

**Zoning Board of Appeals
June 22, 2016 Regular Meeting**

STAFF REPORT

Subject: ZBA16-015, 2550 Packard Street

Summary: Packard Square, LLC is requesting two variances from **Chapter 61 5:502(2)(b)** Ground Signs to allow for a business center ground mounted sign to be 2 feet from the property line and to be 10 feet in height. The code requires a 10 foot tall sign to be a minimum of 20 feet from the property line.

Background:

The variances include a reduction from the required setback from the right-of-way from 20 feet to 2 feet for an 18 foot variance request. Additionally, the code requires a sign that is located 2 feet from the property line to be 1 foot in height. The petitioner is requesting a 10 foot tall sign and therefore a 9 foot variance from the height requirements is requested.

The subject parcel is zoned C1B (Community Convenience Center) and will be a mixed-use development with approximately 23,500 square feet of retail space, 249 apartment units and 460 parking spaces.

Chapter 61 addresses sign height and setback requirements in the following sections:

5:502 Exterior Business Signs.

(2) (b) Ground Signs.

Signs not structurally attached to a building shall be at least 5 feet from all property lines. Such signs shall be permitted a maximum height of 1 foot for each 2 feet the sign is set back from the nearest property line, provided that the height of any such sign shall not exceed 25 feet.

Standards for Approval - Variance

The Sign Board of Appeals has the power granted by State law and by

Section 5:517(4), Application of the Variance Power from the City of Ann Arbor Sign Ordinance The following criteria shall apply:

(a) That the alleged hardships or practical difficulties, or both, are peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the city.

The petitioner states that the building configuration contributes to a hardship and practical difficulty due to the zoning ordinance requiring the building be no less than 10 feet and no more than 25 feet from the property line. The Packard Square building will be located 10 feet from the property line which limits the sign location and would reduce the visibility of the sign if it were setback further from the road. Additionally, the petitioner states that there is a significant grade change of approximately 7 feet from the right of way and the parking lot. Other obstacles for the sign location are a storm sewer and the parking lot configuration.

(b) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by the failure of the Board to grant a variance and the rights of others whose property would be affected by the allowance of the variance.

Applicant contends that approval of the setback variance would not negatively impact other property owners, and the proposal does not cause negative sight impacts or create unsafe conditions.

(c) Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

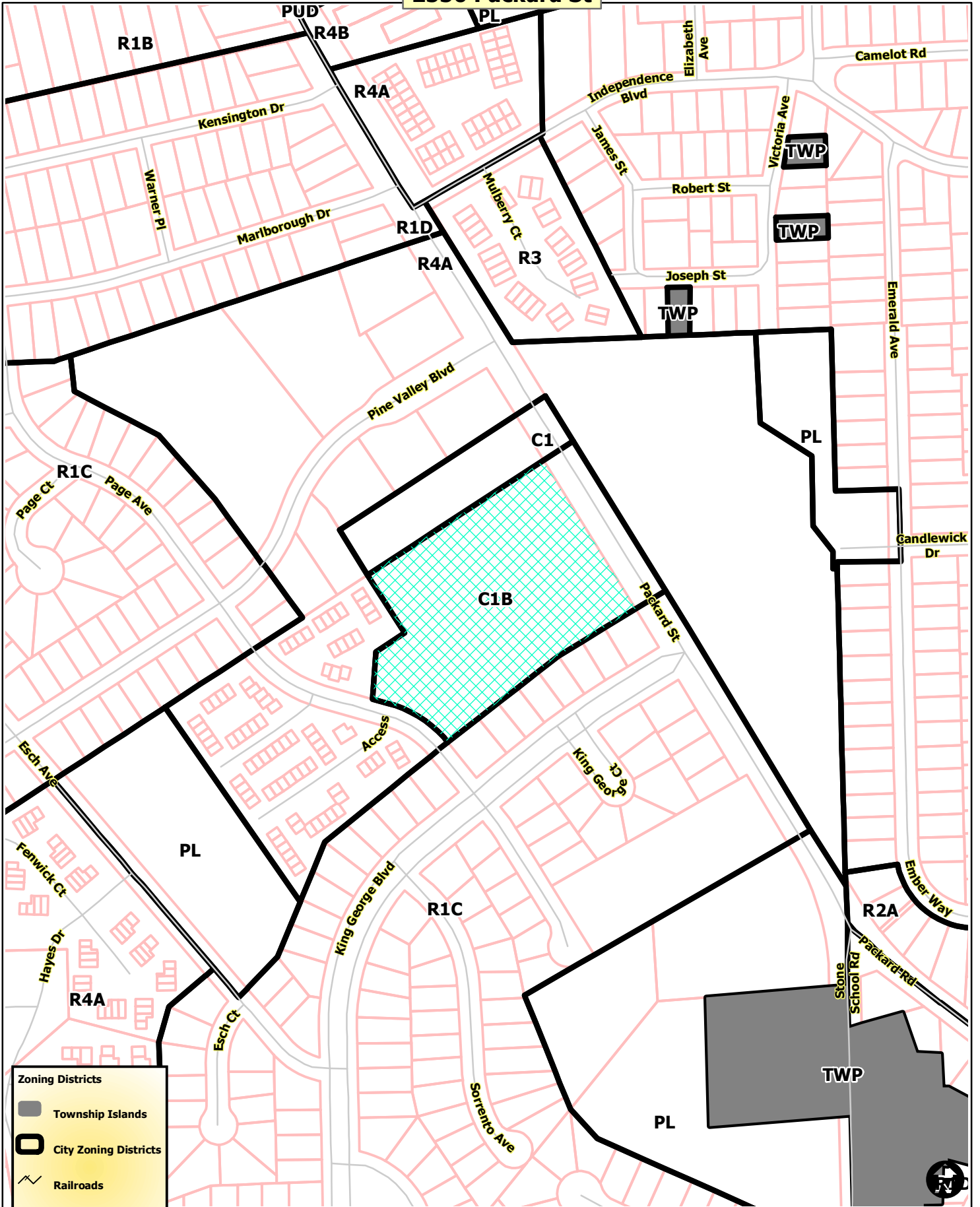
Petitioner states that conditions preventing compliance with the ordinance are not self imposed but are the result of grade change, building location and two egress points on-site that have existed for 40 years for the previous Georgetown Mall. The two driveway access points at the front of the site for fire and customer vehicles limit the locations for the subject sign.

Respectfully submitted,






A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive style.

**Jon Barrett
Zoning Coordinator**

2550 Packard St



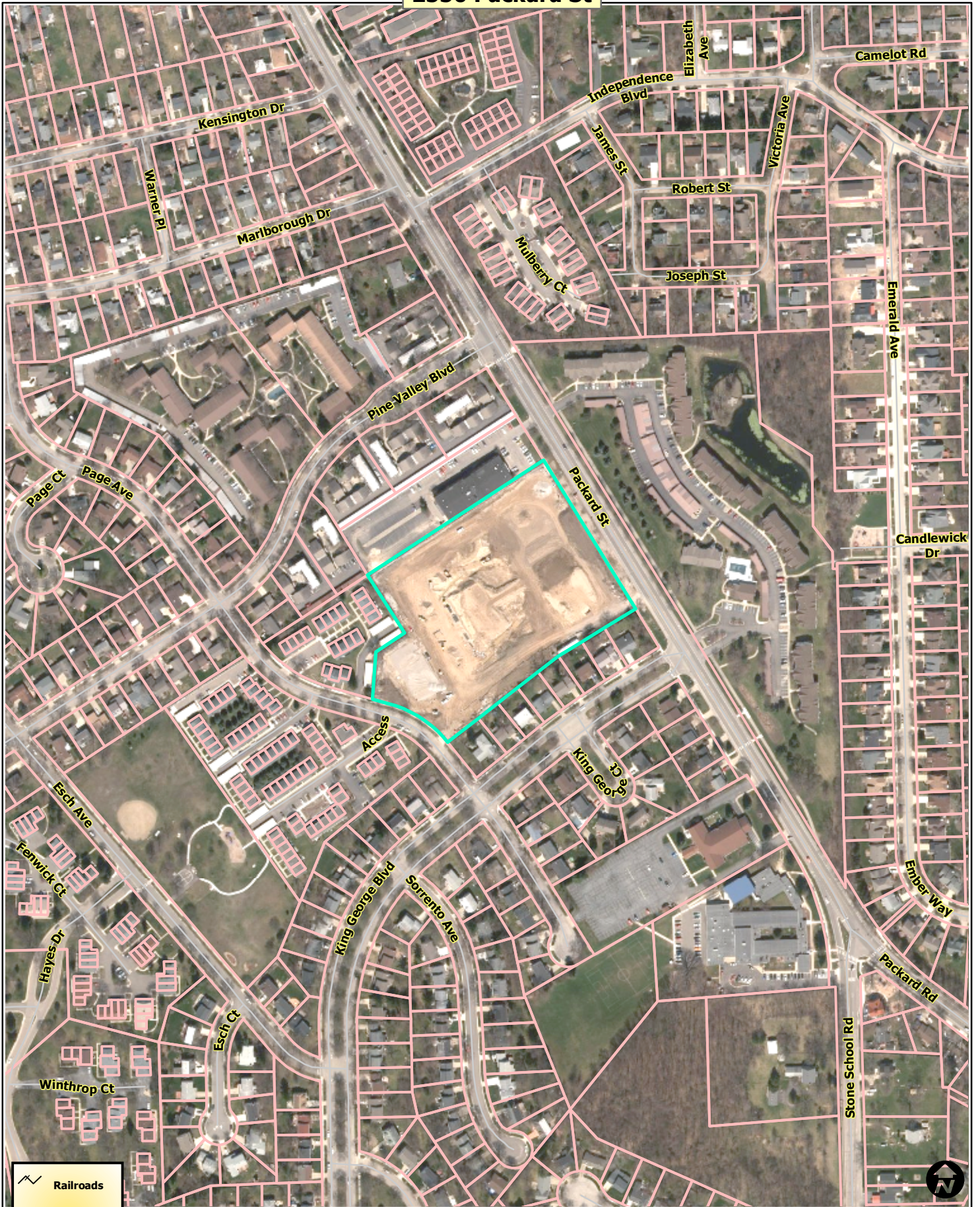
Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



