

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 21, 2014

**SUBJECT: Concordia University Kreft Hall Expansion Landscape Modification  
(4090 Geddes Road)  
File No. SP14-047**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves modifications to the interior landscaping requirements for the existing Kreft Building parking lots, consistent with Chapter 62 (Landscape and Screening Ordinance), Section 5:602 (2)(g) and 5:603 (1).

### **STAFF RECOMMENDATION**

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

### **LOCATION**

The site is located on the south side of Geddes Road, east of US-23 (Northeast Area). This site is located in the Huron River watershed.

### **DESCRIPTION OF PETITION**

The petitioner is proposing a 4,724 square foot addition to an existing building in the central portion of campus, south of Geddes Road. An administrative amendment has been submitted for this proposed addition. Two small vehicular use areas are included in the administrative amendment: a 28-space lot and a loop drive with 7 parking spaces. Both vehicular use areas are adjacent to one another and north of the Kreft building and west of the historic Earhart Manor.

The administrative amendment petition requires that parking lot landscaping be brought up to current City standards. The petitioner is asking for a modification from the section of Chapter 62 (Landscaping and Screening) that requires bioswales to be constructed in existing parking lots.

The petitioner has indicated the parking lots sheet drain to large lawn areas nearby that provide opportunities for infiltration. The petitioner has expressed concern that excavation for bioswales could negatively affect the root structures of some of the 33 mature trees that surround the parking areas. The required shrubs are still proposed to be planted.

Under the provision 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 the landscape and screening regulations if the modifications are consistent with the intent of this ordinance and are associated with a previously approved site plan. The petitioner is requesting a modification to the following:

- Vehicular use areas greater than 3,300 square feet shall contain protected landscape islands located entirely within the perimeter of the vehicular use area, for the purpose of breaking up the expanse of pavement.
- When the total area required in interior landscape islands for all of the vehicular use areas on site exceeds 750 square feet, at least 50% of the area in the required interior landscape area must be depressed bioretention areas and utilized for storm water management. Depressed bioretention areas can be used to meet the stormwater pretreatment requirements in Chapter 63.

### **UNIT COMMENTS**

Urban Forest and Natural Resource Planning – Staff supports the Petitioner’s request for a Landscape Modification to not meet the depressed interior landscape island requirements and to use existing vegetation to meet the right-of-way screening requirements.

Prepared by Jeff Kahan  
Reviewed by Wendy Rampson  
mg/10/16/14

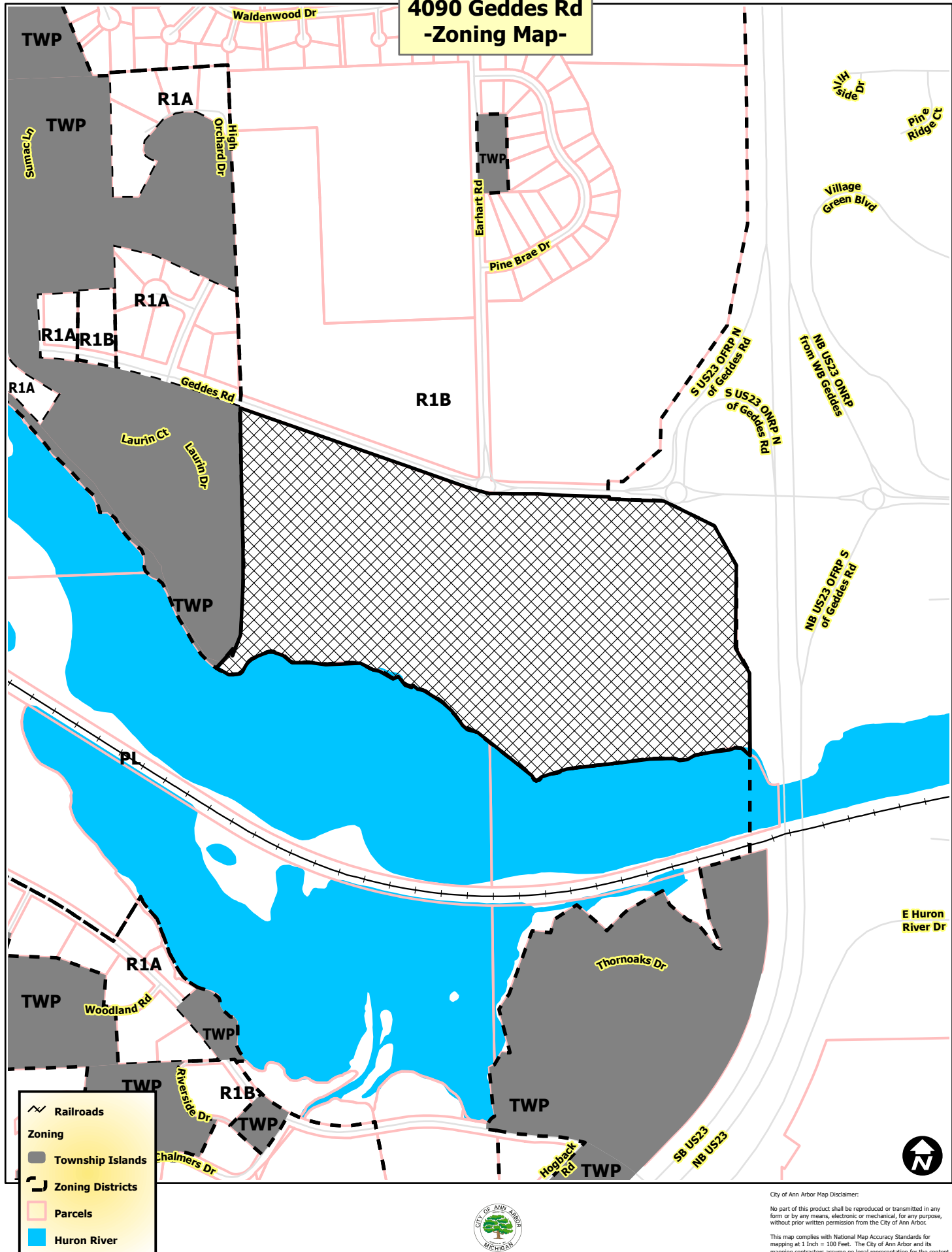
Attachments:   Zoning Map  
                  Aerial Photo  
                  Landscape Modification Application  
                  Kreft Building Addition-Main Campus South  
                  Parking Area Detail

