



ALTERNATIVE COMPLIANCE PROCESS

The Asheville City Council recently adopted a new landscape ordinance with a provision that allows the Asheville Tree Commission to act as an advisory board to the Planning Director in reviewing certain Alternative Compliance landscape requests.

Alternative Compliance applications are to be submitted to the Planning and Development Department (161 South Charlotte Street) on the **4th Wednesday of Each Month by 12:00pm.** (Refer to attached deadline and meeting dates.)

These requests will be reviewed by a sub-committee of the Asheville Tree Commission on the **3rd Monday of every month beginning at 11:00 am.**

***** PRIOR** to submitting the application to the City the applicant must provide a complete copy of the "Notification Packet" to all adjacent property owners by mail. See required information below ***

Notification Packet and Submittal Requirements

Before an application is accepted for processing, staff will review the submittal to ensure that all required information listed below is included:

(4) Copies of the completed Notification Packet that includes:

- Completed Alternative Compliance Application and Fee
- Completed Landscape plan checklist
- A copy of the Notification Letter and Completed Alternative Compliance Standards
- A list of the adjacent property owners **and** the address(es) of where the Notification letter(s) are or have been mailed
- Notarized Owner's Affidavit certifying that the adjacent property owners listed have been or will be notified 10 days in advance of the scheduled meeting

Proposed Landscape plans:

- (4) Sets of scaled plans: 1" = 10ft – 1" = 60ft (Acceptable sizes: 11 x 17 and 24 x 36)
- (2) 8-1/2 x 11 reduced set of plan



**CITY OF ASHEVILLE
ALTERNATIVE COMPLIANCE APPLICATION**

(4) Copies of Proposed Landscape Plan (4) Copies of Completed Notification and Standards Packet

BP # _____	PZ # _____
Application Date _____	Zoning District _____
Project Name _____	PIN# _____
Property Address/Location _____	

Property Owner: _____	Phone _____	Fax: _____
Address _____	Email: _____	
City _____	State _____	Zip _____
Project Contact: _____	Phone _____	Fax: _____
Address _____	Email: _____	
City _____	State _____	Zip _____

ALTERNATIVE COMPLIANCE REQUEST - PLEASE CHECK ALL THAT APPLY

Landscape Buffers

Perimeter Buffers Buffering from the street

Parking lot landscaping

Island Size Interior Plantings Tree Spacing

Street Tree – Planting Strip Width

Signature of Applicant

Print Name

Office Use Only

	Meeting Date:	Recommendation (Approved / Denied)
Tree Commission		
Planning		

Fees: Level One: \$52.00 (includes 4% technology fee) Paid: _____
 Level Two: \$104.00 (includes 4% technology fee)

LANDSCAPE PLAN REQUIREMENTS

Landscape plan must include a “Development Data Block” containing the following information:

- Name of property owner (s)
- Name, address, and phone number of contact person
- Location of project/address
- Name of design professional, if applicable
- Design professional seal and signature, if applicable
- PIN numbers
- Zoning district
- Provide Number of residential units and density calculations, if applicable
- Provide square feet and heights of all structure; list proposed use, if applicable
- Provide Size of property in acres
- Provide Open space calculations

The Landscape Plan must include the following:

- North arrow
- Graphic scale: Between 1 inch = 10 feet and 1 inch = 60 feet
- Provide key showing plantings by species and size
- Provide all calculations determining landscaping requirements (i.e. street trees, vehicular use areas, buffer areas, etc.)
- Show all property lines, neighboring streets, and proposed internal subdivisions, if applicable
- Label all neighboring/adjacent property land uses
- Show all existing and proposed catch basins, drainage structures, ditches, etc.
- Label and dimension all existing and proposed easements, sidewalks, curb cuts, and rights-of-way
- Show and label all existing and proposed structures , renovations, parking, loading docks, dumpsters, and outdoor storage spaces
- Show existing and proposed access points, including streets, driveways, sidewalks and bike paths (note if any access points are not to be used)
- Show visibility triangle at driveways and calculations for such
- Show location of all “treasure trees” by species and size, if applicable
- Show trees and shrubs designated to be preserved by species and size with preservation credits claims
- Show location and details of tree protective barriers; provide City Specification
- Show and label the extent of grading proposed on the site
- Show location and species of any tree in the public right-of-way which is to be pruned or removed
- Show location and type of ground cover, if applicable
- Show location and dimensions of existing and proposed buffer areas, if applicable
- Show location and type of buffer plantings, if applicable
- Show location and type of street trees, if applicable
- Show location and type of vehicular use area landscaping and buffering
- Show location and type of building impact landscaping
- If requesting Alternative Compliance, clearly identify and label all areas on the site where an alternative design is proposed. A detail section on the plan or a letter shall be provided that describes what would typically be required by the landscape ordinance and also states specifically what is being offered as an alternative to the standard compliance requirements.

Alternative Compliance Standards

Per Section 7-11-2(e)(5) Other alternative compliance requests: the applicant is to provide a description of how the alternative compliance being requested meets each of the following standards.

- 1. The site in question is affected by physical conditions or constraints, not attributable to proposed site design or building design, that make compliance with the standard requirements practically impossible.**

- 2. The physical conditions or constraints are not a result of the applicant's own actions.**

- 3. The proposed alternative will not present a safety hazard.**

4. The proposed alternative will, upon maturity, provide landscaping that is equal to or better than the standard requirements.

5. The proposed alternative is designed to address plant health and vigor.

6. The proposed alternative is reasonably compatible with the natural and topographical features of the site.

7. The proposed alternative supports the purpose statement noted in 7-11-2(a).

NOTIFICATION

Date:

Dear Property Owner:

The City of Asheville recently adopted a new landscape ordinance with a provision that allows the Asheville Tree Commission to act as an advisory board to the Planning Director in reviewing Alternative Compliance landscape requests. When applying for Alternative Compliance the applicant is required to notify all adjacent property owners in advance of the scheduled Tree Commission meeting.

This letter is to inform you that the Asheville Tree Commission will review a proposed "Alternative Compliance" request for the following project:

<u>Scheduled Meeting:</u>	
Date:	<u>Monday, _____</u>
Time:	<u>11:00 AM</u>
Location:	<u>City of Asheville, Public Works Facility:</u> <u>161 South Charlotte Street, Room A-109</u>

Project Information:

Name of Developer / Contact: _____

Contact Phone Number or Email: _____

Project Name: _____

Project Location / Address: _____

Property Identification Number (PIN): _____

Brief Description of project: _____

City of Asheville Staff Contact: _____

Attachment(s):

- 8-1/2 x 11 Landscape Plan
- Alternative Compliance Standards