Map date 6/2/2016
 Any aerial imagery is circa 2015 unless otherwise noted
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2550 Packard St




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2550 Packard St



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-  Huron River



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APPLICATION FOR VARIANCE OR ADMINISTRATIVE APPEAL
SIGN BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Packard Square LLC
Address of Applicant: P.O. Box 7067, Bloomfield Hills, MI 48302
Daytime Phone: 248-613-1777
Fax: 866-426-3286
Email: craig@harborcos.com
Applicant's Relationship to Property: Owner

Section 2: Property Information

Address of Property: 2550 Packard Street
Zoning Classification: C1B
Tax ID# (if known): 09-12-04-403-010
*Name of Property Owner: _____
**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:	Required dimension:	PROPOSED dimension:
<u>13-04</u>	<u>20 feet</u>	<u>2 feet</u>
<u>CH. 61 SECTION 5:502(2)(B)</u>	_____	_____
_____	_____	_____
<i>Example: Chapter 61, Section 5:26</i>	<i>Example: 40' Setback from Right of Way</i>	<i>Example: 36' Setback from Right of Way</i>

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

see "A" attached

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

The City of Ann Arbor Sign Board of Appeals has the powers granted by City Code Chapter 61. A variance may be granted by the Sign Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses will form the basis for evaluation of the request by staff and the Sign Board of Appeals. (continued)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

see #1 attached

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

see #2 attached

3. What effect will granting the variance have on the neighboring properties?

see #3 attached

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

see #4 attached

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

see #5 attached

Section 5: Administrative Appeal (ONLY – DO NOT COMPLETE IF FILING FOR VARIANCE)

Current use of the property _____

Explain what you were denied and why you are requesting an Administrative Appeal:

Section 6: Required Materials

The following materials are required for all variance requests or administrative appeals. Failure to provide these materials will result in an incomplete application and will delay staff review and Sign Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.**


- Building showing frontage dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Property Site Plan showing setbacks, right of ways, etc.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

248-613-1777
Phone Number
craig@harborcos.com
Email Address


Signature
Craig Schubiner, Manager
Print Name


I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.


Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Sign Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.


Signature

On this 25 day of May, 2016 before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.


Notary Public Signature
Bruce Measom
Print Name

BRUCE MEASOM
Notary Public, State of Michigan
Notary Commission Expires 09-21-2020
County of Washtenaw
Acting in the County of Washtenaw
Staff Use Only

Date Submitted: 5/25-16.
File No.: ZBA16-015
Pre-filing Staff Reviewer & Date _____
Pre-Filing Review: _____
Staff Reviewer & Date: _____

Fee Paid: 600⁰⁰
Date of Public Hearing 6/22-16
SBA Action: _____

Packard Square Sign Variance Application

May 25, 2016

A. Give a detailed description of the work you are proposing and why it will require a variance

A 10-foot by 10-foot, two-sided monument sign for the Packard Square development is proposed. Packard Square will be a mixed-use development with approximately 23,500 square feet of retail space, 249 apartment units and 460 parking spaces. With more than 360,000 square feet under roof, Packard Square will be a significant mixed-use development in Ann Arbor. Packard Square is now under construction with initial resident and retailer occupancies slated to begin in the August/September 2016 timeframe.

The proposed sign would sit two (2) feet west of the property line adjoining the subject property. Within the adjoining right-of way, the property owner will be installing a 6-foot wide ADA-complaint sidewalk. There is a greenbelt that is approximately 30-foot wide between the new sidewalk and the Packard Street pavement where vehicles and bicycles travel. Between the proposed sign and the Packard Street pavement, there is nearly a 40-foot setback.

A 25-foot tall sign is allowable by right if it were set back 50 feet from the property line. A 25-foot pylon would be unsightly and given the site's configuration, there is no potential location for a 25-foot pylon sign. Therefore, a variance for a significantly shorter sign of 10-foot tall is proposed. A variance is necessary because of a number of hardships and practical difficulties associated with the subject property.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

There are several hardships and practical difficulties associated with complying with the ordinance. These hardships and practical difficulties are unique to the subject property.

The Packard Square building configuration would severely limit sign visibility if the sign were setback farther from the right-of-way. The Packard Square building has a symmetrical configuration with two wings of the building located within 10-feet of the right-of-way. This configuration severely reduces the visibility for a sign if it were set back farther from the road. This condition is not self-imposed as the zoning ordinance required locating the building no less than 10 feet and no more than 25 feet from the property line.

In addition, there is a sharp grade change in the site's topography immediately west of the new public sidewalk. A retaining wall is being installed to retain an approximately 7-

Packard Square Sign Variance Application

May 25, 2016

foot decrease in elevation from the right-of-way to the subject property's parking lot. Locating the sign down this 7-foot distance would severely or entirely limit the sign's visibility.

Furthermore, setting the sign back farther from the right-of way and increasing the sign height to make up for the significant grade change is not possible due to the location of a storm sewer and the parking lot configuration.

The parking lot was configured to space adequately two egress drive aisles along Packard Street essentially in the same locations which pre-existed for approximately forty (40) years earlier when the Georgetown Mall was formerly located on the site. While the new building was not built to the maximum allowable FAR, it is large enough to require two (adequately spaced) egress points from Packard Street near the north and south edges of the subject property.

The need for two drive aisles spaced along Packard Street and the 10-foot building setback from Packard Street required the parking lot drive aisles to cross under the new building to allow fire truck and retailer customer access to the storefronts facing Packard Street.

Therefore, the location of the parking lot drive aisle and storm sewer (centered in the parking lot drive aisle) make it impossible to locate a taller pylon sign farther back from Packard Street.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

The hardships and practical difficulties are much more than mere inconvenience and are unassociated with a higher financial return. Given the site configuration of the new building and its parking lot, there is no other logical or possible location for a sign that would be farther set back from the property line. There is a sharp grade change in the site's topography immediately west of the new public sidewalk that sits in the right-of-way. This topographical hardship was actually improved significantly in the current approved site plan but the grade could not be raised any higher without negatively impacting neighboring properties or creating too severe of a slope within the property's parking lot.

Furthermore, the short setbacks of the building from the right-of-way would severely impact visibility of the sign if it even were possible to locate it farther from the property line. The building's symmetrical configuration limits visibility of the sign from Packard Street in both directions and therefore locating the sign in the center of the site near the grade level of Packard Street is the only logistically practicable location as well as the logical location.

