

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 18, 2011

**SUBJECT: Glacier Hills Life Enrichment Center Addition Landscape Modification Request (1200 Earhart Road)
File No. SP11-022**

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)(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 Glacier Hills Planned Project Site Plan currently is being reviewed by city staff to allow a one-story, 3,100-square foot addition to an existing building, which is less than 10 percent of the total floor area of the site. At least 31 parking spaces will be removed to maintain the approved amount of open space and impervious surfaces. An Administrative Amendment requires the project to be brought into compliance with all existing City codes. A recent change to Chapter 62 (Landscaping and Screening) includes a requirement for at least 50% of the interior landscape island areas to be depressed bioretention areas used for storm water management as well.

The Glacier Hills Skilled Nursing Care Facility Planned Project Site Plan was approved on June 21, 2010. It included extensive rearrangement and reconstruction of the existing parking lots along with the construction of a two-story, 60,000-square foot skilled nursing care facility. Construction on the parking lots and skilled nursing care facility began shortly after the site plan was approved. On July 25, 2011, Glacier Hills applied for an administrative amendment, in part because it would be more cost effective to construct the relatively small addition to Care and Rehabilitation Center building while crews were already at the site for the Skilled Nursing Care Facility. The newly reconfigured parking lots, conforming to the code in effect in 2010, were finished about the same time as the Landscape and Screening Ordinance was revised. The petitioners are able to further revise the parking lots to comply with most of the new landscape requirements, including breaking up the rows of parking to a maximum of 15 spaces between landscape islands, but retrofitting the site so that half of the islands are depressed bioretention areas utilized for storm water management will require another complete reconstruction of the parking lots.

Another new provision in the Landscape and Screening Ordinance provides the Planning Commission (or City Council, whichever is the approving body) may 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.

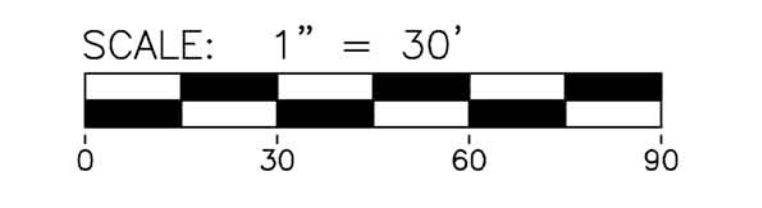
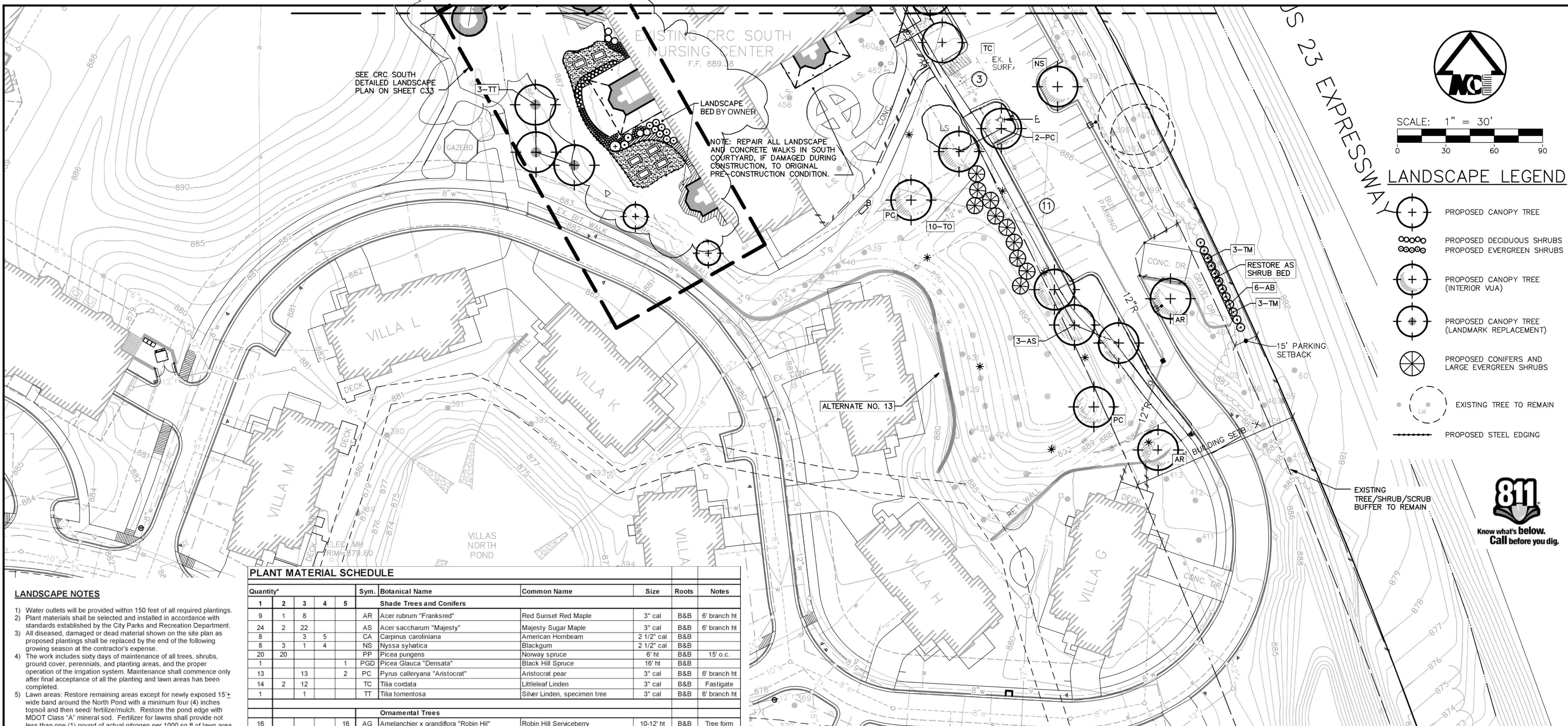
Prepared by Alexis DiLeo
Reviewed by Wendy Rampson

