



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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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)

"1140 Broadway Street" - comprised of the following parcels:

1120 Broadway 09-09-21-302-024, 1140 Broadway 09-09-21-302-046, 1156 Broadway 09-09-21-302-022,

1160 Broadway 09-09-21-302-047, 915 Maiden Lane 09-09-21-302-026, 923 Maiden Lane 09-09-21-302-049,

943 Maiden Lane 09-09-21-302-029, 959 Maiden Lane 09-09-21-302-045

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.)

Morningside Lower Town, LLC - property owner

223 W. Erie Street, 3rd Floor, Chicago, IL 60654

312.280.7770

Also interested in the petition are:

(List others with legal or equitable interest)

N/A

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 (2)(g)

Not provide bioretention

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.

Subsections (iv) and (v)

County Drain Commissioner will not allow storm water infiltration due to the presence of severe soil and groundwater contamination.


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

Subsection 1 (c): Promotes the public health, safety, and general welfare of the environment.

Overall, the project's proposed landscaping (trees, shrubs, and perennials) will substantially exceed City requirements.

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: 3-22-17

Signature: 

Ronald S. Mucha


Member - Morningside Lower Town, LLC

223 W. Erie Street, 3rd Floor, Chicago, IL 60654

(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 22 day of March, 2017, 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: 

MIRELA MARIA FODOR

(Print name of Notary Public)

My Commission Expires: 12/26/2019

