOCIATION, OR OTHER ACCEPTABLE STANDARDS AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.

DEVIATIONS FOR PRUNING STANDARDS ARE PERMITTED WHEN DONE FOR THE PURPOSE OF MAINTAINING ELECTRIC TRANSMISSION OR

DISTRIBUTION FACILITIES. UPON REQUEST, THE OWNER SHALL PROVIDE THE PLANNING AND DEVELOPMENT DEPARTMENT A WRITTEN EXPLANATION FROM THE PUBLIC UTILITY PROVIDER THAT THE PRUNING IS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF THE ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES.
