

Adopted by City Planning Commission on June 3, 1997
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 Revised by City Council on June 15, 1998
 Revised by City Council on March 15, 2004

LAND DEVELOPMENT REGULATIONS

1:1 Purpose. The purpose of these Regulations is to specify procedures by which petitioners obtain approval of proposed developments and to specify certain materials which must be prepared and submitted to assist the City in determining if the proposed development is in compliance with local ordinance, state and federal statutes, and these regulations. The Planning Director, with the approval of the City Planning Commission, may modify the petition requirements when all necessary information is provided.

1:2 Landmark Tree List:

<u>Common Name</u>	<u>Scientific Name</u>	<u>DBH</u>
Ash	Fraxinus spp. (not cultivars)	18"
Basswood	Tilia spp.	18"
Beech	Fagus spp.	18"
Buckeye (Horsechestnut)	Aesculus spp.	18"
Cherry, Black	Prunus serotina	18"
Elm	Ulmus spp. (except pumila)	18"
Fir	Abies spp.	18"
Fir, Douglas	Pseudotsuga menziesii	18"
Kentucky Coffee Tree	Gymnocladus dioicus	18"
Maple, Silver	Acer saccharinum	18"
Pine	Pinus spp.	18"
Spruce	Picea spp.	18"
Sycamore; London Plane	Platanus spp.	18"
Tuliptree	Liriodendron tuliperifera	18"
Walnut, Black	Juglans nigra	18"
Hickory	Carya spp.	16"
Honey Locust	Gleditsia triacanthos	16"
Maple	Acer spp. (unless otherwise noted)	16"
Oak	Quercus spp.	16"
Arbor vitae	Thuja occidentalis	12"
Bald Cypress	Taxodium distichum	12"
Birch	Betula spp.	12"
Black Tupelo	Nyssa sylvatica	12"
Cherry, Flowering	Prunus spp.	12"
Crabapple (cultivar)	Malus spp.	12"
Dawn Redwood	Metasequoia glyptostroboides	12"
Eastern Hemlock	Tsuga canadensis	12"
Ginkgo	Ginkgo biloba	12"
Hackberry	Celtis occidentalis	12"
Hawthorn	Crataegus spp.	12"
Larch/Tamarack	Larix spp.	12"
Pear	Pyrus spp.	12"
Persimmon	Diospyros virginiana	12"
Populus	Populus (except deltoides, alba)	12"

Sassafras	Sassafras albidum	12"
Sweetgum	Liquidambar styraciflua	12"
Yellow Wood	Cladrastis lutea	12"
American Chestnut	Castanea dentata	8"
Butternut	Juglans cinerea	8"
Cedar	Juniperus spp. & upright cultivars	8"
Cedar of Lebanon	Cedrus spp.	8"
Eastern Redbud	Cercis canadensis	8"
Dogwood, Flowering	Cornus florida	8"
Hornbeam, Blue Beech	Carpinus spp.	8"
Ironwood	Ostrya virginiana	8"
Maple, Mountain/Striped	Acer spicatum/pensylvanicum	8"
Pawpaw	Asimina triloba	8"

1:3 Area Plan and PUD Zoning District Requirements. Applications for area plan and PUD zoning district approval shall include a brief description of the development program, a community analysis, a site analysis, general information, and a schematic design for the entire development site, 15 copies of which shall be filed with the Planning Director. The site analysis and schematic design shall be drawn to the same scale of 1" equals 50 feet or larger.

- (1) Development Program: The development program shall be a brief statement describing:
 - (a) The proposed land use and related improvements to the site, including amount of new floor area, parking and proposed density.
 - (b) Preliminary phasing proposal and probable project construction cost.
- (2) Community Analysis. The community analysis shall be a brief statement of the following:
 - (a) Impact of proposed development on public schools.
 - (b) Relationship of intended use to neighboring uses.
 - (c) Impact of adjacent uses on the proposed development.
 - (d) Impact of proposed development on the air and water quality, and on existing natural features of the site and neighboring sites.
 - (e) Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the National Register of Historic Places.
- (3) Site Analysis. A site analysis is a graphic description and brief statement of the existing site conditions and shall include:
 - (a) Existing land use and activity on the site.
 - (b) An inventory of site conditions including: soil types; site vegetation; and existing topography at five-foot or best available contour intervals.
 - (c) A general description of all natural features on the site and within the area 50 feet beyond the property line, including:
 - (i) The nature and extent of endangered species habitat.
 - (ii) The location of any 100-year flood plain.

