

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 2, 2017

**SUBJECT: Grace Bible Landscape Modification Request (1300 S. Maple Road)
File No. SP17-007**

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 Grace Bible Church Site Plan currently is being reviewed by city staff. The amendment is proposed to allow a one-story, 2,570-square foot addition to an existing building, which is less than 10 percent of the total floor area of the site. An Administrative Amendment requires the project to be brought into compliance with all existing City codes.

Chapter 62 (Landscaping and Screening) 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. Chapter 62 also includes a requirement for at least 50% of the interior landscape island areas to be depressed bio-retention areas used for storm water management as well. The petitioners are requesting a modification to allow all existing landscape islands to remain as previously approved, existing mature landscape buffer to remain along north side, and waive requirement of a landscape island per maximum of 15 parking spaces. With approval of the modification request, staff will be able to approve the administrative amendment under review.

A portion of excess pavement equal to the added impervious surface will be removed from the site, so there will be no net gain in impervious surface. As result, no new modifications to the stormwater management system are required.

STAFF COMMENTS

Systems Planning (Forestry) - Staff has reviewed and supports the proposed landscape modification, as it complies with the previously approved site plan and is consistent with the intent of Chapter 62 (Landscape and Screening).

Prepared by Matt Kowalski
Reviewed by Brett Lenart
mg/4/28/2017

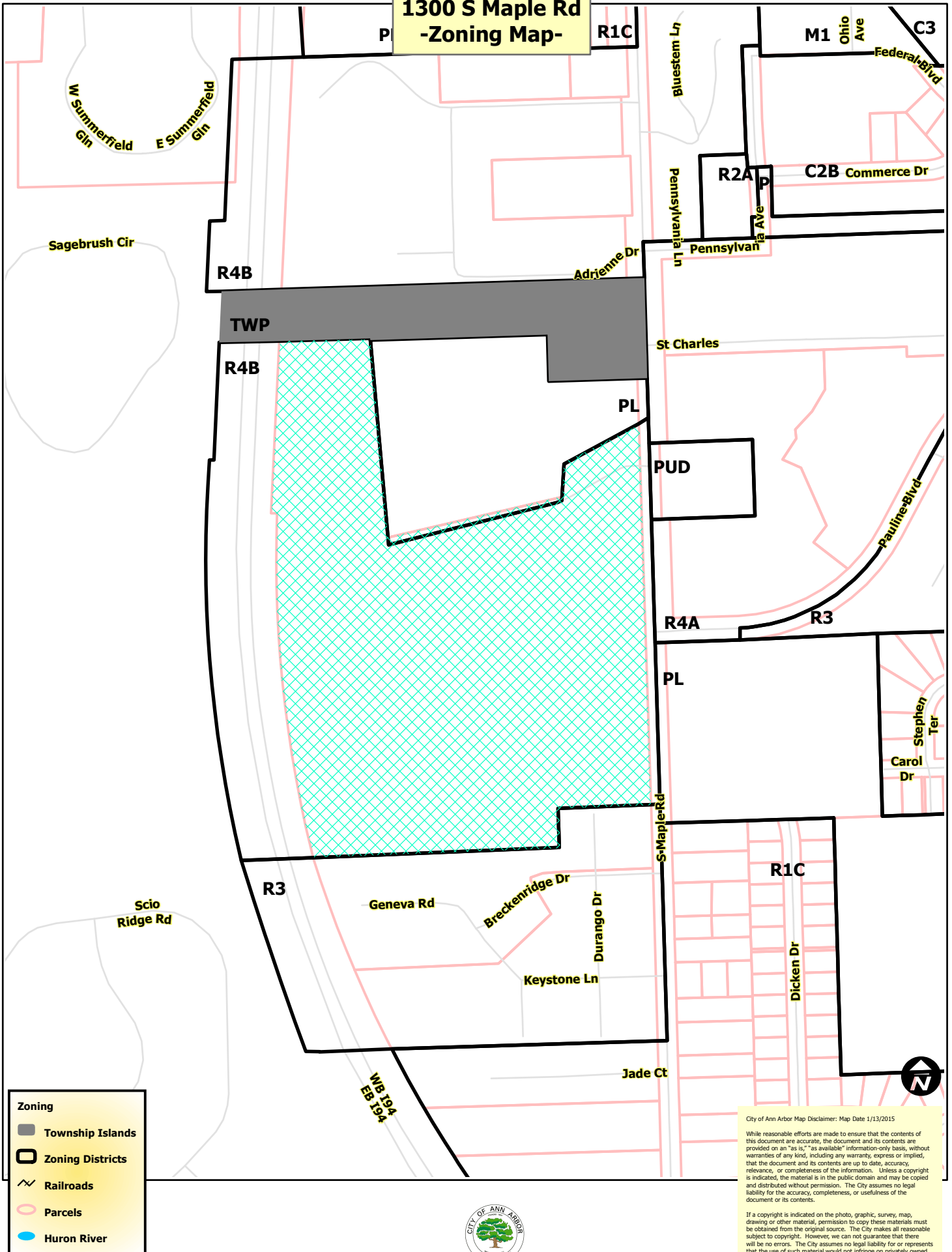
Attachments: Zoning/Aerial Maps
Landscape Plan
Application and Memo for Chapter 62 Landscape Modification