Packard Square Sign Variance Application

May 25, 2016

3. What effect will granting the variance have on the neighboring properties

Granting the variance will have no negative and only positive effects on the neighboring properties. The sign will not limit visibility, create unsafe conditions or otherwise negatively impact neighboring properties in any manner. Rather, Packard Square is expected to be a hub of activity for this region of Ann Arbor and the property's awareness and success will inure to the benefit of neighboring property owners.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

As mentioned earlier, there are several characteristics of the property in terms of size, shape, location and topography preventing a sign from being installed consistent with the ordinance including:

There is a sharp grade change in the site's topography immediately west of the new public sidewalk. To enable a sign to be located farther from the property line and to be visible, it would require a much taller pylon sign. However, even if there were a location for a taller (likely unsightly) pylon sign, such a sign would not be adequately visible due to the two wings of the building located near the property line. And given the parking lot configuration, there is no possible location for a pylon sign. And, a pylon sign, even if there were a location to set it far back from the road, would potentially cause unsafe conditions for drivers who would have to turn their attention far off the road to read the sign.

The short setbacks of the wings of the building from the right-of-way would severely affect visibility of a sign if it were even possible to find a suitable location for the sign farther from property line.

The parking lot configuration and need for clear drive aisles located 360-degrees around the site for fire and vehicular traffic prevents a sign from being setback farther from the property line.

The storm drain in the parking lot prevents locating the sign farther from the property line.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

The conditions preventing compliance with the ordinance are not self-imposed but rather are the result of several conditions unique to the site including:

Packard Square Sign Variance Application

May 25, 2016

There is a sharp grade change in the site's topography immediately west of the new public sidewalk.

The wings of the building sit close to the road pursuant to the City's zoning ordinance that required the building to be located between 10 and 25 feet from the road. These portions of the building severely impact the visibility of a sign unless it is located close to the property line.

While the new building was not built out to the maximum allowable FAR, it is large enough to require two adequately-spaced egress points from Packard Street which are generally in the same locations as existed for approximately forty (40) years earlier for the Georgetown Mall formerly located on the site. The siting of the drive aisles required cross access in the front of the site for fire and customer vehicles thereby preventing a sign to be located anywhere but near the property line.

A1 - Project Identity



Form
Sign cabinet

Approx. Size
10'-0" w x 10'-0" h x 2'-0" d

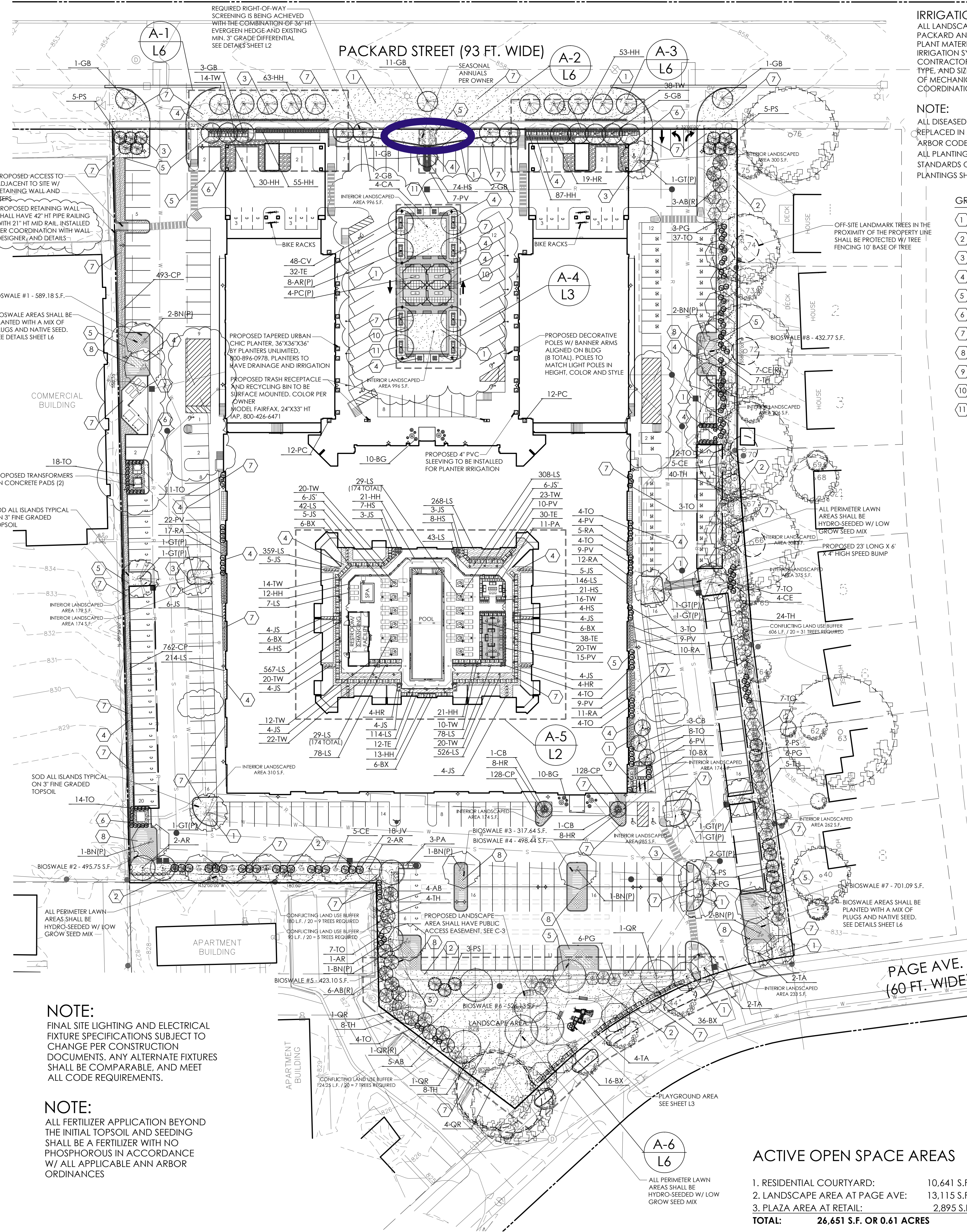
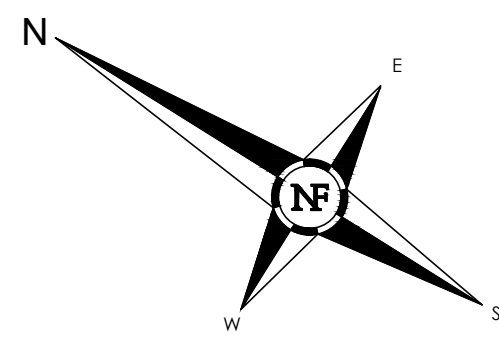
Illumination Requirements
Internally illuminated

Material, Fabrication & Finish
Fabricated sign cabinet w/ painted finish, cut-out pushed through translucent acrylic letters

Inset white edge & interior return edges to be internally illuminated & produce halo/glow

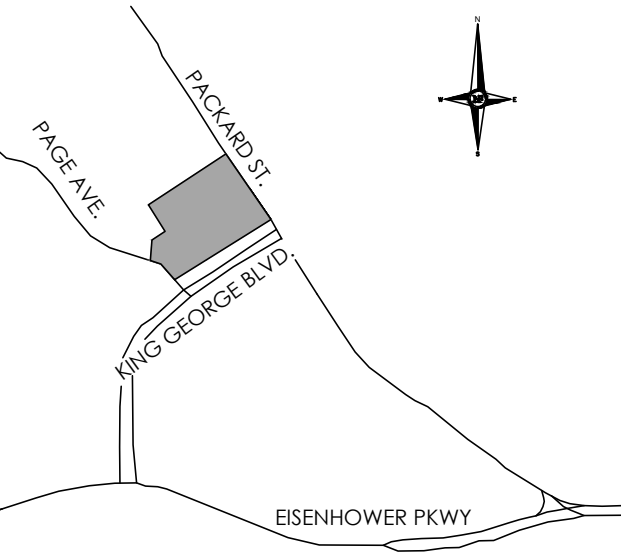
Installation & Foundation/Support
Sign mounted to site, provide anchor/foundation as necessary

Quantity
1



IRRIGATION NOTE:
ALL LANDSCAPE AREAS, INCLUDING AREAS IN THE POOL COURTYARD, THE PACKARD AND PAGE RIGHTS-OF-WAY, AND PARKING LOT ISLANDS WITH PLANT MATERIAL SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, IN COMPLIANCE WITH ALL CITY ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION, TYPE, AND SIZE OF SLEEVING IN ALL NECESSARY LOCATIONS. THE LOCATION OF MECHANICAL CONNECTIONS AND CONTROLLERS SHALL BE LOCATED IN COORDINATION WITH THE MECHANICAL CONTRACTOR AND THE ARCHITECT.

