

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 21, 2018

SUBJECT: 2900 Huron Parkway Landscape Modification Request (2900 Huron Parkway) File No. SP17-037

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 (1)(g).

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 south side of Huron Parkway, east of Nixon Road (Northeast Area). This site is located in the Traver Creek watershed.

DESCRIPTION OF PETITION

The petitioner is proposing a 7,200 square foot addition that will connect two existing one-story office/research buildings in two locations, creating a courtyard between the additions. An administrative amendment has been submitted for this proposed addition. The proposed building connections will result in the conversion of an existing parking area into a landscaped courtyard. The administrative amendment petition requires that parking lot landscaping be brought up to current City standards including the construction of interior parking lot islands and bioswales (which must constitute at least 50% of the interior islands).

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 has indicated that no changes are proposed in the remaining parking areas and that there is not sufficient space in the areas immediately adjacent to the parking lot to install bioretention areas without regrading a majority of the parking lot and removing existing interior landscaping island trees.

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:

- 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 62.

PLANNING BACKGROUND

Planning – Staff supports the proposed landscape modifications.

Forestry – Staff supports this request.

Stormwater – Staff supports this request.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/2/14/18

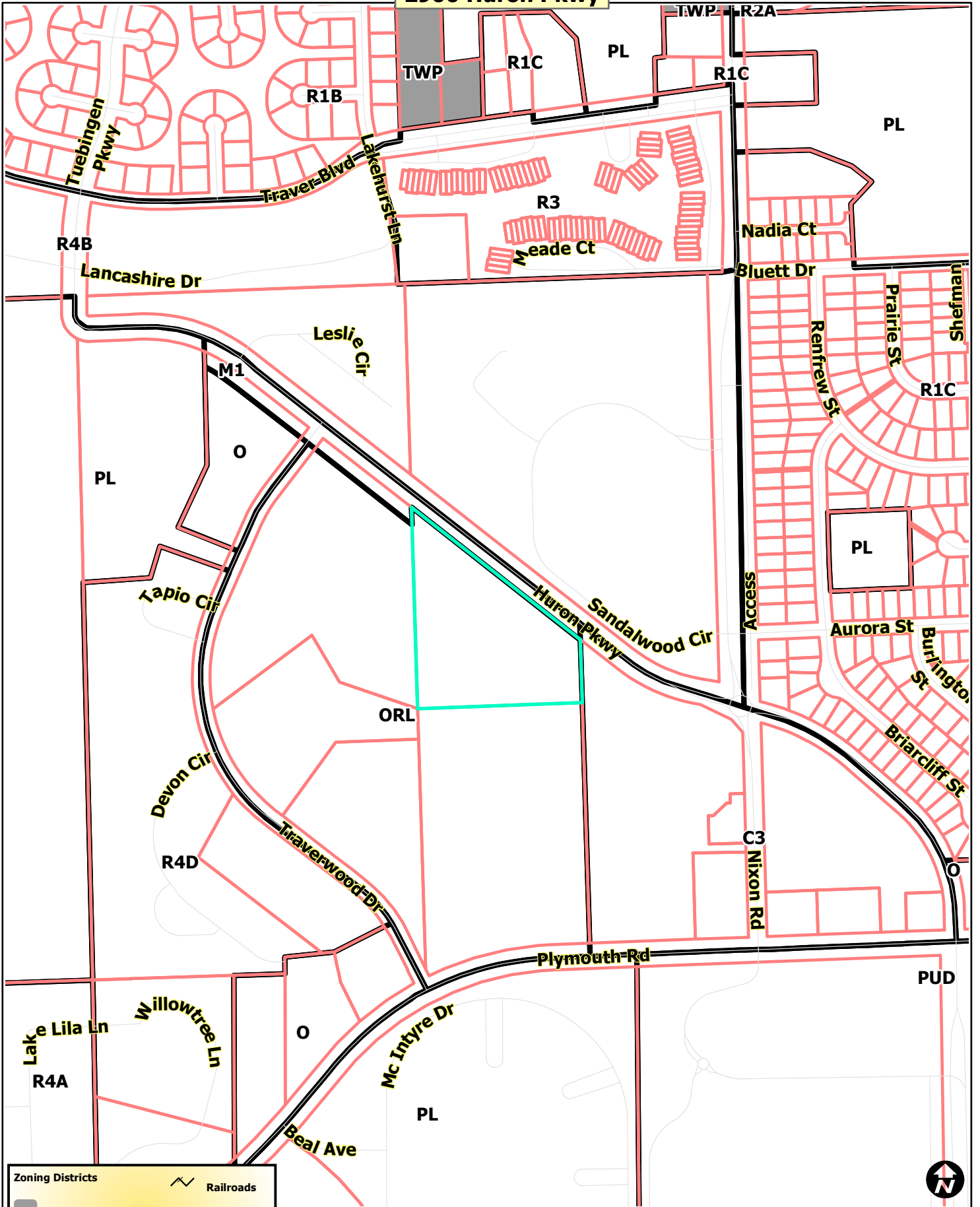
Attachments: Landscape Plan
Landscape Modification Application

c: Owner: Traverwood Properties II
115 Depot
Ann Arbor, MI 48104

Petitioners Representative: Emily McKinnon
Smith Group, JJR
201 Depot, 2nd Floor
Ann Arbor, MI 48104

