

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 23, 2017

**SUBJECT: Hampton Inn Site Plan for Planning Commission Approval
(2910 Jackson Avenue)
File No. SP16-112**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Hampton Inn Site Plan to remove two landmark trees, mitigate for them, and revise the landscape elements.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved**, because the landscaping, tree mitigation, and all other elements of the proposal comply with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

STAFF REPORT

A planned project site plan was approved for this site in 2013 (SP13-002) and a development agreement was recorded. Construction commenced and, during the excavation of the detention pond on the northern border of the site, two landmark trees (a 24" elm and a 21" elm) identified on the site plan were improperly cut down. To address their removal and mitigation, the original project's approved natural features protection and mitigation plan must be amended and approved by the City Planning Commission. (Chapter 57, 5:122 Site Plans (4)(d))

The landscape plan and other plan sheets showing the two elms were revised to reflect their removal and also the location of trees required for mitigation. Thirty 3" caliper trees are proposed to mitigate the 45" of landmark trees removed. The mitigation trees include five yellowwood, twelve red oak, seven American hornbeam, and six hackberry. Additional plantings volunteered by the petitioner are included on the updated plant list, but are not shown on the landscape plan drawing because they are not required by code.

Only the landscape elements of the planned project site plan have changed. This site plan will become the plan of record, and all other elements from the previous site plan are included in the plan set.

STAFF COMMENTS

Attachments: Sheet LA-02 As Built Landscape Plan

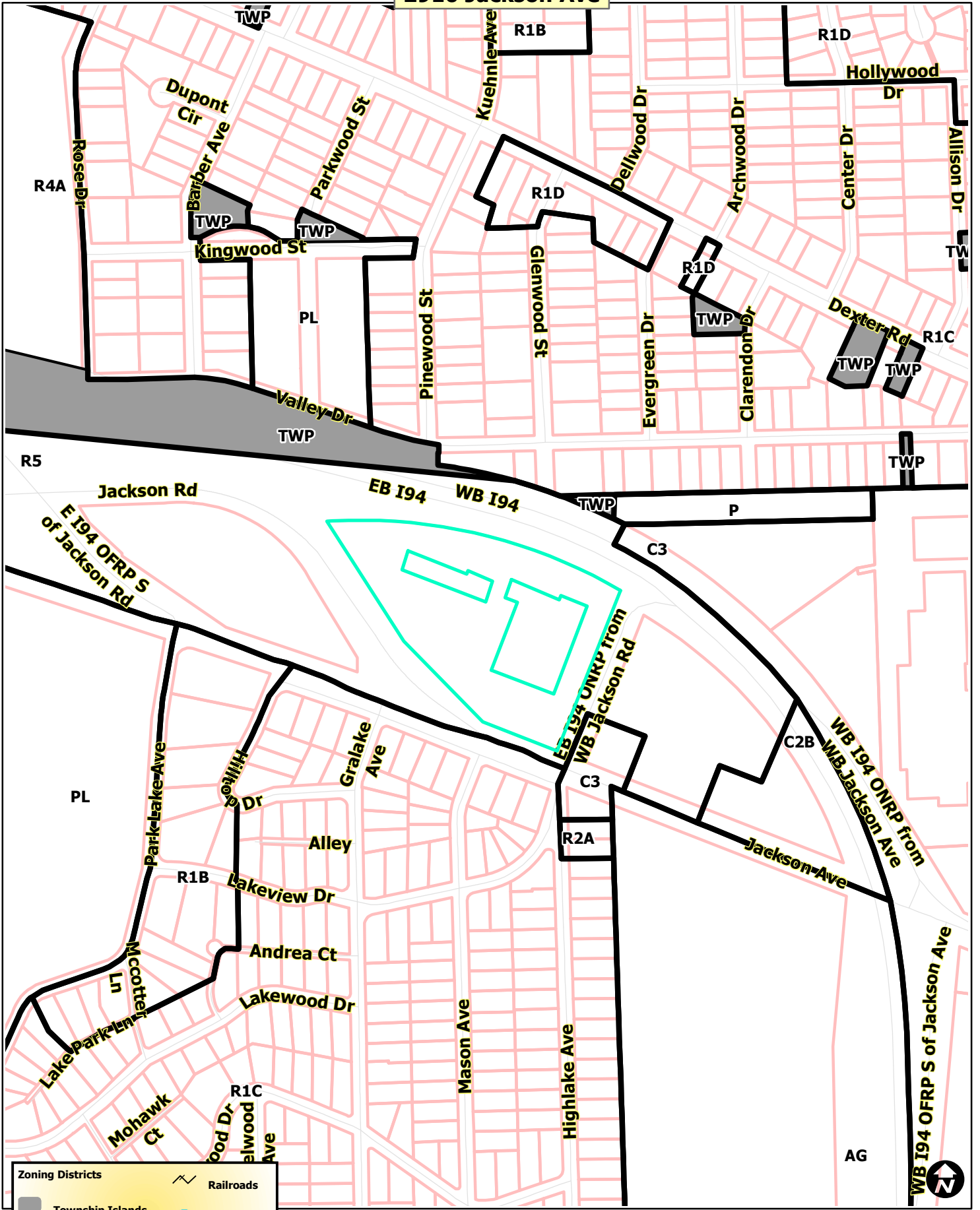
c: Owner: Ann Arbor Inn & Suites
26100 American Drive #605
Southfield, MI 48034