Attachments: Approved Landscape Plan, North and South
Revised Landscape Plan (available after 10/17/11)

c: Owner: Glacier Hills Inc.
1200 Earhart Road
Ann Arbor, MI 48105-2768

Petitioner: Robert Zabowski
Edmund London & Associates, Inc.
20750 Civic Center Drive, Suite 610
Southfield, MI 48076

City Attorney
Systems Planning
File No. SP11-022



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- PROPOSED CONIFERS AND LARGE EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED STEEL EDGING



PLANT MATERIAL SCHEDULE

Quantity*	1	2	3	4	5	Sym.	Botanical Name	Common Name	Size	Roots	Notes	
Shade Trees and Conifers												
9	1	8				AR	Acer rubrum "Franksred"	Red Sunset Red Maple	3" cal	B&B	6' branch ht	
24	2	22				AS	Acer saccharum "Majesty"	Majesty Sugar Maple	3" cal	B&B	6' branch ht	
8	3	5				CA	Carpinus caroliniana	American Hornbeam	2 1/2" cal	B&B		
8	3	1	4			NS	Nyssa sylvatica	Blackgum	2 1/2" cal	B&B		
20	20					PP	Picea pungens	Norway spruce	6' ht	B&B	15' o.c.	
1						PGD	Picea Glauca "Densata"	Black Hill Spruce	16' ht	B&B		
13		13				2	PC	Pyrus calleryana "Aristocrat"	Aristocrat pear	3" cal	B&B	6' branch ht
14	2	12				TC	Tilia cordata	Littleleaf Linden	3" cal	B&B	Fastigate	
1		1				TT	Tilia tomentosa	Silver Linden, specimen tree	3" cal	B&B	6' branch ht	
Ornamental Trees												
16				16		AG	Amelanchier x grandiflora "Robin Hill"	Robin Hill Serviceberry	10-12' ht	B&B	Tree form	
2				2		SY	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Tree Lilac	2" cal	B&B		
Shrubs and Ground Cover												
10				10		AE	Aesculus parviflora	Butterfly Buckeye	No. 7	Cont.		
34	32			2		AB	Aronia a. "Brilliantissima"	Brilliant Red Chokeberry	No. 5	Cont.		
119				119		AST	Astilbe a. "Straussenfeder"	Straussenfeder Astilbe	No. 1	Cont.	18" o.c.	
25				25		BK	Buxus koreana x "Winter Gem"	Winter Gem Boxwood	30-36" ht	B&B		
10				10		HHR	Hemerocallis "Happy Returns"	Happy Returns Daylily	No. 1	Cont.	18" o.c.	
20				20		HLB	Hemerocallis "Little Business"	Little Business Daylily	No. 1	Cont.	18" o.c.	
32				32		HLG	Hemerocallis "Little Grapette"	Little Grapette Daylily	No. 1	Cont.	18" o.c.	
180				180		HNE	Hosta "Northern Exposure"	Northern Exposure Hosta	No. 2	Cont.	18" o.c.	
35				35		HA	Hydrangea arborescens "Annabelle"	Annabelle Hydrangea	24-30" ht	Cont.		
2				2		HQ	Hydrangea quercifolia	Oakleaf Hydrangea	No. 5	Cont.		
33				33		ITH	Itea v. "Henry's Gamet"	Henry's Gamet Sweetspire	No. 3	Cont.		
93	61			32		JC	Juniperus c. "Sea Green"	Sea Green Juniper	24" spd.	B&B		
38				38		JSB	Juniperus sabinia "Broadmoor"	Broadmoor Juniper	No. 3	Cont.		
126				126		LMU	Liriope muscari	Lily Turf	1 gal.	Pot	18" o.c.	
4400				4400		PT	Pachysandra l. "Green Carpet"	Green Carpet Spurge	2 1/4"	Pot	8" o.c.	
86				86		PAH	Pennisetum alopecuroides "Hameln"	Dwarf Fountain Grass	3 gal.	Cont.	30" o.c.	
14				14		RP	Rhododendron "PJM"	PJM Rhododendron	24-30" ht	Cont.	18" o.c.	
193				193		RFG	Rudbeckia l. "Goldsturm"	Blackeyed Susan	No. 2	Cont.	18" o.c.	
42				42		SA	Sedum "Autumn Joy"	Autumn Joy Sedum	No. 2	Cont.	24" o.c.	
6				6		SGF	Spiraea b. "Autumn Flame"	Autumn Flame Spiraea	No. 5	Cont.		
32				32		TB	Taxum m. "Brownii"	Brown's Yew	24" ht.	B&B		
30	25			5		TM	Taxus m. "Tauntonii"	Taunton Yew	24-30" ht	B&B		
8				8		TE	Thuja o. "Emerald"	Emerald Arborvitae	6' ht	B&B		
4				4		VC	Viburnum carlesii	Korean Spice Viburnum	24-30" ht	Cont.		
7				7		VP	Viburnum p. l. "Mariesii"	Maries Doublefile Viburnum	24-30" ht	Cont.		
630				630		VM	Vinca minor	Blue Myrtle	2 1/4"	Pot	8" o.c.	

