

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 6, 2020

**SUBJECT: The Annex Site Plan for Planning Commission Revision to Natural Features Mitigation Plan (east side of Nixon Road, south of M-14)
Project No. SP20-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves The Annex 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

This site is located on the east side of Nixon Road, south of M-14 in the Traver Creek and Fleming Creek watersheds. Ward 2.

DESCRIPTION OF PETITION

During early construction, the developer's contractor removed a landmark tree because it impacted site lines for vehicles leaving the site from the south driveway. Since the landmark tree is a protected natural feature, 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 the site plan material on July 23, 2020.

The removed tree was a 17-inch White Oak. 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."

The petitioner is required to mitigate an additional 34 inches of tree diameter which reflects the removal of this landmark tree. The landmark tree is required to be replaced at 200%.

The petitioner is proposing to plant 14 replacement trees (35 inches) on site. Replacement trees include 7 Red Maple and 7 Red Oak trees. Two of the replacement trees will be planted in the Nixon Road right-of-way; the rest will be planted on-site.

City Staff managing Natural Features Protection support this mitigation plan.

SERVICE UNIT COMMENTS

None.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
9/15/20

Attachments: [Landscaping Plan Highlighting Replacement Trees](#)
[Full Site Plan](#)

c: Petitioner: Midwestern Consulting, Inc.
3815 Plaza Drive
Ann Arbor, MI 48108

Systems Planning
Project Management
Project No. SP20-018

3380 Nixon Rd

railwood Ln

Nixon Rd

NB US23
SB US23

PUD

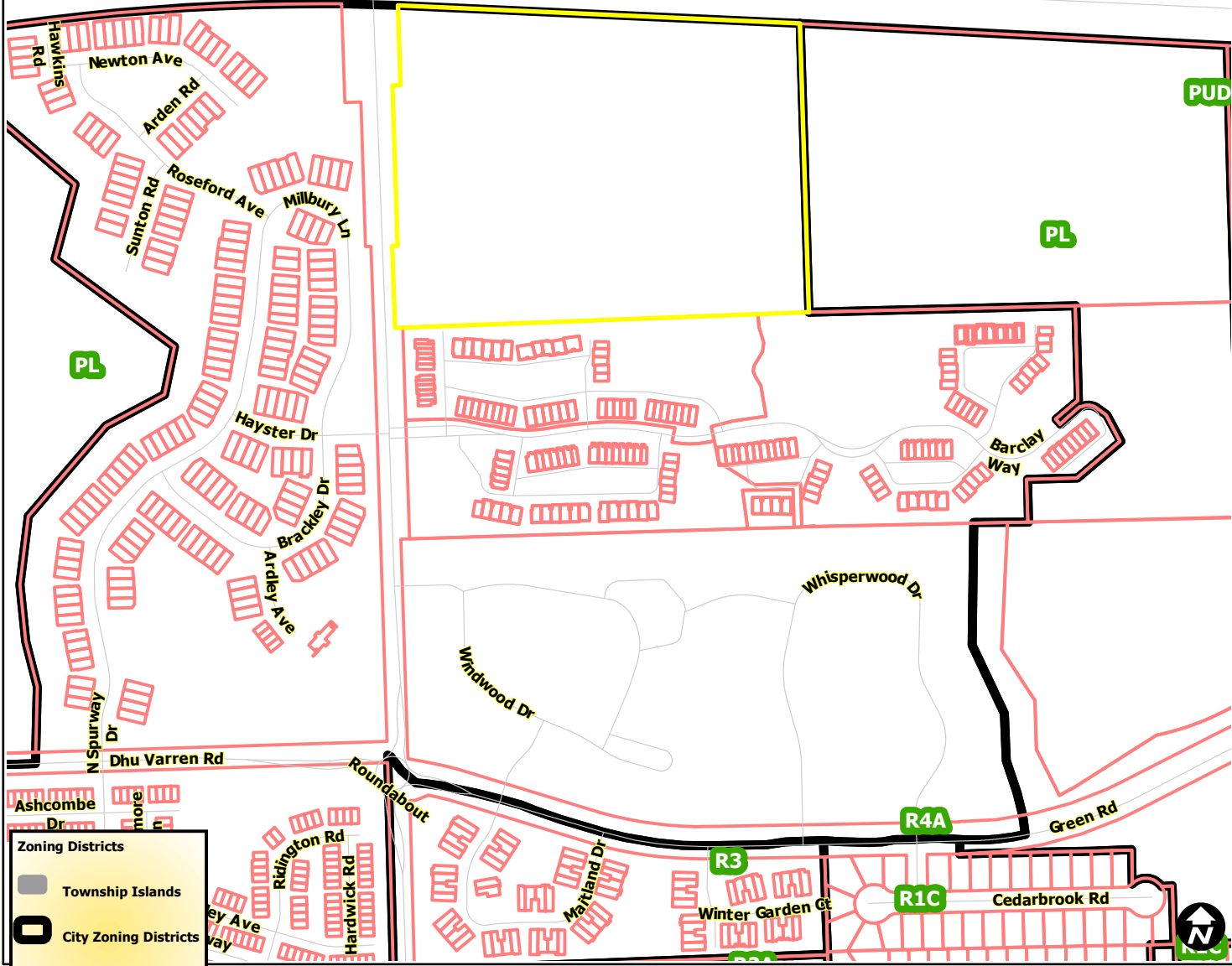
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R4A

