

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 17, 2015

**SUBJECT: Busch's Fresh Food Market Landscape Modification Request
(2020 Green Road)
File No. SP15-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications in order to maintain the previously approved landscape plan according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(i) and (vii).

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

DESCRIPTION OF PETITION

An Administrative Amendment to the Busch's Site Plan is currently being reviewed by city staff to construct additions totaling 1,134 sq ft to the north and south of the entrance of the existing grocery store. These additions do not increase impervious area on site and represent less than 10 percent of the total floor area of this building.

As part of an Administrative Amendment, the project must be brought into compliance with all existing City codes. A recent change to Chapter 62, Landscaping and Screening, requires Planning Commission approval in order for the petitioner to continue non-conforming elements of the landscape plan. Previously, this required no action from Planning Commission and was approved on the staff level.

The most recent site plan on file was approved on June 14, 2000 for the Busch's Shopping Center. The current site conditions match the approved site plan. The non-conforming interior landscaping in the existing parking lot includes:

- The vehicular use area is short of 1,420 square feet of interior parking lot landscaping islands and 4 trees.
- The bank of parking spaces facing Green Road exceeds 15 spaces without an island.
- No bioswales exist in the parking lot.

While the intent of the interior landscape requirements is to break up the expanse of pavement and incorporate stormwater infiltration, it is difficult to accomplish this in an existing parking lot with mature landscaping. The petitioner proposes planting 20 additional trees along Green Road and the eastern property line to screen this site in lieu of planting interior parking lot landscaping.

Under the modification provisions in the Landscape and Screening Ordinance, the Planning Commission (or City Council, whichever is the approving body) has the authority to approve a

modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming, provided no alterations of the existing landscape elements are proposed. The petitioners are requesting a modification to allow all existing landscape islands to remain as previously approved. With approval of the modification request, staff will be able to approve the administrative amendment under review.

STAFF COMMENTS

Urban Forestry and Natural Resources Planning Coordinator- Staff supports the petitioner's request for a landscape modification for this site.