- (iii) The location, size and species of all landmark trees.
 - (iv) The location of all steep slopes.
 - (v) The location of existing watercourses.
 - (vi) The boundary and character of all wetlands.
 - (vii) The boundary and basal area estimate, based on field samples, of any woodlands.
- (d) Location and use of all existing structures on the site.
 - (e) Existing and proposed vehicular, pedestrian and bicycle ways and access points.
 - (f) Utility availability and proposed connections together with all existing public rights-of-way and public and private easements.
 - (g) Existing and proposed general drainage pattern of the site and adjoining area.
 - (h) A summary in the form of an overlay showing how the proposed land use or activity relates to the graphic description of the existing site conditions including natural features.
- (4) Schematic Design. The schematic design is a brief statement and graphic description of the proposed development drawn to a scale of approximately one inch = 50 feet or larger, including:
- (a) Comparison chart showing proposed development and City regulations.
 - (b) Existing and proposed topography at five-foot or best available contour intervals and limits of soil disturbance.
 - (c) Orientation and general location of all proposed improvements.
 - (d) Vertical sections through the site showing existing and proposed elevations when the proposed improvements will result in a significant change in a steep slope.
 - (e) Proposed circulation patterns on site (pedestrian, vehicular, service, etc.)
 - (f) Proposed lot lines and setback lines.
 - (g) Areas of natural features which are proposed to be removed or disturbed and a general description of mitigation plans.
- (5) General Information. In addition to the above, the following shall be made a part of the total submission.
- (a) Project name.
 - (b) Name, address and telephone number of the petitioner. If the petitioner is not the owner of the property, a letter of authorization to proceed with the application must be provided by the property owner.
 - (c) North indicator and drawing scale in bar graph form.

- (d) Existing and proposed zoning.
- (e) Total approximate floor area of the proposed buildings and, if applicable, number of dwelling units.
- (f) Approximate proposed height of the structures.
- (g) Statement of interest in the land including conditions for sale or purchase of parcel such as deed restrictions, reservation of land for other uses or other conditions which may have bearing on the total land development.
- (h) Maps of applicant's entire holding and interest in land contiguous to the proposed development.
- (i) Vicinity map of all property within 250 feet of the development.
- (j) Time schedule indicating anticipated starting and completion dates of development.
- (k) Location and identification of all public areas and municipal corporation lines within or adjacent to the site.
- (l) Legal description of the parcel, including total acreage of the parcel and total acreage of public roads contained in the legal description.
- (m) One high quality copy of the proposed plan reduced to an 8 1/2-inch by 11-inch format.

1:4 Site Plan and PUD Site Plan Requirements. Applications for site plan and PUD site plan approval shall include 15 copies of a development program, a community analysis, a site analysis, and general information as required for an area plan and PUD zoning district above in Section 1:3, together with a detailed site plan drawn to a scale of one inch = 50 feet or larger, which includes the following:

- (1) A property survey by a professional land surveyor. If new City of Ann Arbor public sanitary sewer, water mains, storm water management system, or streets are proposed in conjunction with a site plan or PUD site plan, plans must be referenced to the Ann Arbor Geodetic Reference System and final plans submitted in a City of Ann Arbor-approved digital format.
- (2) Comparison chart showing proposed development and City regulations.
- (3) Number and type of dwelling units proposed including the number of bedrooms.
- (4) Height, number of stories, and placement of proposed structures and accessory structures, together with a scaled massing elevation drawing showing the existing and proposed exterior dimensions as viewed from all public streets, and including the elevations of the adjacent buildings within 100 feet.
- (5) Number and dimensions of parking spaces, a photometric plan, and other requirements in compliance with Chapter 59, Off-Street Parking, of the Ann Arbor Code of Ordinances.
- (6) Required and proposed front, rear and side open space and setback lines, and any proposed lot lines.

- (7) Placement, height and type of construction of all fences and walls, in compliance with Chapter 104, Fences, of the Ann Arbor Code of Ordinances.
- (8) Refuse collection and storage stations, number of receptacles, and screening in compliance with Chapter 26, Refuse, of the Ann Arbor Code of Ordinances, and a statement as to whether public or private pick-up will be provided.
- (9) Location of existing structures and driveway curb cuts adjacent to the property.
- (10) Existing and proposed topographic contours at two-foot intervals including the area for a minimum of 50 feet beyond the property line. With the permission of the Building Director, spot elevations may be substituted for contours on developed sites where limited changes are proposed to the existing drainage pattern.
- (11) Proposed landscaping in compliance with the Chapter 62, Landscape and Screening, of the Ann Arbor Code of Ordinances.
- (12) A soil erosion and sedimentation control plan in compliance with Chapter 63, Soil Erosion and Sedimentation Control, of the Ann Arbor Code of Ordinances.
- (13) The drainage area and direction of flow of land tributary to the site and proposed storm water management plan in compliance with Chapter 63, Soil Erosion and Sedimentation Control, of the Ann Arbor Code of Ordinances.
- (14) All existing and proposed streets, driveways, and curb cuts with dimensions, in compliance with Chapter 47, Streets, of the Ann Arbor Code of Ordinances, and the Public Services Department standards.
- (15) All existing and proposed water lines, sanitary sewer lines, and storm sewer lines, together with proposed size, elevations, easements and other information as required by the Public Services Director, in compliance with the Public Services Department standards.
- (16) The provision of street trees as required in the Street Tree Escrow Regulations, Attachment C of the Land Development Regulations.
- (17) The information required in the Traffic Impact Analysis Regulations, Attachment D of the Land Development Regulations.
- (18) A field survey of archaeological resources, if determined necessary by City staff following the Archaeological Review Process, Attachment B of the Land Development Regulations.
- (19) In addition to the general description of all natural features on the site and within the area 50 feet beyond the property line shown as part of the required site analysis, the accurate location and description of all natural features within the limits of soil disturbance and in an area extending 50 feet beyond the limits of soil disturbance, including:
 - (a) The limits of soil disturbance.
 - (b) The boundary and description of any endangered species habitat.
 - (c) The boundary and elevation of any 100-year floodplain.
 - (d) The location, species, critical root zone and condition of landmark trees.

