



ZONING BOARD OF APPEALS

NATURAL FEATURES PROTECTION REVIEW SHEET

Please Indicate the Nature Features and Requested Variances:

- Wetlands _____
- Water Resources _____
- Protected Trees & Replacements _____
- Woodlands _____
- Protected Slopes _____
- Natural Heritage Areas & Rare Species _____

General Information

Specific Project Details (may also provide on a separate sheet):

Review Criteria for Natural Features Protection Variances

ZBA will review all NFP Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Additional Required Information:

Please attach appropriate documentation of the existing conditions on the site for all natural features where the applicant is seeking a variance from the NFP standards.

WETLANDS

- 1) Include a map of existing wetland conditions and boundaries
- 2) Include a plan set showing future development plan overlaid with wetland boundaries and mark areas of potential wetland impacts

Either of these sources are acceptable as a wetlands determination:

- 1) Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 2) Use the most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

WATER RESOURCES

- 1) Include a map of existing water resources on the site (including lakes, rivers, streams, and surface waters not created primarily for stormwater treatment)
- 2) Include a plan set showing future development plan, water resources, and all applicable setbacks required in the NFP ordinance

PROTECTED TREES & REPLACEMENTS

- 1) Include a map with existing trees that meet the protection criteria in the NFP ordinance
- 2) Mark on the plan set all protected trees that will remain during and after construction AND those that will be removed
- 3) Include a table listing the protected tree species, size, and condition AND list the replacement tree species that will be planted in place of removed trees after construction

WOODLANDS

- 1) Include a map delineating existing woodland areas meeting the definition in the NFP ordinance
- 2) Include a plan set showing future development plan overlaid with woodland boundaries
- 3) Mark on map the square footage or acres of woodland that will be removed/cleared for construction; include a table or note comparing the amount that is permitted for removal in the NFP ordinance to the amount requested in the variance

Either of these sources are acceptable as a woodland delineation and assessment when performed by a qualified consultant:

- 1) Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
- 2) Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

3) In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment should include information on general species diversity, composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

PROTECTED SLOPES

- 1) Include a map that delineates all existing areas on the parcel that meet the definition of “protected slope” in the NFP ordinance
- 2) Include a plan set showing future development plan overlaid with protected slopes; mark slope setbacks on the plan and areas of potential slope and setback impacts

Either of these sources are acceptable to determine slope protection status:

- 1) A topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- 2) A desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

NATURAL HERITAGE AREAS & RARE SPECIES

- 1) Check for any species considered to be rare, threatened or endangered per the State of Michigan, Federal Government or listed on the Michigan Natural Features Inventory (MNFI) Database.
- 2) Check for any remnant of a Natural Community listed on the MNFI Michigan’s Natural Communities List.