Prepared by Chris Cheng
Reviewed by Wendy Rampson

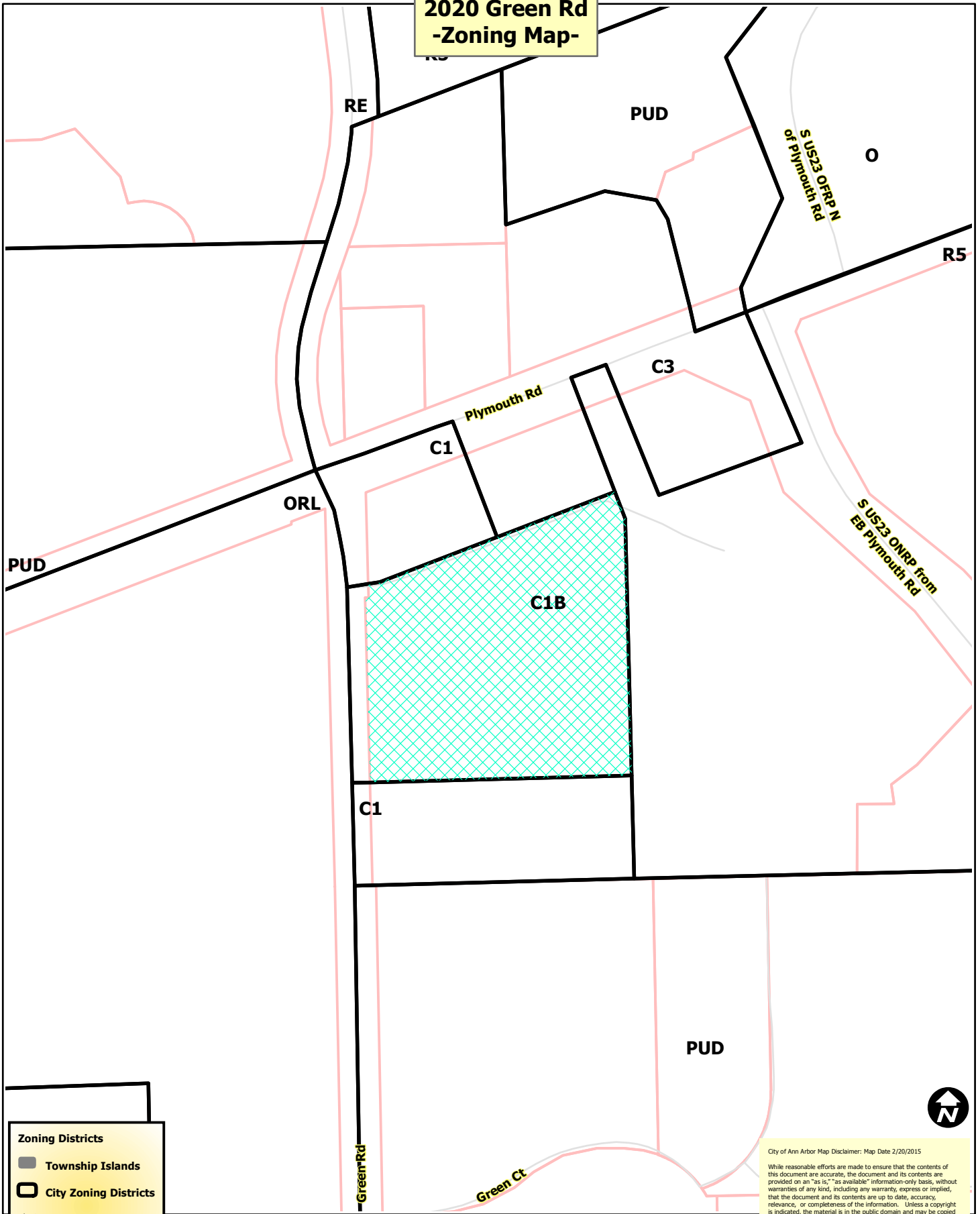
Attachments: Zoning Map
Aerial Photo
Landscape Plan

c: Petitioner: John Busch
2240 S. Main Street
Ann Arbor, MI 48103

Petitioner's Representative: Richard Konik
Siegel/Tuomaala Associates
29200 Northwestern Highway, Suite 160
Southfield, MI 48034

Systems Planning
File No. SP15-002

2020 Green Rd -Zoning Map-



- Zoning Districts**
- Township Islands
 - City Zoning Districts
 - Railroads
 - Parcels
 - Huron River



City of Ann Arbor Map Disclaimer: Map Date 2/20/2015

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2020 Green Rd -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

