

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 20, 2016

**SUBJECT: 2500/2600 Green Road Landscape Modification Request (2500 and 2600 Green Road)
File No. SP16-092**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to 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 east side of Green Road, north of Plymouth Road (Northeast Area). This site is located in the Fleming Creek watershed.

DESCRIPTION OF PETITION

The petitioner is proposing to add an egress lane to the main driveway at Green Road and restripe the parking lot to add 16 parking spaces through an administrative amendment. The petitioner is also proposing to remove three trees immediately north of the main access drive to accommodate the proposed right turn lane and will provide three replacement trees (evergreens). As part of an administrative amendment application, the petitioner is asking for a modification from the section of Chapter 62 (Landscaping and Screening) that requires new landscaped islands and bioswales be constructed in existing parking lots. The petitioner is proposing to remove a 2-foot strip of asphalt along the east edge of the east parking lot to ensure that the project results in no net increase in imperviousness.

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. 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.

PLANNING BACKGROUND

Planning – Staff supports the proposed landscape modifications since the project will provide additional parking as desired by the petitioner and improve vehicular circulation without adding impervious surface.

Systems Planning (Forestry) – Staff supports this request.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/9/15/16

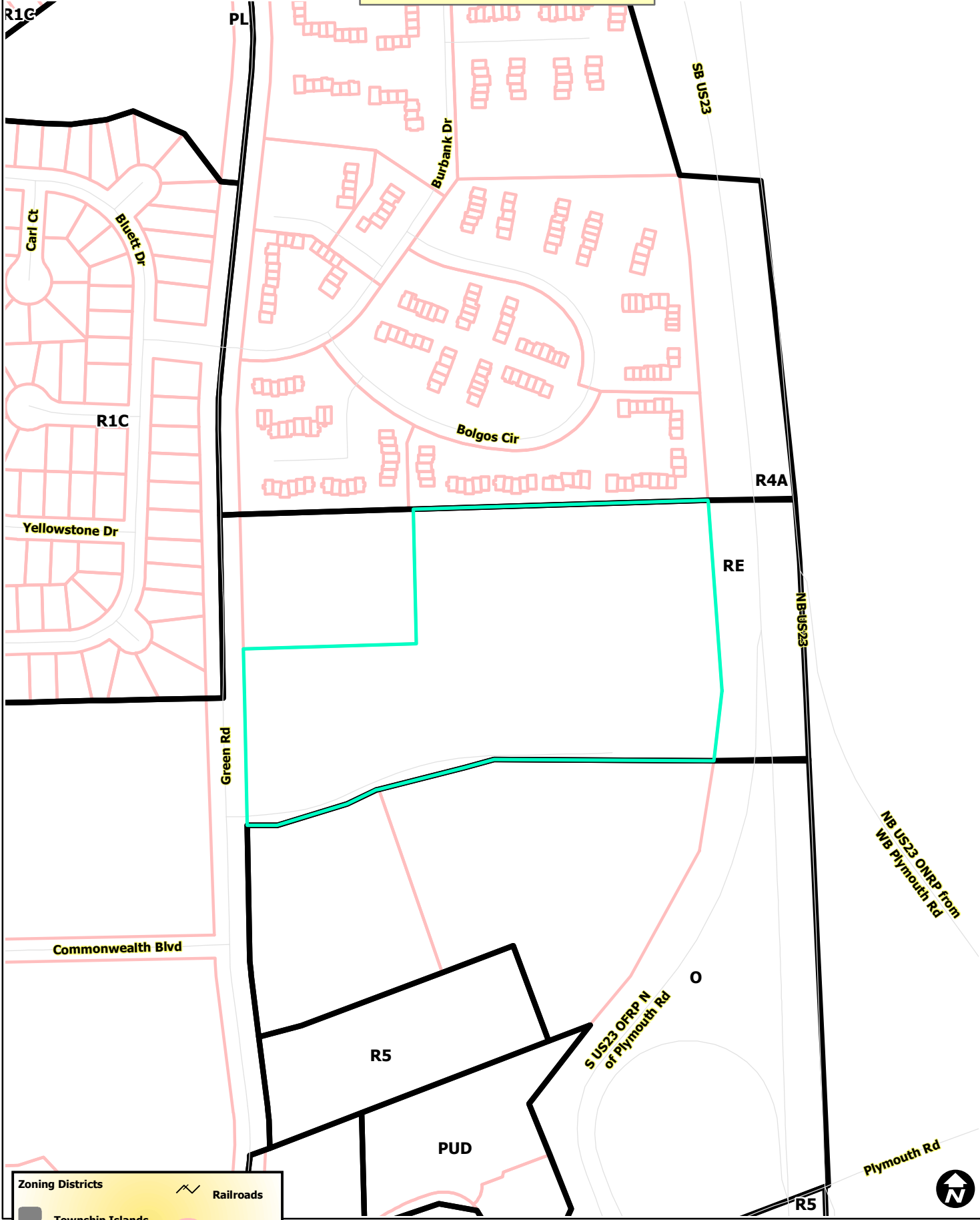
Attachments: Location/Zoning Map
 Aerial Map
 Landscape Plan
 Landscape Modification Application