- (e) The location of all steep slopes and a cross section through the site showing the proposed activity in relationship to the topography.
 - (f) Existing and proposed watercourses showing depths, normal water levels, shore gradients, type of bank retention and shore vegetation.
 - (g) The boundary and character of all wetlands, as required by Chapter 60, Wetlands Preservation, of the Ann Arbor Code of Ordinances.
 - (h) The boundary and basal area of any woodland, with location, species, and DBH of all trees 6 inches DBH or greater within the woodland area.
- (20) The location and extent of required natural features open space, in compliance with Chapter 55, Zoning, of the Ann Arbor Code of Ordinances.
- (21) A Natural Features Statement of Impact, including a Natural Features Protection Plan, an Alternative Analysis, and a Natural Features Mitigation Plan, as required by Chapter 57. Attachment A of the Land Development Regulations, Guidelines for the Protection and Mitigation of Natural Features, shall be used by City staff when reviewing proposed site plans and plats for sites containing natural features.
- 1:5 Reserved.
- 1:6 Platting Requirements. Applications for plat approvals shall include the information required by Act 288 of 1967, as amended, together with the following:
- (1) Preliminary plats for tentative approval shall include a brief description of the development program, a community analysis, a site analysis, general information, and a schematic design, as required for an area plan above in Section 1:3.
 - (2) Preliminary plats for final approval shall have received tentative approval or may combine tentative and final approval requests into one petition which must include all information required for a site plan above in Section 1:4.
 - (3) Final plats must include copies of all agreements, covenants, or other documents showing the manner in which areas to be reserved for the common use of the public or the residents of the subdivision are to be improved and maintained.
- 1:7 Land Division Requirements. Applications for land division approval of both platted lots and unplatted parcels shall include the following information:
- (1) A written request, signed by the property owner(s) of the property affected, describing the proposed change(s) to the lot or parcel and the reasons for the change(s).
 - (2) The history and specifications of any previous divisions of land of which the proposed division was a part which is determined by the planning director to be sufficient documentation to establish that the parcel was lawfully in existence as of March 31, 1997, the effective date of Public Act 591 of 1996. For unplatted parcels lawfully created after March 31, 1997, a copy of the deed shall be submitted.
 - (3) Complete and accurate legal descriptions of the existing lot(s) or parcel(s) and the proposed lot(s) or parcel(s).
 - (4) Six copies of a survey drawing of the proposed division and drawn to a scale of approximately one inch = 50 feet or larger. If any proposed lots will be serviced by new or modified City of Ann Arbor public sanitary sewer, water mains, storm water

management system, or streets, plans must be referenced to the Ann Arbor Geodetic Reference System and final plans submitted in a City of Ann Arbor approved digital format. The drawing shall include, at a minimum, the following information:

- (a) Date, north arrow, scale, and name of the individual or firm responsible for the completion of the drawing.
- (b) Existing and proposed lot or parcel lines and their dimensions.
- (c) Existing buildings on the lot(s) or parcel(s) and setback dimensions from a building to a proposed lot line and any existing buildings, public or private streets, and driveways within 50 feet of all proposed property lines, unless determined by the planning director to be unnecessary for determining compliance with City requirements.
- (d) Location and nature of proposed ingress and egress locations to any existing public or private streets.
- (e) The location of any public or private street, driveway, or utility easements to be located within any proposed lot or parcel. Copies of the instruments describing and granting such easements shall be submitted with the application.
- (f) The zoning designation of all proposed lots or parcels.
- (g) General location and description of any natural features located on the site and the general location and size of existing public utilities serving the site.

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