



# Application for Modifications to Landscape and Screening Requirements

City of Ann Arbor Planning Services  
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To: Ann Arbor City Planning Commission and/or City Council

We, the undersigned, respectfully submit this application for modifications to the landscape and screening requirement(s) set forth in Section 5.20 of the Unified Development Code and request approval as provided in Section 5.30.2.

### Project Information

Project Name: Redeemer Ann Arbor Site Address: 521 & 529 Detroit Street

### Applicant Information

Name(s): Redeemer Ann Arbor

Address: 7500 Brookville Road, Plymouth, MI 48170 *bbryant*

Phone Number: 734-502-3809 Email: bbryant@redeemera2.org

Interest in Property:  
owner

Applicant Signature: *Rachel V Bryant* Date: 11/15/2021

### MODIFICATION REQUEST

#### 1(a) Landscape and Screening Requirement(s) to be Modified

- Section 5.20.3.A Vehicular Use Area Right-of-Way Screening
- Section 5.20.3.B Vehicular Use Area Interior Landscape Islands
- Section 5.20.4 Conflicting Land Use Buffers
- Section 5.20.5 Private Streets and Shared Driveway Buffers
- Section 5.20.6 Refuse/Recycling Container Screening
- Section 5.20.7 Material and Design Standards

1(b) Explain Proposed Modifications. Attach additional pages as needed.  
see attached

***Application for Modifications to Landscape and Screening Requirements continued.***

**2 (a). We are eligible to submit this request because:**

- The Site is located in a special parking district as designated in Section 5.19.3
- Strict application of the requirements checked above will result in a loss of existing Parking Spaces required by Sections 5.19.2 or 5.19.3 and the Site does not abut residential uses.
- The topographic features of the Site create conditions so that the strict application of the requirements checked above will result in less effective screening and landscaping than alternative landscape designs.
- 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.
- Bioretention areas, Native or Prairie Plantings, structural amenities or Xeriscaping, are proposed would prevent strict application of this chapter.
- Planned projects or planned unit developments, and rearrangement of the landscaping elements will achieve the spirit and intent of the requirements checked above.
- There is an approved site plan, no alterations to the approved landscape elements are proposed, and the approved plans will be maintained.

**2 (b) Complete the following statement: The requested modifications are consistent with the purposes stated in Section 5.20.1 because:**

see attached

**2 (c) For each of the specific site condition(s) associated with the site checked above, describe how strict application of the requirements will impact that site condition, and how and to what extent the modifications are justified. Attach additional pages as needed.**  
see attached

REDEEMER OF ANN ARBOR

Landscape Modification attachment

1(b) explain proposed modifications

The existing driveway occupies the north boundary where a C.L.U.B. would be required by the development standards of the newly adopted unified code. The existing building and driveway were built in 1861 and have remained unchanged for over 100 years. The existing driveway provides the required circulation for the site to function for vehicle circulation, emergency access and trash pickup vehicles. A C.L.U.B. along the north boundary of the site would create incumbrances on the property that would outweigh its intended benefits of a C.L.U.B .

2(b) requested modifications are consistent with.....

- By remaining historically correct, the site improves the appearance of off-street Vehicle Use Areas by reducing their visibility from Public Rights-of-Ways which in turn reduces urban blight.
- Promotes the public health, safety and general welfare by reducing noise, light glare and thermal heating of the environment.
- Protects and preserves the appearance, character and value of the surrounding neighborhoods.
- Promotes preservation of existing significant vegetation on the property

2(c) .....requirements will impact that site condition

The historic nature of the site and structure do not lend themselves to the suburban nature of current development standards outlined in the Unified Development Code.

Contemporary functions of the site, e.g., vehicle parking, storm-water infiltration, City trash collection and pedestrian movements are better served by the proposed site layout and requested landscape modifications.

Maintaining the historic nature of the site and structures preserves the character of the neighborhood which is located within the City's historic district.

Although there is no vegetation within the area of the requested landscape modification the site soils, light exposure and presence of utilities are best served by the landscape modification request.