



city of CREVE COEUR

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RESIDENTIAL TREE PROTECTION AND REPLACEMENT REQUIREMENTS

BACKGROUND

On October 28, 2022, the Creve Coeur City Council approved Ordinance #5809 which established tree protection and replacement requirements for certain single family residential projects. This ordinance created a new section in the Zoning Ordinance, Section 405.560. Please refer to this section in the City's Code of Ordinances for additional information.

APPLICABILITY

These requirements apply to the following single family residential construction activities:

- **New homes on existing platted lots.** This includes tear down of the existing residence and rebuilding of a single-family home on an existing lot. It *does not* include new home sites which are part of a newly platted subdivision. Tree protection and replacement requirements for new residential subdivisions are found in Section 410.320 within the City's Subdivision Regulations.
- **Vacant single-family lots that are not part of a newly platted subdivision.** Existing, legally platted lots that are vacant where a new home permit is filed are subject to these requirements.
- Any construction activity on a single-family residential lot that would result in an increase of 50 % or more of impervious coverage on the lot.

TREE PROTECTION AND REPLACEMENT PLAN SUBMITTAL REQUIREMENTS

Residential projects meeting the above criteria are required to submit a Tree Protection and Replacement Plan (TPRP) with the demolition permit application or the Residential Development Permit application, as may be applicable. The TPRP shall be completed by a licensed landscape architect, architect, engineer, or an International Society of Arboriculture (ISA) certified arborist and include the following minimum information:

- Project title listing the project name, owner name, and name and credentials of individual or firm preparing the plan.
- North arrow, graphic and written scale which shall be based on the site plan showing existing and proposed grades, utility easements, new utility lines, and location of all existing and proposed improvements.
- A survey of all existing trees 6-inch diameter at breast height (DBH) or greater on the property, indicating their type (botanical and common name), diameter size in inches, and whether to be removed or to remain.
- Location of all trees removed in the past 12 months prior to the date of application, if known.
- Graphic depiction showing the location and type of tree protection fencing and showing City of Creve Coeur Tree Protection Details and Standards.
- Location of new trees graphically shown and keyed to a tree chart providing size (DBH), species and quantity.
- Street Trees as defined by Section 410.300 should be specifically marked as such separately from other trees on survey

TREE REMOVAL AND REPLACEMENT REQUIREMENTS

- 50% of all existing trees 6-inches DBH or greater in fair or better condition shall be retained on site.
- Trees proposed to be removed above 50% are required to be replaced on a 1:1 ratio. Trees greater than 20-inches DBH are required to be replaced on a 2:1 basis.
- All replacement trees are to be sized at a minimum of 2.5 caliper inches at time of planting.
- Replacement trees are to be selected from the same category based on the mature tree height as much as possible. Replacement trees are to be selected from the City's recommended tree list which can be found on the City's website: www.crevecoeurmo.gov.
- Trees that are in poor condition, hazardous, dead or diseased or are considered invasive can be removed without replacement.
- Street Trees: Street trees selected from the City's Street tree list are required to be placed at ratio of 1, 2.5 inch caliper tree per 30-lineal feet of street frontage. Existing and or new trees are allowed to meet with this requirement.
- Any additional tree removal that occurs after the approval of the TPRP by the City are to be replaced in accordance with the requirements of this Section.

PAYMENT IN-LIEU OF REPLACEMENT

- If the required trees cannot be replaced on-site due to site constraints and approved by the Zoning Administrator, a payment in lieu of replacement is required. The payment is based on the current year planting cost per tree for labor and material determined by the Department of Public Works. The proceeds from these payments will be credited to the City's Forestry account.

PRE-DEVELOPMENT TREE REMOVAL

- Unless previously documented and approved by the City, trees removed in order to the prepare the land for development within 1 year preceding the filing of a TPRP are required to be replaced on a 1:1 basis or if larger than 20-inches DBH, replacement is on a 2:1 basis.

TREE PROTECTION REQUIREMENTS

- All tree protection measures depicted on the TPRP are to be installed and inspected by the City prior to commencement of any demolition or other site work.
- Tree protection fencing is to be installed around the dripline of the tree in accordance with the City's Tree Protection Detail and as shown on the TPRP.