NOTE:
ALL DISEASED, DAMAGED OR DEAD PLANT MATERIAL SHALL BE REPLACED IN ACCORDANCE W/CHAPTER 62 OF THE CITY OF ANN ARBOR CODE, BY THE END OF THE FOLLOWING PLANTING SEASON. ALL PLANTINGS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF ANN ARBOR. ALL PROPOSED TREE PLANTINGS SHALL BE MINIMUM 15' APART



LOCATION MAP N.T.S.

GROUND COVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 TYPICAL LOW-GROW SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- 3 3-4" DIA SPADE CUT EDGE W/ 4" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 1/8" X 4" METAL EDGING, TYPICAL
- 6 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
- 7 LANDSCAPE AREA TO BE IRRIGATED PER DESIGN/BUILD
- 8 PROPOSED BIOSWALE AREA, SEE DETAIL SHEET L6
- 9 PROPOSED 18" SQUARE CONCRETE STEPPING STONES
- 10 PROPOSED PRECAST CONCRETE PAVERS
- 11 PROPOSED 18" HT X 18" WIDE RAISED PLANTER/SEATWALL

PLANT LIST

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AB	18	Abies balsamea Balsam Fir	7' HT	8' OC	B&B	FULL TO GROUND
AR	13	Acer rubrum 'Bowhall' Bowhall Red Maple	3.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
BN	10	Betula nigra River Birch	14' HT	SEE PLAN	B&B	CLUMP FORM
CB	5	Cornus beharrifolia 'Frans Fontaine' Frans Fontaine Hornbeam	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
CE	21	Cercis canadensis Eastern Redbud	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
GB	26	Ginkgo biloba Pincation Sentry Ginkgo	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
GT	10	Gleditsia triacanthos 'Street Keeper' Street Keeper Honey Locust	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
PC	4	Pinus caryinata Cleveland Select	3.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
PG	21	Picea glauca White Spruce	7' HT	8' OC	B&B	FULL TO GROUND
PS	20	Pinus strobus White Pine	7' HT	8' OC	B&B	FULL TO GROUND
QR	8	Quercus rubra Red Oak	2.5' CAL	VARIES	B&B	FULL HEAD
TA	8	Tilia americana 'Boulevard' Boulevard Linden	2.5' CAL	VARIES	B&B	FULL HEAD
164 TOTAL NEW TREES PROPOSED						
SHRUBS						
BG	20	Buxus x 'Green Gem' Green Gem Boxwood	3 GAL	SEE PLAN	CONT	PLANTED IN RD PLANTERS
BX	106	Buxus x 'Winter Gem' Winter Gem Boxwood	24-30" HT	30" OC	B&B	
JS	55	Juniperus scopulorum 'Grey Gleam' Grey Gleam Juniper	5' HT	30" OC	B&B	MAINTAIN AS 5' HT HEDGE
JS'	12	Juniperus scopulorum 'Grey Gleam' Grey Gleam Juniper	6-8' HT	SEE PLAN	B&B	
JV	18	Juniperus virginiana White Pine	5' HT	5' OC	B&B	
PC	24	Picea canadensis 'Conica' Dwarf Alberta Spruce	24-30" HT	SEE PLAN	B&B	PLANTED IN CONTAINER
RA	66	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 GAL	24" OC	CONT	
TE	160	Taxus x m. 'Evelrow' Evelrow Yew	18" HT	2' OC	B&B	MAINTAIN AS HEDGE
TH	96	Taxus x m. 'Hicksii' Hicks Yew	36" HT	3' OC	B&B	MAINTAIN AS HEDGE
TW	229	Taxus x m. 'Wardii' Ward Yew	30" HT	3' OC	B&B	MAINTAIN AS HEDGE
TO	147	Thuja occidentalis 'Techry' Mission Arborvitae	5' HT	30" OC	B&B	
933						
GROUNDCOVERS/PERENNIALS						
CA	4	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	SEE PLAN	CONT	
CP	1,511	Carex pennsylvanica Pennsylvania Sedge	#1 POT	15" OC	CONT	
CV	48	Carex verticillata 'Zagreb' Zagreb Carex	18" HT	18" OC	CONT	
HH	355	Hemerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	12" OC	CONT	
HS	118	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	18" OC	CONT	
HR	50	Hosta 'Royal Standard' Royal Standard Plantain Lily	2 GAL	24" OC	CONT	
LS	4,287	Liriope spicata Creeping Lily-turf	#1 POT	12" OC	CONT	
PV	91	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	
PA	14	Pennisetum alopecuroides 'Hamel' Dwarf Fountain Grass	3 GAL	30" OC	CONT	
BID ALTERNATE FOR LIRIOPE SPICATA						
IC	4,287	Is. cristata Crested Iris	#1 POT	12" OC	CONT	

SITE FURNISHINGS SCHEDULE

KEY	QTY	BOTANICAL/Common NAME
18	6	LONG SURFACE MOUNT BENCH, PARC VUE, FROM LANDSCAPE FORMS, 1800-521-2546
19	2	TRASH AND RECYCLING BINS, IAP, 1-800-426-6471
20	2	BIKE BIKE RACKS, DERO, 1-888-337-6729
24	36	36"x36"x36" TAPERED PLANTER, PLANTERS UNLIMITED, 1-800-326-0626
4	4	MIRO SPHERE FIBERGLASS PLANTER, 40" DIA, PLANTERS UNLIMITED, 1-800-326-0626
8	8	MIRO SPHERE FIBERGLASS PLANTER, 30" DIA, PLANTERS UNLIMITED, 1-800-326-0626
8	8	MIRO SPHERE FIBERGLASS PLANTER, 20" DIA, PLANTERS UNLIMITED, 1-800-326-0626

ACTIVE OPEN SPACE AREAS

- 1. RESIDENTIAL COURTYARD: 10,641 S.F.
- 2. LANDSCAPE AREA AT PAGE AVE: 13,115 S.F.
- 3. PLAZA AREA AT RETAIL: 2,895 S.F.
- TOTAL: 26,651 S.F. OR 0.61 ACRES**

LANDSCAPE REQUIREMENTS

1. VEHICLE USE AREA

A. R.O.W. SCREENING
10' WD. BUFFER: 1 TREE PER 30' L.F. OR FRACTION THEREOF, PLUS HEDGE (30" HT.)
PACKARD ST: 456 L.F. / 30 = 22.8 OR 23 TREES REQUIRED
TREES PROVIDED: 23 TREES
SHRUBS PROVIDED: 50 SHRUBS, PLUS EXISTING BERM
PAGE AVE: 237 L.F. / 30 = 7.9 OR 8 TREES REQUIRED
TREES PROVIDED: 8
SHRUBS PROVIDED: 52

B. INTERIOR LANDSCAPE
VEHICLE USE AREA (111,827 S.F.)
1 S.F. PER 15 S.F. OF VEHICLE USE AREA
111,827 / 15 = 7,455.13 S.F. LANDSCAPE AREA REQUIRED
AREA PROVIDED: 9,115.10 S.F.
BIOSWALE AREA
REQUIRED 50% OF REQUIRED INTERIOR LS
7,455.13 S.F. X 50% = 3,728 S.F. OF BIOSWALE AREA REQUIRED
AREA PROVIDED: 3,984.10 S.F.
TREES REQUIRED: 1 TREE PER 250 S.F. REQUIRED
7,455.13 / 250 = 29.82 OR 30 TREES REQUIRED
TREES PROVIDED: 31 TREES

2. CONFLICTING LAND USE BUFFER

1 TREE PER 20 L.F. OF LENGTH
604 L.F. / 20 = 31 TREES REQUIRED
TREES PROVIDED: 31 TREES
SHRUBS PROVIDED: 127 SHRUBS
180 L.F. / 20 = 9 TREES REQUIRED
TREES PROVIDED: 9 TREES
SHRUBS PROVIDED: 18 SHRUBS
90 L.F. / 20 = 5 TREES REQUIRED
TREES PROVIDED: 5 TREES
SHRUBS PROVIDED: 11 SHRUBS
124.25 L.F. / 20 = 7 TREES REQUIRED
TREES PROVIDED: 7 TREES
SHRUBS PROVIDED: 22 SHRUBS