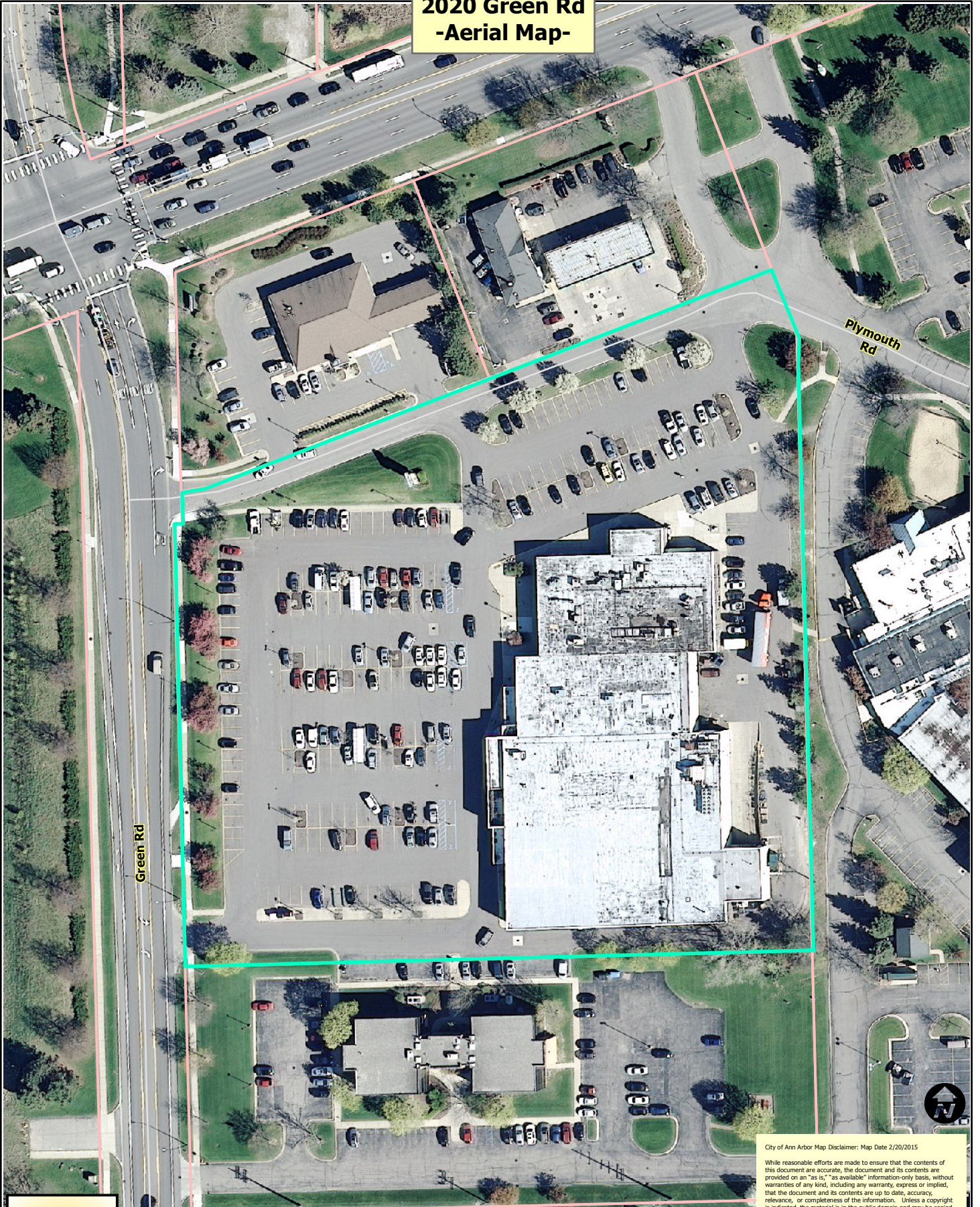


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2020 Green Rd -Aerial Map-



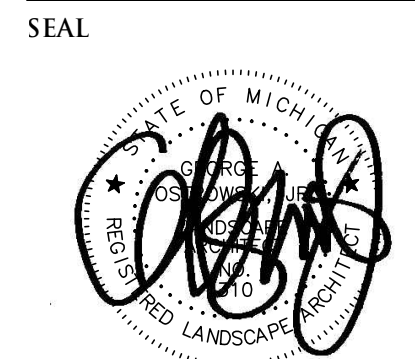
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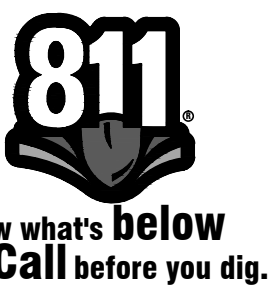


PROJECT
Busch's Market
 2020 Green Road

CLIENT
 Siegal/Tuomala Associates
 29200 Northwestern Hwy
 Suite 160
 Southfield, MI 48034
 (T) 248-352-0099
 (F) 248-352-0088
 Contract:
 Mr. Richard Konik

PROJECT LOCATION
 Part of the S 1/4
 of Section 14
 T.2S., R.6E
 City of Ann Arbor,
 Washtenaw, Michigan