c:   Owner:   L.P.N. Properties II, LLC  
              5000 East Grand River  
              Howell, MI 48843

Petitioners Representative:   Allen Prochnow, Executive Vice President  
  Concordia University  
  12800 N. Lake Shore Drive  
  Mequon, WI 53097-2402

Systems Planning  
File No. SP14-047

# 4090 Geddes Rd -Zoning Map-



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



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# 4090 Geddes Rd -Aerial Map-



-  Railroads
-  Parcels



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# 4090 Geddes Rd -Aerial Map-



 Railroads  
 Parcels



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Map Created: 9/17/2014



# City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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## APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See [www.a2gov.org/planning](http://www.a2gov.org/planning) for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

### A. Project Information

*(Give name of site plan project and tax code number of property)*

Concordia University – Kreft Center Administrative Amendment

09-09-26-400-008

### B. Petitioner Information

The petitioner(s) requesting the modifications are:

*(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

Concordia University

Allen Prochnow, Exec VP, COO [allen.prochnow@cuw.edu](mailto:allen.prochnow@cuw.edu)

12800 N Lake Shore Dr., Mequon, WI 53097-2402

Phone: 262-243-4303

Also interested in the petition are:

*(List others with legal or equitable interest)*

**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):

Section 5:602, Paragraph (2)(g) . Section 5:608 . Paragraph 2(c)(4).

A. Development area has no depressed parking islands

Section 5:602, Paragraph (1)(b); Section 5:608 . Paragraph 2(c)(4).

B. Requesting use of existing trees between vehicular use area and Geddes Road to satisfy tree portion of screening buffer requirement.

**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).

1. 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.

A. No new islands are proposed for this project. Existing stormwater flowing off paving is already directed onto large lawn areas where it infiltrates for northern area. A new island would not increase stormwater infiltration.

The main entry circle island has a large existing tree and utilities that would make converting to a depressed island impractical.

B. A large tree and underground utilities make connecting the large entry island to a depressed island impractical.

33 mature trees already provide significant screening. Planting more trees along the VUA may damage the root systems of the existing trees near the VUA. Required shrubs are still proposed.

2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

A. As mentioned before, stormwater from the northern parking areas already infiltrates onsite for most of the vehicular use area.

B. The existing mature woodland already provides a very attractive fairly dense tree screen for the vehicular use area.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 8/29/14

Signature: \_\_\_\_\_  
By: [Handwritten Signature]  
It's EXEC. V.P.

STATE OF WISCONSIN     )  
  ) ss:  
COUNTY OF OZUKEE     )

On this 29<sup>TH</sup> day of AUGUST, 2014 before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

