

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 21, 2020**

**SUBJECT: 950 Green Site Plan for Planning Commission Revision to Natural Features Mitigation Plan (block bounded by E. Hoover St, E. Davis Ave, Greene St., and Brown St.)  
Project No. SP19-050**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the 950 Greene Site Plan for Planning Commission updating the Natural Features Mitigation Plan and the Landscaping Plan.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the site plan which amends the natural features mitigation plan and the landscaping plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

**LOCATION**

This site is bounded by East Hoover Street, East Davis Avenue, Greene Street, and Brown Street in the Allen Creek watershed. Ward 4.

**DESCRIPTION OF PETITION**

During early construction, the developer's contractor exceeded their grading limitations and graded deeply immediately next to two landmark street trees which significantly compromised their ability to survive. Since the landmark trees are protected natural features, the petitioner was required to submit a Site Plan for Planning Commission that included an updated natural features mitigation plan and an updated landscaping plan. The developer complied and submitted the site plan material on December 18, 2019.

One of the damaged landmark trees was a 22-inch Sugar Maple on Greene Street near East Davis Street. The other was a 30-inch Slippery Elm on Brown Street near East Hoover Street. The Unified Development Code describes the replacement requirements: "Any protected Landmark Trees that are determined to be dead, dying, or severely damaged due to on-site construction activities shall be replaced by the property owner in the amount specified in the requirements for mitigation of Landmark trees."

The petitioner is required to mitigate for a total of 126 inches of tree diameter which reflects the removal of a total of 4 landmark trees, two of which were anticipated to be removed as part of the original site plan. The two trees that were anticipated to be removed with the original site plan are being mitigated at 50% (e.g. removing a 24" landmark tree would require 12" of replacement). The two trees that were not anticipated to be removed are required to be replaced at 200%.

The petitioner is proposing to plant 9 replacement trees (27 inches) on site. 10 replacement trees (30 inches) are proposed to be planted off site on the adjacent lawn extensions (within the City right of way). 14 replacement trees (42 inches) were part of the original site plan approval. A total of 33 (99 inches) are proposed to be planted on or adjacent to the property. The petitioner meets the requirement for half of the replacement inches to be planted on site (63 inches) since a total of 69 inches will be planted on site. Replacement trees include Red Maple, Tulip Tree, Blackgum, Serviceberry, and Eastern Redbud. For the 27 inches of trees that could not be accommodated on site, the petitioner is proposing to contribute \$5,400 (\$200 per inch) to the City's Stormwater Fund.

City Staff managing Natural Features Protection support this mitigation plan.

### **SERVICE UNIT COMMENTS**

None.

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
4/14/20

Attachments: [Landscaping Plan with Notes](#)  
[Landscaping Plan Highlighting Replacement Trees](#)  
[Approved Site Plan](#)

c: Petitioner: REDICO  
One Towne Square, Suite 1600  
Southfield, MI 48076

Petitioner's Agent: Metro Consulting Associates, LLC  
45345 Five Mile Road  
Plymouth, MI 48170

Systems Planning  
Project Management  
Project No. SP19-050