c: Owner: Oxford Companies
 210 S. Fifth Avenue
 Ann Arbor, MI 48104

Petitioners Representative: Tom Covert, RLA
 Midwestern Consulting, Inc.
 3815 Plaza Drive
 Ann Arbor, MI 48108

Systems Planning
File No. SP16-092

2500 and 2600 Green Rd



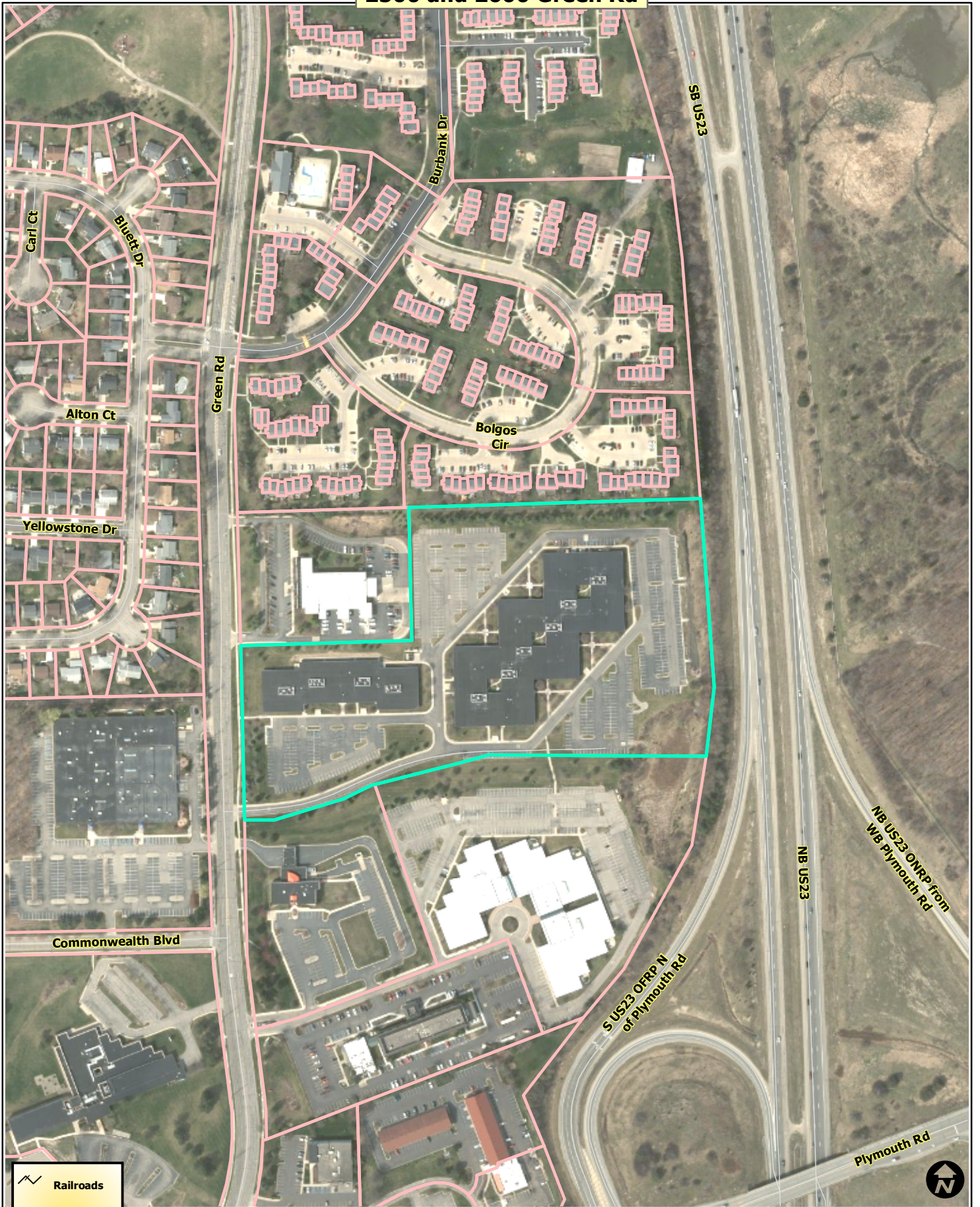
Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 9/1/2016
 Any aerial imagery is circa 2015 unless otherwise noted
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2500 and 2600 Green Rd