SHEET
 Landscape Plan



REVISIONS
 12-09-14 PRE-SUBMITTAL MEETING
 01-29-15 PRE-SUBMITTAL MEETING
 02-09-15 ADMIN SPA

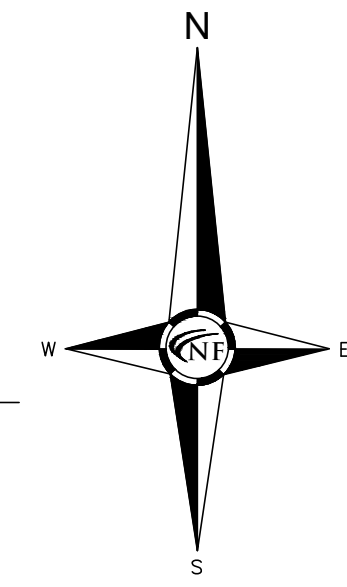
DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski

DATE:
 11-12-2014

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.

1354 11



GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, AS NECESSARY, AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING. PLANTS SHALL BE EVALUATED ANNUALLY BASED ON SOIL TESTING AND/OR SIGNS OF NUTRIENT DEFICIENCIES.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR HURSBURY STOCK.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED BY PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- ALL FERTILIZER APPLICATION BEYOND THE INITIAL TOPSOIL AND SEEDING OR SOD PLACEMENT SHALL BE A FERTILIZER WITH NO PHOSPHORUS IN ACCORDANCE WITH ALL APPLICABLE ANN ARBOR ORDINANCES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "BARKY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUND-COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY OF ANN ARBOR.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.
- ALL DISEASED, DAMAGED OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 OF THE CITY OF ANN ARBOR CODE, BY THE END OF THE FOLLOWING GROWING SEASON. ALL PLANTINGS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF ANN ARBOR. ALL PROPOSED TREE PLANTINGS SHALL BE A MINIMUM 15' APART.

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 249,717.89 S.F. OR 5.73 ACRES

1. VEHICLE USE AREA

- A. R.O.W. SCREENING
 10' HD. BUFFER: 1 TREE PER 30 L.F. OR FRACTION THEREOF, PLUS HEDGE (30' HT.) OR BERM
GREEN ROAD: 389.14 L.F. / 30' = 12.97 OR 13 TREES REQUIRED
 TREES EXISTING: 11 TREES
 TREES PROVIDED: 4
 EXISTING 3' GRADE DIFFERENTIAL TO PKG LOT GRADE