Hampton Inn Site Plan
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Petitioner: Namou Hotel Group
 26100 American Drive #605
 Southfield, MI 48034

Systems Planning

2910 Jackson Ave

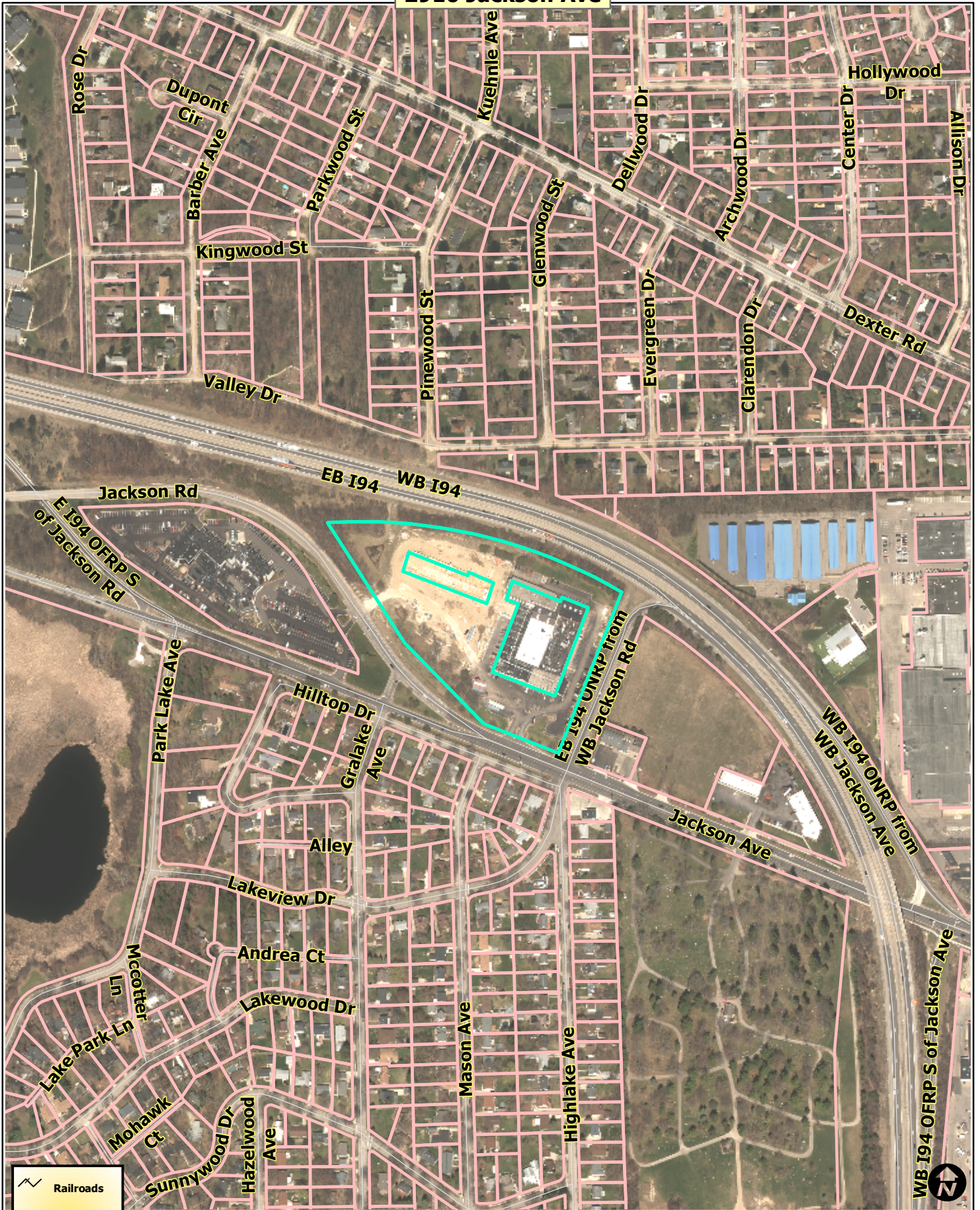


Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 2/2/2017
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2910 Jackson Ave



- Railroads
- Huron River
- Tax Parcels



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NORTH

NUMBER	AREA OF ISLAND
ILI-1	200.00 SQ. FT.
ILI-2	108.90 SQ. FT.
ILI-3	200.00 SQ. FT.
ILI-4	198.89 SQ. FT.
ILI-5	460.89 SQ. FT.
ILI-6	287.58 SQ. FT.
ILI-7	251.52 SQ. FT.
ILI-8	183.98 SQ. FT.
ILI-9	200.00 SQ. FT.
ILI-10	200.00 SQ. FT.
ILI-11	200.00 SQ. FT.
ILI-12	576.18 SQ. FT.
ILI-13	513.10 SQ. FT.
ILI-14	180.88 SQ. FT.
ILI-15	200.00 SQ. FT.
ILI-16	200.00 SQ. FT.
ILI-17	454.48 SQ. FT.
ILI-18	203.37 SQ. FT.
ILI-19	260.67 SQ. FT.
ILI-20	200.00 SQ. FT.
ILI-21	437.17 SQ. FT.
ILI-22	200.00 SQ. FT.