c: Owner: Grace Bible Church
1300 S. Maple Road
Ann Arbor, MI 48103

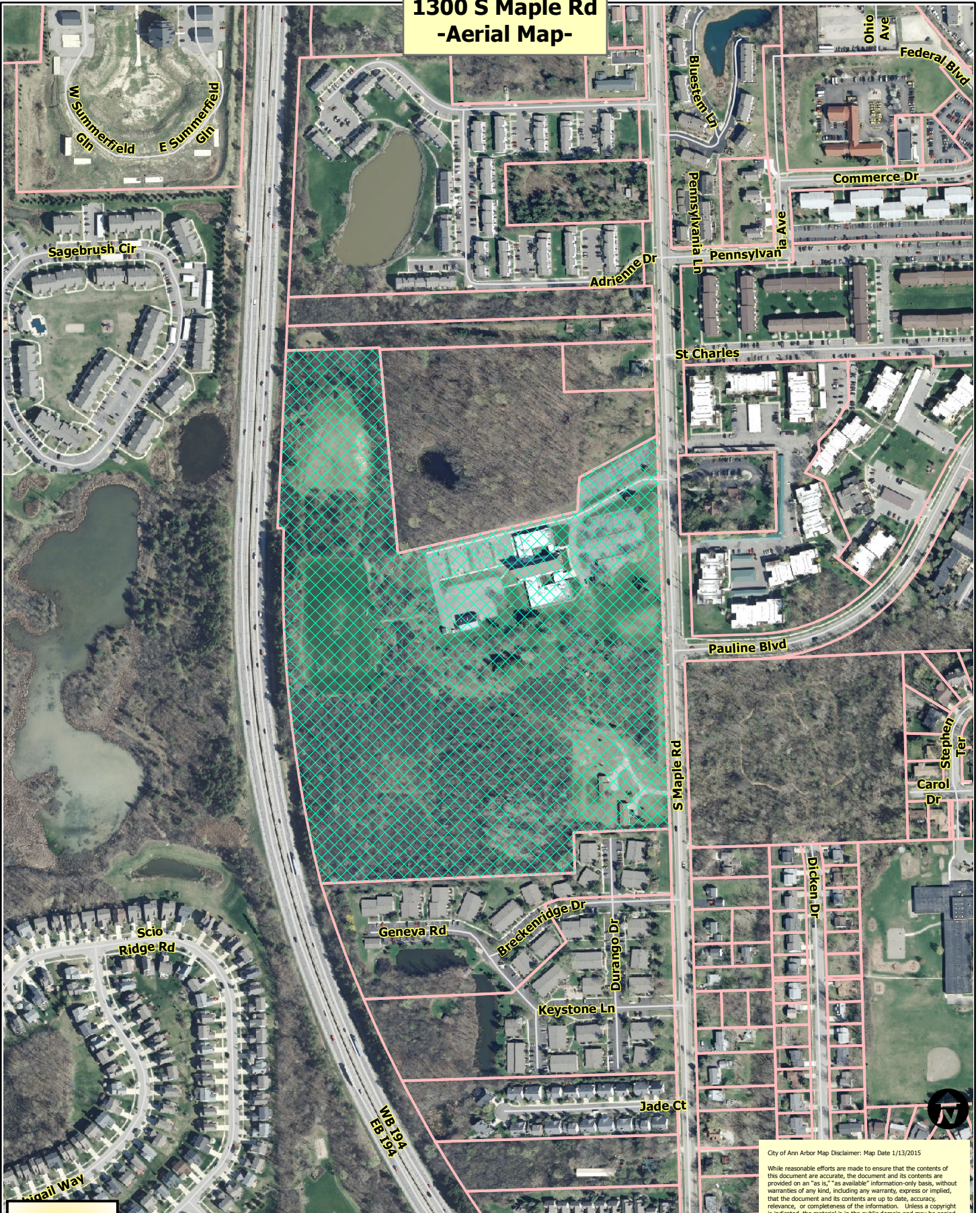
Petitioner: Robert C. Wagner
Midwestern Consulting, Inc.
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Systems Planning
File No. SP17-007