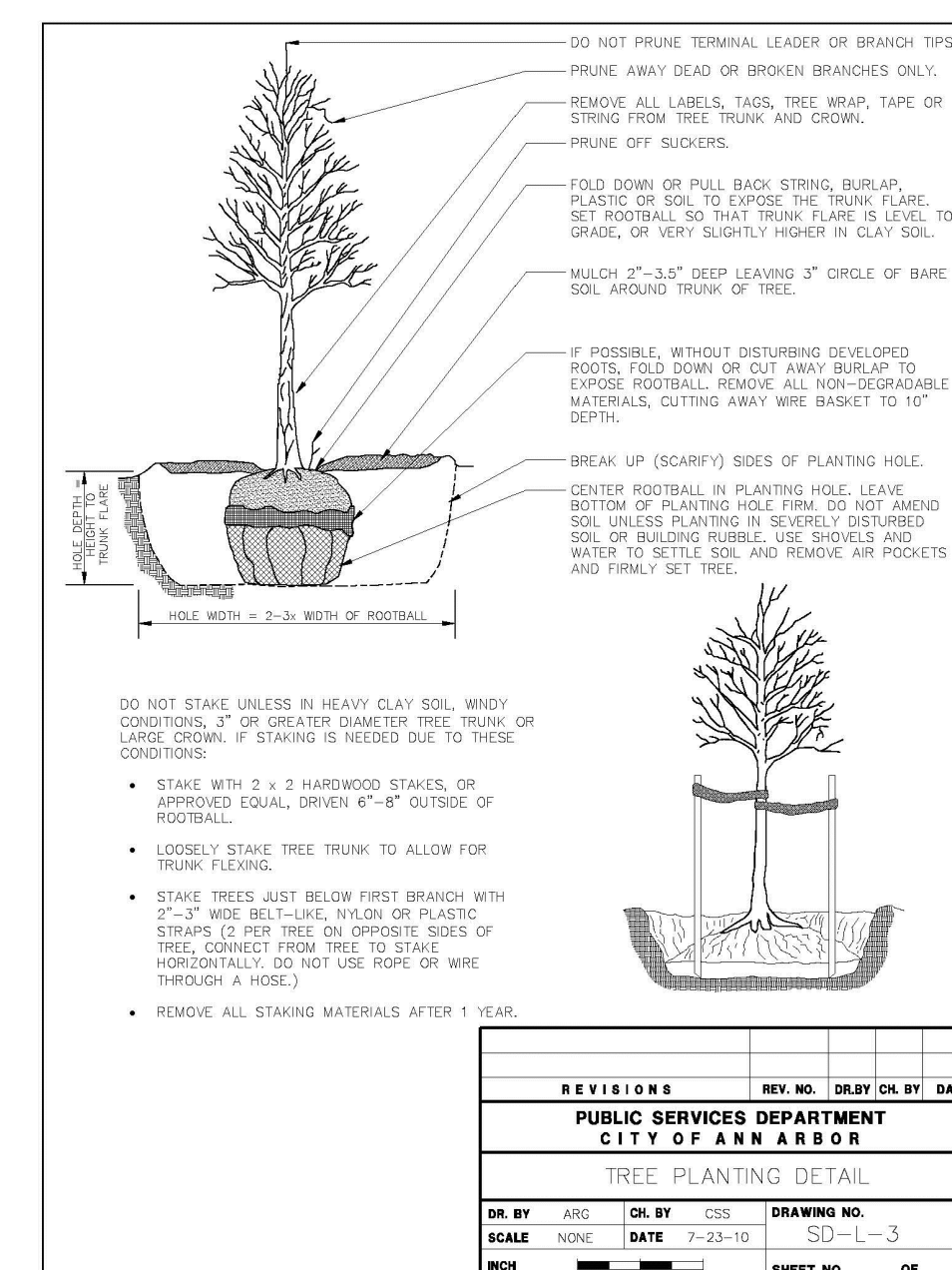
B. INTERIOR LANDSCAPE

- VEHICLE USE AREA (119,780.83 S.F.)
 1 S.F. PER 15 S.F. OF VEHICLE USE AREA
 129,064.67 / 15 = 8,604.31 S.F. LANDSCAPE AREA REQUIRED
 AREA PROVIDED: 7,184,241.9 S.F. PROVIDED
 TREES REQUIRED: 1 TREE PER 250 S.F. REQUIRED
 8,604.31 / 250 = 35 TREES REQUIRED
 TREES EXISTING: 31 TREES
 TREES PROVIDED: 20