*Quantities in each column are:
 Column 1- total quantity required
 Column 2- Earhart Road right-of-way screening
 Column 3- interior parking lot landscaping
 Column 4- landmark tree mitigation
 Column 5- general site plantings

LANDSCAPE NOTES

- 1) Water outlets will be provided within 150 feet of all required plantings.
- 2) Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- 3) All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season at the contractor's expense.
- 4) The work includes sixty days of maintenance of all trees, shrubs, ground cover, perennials, and planting areas, and the proper operation of the irrigation system. Maintenance shall commence only after final acceptance of all the planting and lawn areas has been completed.
- 5) Lawn areas: Restore remaining areas except for newly exposed 15+ wide band around the North Pond with a minimum four (4) inches topsoil and then seed/fertilize/mulch. Restore the pond edge with MDOT Class "A" mineral sod. Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. No fertilizer containing phosphorus will be permitted beyond the initial topsoil and seeding. Seed mix shall consist as follows:
 15% Rugby Kentucky Bluegrass
 10% Park Kentucky Bluegrass
 40% Ruby Creeping Red Fescue
 15% Pennine Perennial Ryegrass
 20% Scalds Hard Fescue
 Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or with 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
- 6) Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- 7) All plants and landscape beds except ground cover and perennials are to receive three (3) inches of processed, shredded, hardwood bark mulch. Ground cover and perennials are to receive one and one half (1 1/2) inches of processed, shredded, hardwood bark mulch.
- 8) All single trunk deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- 9) All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- 10) Existing street trees will have protection fencing installed and maintained as shown on sheet C 20 and C 21.
- 11) Vehicle access to the site will be limited to the tracking mat and driveway curb cut shown on the plans. No vehicles will be allowed to park or drive over the critical root zones of the street trees.
- 12) The critical root zone of any landmark street trees within the limits of disturbance shall not be impacted except as noted and mitigated. If branches die due to critical root zone impact, the developer shall prune out the dead branches.
- 13) The Owner agrees to implement a control and eradication plan of the Vinca on their property if the plant spreads beyond its intended planting areas.
- 14) The Owner agrees to eradicate the Vinca prior to transferring the property to another owner.
- 15) All shade trees and evergreen trees shall be planted a minimum fifteen (15) feet apart.
- 16) Planting mixture for shrubs and landscape beds shall be 1/3 topsoil, 1/3 sand, and 1/3 peat per cubic yard.
- 17) Landscape bed edging is to be Ryerson Steel, 3/16" x 4", dark green, or approved equal.

MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599

GLACIER HILLS SENIOR LIVING COMMUNITY
 DETAILED ENGINEERING
 CAMPUS ADDITIONS AND RENOVATIONS
 LANDSCAPE PLAN - SOUTH

C30

DATE: 6/15/10
 SHEET: 31 OF 38
 REVISIONS:
 BID. PACK. 1 - PARTIAL SITEWORK
 BID. PACK. 2 - ADDENDUM 3
 PLANNED PROJECT ADMIN. APPROVAL

REV. DATE: 6/15/10
 DDD: WAJ
 ENG: WAF
 P.M.: EFO
 TECH: 7/6/11
 DET. ENG: GRS/EPJ
 EPJ

CLIENT: GLACIER HILLS RETIREMENT COMMUNITY
 1200 EARHART ROAD
 ANN ARBOR, MI 48105
 GARRY LAYMAN
 (734) 929-6714

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