Map date 9/1/2016
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2500 and 2600 Green Rd



- Railroads
- Parcels
- Huron River



Map date 9/1/2016
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LANDSCAPE NOTES

- Plant materials shall be selected and installed in accordance with standards established by the Ann Arbor City Parks and Recreation Department.
- 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.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch.
- All disturbed areas not to be seeded with native seed mix shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Lawn (turfgrass) seed mix shall consist of:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennington 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 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals / acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- All disturbed areas adjacent to existing detention basin shall be seeded with Native Grass Seed Mix below. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals / acre.

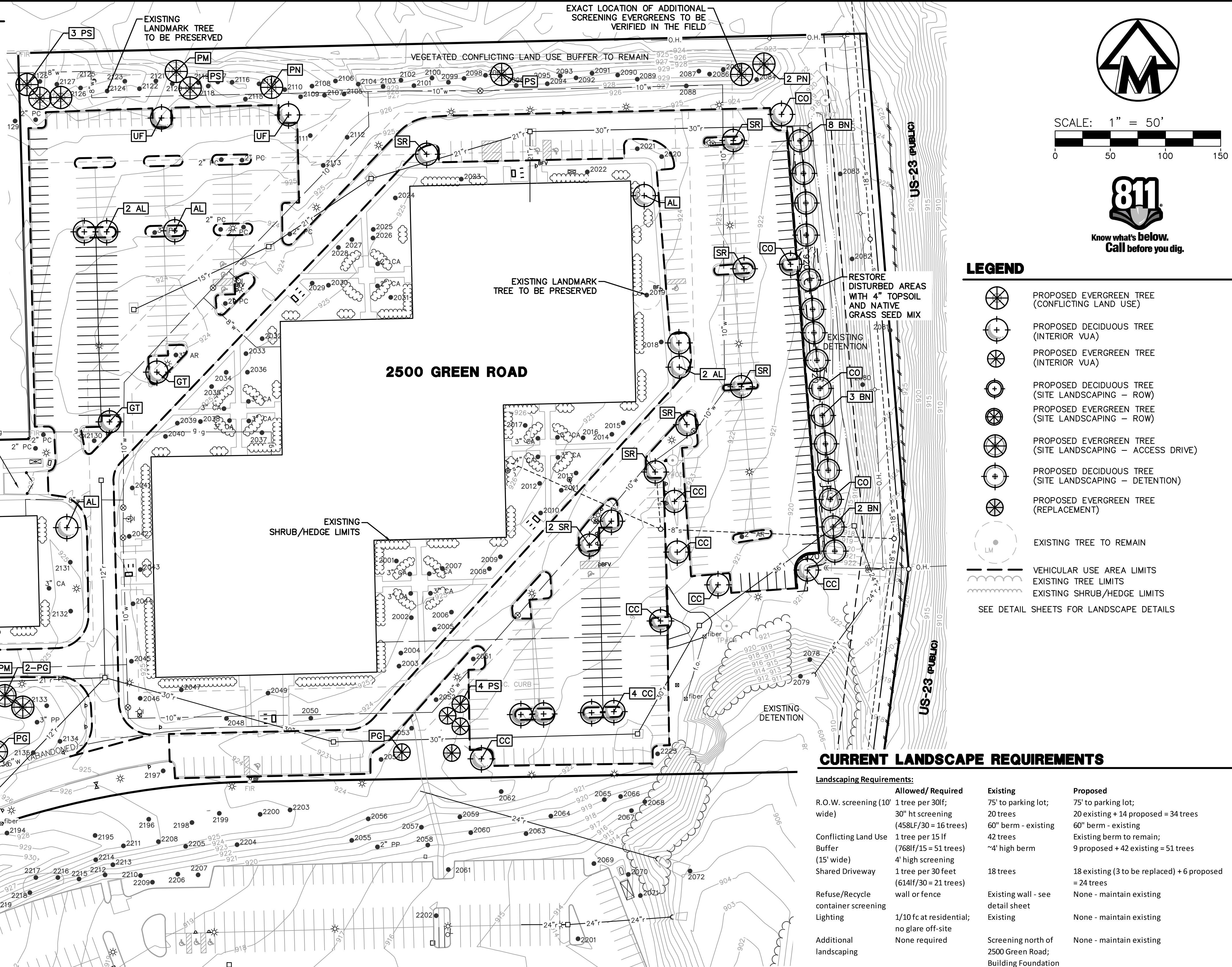
Botanical Name	Common Name	Application
<i>Andropogon gerardi</i>	Big Blue - Stem	8 oz/acre
<i>Carex vulpinoidea</i>	Fox Sedge	4 oz/acre
<i>Elymus canadensis</i>	Canada Wild Rice	8 oz/acre
<i>Koeleria cristata</i>	Prairie June Grass	1 lb/acre
<i>Panicum virgatum</i>	Switch Grass	2 lb/acre