1300 S Maple Rd -Zoning Map-



1300 S Maple Rd -Aerial Map-



- ~ Railroads
- Parcels
- Huron River



City of Ann Arbor Map Disclaimer: Map Date 1/13/2015

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1300 S Maple Rd -Aerial Map-



- Railroads
- Parcels
- Huron River



City of Ann Arbor Map Disclaimer: Map Date 1/13/2015

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M:\Civil\134_Proj\16234\Site Plan\16234.dwg, 3/31/2017 11:13 AM, Ted P. Hirsch, None
Copyright © 2017 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

Landscaping Requirements:		
	Existing	Allowed/ Required
R.O.W. screening (10' wide)	VUA 2 - 3 existing trees	30" ht screening; 10ft wide landscape strip; 1 tree per 30ft; VUA 1 - 67ft/30 = 3 trees VUA 2 - 230ft/30 = 8 trees
Conflicting Land Use Buffer (15' wide)	VUA 1 North - None VUA 3 North - 4 trees exist. VUA 3 West - NA (existing buffer ~445ft to property line) VUA 3 South - NA (existing buffer ~780ft to property line)	15ft buffer strip; 1 tree per 15 ft (50% evergreen); 4' high screening VUA1 North (264ft) - 18 trees VUA3 North (278ft) - 19 trees
Shared Driveway	NA	1 tree per 30 feet
Refuse/Recycle container screening	None	6 ft ht wall or fence
Lighting		1/10 fc at residential; no glare off-site

Interior Parking Islands		
Island Area	VUA - 111,166	VUA - 111,161sf - 1:15sf
Island Trees	12,108sf island 4 trees within islands 12 trees along perimeter - 201" dbh (>8" dbh trees)	7,411 SF required 1 tree per 250 sf & 1 per island 7,411sf /250 = 30 trees required (50% of required = preservation credits) 30 Total
Bioretention Islands	None	50% if >750SF island 3,706sf required

Chapter 62 Landscape Modification Request
Chapter 62 landscape modification requested for exemption to Section 5:602.2.d (length of parking row), Section 5:602.2.g (bioretention), and Section 5:603.2-3 (conflicting land use buffer)