FINAL REPORT AND INSPECTION

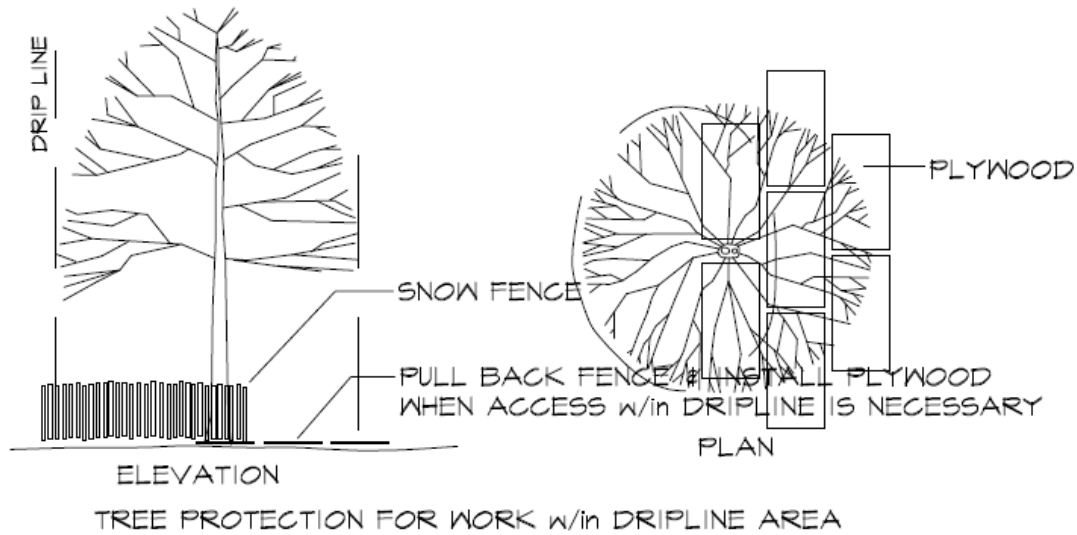
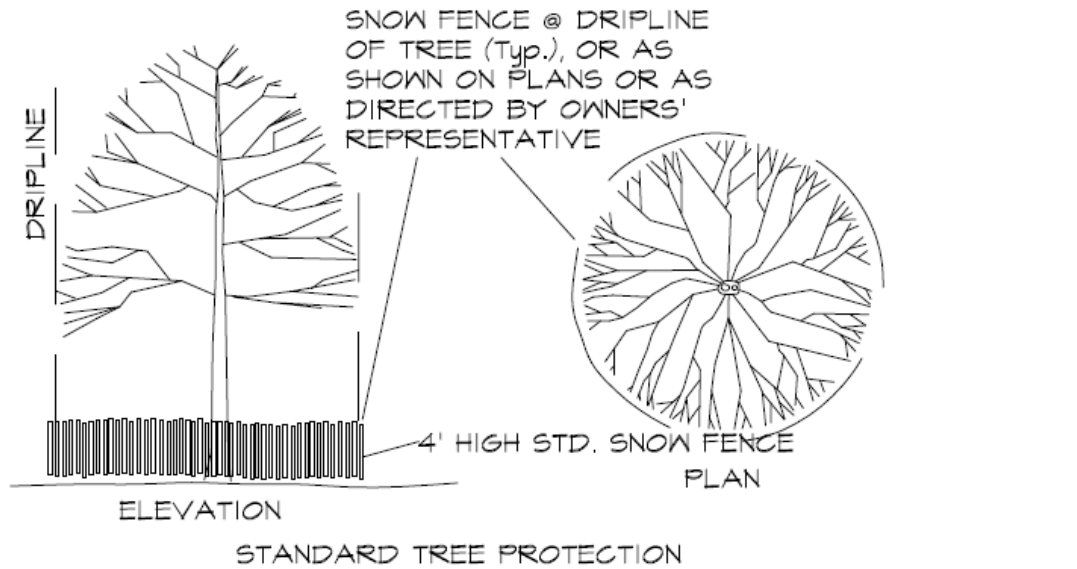
- A Final Report verifying compliance with the approved (or amended) TPRP prepared by the individual or entity who developed the TPRP is required prior to final inspection by the City and release of the escrow.

MINIMUM REQUIRED CITY INSPECTIONS

- First Inspection: After installation of required tree protection measures and before commencement of any demolition or site work.
- Final Inspection: After the Final Report is submitted to the City and prior to final occupancy approval by the City.

For additional information, please refer to Section 405.560 of the Zoning Ordinance which can be found on the City's website, www.crevecoeurmo.gov or call the Planning Division at 314-442-2087.

City of Creve Coeur Tree Protection Detail



TREE PROTECTION DETAIL

N.T.S.