<i>Schizanthus scoparium</i>	Little Blue Stem	1.5 lb/acre
<i>Lolium multiflorum</i>	Annual Rye	200 lb/acre

3 bi-annual, mowable, semi-natural, cool-season seed mix suited for basin bottom and side slopes.

- Ratio of Loose Compost to Topsoil by Volume: 1:4
- Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
- Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
- Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
- Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

- Snow cannot be pushed onto interior islands unless they are designated on the plan for snow storage.

- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the ground soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.



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SCALE: 1" = 50'
 0 50 100 150

LEGEND

- ⊗ PROPOSED EVERGREEN TREE (CONFLICTING LAND USE)
- ⊕ PROPOSED DECIDUOUS TREE (INTERIOR VUA)
- ⊗ PROPOSED EVERGREEN TREE (INTERIOR VUA)
- ⊕ PROPOSED DECIDUOUS TREE (SITE LANDSCAPING - ROW)
- ⊗ PROPOSED EVERGREEN TREE (SITE LANDSCAPING - ROW)
- ⊗ PROPOSED EVERGREEN TREE (SITE LANDSCAPING - ACCESS DRIVE)
- ⊕ PROPOSED DECIDUOUS TREE (SITE LANDSCAPING - DETENTION)
- ⊗ PROPOSED EVERGREEN TREE (REPLACEMENT)
- EXISTING TREE TO REMAIN
- VEHICULAR USE AREA LIMITS
- EXISTING TREE LIMITS
- EXISTING SHRUB/HEDGE LIMITS
- SEE DETAIL SHEETS FOR LANDSCAPE DETAILS