3. STREET TREE ESCROW REGULATIONS

REQUIRED PER LAND DEVELOPMENT REGULATIONS - ATTACHMENT C
LENGTH OF FRONTAGE: 456 L.F. (ALONG PACKARD)
456 L.F. X \$1.30 PER LINEAR FOOT OF FRONTAGE = \$592.80
NOTE: THE STREET TREE ESCROW MUST BE PAID IN FULL PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE MADE PAYABLE TO THE CITY OF ANN ARBOR AND MAILED OR DELIVERED IN PERSON TO FORESTRY FIELD OPERATIONS
4251 STONE SCHOOL ROAD
ANN ARBOR, MI 48108
CANOPY LOSS FEE FOR 12" HONEY LOCUST IN PAGE AVE
\$186 PER CALIPER INCH X 12" = \$2,232.00
NOTE: THE FEES FOR THE REMOVAL OF THE RIGHT-OF-WAY TREE ALONG PAGE MUST BE PAID IN FULL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CHECKS ARE MADE PAYABLE TO THE CITY OF ANN ARBOR AND MAILED OR DELIVERED TO THE SAME ADDRESS AS ABOVE.

4. LANDMARK TREE MITIGATION

TOTAL INCHES OF LANDMARK TREE REPLACEMENT: 49.5
TOTAL INCHES OF MITIGATION PROPOSED:
17 TREES AT 3" CALIPER = 51" OF REPLACEMENT
51" OF REPLACEMENT PROPOSED

* TREES DESIGNATED ON PLAN WITH (R) REPRESENT LANDMARK REPLACEMENTS
* TREES DESIGNATED ON PLAN WITH (P) REPRESENT PARKING LOT INTERIOR TREE

RAIN GARDEN SEED MIX

- *CONTAINS 30% WILDFLOWERS, 10% NATIVE GRASSES AND 60% TEMPORARY GRASSES
- WILDFLOWERS: NEW ENGLAND ASTER, HEATH ASTER, OX EYE SUNFLOWER, DENSE BLAZINGSTAR, GREAT BLUE LOBELIA, CARDINAL FLOWER, BERGAMOT (BEEBALM), SMOOTH PENSTEMON, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, PRAIRIE DOCK, LANCE-LEAVED GOLDENROD, OHIO GOLDENROD, GOLDEN ALEXANDERS
- GRASSES: BIG BLUESTEM, CANADA WILD RYE, DARK GREEN BULRUSH, INDIAN GRASS, WETLAND SEDGES, FOWL MANNA GRASS, PRAIRIE CORD GRASS, DEER TONGUE
- TEMPORARY GRASSES: SEED OATS, ANNUAL RYE, WINTER WHEAT, AMERICAN SLOUGH GRASS

RECOMMENDED SEEDING RATE: 50-55 LBS/ACRE
SEED MIX AVAILABLE: NATIVESCAP, LLC
PO BOX 122
MANCHESTER, MI 48158
T 517.456.9696

NOTE:
FINAL SITE LIGHTING AND ELECTRICAL FIXTURE SPECIFICATIONS SUBJECT TO CHANGE PER CONSTRUCTION DOCUMENTS. ANY ALTERNATE FIXTURES SHALL BE COMPARABLE, AND MEET ALL CODE REQUIREMENTS.

NOTE:
ALL FERTILIZER APPLICATION BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS IN ACCORDANCE W/ ALL APPLICABLE ANN ARBOR ORDINANCES



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
Packard Square

CLIENT
Packard Square LLC
1900 Telegraph Road
Bloomfield Hills,
MI 48302
Phone: (248) 332-4444
Contact: Craig Schubiner

PROJECT LOCATION
Part of the 1/4 of
Section 4
T. 3 South, R. 6 East
City of Ann Arbor,
Washtenaw County,
Michigan

SHEET
Landscape Plan



REVISIONS

11-10-14	REVISED LIGHTING PER ELECTRICAL
02-13-15	REVISED PER ADDENDUM 1
03-16-15	REVISED PER CLIENT
08-27-15	REVISED PER ADDENDUM 3
10-09-15	COURTYARD/POOL DECK
10-14-15	PARKING/METER ACCESS
11-24-15	BULLETIN 8
12-15-15	REVISED PARKING AND TRASH ENCLOSURES
01-20-16	REVISED PARKING PER CLIENT
02-04-16	REVISED PARKING PER CLIENT
02/17/16	BULLETIN 15
03/08/16	ADMINISTRATIVE AMENDMENT 2

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01-21-11
SCALE:
1" = 40'

SEAL



PROJECT

Packard Square

CLIENT

Packard Square LLC
1900 Telegraph Road
Bloomfield Hills,
MI 48302
Phone: (248) 332-4444
Contact: Craig Schubiner

PROJECT LOCATION

Part of the 1/4 of
Section 4
T. 3 South, R. 6 East
City of Ann Arbor,
Washtenaw County,
Michigan

SHEET

Park and Frontage
Details



Know what's below
Call before you dig.

REVISIONS

10-13-14	ISSUED FOR BIDS
11-10-14	REVISED LIGHTING PER ELECTRICAL
02-13-15	REVISED PER ADDENDUM 1
08-27-15	REVISED PER ADDENDUM 3
10-09-15	COURTYARD/POOL DECK
10-14-15	PARKING/METER ACCESS
02-17-16	BULLETIN 15
03/08/16	ADMINISTRATIVE AMENDMENT 2