Systems Planning
File No. SP17-037

2900 Huron Pkwy



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



Map date 1/5/2018
 Any aerial imagery is circa 2015
 unless otherwise noted
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2900 Huron Pkwy

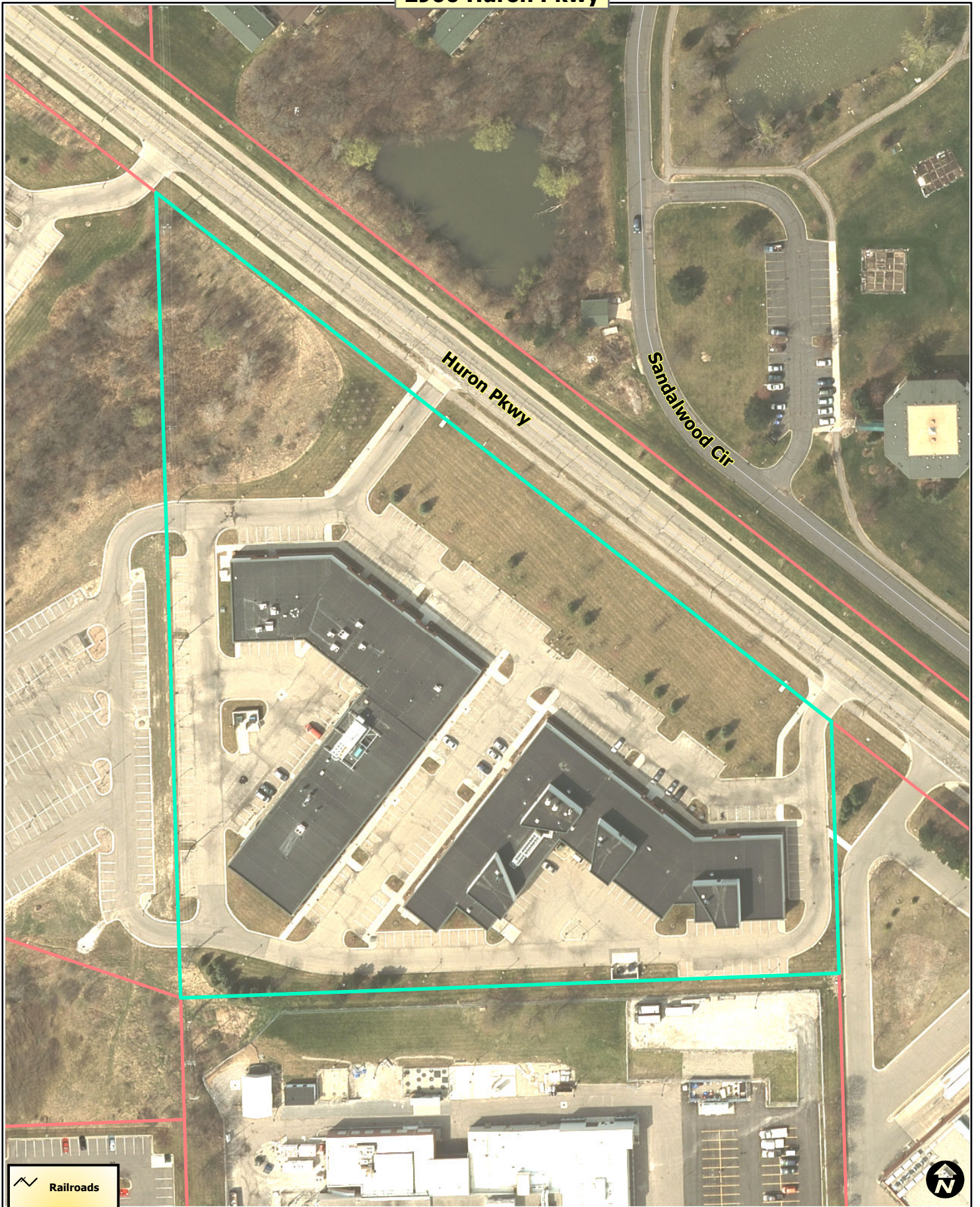





- Railroads
- Huron River
- Tax Parcels



