

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 19, 2021

**SUBJECT: White/State/Henry Apartments Site Plan for Planning Commission Revision to Natural Features Mitigation Plan (1525 S. State St.)
Project No. SP21-033**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the White/State/Henry Site Plan for Planning Commission updating the Natural Features Mitigation Plan and the Landscaping Plan.

STAFF RECOMMENDATION

Staff recommends **approval** of the site plan which amends the natural features mitigation plan and the landscaping plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located east of South State Street south of E. Stadium Blvd. (South Area). This site is in the Malletts Creek Watershed. Ward 4.

DESCRIPTION OF PETITION

During final inspection of the site for a Final Certificate of Occupancy, the 24-inch Maple landmark tree located at the southwest corner of the property was alive. Shortly after the issuance of the FCO, the landmark tree died and was removed before staff could inspect the tree health. Due to the rapid decline of the tree, it is likely the critical root zone was impacted enough during construction to cause the tree to decline and die.

Since the landmark trees are protected natural features, the petitioner was required to submit a Site Plan for Planning Commission that included an updated natural features mitigation plan and an updated landscaping plan. The developer complied and submitted a revised site plan (attached).

The Unified Development Code describes the replacement requirements: "Any protected Landmark Trees that are determined to be dead, dying, or severely damaged due to on-site construction activities shall be replaced by the property owner in the amount specified in the requirements for mitigation of Landmark trees."

"A replacement tree or a combination of trees of a species native to Michigan shall be provided to equal a minimum of 200% of the original DBH (Diameter at Breast Height) for each landmark tree that is removed without the approval required by this Chapter."

The petitioner is required to mitigate for a total of 48 inches of tree diameter which reflects the removal of the landmark tree.

The petitioner is proposing to plant 10 replacement trees (24 inches) on site. There is not room on site to plant the required additional 24 inches of mitigation trees. The petitioner meets the requirement for half of the replacement inches to be planted on site. For the 24 inches of trees that could not be accommodated on site, the petitioner is proposing to contribute \$4,800 (\$200 per inch) to the City's Street Tree Planting program.

City Staff managing Natural Features Protection support this mitigation plan.

SERVICE UNIT COMMENTS

None.

Prepared by Chris Cheng
Reviewed by Brett Lenart
10/12/21

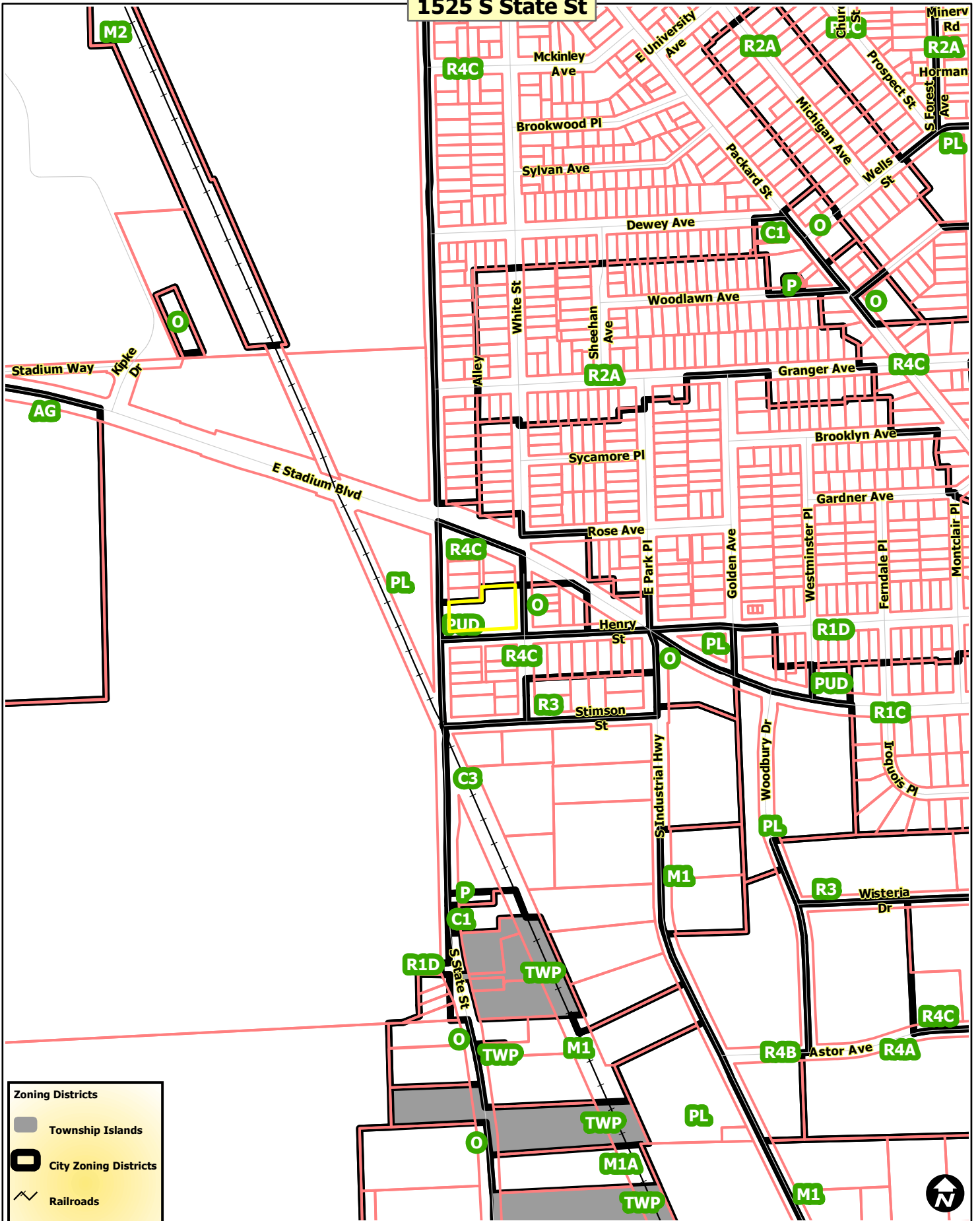
Attachments: [White/State/Henry Site Plan & Landscape Plan](#)

c: Petitioner: Ann Arbor Housing Commission
727 Miller Ave.
Ann Arbor, MI 48103

Petitioner's Agent: James Pappas-Fusco, Shaffer & Pappas Inc.
550 East Nine Mile Road
Ferndale, MI 48220

Systems Planning
Project Management
Project No. SP21-033

1525 S State St



Zoning Districts

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



Map date: 9/28/2021
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1525 S State St



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City of Ann Arbor

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1525 S State St

E Stadium Blvd

S State St

White St

Henry St

 Railroads
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