ILI-23	329.33 SQ. FT.
ILI-24	587.01 SQ. FT.
ILI-25	266.92 SQ. FT.
ILI-26	484.04 SQ. FT.
ILI-27	411.83 SQ. FT.
ILI-28	1685.84 SQ. FT.
ILI-29	592.57 SQ. FT.
ILI-30	4430.20 SQ. FT.
ILI-31	199.80 SQ. FT.
ILI-32	205.55 SQ. FT.
TOTAL =	15,089.58 SQ. FT.

INTERIOR LANDSCAPE PLANT LIST

TREES			
8	WHITE OAK	QUERCUS ALBA	3" CAL
14	SKYLARK LOCUST	GLADISTIA L. INERMIS 'SKYCOLE'	3" CAL
8	TULIP TREE	LIRIODENDRON TULIPIFERA	3" CAL
24	LITTLELEAF LINDEN	TILIA CORDATA	3" CAL
4	RED MAPLE	ACER RUBRUM	3" CAL

R.O.W. BUFFER PLANT LIST

SHRUBS			
99	BLUE DANUBE JUNIPER	JUNIPERUS S. 'BLUE DANUBE'	3 GAL.
64	SHASTA DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM 'SHASTA'	5 GAL.

TREES			
14	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	3" CAL.
15	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8' HT.

REPLACEMENT TREES PLANT LIST

TREES			
26	WHITE OAK	QUERCUS ALBA	3" CAL.
28	TULIP TREE	LIRIODENDRON TULIPIFERA	3" CAL.
46	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CAL.