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2900 Huron Pkwy

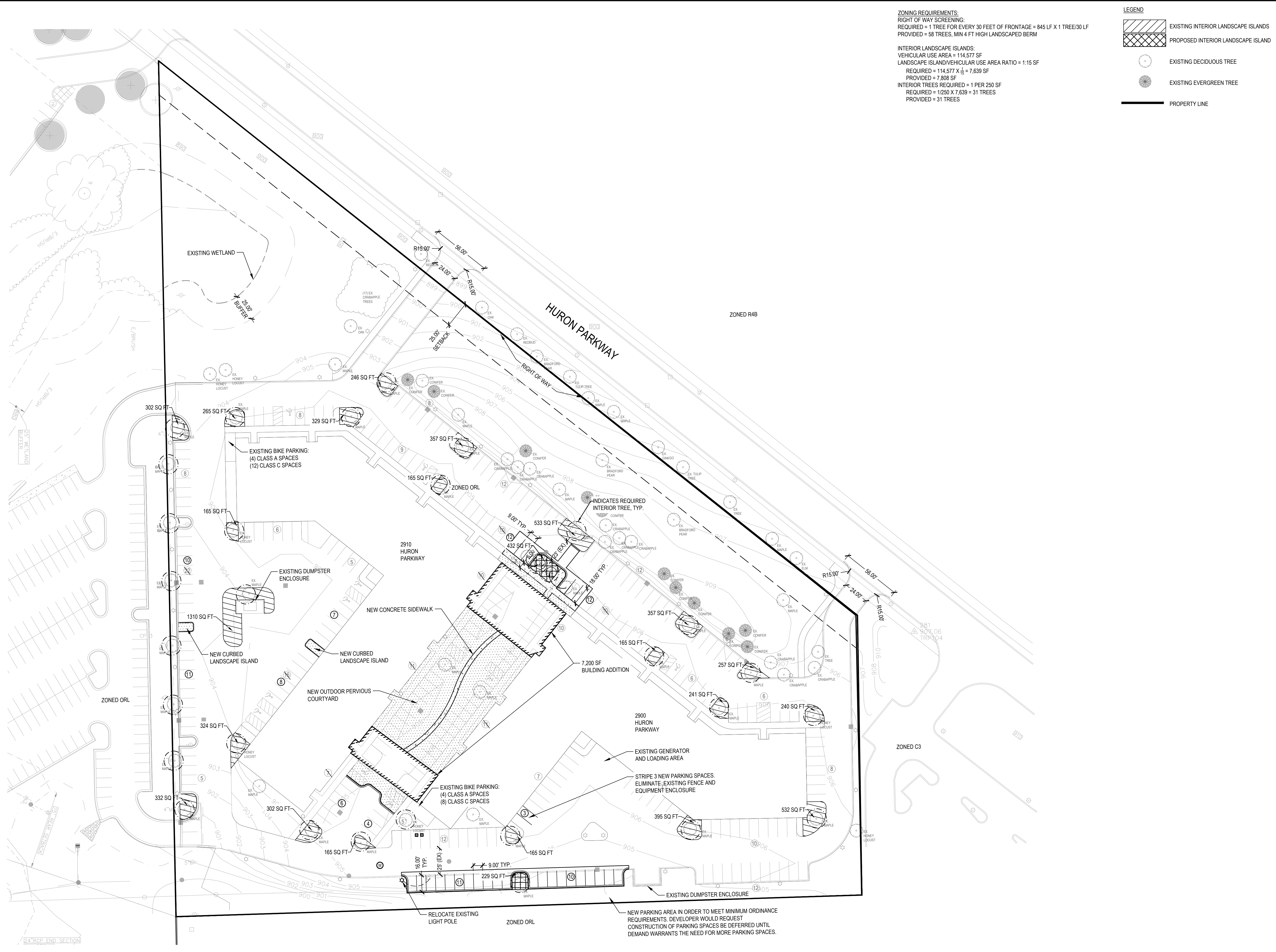


-  Railroads
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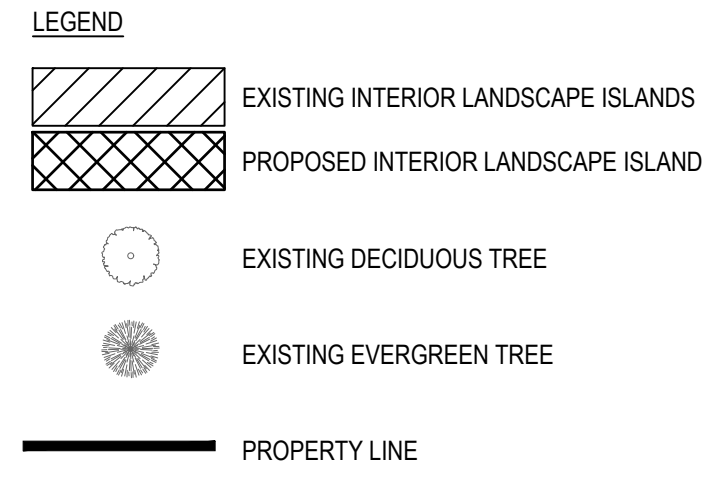
FILE: \\sbs-filenet\projects\10215.000\CAD\10215-LAND.dwg USER: emclinton DATE: Feb. 14, 2018 TIME: 10:29 am