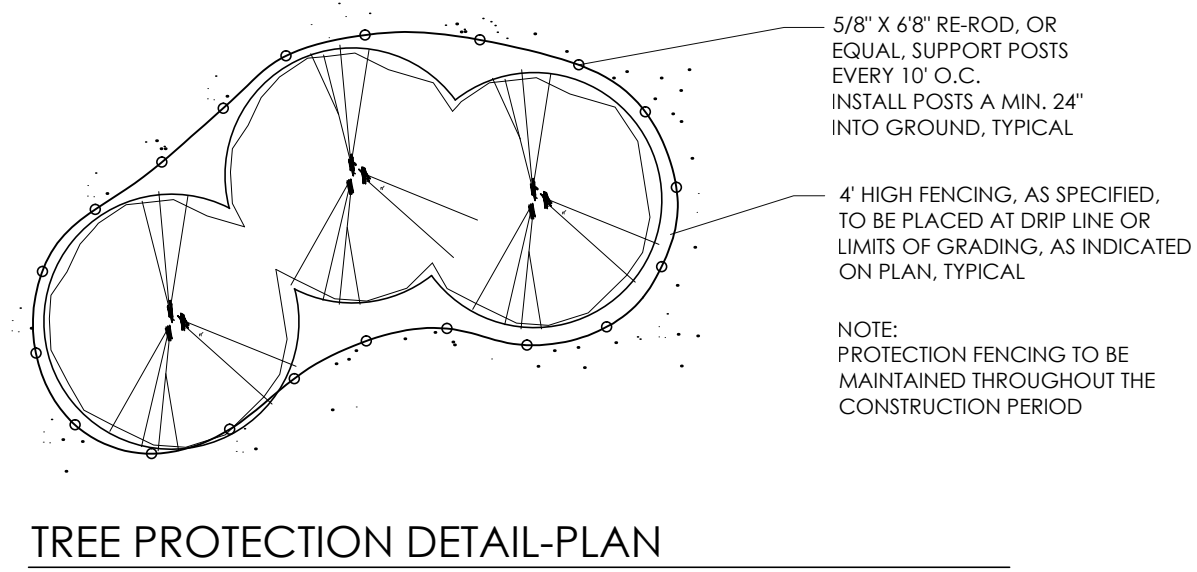
2. STREET TREE ESCROW REGULATIONS

- REQUIRED PER LAND DEVELOPMENT REGULATIONS - ATTACHMENT C
GREEN ROAD: 389.14 L.F.
 389.14 L.F. X \$1.30 PER LINEAR FOOT OF FRONTAGE = \$505.88

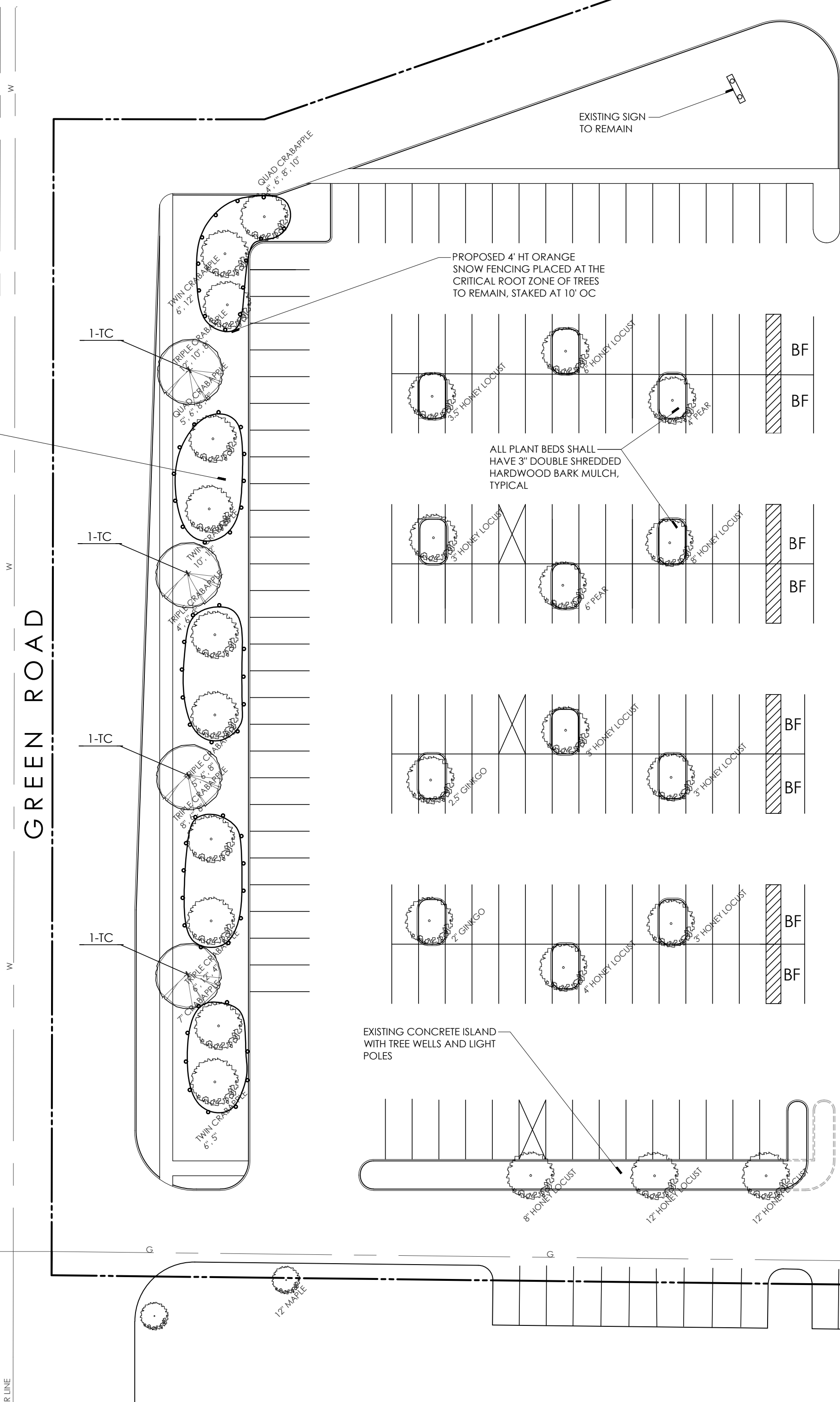
NOTE: THE STREET TREE ESCROW MUST BE PAID IN FULL PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE MADE PAYABLE TO: THE CITY OF ANN ARBOR AND MAILED OR DELIVERED IN PERSON TO: FORESTRY FIELD OPERATIONS, 4251 STONE SCHOOL ROAD, ANN ARBOR, MI 48108