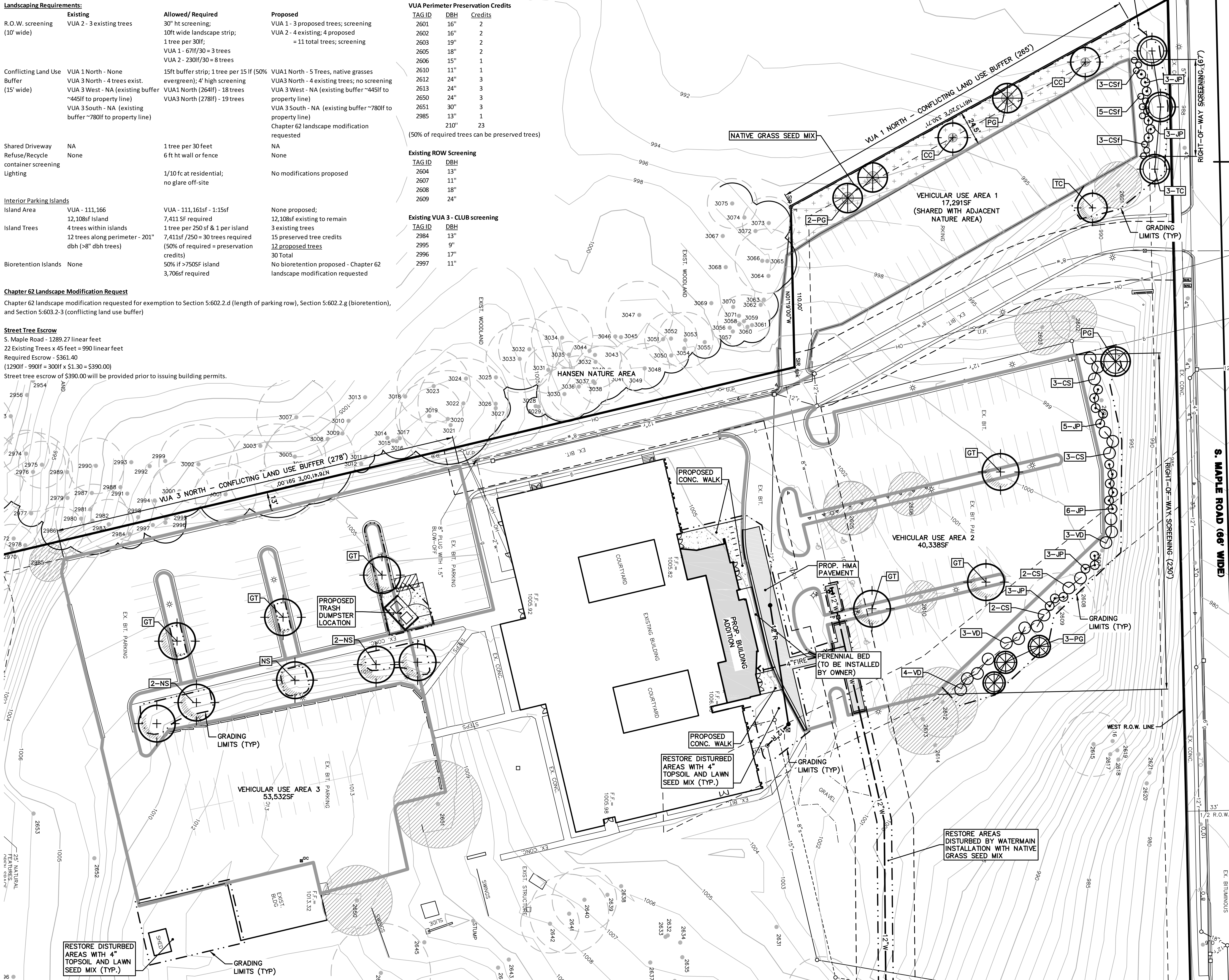
Street Tree Escrow
S. Maple Road - 1289.27 linear feet
22 Existing Trees x 45 feet = 990 linear feet
Required Escrow - \$361.40
(1290lf - 990lf = 300lf x \$1.30 = \$390.00)
Street tree escrow of \$390.00 will be provided prior to issuing building permits.