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

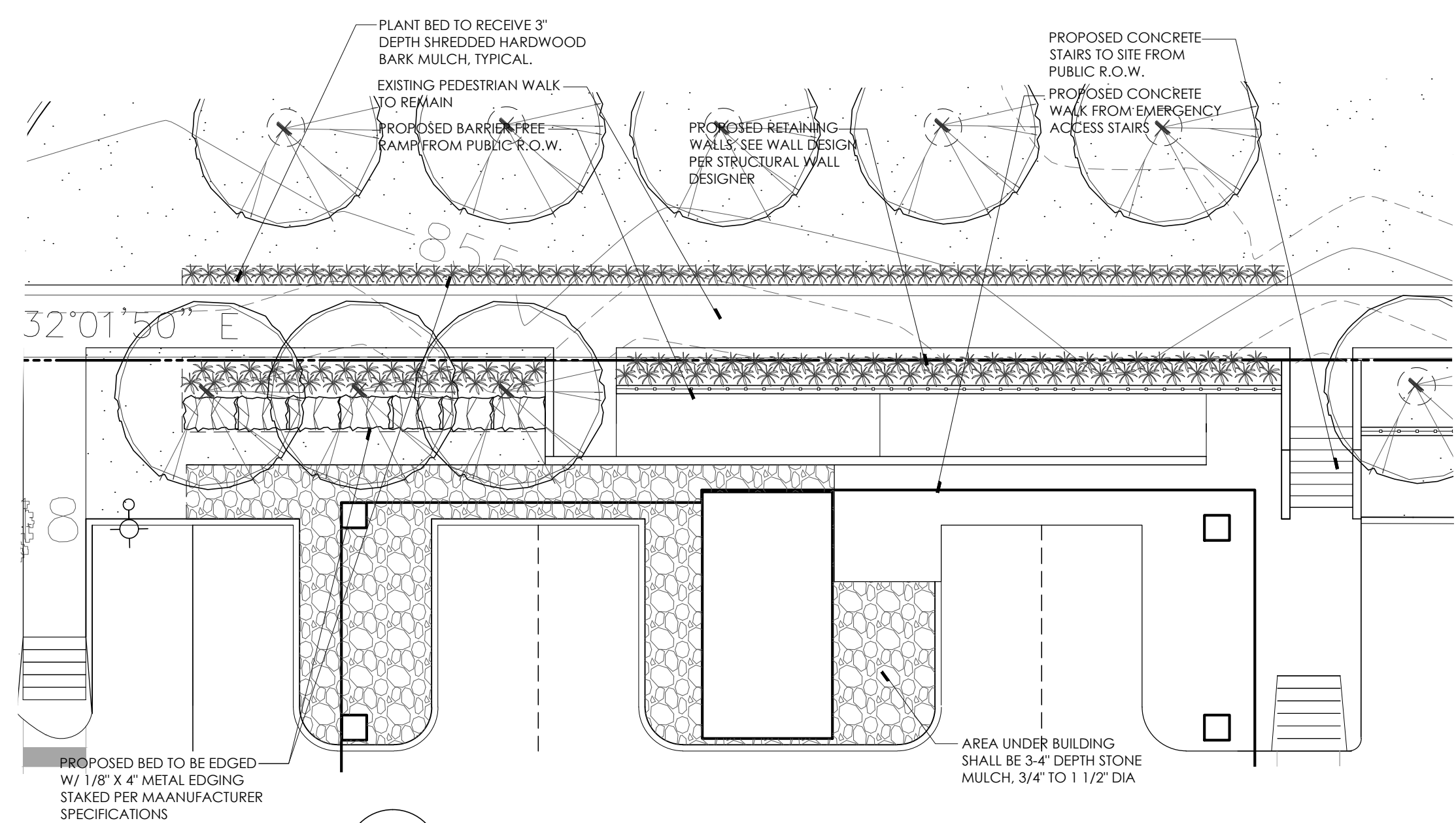
APPROVED BY:
G. Ostrowski

DATE:
01-21-11

SCALE:
VARIES

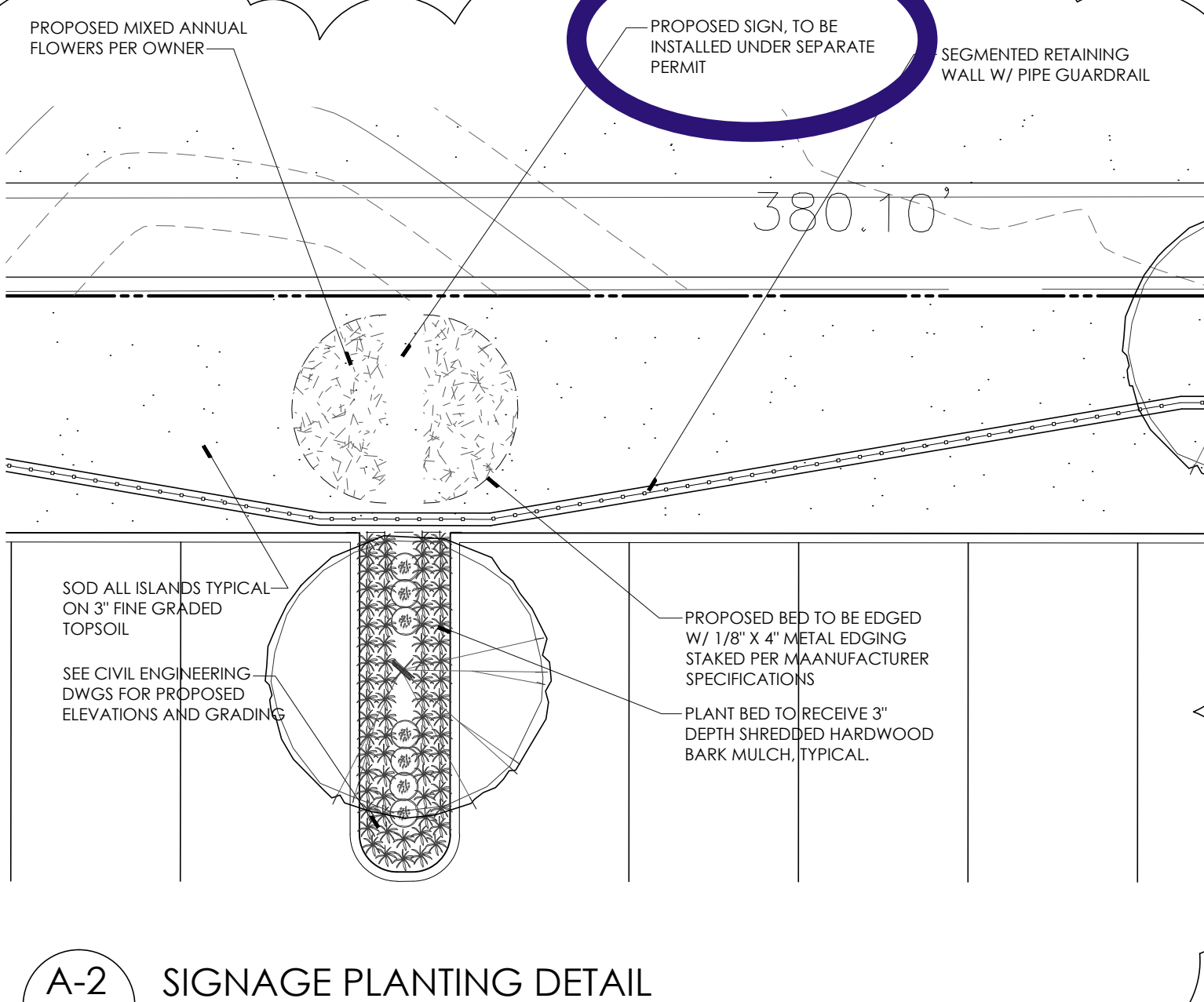
NFE JOB NO.
D601

SHEET NO.
L6



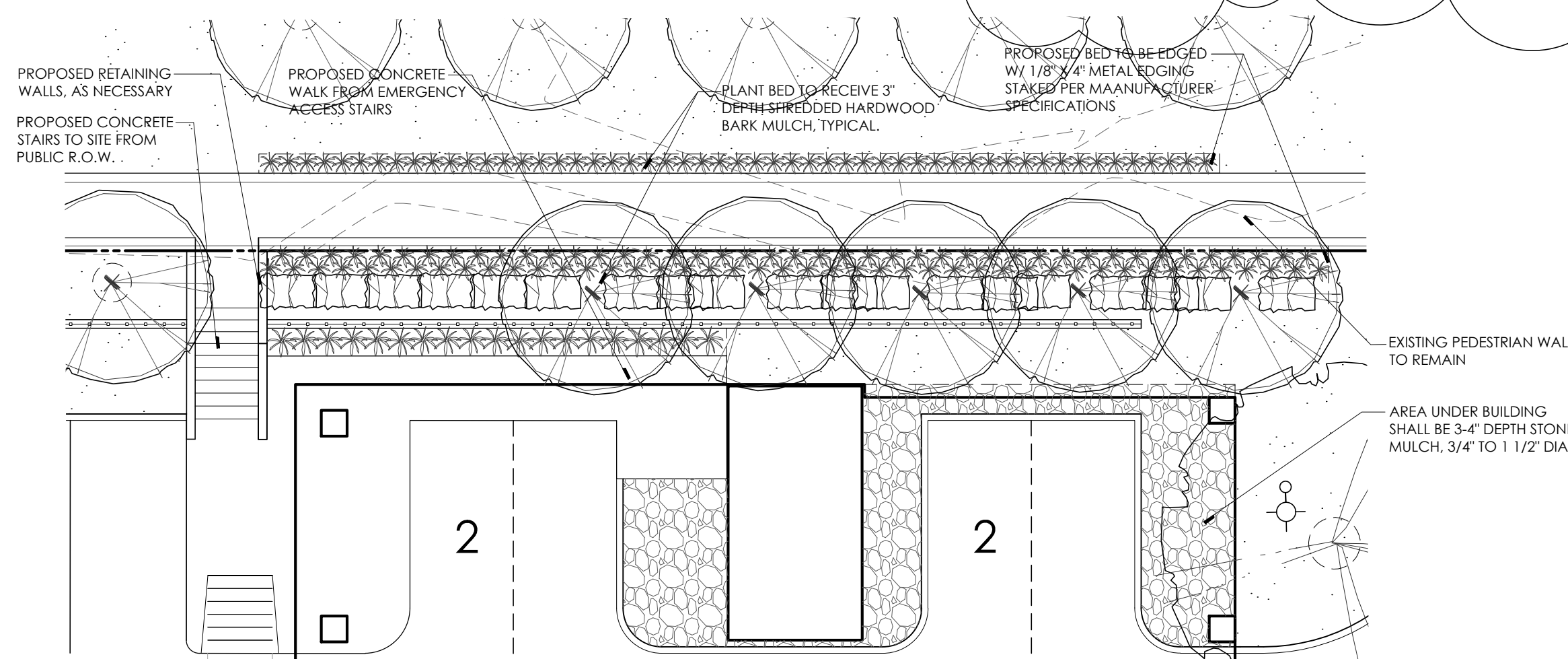
A-1 BARRIER FREE PUBLIC ACCESS DETAIL

1"=10'