ZONING REQUIREMENTS:
RIGHT OF WAY SCREENING:
 REQUIRED = 1 TREE FOR EVERY 30 FEET OF FRONTAGE = 845 LF X 1 TREE/30 LF
 PROVIDED = 58 TREES, MIN 4 FT HIGH LANDSCAPED BERM

INTERIOR LANDSCAPE ISLANDS:
 VEHICULAR USE AREA = 114,577 SF
 LANDSCAPE ISLAND/VEHICULAR USE AREA RATIO = 1:15 SF
 REQUIRED = 114,577 X $\frac{1}{15}$ = 7,639 SF
 PROVIDED = 7,808 SF

INTERIOR TREES REQUIRED = 1 PER 250 SF
 REQUIRED = 17250 X 7,639 = 31 TREES
 PROVIDED = 31 TREES



2900-2910 HURON PARKWAY / TRAVERWOOD TWO

Owner:
FIRST MARTIN CORP.
 115 DEPOT STREET
 ANN ARBOR, MI 48104
 734.994.5050

SMITHGROUP JJR

201 DEPOT STREET
 SECOND FLOOR
 ANN ARBOR, MI 48104
 734.662.4457
 www.smithgroupjir.com

ISSUED FOR	REV	DATE

REVISIONS	DATE
REVISED PER CITY REVIEW NO. 4	13FEB18
REVISED PER CITY REVIEW NO. 3	06FEB18
REVISED PER CITY REVIEW NO. 2	02JAN18
REVISED PER CITY REVIEW NO. 1	08DEC17
ISSUED FOR CITY ADMIN AMEND	23OCT17

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE PLAN

SCALE: 1" = 40'

SCALE

PROJECT NUMBER 10215.000

DRAWING NUMBER **LP-001**



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

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)

2900 Huron Parkway, 09-09-15-410-009

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.)

___ First Martin Corp. - Owner's Agent
___ Darren McKinnon
___ 115 Depot St
___ Ann Arbor, MI 48104
___ 734.994.5050

Also interested in the petition are:

(List others with legal or equitable interest)

___ Traverwood Properties II LLC - Owner
___ Same as above.

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 (1)(g)

Request to waive the requirement that 50% of required interior landscape areas be depressed bioretention areas utilized for storm water management.

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.

When the project was originally constructed, the bioretention island requirement of the ordinance did not exist. The site was designed with a single bay of parking surrounding the buildings with periodic landscaped islands to break up larger rows of parking spaces. In general, the parking areas drain away from the building to catch basins in the curb lines. There is not sufficient space in the areas immediately adjacent to the parking areas to install bioretention areas that would collect and treat stormwater runoff without regrading a majority of the parking areas and removing the existing interior landscape island trees. The area to the south of the existing parking contains existing utilities and a graded slope to the property line. Larger bioretention islands cannot be introduced within the existing parking areas without eliminating existing parking spaces. The proposed site modifications already reduce the parking to the minimum required by zoning ordinance. Further, the existing soils within the site are known to be heavy clays that would not promote stormwater infiltration within bioretention areas. The proposed project includes constructing a building connection between the two existing buildings within existing parking areas and does not include any significant modifications to the overall site. As such, we are requesting modification to the landscape regulations based on 5:608(2)(c)(vii) due to existing landscape elements that are part of previously approved site plan that will be maintained as-is.

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

The site plan meets the spirit and intent of Chapter 62 by providing all of the required right-of-way screening, size of interior vehicular use landscape island areas and number of interior trees. The proposed improvements slightly reduce the amount of impervious coverage within the site, thus slightly reducing the amount of stormwater runoff from the site. The project also preserves existing interior landscape island trees and the trees and plantings surrounding the existing parking areas. Therefore, the proposed plan meets the intent of 5:600 (1) (d) by reducing the negative impacts of stormwater runoff by reducing impervious surface area and 5:600(1)(g) by preserving the existing landscape areas beyond the existing parking areas.

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: 1.3.2018

Signature: *D. McKinnon*

Darren McKinnon

115 Depot St.

Ann Arbor MI 48104

(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 3rd day of January, 2018, 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: *Becky Jo Valley*

Becky Jo Valley

(Print name of Notary Public)

My Commission Expires: 12/25/2020

BECKY JO VALLEY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Dec. 25, 2020
Acting in the County of Washtenaw