VUA Perimeter Preservation Credits		
TAG ID	DBH	Credits
2601	16"	2
2602	16"	2
2603	19"	2
2605	18"	2
2606	15"	1
2610	11"	1
2612	24"	3
2613	24"	3
2650	24"	3
2651	30"	3
2985	13"	1
210"		23

(50% of required trees can be preserved trees)

Existing ROW Screening		
TAG ID	DBH	
2604	13"	
2607	11"	
2608	18"	
2609	24"	

Existing VUA 3 - CLUB screening		
TAG ID	DBH	
2984	13"	
2995	9"	
2996	17"	
2997	11"	



SCALE: 1" = 30'

0 30 60 90

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED DECIDUOUS TREE (RIGHT-OF-WAY SCREENING)
- PROPOSED EVERGREEN TREE (RIGHT-OF-WAY SCREENING)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED DECIDUOUS TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- EXISTING LANDMARK TREE TO REMAIN
- EXISTING TREE COUNTING TOWARD VUA INTERIOR ISLAND CREDITS



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CLIENT
GRACE BIBLE CHURCH
1300 S. MAPLE
ANN ARBOR, MI 48103
TYSON LEMKE
(734) 507-0879

GRACE BIBLE CHURCH
ADMINISTRATIVE AMENDMENT
LANDSCAPE PLAN

9

JOB No.	16234
DATE	07/31/2017
REVISIONS	SHEET 9 OF 11
REV. DATE	REV. DATE
REV. BY	REV. BY
REV. CITY	REV. CITY
REV. REVIEW	REV. REVIEW
REV. DATE	REV. DATE
REV. BY	REV. BY
REV. CITY	REV. CITY
REV. REVIEW	REV. REVIEW



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See 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)

Grace Bible Church Administrative Amendment (Tax ID 09-08-36-100-003)

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.)

Grace Bible Church (Owner) Attn: Tyson Lemke

1300 S. Maple Road, Ann Arbor, Michigan 48103

Phone: 734 507-0879

Also interested in the petition are:

(List others with legal or equitable interest)

Not Applicable

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 2d, 2g (Vehicular use area parking row length, bioretention)

See attached memo.

Section 5:603, Paragraph 1-3 (conflicting land use buffer width, trees, screening)

See attached memo.

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.

Relevant sub-sections include (ii)-loss in parking spaces, (iv)-required landscaping detrimental to existing landscaping, (vii)-landscape elements from previously approved site plans to be maintained. See attached memo.

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

Meets the intent to (a) improve appearance of off-street vehicular use areas abutting public rights-of-way, (d) reducing stormwater runoff by reducing impervious surface area, (f) preserve appearance, character, and value of surrounding neighborhood and parks, (g) promote preservation of existing significant vegetation. See attached memo.

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: 2-7-17

Signature: _____



Tyson Lemke

1300 S. Maple

Ann Arbor MI 48103

(Print name and address of petitioner)

STATE OF MICHIGAN)

COUNTY OF WASHTENAW)

ss:

On this 7th day of February, 2017, 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: _____



CAROL S. BURGNER

(Print name of Notary Public)

My Commission Expires: 4-11-2018





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Ann Arbor, Michigan 48108
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January 31, 2017

Grace Bible Church
1300 S. Maple Road
Ann Arbor, MI 48103

Attn: Senior Pastor Tyson Lemke

Re: Grace Bible Church Administrative Amendment
Chapter 62 Landscape Modification
Midwestern File No.: 16234A

Dear Pastor Lemke:

The administrative site plan amendment for the proposed building expansion to the Grace Bible Church includes an application for a Chapter 62 Landscape Modification. Below is a summary of the modifications requested and detailed information for the application.