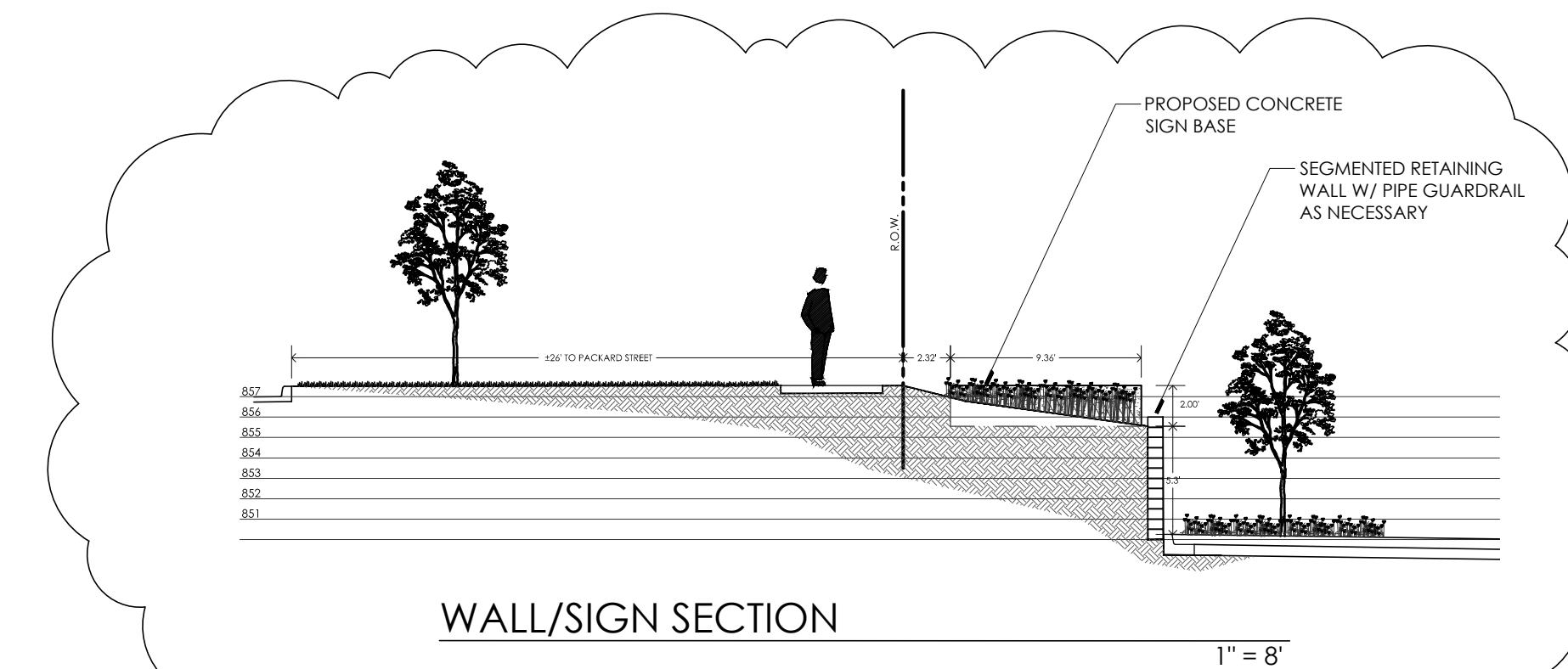
A-2 SIGNAGE PLANTING DETAIL

1"=10'



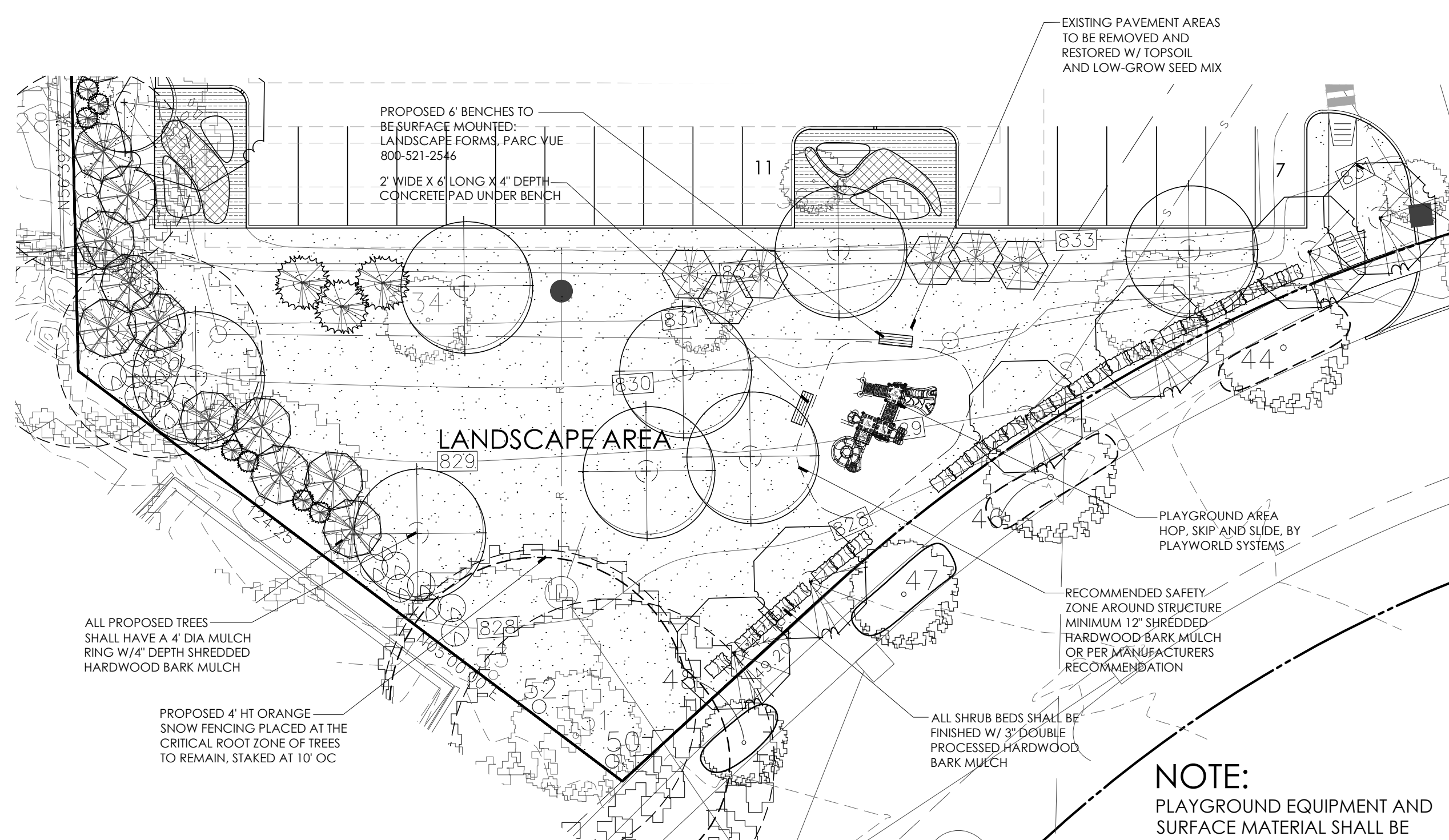
A-3 R.O.W. ACCESS / PLANTING DETAIL

1"=10'