R3

R1C



Zoning Districts

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



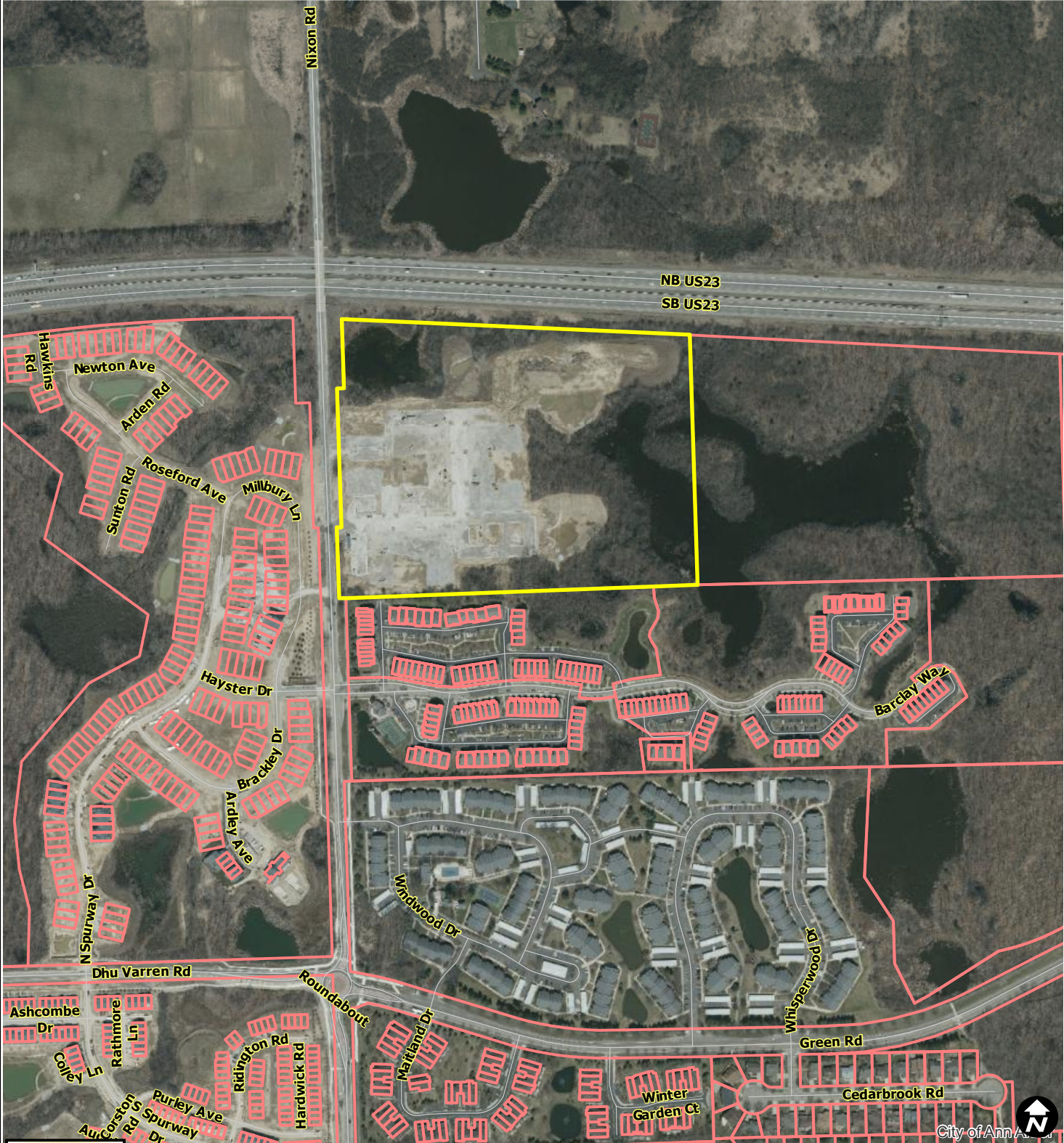
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