CURRENT LANDSCAPE REQUIREMENTS

Landscaping Requirements:	Allowed/Required	Existing	Proposed
R.O.W. screening (10' wide)	1 tree per 30ft; 30" ht screening (458lf/30 = 16 trees)	75' to parking lot; 20 trees	75' to parking lot; 20 existing + 14 proposed = 34 trees
Conflicting Land Use Buffer (15' wide)	1 tree per 15 ft (768lf/15 = 51 trees)	60" berm - existing 42 trees	60" berm - existing 42 trees 9 proposed + 42 existing = 51 trees
Shared Driveway	1 tree per 30 feet (614lf/30 = 21 trees)	18 trees	18 existing (3 to be replaced) + 6 proposed = 24 trees
Refuse/Recycle container screening	wall or fence	Existing wall - see detail sheet	None - maintain existing
Lighting	1/10 fc at residential; no glare off-site	Existing	None - maintain existing
Additional landscaping	None required	Screening north of 2500 Green Road; Building Foundation landscaping	None - maintain existing

APPROVED SITE PLAN COMPARISON CHART

Landscaping:	Approved Site Plan (approved 1/4/1999)	Existing	Proposed
Frontage Landscaping	20 Trees 60" ht	20 trees 60" berm - existing	None - preserve existing
Vehicle Use Area Landscape Area	33,990 SF	40,263 SF	None - preserve existing 51 trees + 61 existing 112 Total
VUA Trees	112 trees	61 trees	9 proposed + 42 existing 51 total trees; existing berm
Northern Buffer (Conflicting Land Use Buffer)	51 trees; berm	42 trees; berm	51 total trees; existing berm
Site Landscaping			
Foundation Landscaping	Assorted trees and shrubs	Assorted trees and shrubs	None - preserve existing
2600 Green Buffer to North	13 trees	~50 trees - hedge	None - preserve existing
Detention Perimeter	15 trees	none	15 trees
Right-of-way	17 trees	3 trees	6 proposed + 18 existing 24 total trees *note - replacement of 3 existing trees with entrance modification
Access Drive	24 trees	18 trees	

Interior Parking Islands
 Island Area 1:10sf (22,592 SF) 29,742 SF* no islands proposed; 29,742SF existing
 *Per CH. 62 Section 5:602.2.C - Islands assumed to include large area separating parking lot sections
 Island Trees 1 tree per 250 sf (17987/250 = 91 trees) 27 existing** 55 existing + 53 proposed = 108 trees
 (1 per island) Total - 55 trees
 **Per Ch. 62 Section 5:602.2.e and f - Island trees counted per current zoning ordinance requiring tree to be within
 Bioretention Islands 50% if >750SF Island None No bioretention proposed - Chapter 62 landscape modification requested

Chapter 62 Landscape Modification Request
 Chapter 62 landscape modification requested for exemption to Section 5:602.2.b (island size), Section 5:602.2.d (length of parking row), and Section 5:602.2.g (bioretention)

Street Tree Escrow
 Green Road - 458 linear feet
 4 Existing Trees x 45 feet = 180 linear feet
 Required Escrow - \$361.40
 (458lf - 180lf = 278lf x \$1.30 = \$361.40)
 Street tree escrow of \$361.40 will be provided prior to issuing building permits.