C. Modification Request

Section 5:602, Paragraphs 2d, 2g – Vehicular Use Area island size, parking row length, and bio-retention

The proposed site plan amendment includes expansion of the entrance to the church with minor modifications to the primary access aisle of the existing vehicular use area at the front of the building. With the exception of removal of impervious surface to result in no net increase in impervious surface, there are no additional modifications to the vehicular use area proposed. A modification to the Chapter 62 requirements is requested for the following circumstances in the existing vehicular use area:

- 1. Parking row length (Section 5:602.2d). There are currently 6 rows of parking that exceed the maximum 15 spaces without an island.*
- 2. 50% Bio-retention (Section 5:602.2g). There is no bio-retention proposed in the existing vehicular use area islands.*

Section 5:603, Paragraphs 1-3 – Conflicting Land Use Buffer width, tree requirements, screening

The property is adjacent to Hansen Natural Area to the north, which is zoned Public Land (PL). Section 5:603 (A) requires that a conflicting land use buffer be provided when a vehicular use area is adjacent to a public park or land principally used or zoned for residential purposes. A modification to the Chapter 62 requirements is requested for the following circumstances related to the conflicting land use buffer to Hansen Natural Area:

- 1. Landscape buffer strip at least 15 feet wide (Section 5:603(1)). If there is an existing building of vehicular use area located within the required 15-foot landscape buffer strip, the landscape buffer strip may have an average of 15 feet in width over the entire length of the required buffer area, with no specific location along the buffer strip being less than 8 feet in width.
The existing landscape buffer strip between the western parking lot (rear of building) and the property line is 13 feet.*
- 2. One tree for each 15 feet of abutting land...(Section 5:603(2)). The Hansen Natural Area has naturalized woods that abut the property line. No additional trees are proposed adjacent to Vehicle Use Area 3. Five trees are proposed adjacent to Vehicle Use Area 1.*
- 3. A hedge, landform berm, wall, fence, or combination thereof forming a continuous screen at least 4 feet high (section 5:603(3)). The Hansen Natural Area has naturalized woods that abut the property line. No additional screening is proposed.*

D1. Standards for Approval – relevant sub-sections of 5:608(2)(c)

ii – Strict application of this chapter will result in a loss of existing parking spaces required by Chapter 59 where the parking does not abut residential uses.

With respect to the vehicular use area landscape requirements, the necessary modifications to the existing parking lot to meet current landscape requirements would be a significant investment for the minor nature of the proposed site modifications. The entire lot is currently used on Sundays for church services and parking is in high demand. Current efforts to meet current parking demand for church services include an agreement with Amerinet to use their parking lot on Sundays. Additional parking is not available along Maple Road. Existing vegetation and topography adjacent to the vehicular use areas limits the opportunity for expansion of the parking lot to compensate for the loss of parking spaces for conversion to islands. The loss of approximately seven parking spaces for the installation of islands will be a burden during church services.

Additionally, there are agreements in place to allow for the use of the parking lots by City residents. Vehicular Use Area 1 is utilized by Hansen Nature Area users for access to the park and Vehicular Use Area 3 is currently used for access to the soccer fields.



Vehicle Use area 1 – During Sunday Service



Vehicle Use area 2 – During Sunday Service



Vehicle Use Area 3 – During Sunday Service

iv – Existing vegetation and landscaping are located or spaced in such a manner that the addition of required landscaping would be detrimental to the plant material or create undesirable conditions.

With respect to the vehicular use area landscape requirements, the ability to convert the existing islands to bio-retention is limited due to the linear nature of the existing islands and the topography of the site. The existing width of the linear islands in the northwestern parking lot is 10 feet and the existing width of the linear islands in the eastern parking lot is approximately 6.7 feet. Assuming an elevation change of 18" at a maximum slope of 1:3 for bio-retention storage, the minimum width of the island for just the side slopes is 9 feet, creating minimal space for bio-retention along the center of the islands. Given the utility work and grading necessary to install these areas, the impact on the potential building expansion project would be significant. Additionally, the topographic change between parking areas in the western parking lot ranges from five to six feet at an existing slope of approximately 20% (1:5 slopes). Modifying this area to detain stormwater runoff would be difficult.

