



Street Tree Escrow
 In accordance with Chapter 57 Attachment C, developers are required to pay a street tree escrow (STE) fee for the purpose of planting and maintaining trees on the public street right-of-way abutting new development. The street tree escrow rate is \$1.30 per linear foot of street frontage. The street frontage will be reduced by 45 feet for every existing acceptable street tree. Based on the street frontage of 230 feet the Street Tree Escrow requirement for this site is **\$299.00**. This amount must be paid prior to issuing building permits. Checks are to be made payable to: City of Ann Arbor and mailed to Systems Planning Unit, 301 E. Huron St., PO Box 8647, Ann Arbor, MI 48107-8647-- Attention: Kerry Gray. Please include the project name and project number on the check. Request for refund of the street tree escrow must be submitted in writing to the address above. Requests should be submitted one year after planting to ensure survival of street trees. The refund will be processed after satisfactory site inspection for long-term survival of planted

Application for Modifications From Chapter 62 (Landscaping and Screening)
Section C Modification Request
 The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways: (if necessary, attach additional page).
 (5:603 - Conflicting land use buffers) and (5:604 - Refuse/recycling container screening).
D. Standards for Approval
Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- The specific site condition listed above is section 5:608 (2) (a, b & c (iv) In the case of planned projects or planned unit developments, a rearrangement of the landscaping elements will achieve the spirit and intent of this chapter.
- What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.**
 - The proposed site is very small, 4250 square feet, less than half the size of a standard 66' x 132' Old West Side lot. The required landscape buffer along the wide end of the site would reduce the area for vehicular circulation and building by over 17% creating a hardship for building design, parking and landscaping. By placing 80% of the parking spots under the building, the vehicular use area has been greatly reduced allowing for a still substantial landscape buffer.
 - Conflicting land use buffers are necessary if an existing residential use is adversely affected by commercial buildings, dissimilar zoning or vehicular uses. In this case even though the zoning is C1, the predominating proposed land use (79%) is essentially a small two family dwelling. The adjacent land use to be screened is also a two family dwelling. The only dissimilar use is a small 837 square foot office on the opposite side of the building and away from the adjacent residential structure.
 - How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)**
 - The appearance of off-street vehicular use areas is improved by the strategic placement of two Amelanchier trees which because of their branching habit partially screen the views into the open covered parking garage from the public sidewalks as pedestrians walk north on Detroit and Division Streets. This meets the intent of 5:600 (1) (a & e).
 - The solid waste bins are partially screened by the existing side retaining wall and the proposed building. The bins are then fully screened from the abutting public rights-of-way by Judd Viburnums. This meets the intent of 5:600 (1) (a & e) and 5:604 Refuse / recycling container screening
 - Along the rear wall Thuja Occidentalis Nigra (American Dark Green Arborvitae) were selected for their dense screening ability and height. The trees will be planted approximately six feet on center. These trees will be more suitable than a screen of deciduous trees spaced 15 feet on center since they will fill in becoming a visual barrier as well as reducing the potential for graffiti painting on the wall.

Conflicting Land Use Buffer		
74 feet of conflicting use buffer		
Required	Existing	Proposed
15' average Landscape Buffer strip Ch 62, 5:603 (1)	Current - Asphalt paved lot	Provided 6' average landscape buffer
One tree per 15' of buffer Ch 62, 5:603 (2)	No existing trees	(5) trees required - Provided (8) Thuja Nigra and (2) Amelanchier arborea 'Cumulus'
4' high Continuous screening Ch 62, 5:603 (3)	41' Existing 4' wall	A proposed 33' of new 4' wall for a total of 74' wall.

Ch 62, 5:602. - Vehicular use area landscaping and screening. Vehicular use areas is less than 1200 square feet and does not required any landscape screening. The current vehicle area is 1194 s.f.

Refuse/recycling container screening.		
Required	Existing	Proposed
Ch 62, 5:604. - 6-foot high wall and live landscape material	Current - No screening	4' high wall plus (9) viburnum Juddi along the public right of way and building on the opposite side.

544 DETROIT ST. CONDOMINIUM PLANT LIST:				
CODE	QTY.	Genus species	COMMON NAME	SIZE
PROPOSED TREES				
AA	2	<i>Amelanchier arborea</i> 'Cumulus'	'Cumulus' Serviceberry	2" cal.
TO	11	<i>Thuja Occidentalis Nigra</i>	American Dark Green Arborvitae	6" bb
* UA	5	<i>Ulmus americana</i> 'Princeton'	American Elm Tree	2.5" cal.
PROPOSED SHRUBS				
AM	6	<i>Aronia melanocarpa</i>	Black Chokeberry	30" bb
JS	25	<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	5 gal.
VD	5	<i>Viburnum dentatum</i> 'Autumn Jazz'	Arrowwood Viburnum 'A.J.'	48" bb
VJ	9	<i>Viburnum juddi</i>	Judd Viburnum	30" bb
PROPOSED GROUNDCOVERS, PERENNIALS, & VINES				
LS	166	<i>Liriope spicata</i>	Lillyturf	3.25"
NF	30	<i>Nepeta x faassenii</i> 'Walkers Low'	'Walkers Low' Catmint	1 gal.

* If the Division St. parkway utility lines remain (3) 2" cal. *Amelanchier arborea* 'Cumulus' shall be the small street trees substituted along the Division St. parkway extension.

0 8 12 16 20 24 FT
Landscaping Plan
 scale: 1/8" = 1'-0" on 24" x 36" sht

Serge van der Voo
 LANDSCAPE ARCHITECT

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544 DETROIT STREET
 Ann Arbor MI

submission
 10.29.12
 revisions
 11.19.12
 12.10.12
 12.12.12

LANDSCAPING
 sheet

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