3380 Nixon Rd

railwood Ln

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 Railroads
 Tax Parcels

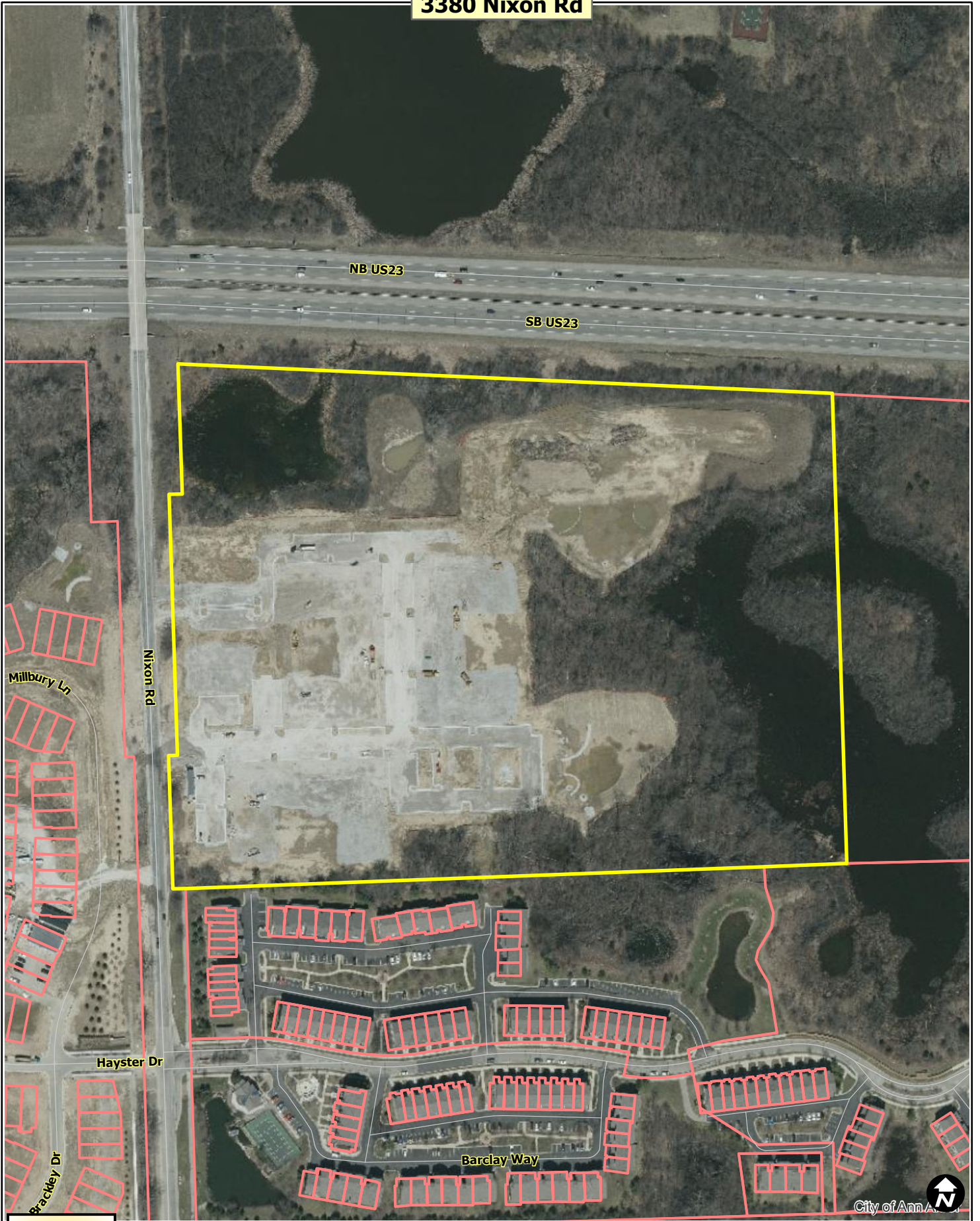




City of Ann Arbor



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3380 Nixon Rd



 Railroads
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