PERENNIALS			
28	KARL FORESTER REED GRASS	CAOAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	3 GAL.
19	ALLWOOD PINK DIANTHUS	DIANTHUS X ALLWOODII	3 GAL.
7	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	3 GAL.

SHRUBS			
14	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	3 GAL.
18	HICKS YEW	TAXUS 'HICKSII'	3 GAL.
61	TAMARAX JUNIPER	JUNIPERUS 'BUFFALO'	3 GAL.
6	MUGO PINE	pinus mugo	3 GAL.
*32	GOLD COAST JUNIPER	JUNIPERUS 'GOLD COAST'	3 GAL.
*45	GREEN VELVET BOXWOOD	BUXUS HYBRID 'GREEN VELVET'	15" HT.
*24	BLUE GIRL HOLLY	ILEX X MESERVAE 'BLUE MAID'	24" HT.
*26	PINK CARPET ROSE	ROSA 'FLOWER CARPET'	3 GAL.

TREES			
*4	CORALBURST CRABAPPLE	MALUS 'CORALBURST'	2" CAL.
*2	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2.5" CAL.
*6	COLUMNAR HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2.5" CAL.
*5	KOUSA DOGWOOD	CORNUS KOUSA	10' HT.
*7	COLUMNAR WHITE OAK	QUERCUS X WAREI 'LONG'	3.5" CAL.
*27	RED CEDAR		8' HT.

* ADDITIONAL PLANTINGS BEYOND ORIGINAL APPROVED PLAN

CRITERIA FOR LANDMARK TREES IN THE CITY OF ANN ARBOR:

*CHERRY: 16" HICKORY, LOCUST, MAPLE & OAK;
 *CEDAR: 16" ELM, PINE, SPRUCE, & WALNUT.

LANDMARK TREES REMOVED

- 1 21" cal. ELM
- 1 24" cal. ELM
- 45 CALIPER OF TREE REMOVED x 2 = 90 CALIPER OF REPLACEMENT TREE OR (30) 3" CAL. TREES

REPLACEMENT SCHEDULE FOR LANDMARK TREES

5	3" cal. YELLOWWOOD	Celastris lutea
12	3" cal. RED OAK	Quercus rubra
7	3" cal. AMERICAN HORNBEAM	Carpinus caroliniana
6	3" cal. HACKBERRY	Celtis occidentalis

LANDSCAPING & SCREENING NOTE:

RIGHT-OF-WAY ON JACKSON AVENUE	REQUIRED: 88' BUFFER 22 TREES 30" SCREEN	PROVIDED: 88' BUFFER 22 TREES 30" SCREEN BERM

INTERIOR LANDSCAPING (153,032 SQ. FT. VUA)	REQUIRED: 287' BUFFER 62 TREES	PROVIDED: 287' BUFFER 62 TREES
EXISTING PAVED AREA = 67,201 SQ. FT. PROPOSED PAVED AREA = 16,831 SQ. FT. 153,032 SQ. FT. x 1:10 = 15,303.20 15,303.20 / 250 = 61.21 TREES	15,303.20 SQ. FT. 62 TREES	15,089.58 SQ. FT. 62 TREES

DEPRESSED BIORETENTION AREA 7,651.6 SQ. FT. (15,303.20 X .5) 4430 SQ. FT.

NOTE: LANDSCAPE MODIFICATION APPLICATION IS BEING REQUESTED TO NOT MEET THE DEPRESSED BIORETENTION REQUIREMENTS.

CITY OF ANN ARBOR
 WASHTENAW COUNTY
 MICHIGAN

Date:	10.25.2013
Scale:	1"=40'
Sheet:	LA-02
Project:	17485.01

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LA-02
 HAMPTON INN, WYNDOM INN
 REVISED - AS BUILT LANDSCAPE PLAN

DESIGNER: BILL LYTLE
 DATE: JULY 2016

2900 JACKSON ROAD
 ANN ARBOR MICHIGAN 48103

KEY

- INTERIOR LANDSCAPE
- R.O.W. BUFFER TREES
- △ REPLACEMENT TREES