LANDSCAPE MODIFICATION REQUEST:
 A MODIFICATION REQUEST FROM CHAPTER 62, LANDSCAPE AND SCREENING HAS BEEN MADE, SPECIFICALLY, SECTION 5:602.2(a), (b), (c) AND (g), PARKING LOT INTERIOR ISLAND AREAS, AND BIOSWALE REQUIREMENT. THERE IS NO WORK PROPOSED IN THE EXISTING PARKING LOT.



TREE PROTECTION DETAIL-PLAN



REQUIRED RIGHT-OF-WAY SCREENING IS BEING ACHIEVED THROUGH EXISTING 5' GRADE DIFFERENTIAL BETWEEN ROAD AND PARKING LOT

PLANT INSTALLATION TIMING SCHEDULE:

INSTALLATION OF REPLACEMENT TREES AND OTHER REQUIRED LANDSCAPE SHALL OCCUR BETWEEN AUGUST-NOVEMBER FOR EVERGREEN PLANTING MATERIAL, AND DECIDUOUS MATERIAL SHALL BE PLANTED IN A DORMANT CONDITION. IF PROJECT CONDITIONS PROHIBIT THIS TIMING, ALL PLANT MATERIAL SHALL BE SPRAYED WITH AN ANTI-DESSICANT PRIOR TO PLANTING OPERATIONS. NO INSTALLATION SHALL OCCUR UNTIL ALL EARTHWORK AND UTILITY CONSTRUCTION IS COMPLETED. ALL MATERIAL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
AB	4	Acer rubrum 'Bowhall' Bowhall Red Maple	2.5' CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
PG	8	Picea glauca 'Densata' Black Hills Spruce	2.5' CAL	12' OC	B&B	BRANCHED FULL TO GROUND
PO	8	Picea canadensis Serbian Spruce	2.5' CAL	12' OC	B&B	BRANCHED FULL TO GROUND
TC	4	Tilia cordata 'Baileyi' Shamrock Linden	2.5' CAL	SEE PLAN	B&B	FULL, MATCHED HEADS

IRRIGATION NOTE:

ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, IN COMPLIANCE WITH ALL CITY ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION, TYPE, AND SIZE OF SLEEVING IN ALL NEW LANDSCAPE AREAS AND THE CONNECTIONS. IF REQUIRED, TO THE EXISTING IRRIGATION SYSTEM. THE LOCATION OF MECHANICAL CONNECTIONS AND CONTROLLERS SHALL BE FIELD VERIFIED AND COORDINATED WITH THE MECHANICAL CONTRACTOR AND THE ARCHITECT.