WALL/SIGN SECTION

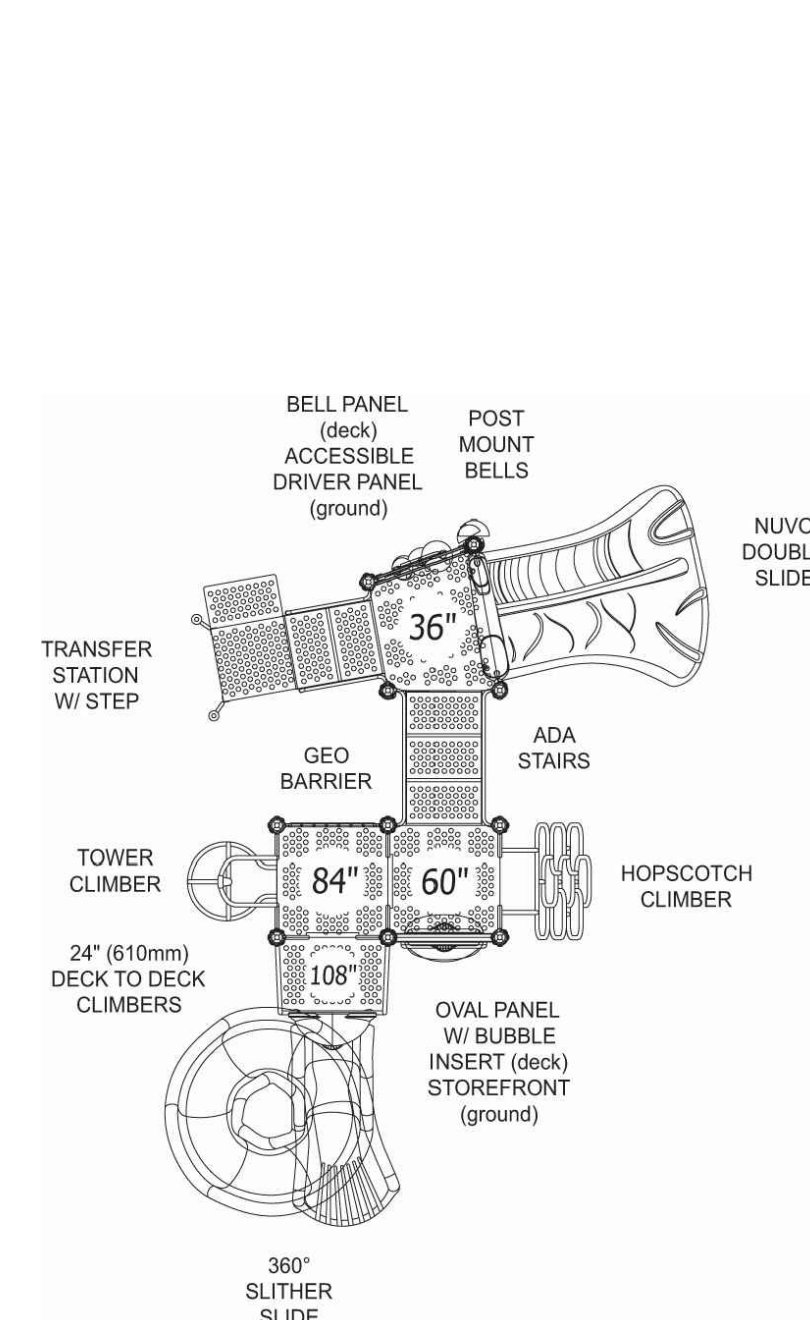
1"=8'



A-6 LANDSCAPE AREA PLANTING DETAIL

1"=20'

NOTE:
PLAYGROUND EQUIPMENT AND SURFACE MATERIAL SHALL BE INSTALLED IN ACCORDANCE W/ ALL APPLICABLE CITY, STATE, AND FEDERAL ORDINANCES



PLAYGROUND DETAIL

PRODUCT NO. 350-1520.
HOP, SKIP & SLIDE

AVAILABLE:
PLAYWORLD MIDSTATES
1-800-367-4440

Galvanized Safety Railing

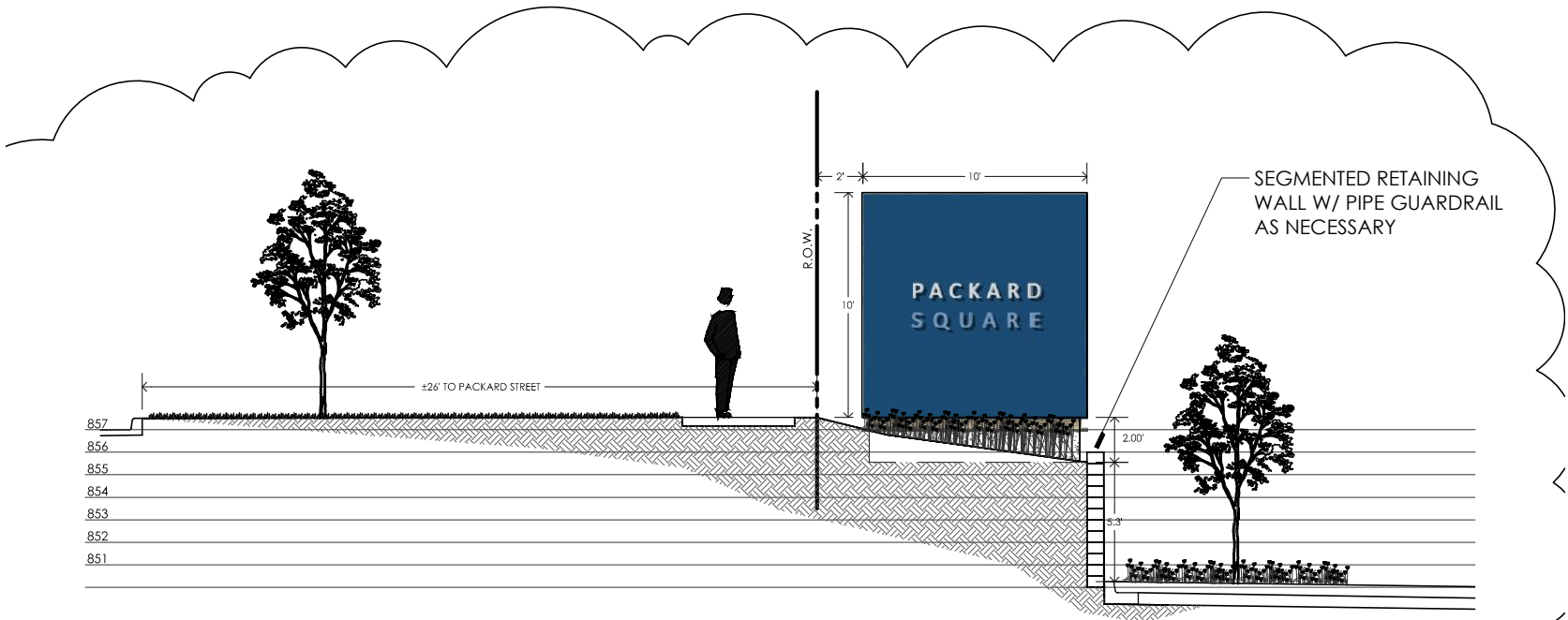
- High corrosion resistance
- No welding or threading
- Galvanized for long lasting protection
- Recessed screws for a smooth look
- Quick installation
- Large set screws resists thread stripping
- Available for schedule 40 Pipe sizes 1 - 1/4" - 2"



PIPE RAILING

PRODUCT: 1-1/4" DIAMETER GALVANIZED PIPE AT 21" AND 42" ABOVE GRADE

NOTE: COORDINATE INSTALLATION WITH RETAINING WALL DESIGN. PIPE RAILING TO USED USED ON ALL WALLS WHERE WALL HEIGHT EXCEEDS 30" HIGH



WALL/SIGN SECTION

1" = 8'

From: v.t.jordan
Sent: Friday, June 10, 2016 8:35 PM
To: Barrett, Jon
Subject: Packard Square variances

Mr. Barrett,

I am responding to the sign variances request by the Packard Square development. I am **EMPHATICALLY** against adding any larger signage, especially so close to the property line. This development is so out of scale and proportion to the residential neighborhood as it is. The mass in and of itself is impossible to miss and acts as it's own stand alone advertisement.

The "twin towers" already encroach on the sidewalk area. My view of sky and sunlight is gone. Enough!

I would greatly appreciate anything you can do to prevent this.

Virginia Jordan
1553 King George Blvd
Ann Arbor

From: Mary H Thieme
Sent: Sunday, June 12, 2016 11:42 AM
To: Barrett, Jon
Subject: Packard development

I am an owner at 2761 Page Street in the Georgetown townhouse complex. I am absolutely opposed to the Packard development's construct of a 10 ft tall sign 2 feet from the sidewalk. This would be a major eyesore and is currently against citywide regulations.

Please consider the neighbors and residents in this area.

Mary H Thieme
<https://www.youtube.com/watch?v=qzuM2XTnpSA>

From: Mancherian
Sent: Thursday, June 09, 2016 5:33 PM
To: Barrett, Jon
Subject: Packard Square sign variance

I am not opposed to this request as long as there are no exterior floodlights, and no blinking lights on the sign.

I am comfortable with lighting within the sign.

Charles Mancherian
1485 King George Blvd