



Application for Modifications to Landscape and Screening Requirements

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Email: planning@a2gov.org

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: Mill Creek Community Center Replacement and Infill Apartments Site Address: 3202 & 3002 Chelsea Circle, Ann Arbor

Applicant Information

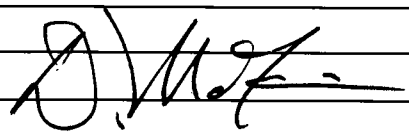
Name(s): First Martin Corporation - Darren McKinnon

Address: 115 Depot Street, Ann Arbor, MI 48104

Phone Number: 734-994-5050 Email: dmckinnon@firstmartin.com

Interest in Property:

Owners authorized agent

Applicant Signature:  Date: 4.21.21

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.

The site is an existing development with 281 residential units that was built in the 1970's. The proposed project includes demolition and replacement of the existing community center and additional residential units within a limited portion of the existing open space on the site. There are no proposed changes to the existing private roads (except access points), parking areas, areas directly adjacent to CLUB's or residential units. Therefore, the landscape modification request is to limit the UDC required landscape elements to the proposed development area.

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:

The quantitative landscape requirements in City ordinance has changed since the time of construction in the 1970's but the existing residential development does have substantial existing vegetation that meets the intents of landscaping as outlined in 5.20.1 including along public right-of-way and within vehicle use areas, conflicting land use buffers, and for appearance, character, and value of the neighborhood.

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.

There is evidence of an approved site plan on file with the City. The quantitative landscape requirements in City ordinance have changed since the time of construction in the 1970's and it would be a cost prohibitive effort to bring the entire site up to compliance with the current Unified Development Code landscape requirements and still maintain the proposed residential dwelling units at rental rates comparable to the remainder of the development. Changes to the approved site plan are limited to the proposed area of development within existing open space at the central portion of the site. The proposed site plans include proposed vegetation as required per UDC for the proposed development area. The landscape modification request is to leave the remainder of the site as it is currently vegetated.