PLANT SCHEDULE

Total	Conflicting Land Use	Vehicle Use Area	Site Landscaping				Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
			Right-of-way	Detention	Access Drive	Replacement							
5	1	4					AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	6' ht		Multi-stem
7	7						AL	Amelanchier laevis 'JFS-Arb'	Spring Flurry Serviceberry	B&B	2" cal.	20' o.c.	Single Stem
13			13				BN	Betula nigra	River Birch	B&B	10' ht	20' o.c.	Multi-stem
10	10						CC	Carpinus caroliniana	American Hornbeam	B&B	2" cal.	As Shown	Single stem
4	2		2				CO	Celtis occidentalis	Northern Hackberry	B&B	2.5" cal.	As Shown	
9	6	3					GT	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	B&B	2.5" cal.	As Shown	
9	1	3		3	2		PG	Picea glauca	White Spruce	B&B	7' ht	20' o.c.	Full
8	1	4		3			PM	Pseudotsuga menziesii	Douglas Fir	B&B	7' ht	15' o.c.	
4	3				1		PN	Pinus nigra	Black Pine	B&B	7' ht	As Shown	Full
9	5	4					PS	Pinus strobus	Eastern White Pine	B&B	7' ht	As Shown	Full
10	10						SR	Syringia reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2" cal.	As Shown	
10	10						UF	Ulmus 'Frontier'	Frontier Elm	B&B	2.5" cal.	As Shown	
98	9	51	14	15	6	3							

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civ\13d_Pro\15018\Site Plan\15018.dwg, 9/12/2016 2:34 PM, Chris T. Somers, MLLC PDF, p.3
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2500/2600 GREEN ROAD
 PRELIMINARY SITE PLAN
 SITE LANDSCAPE PLANS

15018

DATE: 09/23/16
 SHEET: 6 OF 8
 REV. DATE: 09/23/16
 PER CITY COMMENTS: [blank]
 CADD: CTS
 ENG: JAM
 PLOT: JTC
 TECH: CTS
 15018.dwg

CLIENT: OXFORD COMPANIES
 210 S. FIFTH AVENUE
 ANN ARBOR, MI 48104
 CLARK DOUGHTY
 734-662-3692



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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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)

2500/2600 Green Road Site Plan Administrative Amendment

Parcel ID: 09-09-14-100-437

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.)

Oxford Companies - Jeff Loveland (Owner)

210 S. Fifth Avenue, Ann Arbor, MI 48104

734-548-6924

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 (a-j) interior landscape islands

Addition of islands, trees, and bioretention escalates the project cost far beyond the cost of the currently proposed site enhancements.

Section _____, Paragraph _____

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.

The proposed project includes modification of the parking lot entryway at Green Road for the addition of a left turn lane and internal reconfiguration of the parking lot to incorporate compact car spaces. There will be no net increase in impervious surface at the site for this project. No other modification to the parking lot is proposed. Meeting the current standards with regard to interior landscape islands, trees, spaces per row of parking, and bioretention area would result in the loss of parking spaces, add significant costs beyond the cost of the minor enhancements proposed with the entry and striping. Therefore, per Chapter 62 5:608.2.c.ii, we request that no modification to the existing parking lot be required to meet current landscape standards per Chapter 62 5:602 p. 2(a-j).

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

There is existing right-of-way screening, interior island space, interior island trees, and building foundation landscaping on the site. Three evergreen trees will be planted along the entryway to replace the three being removed during the entry modification and five evergreen trees will be added to the existing conflicting land use buffer to meet current screening requirements for the conflicting land use to the north. The existing landscape and proposed additions meet the intent of improving the appearance of off-street vehicular use areas and reduce light glare (5:600.1.a, b, and c). The proposed reduction of impervious surface adjacent to the existing detention basin to have no net increase in impervious surface for the entry modification meets the intent of reducing negative impacts of stormwater runoff (5:600.1.d). Native seed will be utilized to restore the disturbed area adjacent to the existing detention basin to increase stormwater runoff filtration and promote the use of native plant species (5:600.1 d and e).

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: 8/9/16

Signature: [Handwritten Signature]

210 S. FIFTH AVE

Ann Arbor, MI

48104

(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 9th day of August, 2016, 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]
Cynthia L. Jankowski

(Print name of Notary Public)

My Commission Expires: _____

CYNTHIA L. JANKOWSKI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Mar. 14, 2022
Acting in the County of Washtenaw