

MEMORANDUM

To: Mayor Andrew Gilich
Jerry Creel, Director of Community Development
Eric Nolan, Arborist
Members of City Council
Mike Leonard, CAO

From: City of Biloxi Tree Committee
Carroll Campbell, Chair
Matt Dubaz, Vice-Chair
Tracy Wyman, Secretary
Robin Rodolfich
Mary Kinney
James "Bernie" Marinovich
Juli Bocek

Date: March 23, 2018

Re: Holiday Inn Site Plan

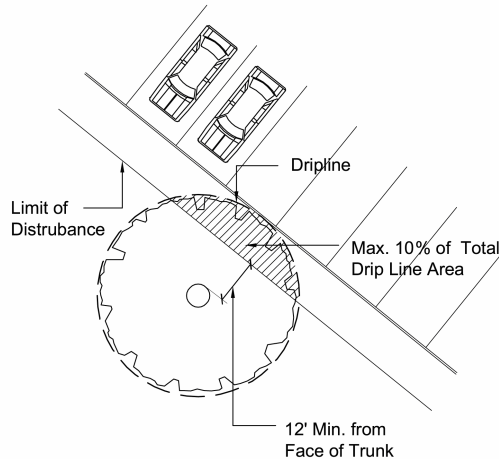
On March 22, 2018, Tree Committee members Robin Rodolfich, Bernie Marinovich, Tracy Wyman and Carroll Campbell met with City Arborist Eric Nolan at the site of the proposed Holiday Inn on Highway 90. After reviewing the proposed site plan submitted in association with the application for height variance, which was approved on March 15, 2018, and upon examining the site with Eric, the Tree Committee finds as follows:

It is our understanding that the representative of the Holiday Inn stated to DRC that there were "apparently no trees" at the site of this proposed hotel. However, we found that there are more protected trees at or adjacent to the site than were disclosed, and that the two trees shown on the site plan were not represented correctly. Therefore, this developer must apply for a tree permit with a revised site plan addressing the following:

- 1) The current site plan does not accurately reflect the canopy area or the DBH (diameter at breast height) of the two specimen trees that are pictured. The developer must submit a revised site plan representing the canopy diameter and DBH of these trees accurately.
- 2) Furthermore, it is apparent that the parking area will significantly impact the root systems of both these trees, and this also must be addressed. City Code prescribes the following:

23-6-4(F)(2)(b) Paving or Soil Compaction Prohibited

The area within the drip line of any specimen tree shall not be subject to paving or soil compaction greater than ten percent of the total area within the drip line, or within 12 feet of the tree trunk. (See Figure 23-6-4(G)(2)b., Limits of Paving or Compaction near Specimen Trees.)



- 3) Trees existing on the eastern edge of the property line must be represented in a revised site plan. Their canopy diameter and DBH must be indicated accurately.
- 4) Trees existing just outside of the western property line must also be represented on a revised site plan, including their canopy diameter and DBH. Though these trees are not on the property, they will be impacted by the construction, and, therefore, must be accounted for.

In order to protect the specimen trees on or adjacent to the site, the developer is allowed by Ordinance to reduce the number of parking spaces:

23-6-4(I)(2) Reduction in the Minimum Number of Required Parking Spaces

Up to a five percent reduction in the number of off-street parking spaces required on a development site shall be allowed if the reduction in the amount of required pavement will preserve the root zones of existing healthy *trees* with a DBH of ten inches or greater. The amount of reduction can be determined only after taking into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be agreed upon by both the applicant and the Director of Community Development. Alternative paving materials (See Section 23-6-2(C)(4), Alternative Materials.) may be required by the Director of Community Development in cases where required parking areas encroach upon root zones.

Finally, we note that the height variance request was approved without accurate information provided to the Planning Commission/BZA. Though this matter is outside of our purview, we do recommend that Community Development require the developer to re-submit the application for height variance with accurate information and that it be re-adjudicated.