With respect to the conflicting land use buffer along the nature area, Vehicular Use Area 1 is adjacent to naturalized woods with landmark trees and a public playground. The wooded nature of the public land suggests that additional plantings are not necessary to provide screening of the vehicular use area. The parking lot is currently used to access both of these areas. Installation of the conflicting land use buffer would discourage use of the parking lot for these shared uses. Additionally Vehicular Use Area 3 is adjacent to many large landmark trees in the nature area with an existing landscape buffer strip with minimal width and steep slopes. Installing trees and shrubs within this existing buffer would impact the root zone to the existing trees and potentially shade out the understory to the woodland.



Existing Conflicting Land Use Buffer Adjacent to Vehicle Use Area 3

vii – Landscape elements which are a part of a previously approved site plan may be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed.

The limited nature of the project preserves the existing trees and shrubs adjacent to the church and associated parking.

D2. – How does the proposal meet the spirit and intent of Chapter 62?

a. Improve the appearance of off-street vehicular use areas, property abutting public rights-of-way, private streets, and certain shared driveways within easements, thereby reducing conditions which lead to urban blight.

The project includes installation of trees and shrubs along the eastern edge of the parking lot that provides screening of the church from Maple Road. An additional 11 trees are proposed within the vehicular use island, which will provide visual breaks and shading within the pavement of the parking lot. Five trees are proposed adjacent to Vehicle Use Area 1 .

b. Require buffering between conflicting land uses and conflicting zoning districts.

The wooded nature of the public land north of the property provides the buffer between the church and use of the nature area. Additionally, the church and associated parking is located approximately 445 feet from the western property boundary and 780 feet from the southern property boundary, where portions of the site have existing woodland and wetland vegetation screening the church from view. The conflicting land use buffer adjacent to Vehicle Use Area 1 is to be naturalized with native grasses to promote more of a transition to the existing woodland. Five trees are proposed to break up the expanse of grass while preserving the ability to access the Nature Area and the playground.

c. Promote the public health, safety and general welfare by reducing noise and air pollution, light glare, soil erosion, and thermal heating of the environment.

The project includes installation of trees and shrubs along the eastern edge of the parking lot that provides screening of the church from Maple Road. An additional 11 trees are proposed within the vehicular use island. These plantings will provide shading of portions of the impervious surfaces and reducing glare from the parking lot lights. The additional shrubs will reduce noise pollution and provide soil stabilization.

d. Reduce the negative impacts of stormwater runoff by reducing impervious surface area and retaining greater amounts of stormwater on site.

A portion of the existing vehicular use area equivalent to the proposed addition will be removed to result in no net increase in impervious surface and therefore, no increase in stormwater runoff.

f. Protect and preserve the appearance, character and value of the surrounding neighborhoods and parks.

The existing landscaping on the site will not be impacted by the proposed building addition. Additional landscaping as proposed responds to the existing configuration of the vehicular use areas and site topography preserving the appearance and character of the adjacent properties.

g. Promote preservation of existing significant vegetation, the use of non-invasive plant species and the selection of plant species based on site conditions including soil type, light exposure, presence of utilities, and salt tolerance.

The existing landscaping on the site will not be impacted by the proposed building addition. Additional landscaping as proposed responds to the existing configuration of the vehicular use areas and site topography preserving the appearance and character of the adjacent properties. The installation of native grasses in the conflicting land use buffer adjacent to Vehicle Use Area 1 provides additional erosion control and a transition to the woodland in the Nature Area.

Should you have any further concerns or have further questions, please feel free to contact Tina Fix by phone at 734-995-0200, or email at trf@midwesternconsulting.com. We look forward to your feedback.

Sincerely,
MIDWESTERN CONSULTING



Tina R. Fix, RLA
Landscape Architect