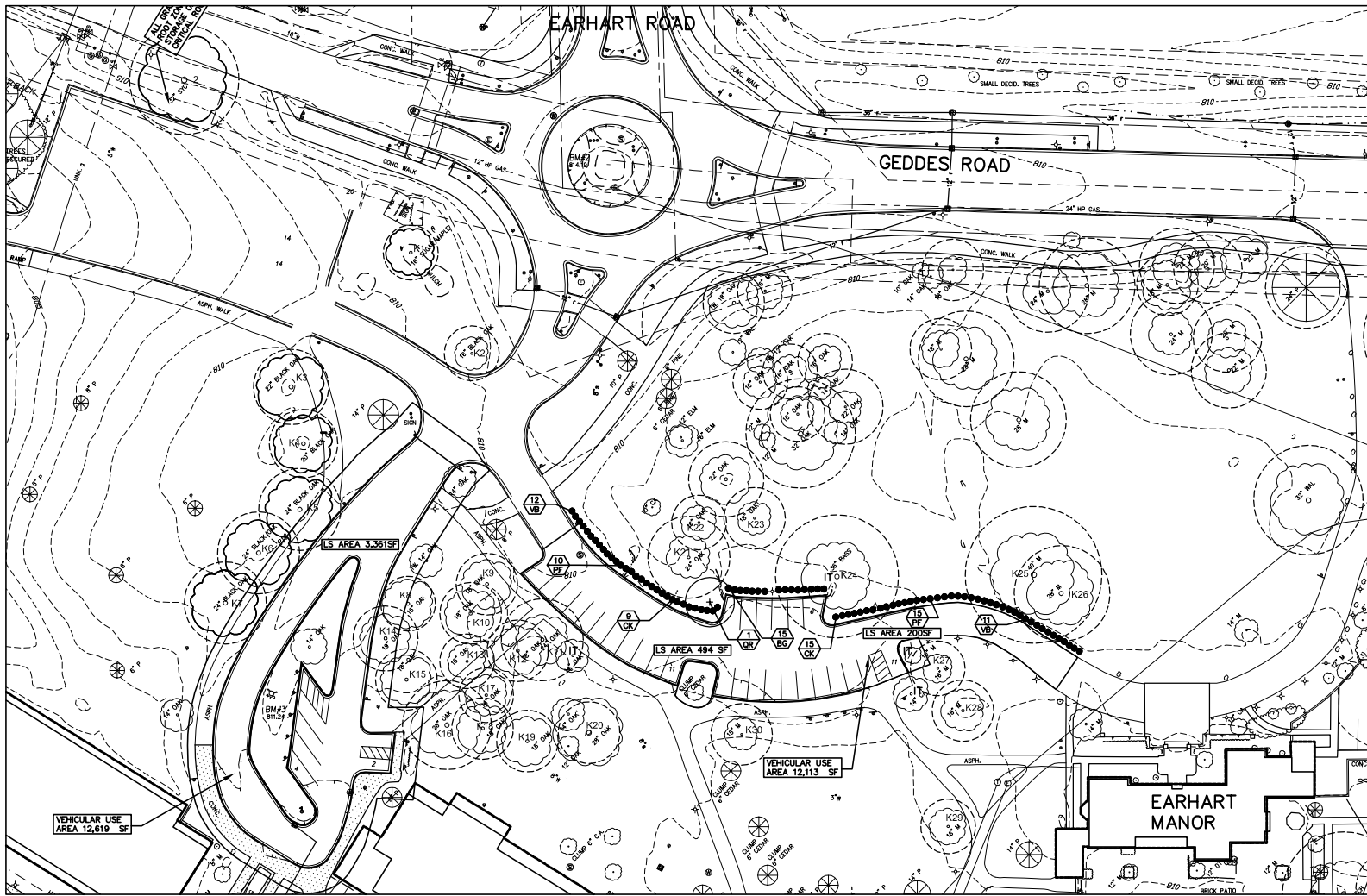
Signature: [Handwritten Signature]  
PAMELA A. SCHMITZ  
(Print name of Notary Public)



My Commission Expires: JANUARY 15, 2017  
COUNTY OF OZAUKEE







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PROJECT  
**CONCORDIA  
 UNIVERSITY MAIN  
 CAMPUS CENTRAL**  
 4090 GEDDES RD  
 ANN ARBOR, MI 48105

REVISIONS  
 NO. DATE DESCRIPTION

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KREFT BUILDING ADDITION  
 MAIN CAMPUS (MC) SOUTH

PROJECT # 12011.02  
 PROJECT DATE October 3, 2014  
 DRAWN BY RJKM  
 APPROVED BY RJW

BOUNDARY AND TOPOGRAPHICAL  
 SURVEY INFORMATION PROVIDED  
 BY OTHERS.



Know what's below.  
 Call before you dig.

LANDSCAPE PLAN

C-8

# PARKING AREA DETAIL

## PLANT LIST

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
BG	15	Buxus x 'Green Mountain'	Green Mountain Boxwood	24 Inches Ht.	CONT.
CK	24	Cornus sericea 'Kelsey'	Kelsey Red Twig Dogwood	24 Inches Ht.	CONT.
PF	25	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24 Inches Ht.	CONT.
QR	1	Quercus rubra	Red Oak	2.5 Inches Cal.	B & B
VB	23	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	30 Inches Ht.	B & B/CONT.