

# Agenda

## Natural Features Protection Review Board



City of Kalamazoo

Tuesday, January 27, 2026

4:00 PM

City Commission Chambers at City Hall - 241 W. South Street

### A. CALL TO ORDER/ROLL CALL

1. Excuse Absent Board Members (**Action: Motion to Excuse Absent Board Members**)

### B. ADOPTION OF AGENDA

**(Action: Motion to approve the agenda)**

1. Agenda Approval

### C. APPROVAL OF MINUTES

1. Approval of the minutes from the Natural Features Protection Review Board Special meeting on December 16th, 2025 (**Action: Motion to approve the meeting minutes from the Natural Features Protection Review Board Special meeting on December 16th, 2025 as presented**)

### D. PUBLIC COMMENTS

### E. BOARD MEMBER COMMENTS

### F. NEW BUSINESS

1. 112 W. Cork Street NFP Variance Request
2. 114 W. Cork Street NFP Variance Request
3. 120 W. Cork Street NFP Variance Request
4. 126 W. Cork Street NFP Variance Request

5. 132 W. Cork Street NFP Variance Request

**G. UNFINISHED BUSINESS**

**H. STAFF REPORTS AND UPDATES**

**I. COMMUNICATIONS AND ANNOUNCEMENTS**

**J. ADJOURNMENT**



**Natural Features  
Protection Review  
Board  
Minutes  
December 16th, 2025  
Held at City Hall  
Commission Chambers 4:00 p.m.**

A. Call to Order: Director Martin called the meeting to order at 4:16 p.m.

Members absent: Rowe, Hollander, Frederickson

**1. Excuse Absent Board Members: The motion to excuse absent board members was made by Director Bassett and supported by Director Stemple, and the motion passed unanimously.**

B. Adoption of Agenda

**Motion to adopt the agenda made by Director Murgia supported by Director Bassett, motion passed unanimously.**

C. Approval of the Meeting Minutes

**Motion to approve the minutes from November 25th, 2025, NFP Review Board Meeting made by Director Stemple, supported by Director Bassett, motion passed unanimously with correction of absences.**

D. General Citizen Comments

No incoming calls

Dantae Hudson representing the United Pursuit Basketball Club, expresses support for a youth sports facility



E. Board Comments

No comments

F. New Business

1. 1617 N Drake Rd, Westgate Sports Complex (files submitted to board members by applicants to support project). Applicants would like to split the 62-acre parcel into a 20-acre lot and develop the site into a sports facility. Project is being led by Discover Kalamazoo in partnership with multiple other agencies. Applicant is looking to preserve 13.5% of the existing woodlands, no significant water resources attached to the site or wetlands that have been delineated.

Jane Gosh the president and CEO of Discover Kalamazoo believes there is a lot of local demand and believes that the local youth will benefit from the project. Did a feasibility study that validated the project Monday-Thursday local use will be prioritized for the facility and that will increase participation opportunities. This project could also provide an opportunity to create jobs; this would also give opportunities to other businesses like hotels and restaurants with all the people coming in from different cities for tournaments.

Kurt Ardema works for AVB construction, provided images of the site, future site plans and an aerial view.

Brian Persky, director of business development at Discover Kalamazoo, talked about parking, study suggested 950 parking spaces, after a few field visits the number of parking spaces was reduced to a range of 650 parking spaces.

Bassett is still a bit undecided and not ready to put a motion on the table, considering a motion to table the issue.

**Motion to recommend to the zoning board of appeals to grant a variance from the protected slopes and slope setbacks NFP standards within the project limits and to grant a variance from the Woodland Standard to preserve 13.5% of the existing woodland when 25% is the minimum required by right conditioned upon as much of the remaining green space or undeveloped area as possible to be replanted using native species with a preference for dense replanting of native tree species was made by Director Bassett and Seconded by**

2. **2026 NFP regular meeting schedule**

**No public comments, no incoming calls. Schedule is similar to last years schedule, December and May 2026 meetings may have a different date due to holidays.**

**Martin made a motion to approve 2026 NFP regular meeting schedule. This was**

**seconded by Murgia.**

**Question?**

**Public Comments:**

Unfinished Business

Staff Reports and Update

No staff report and updates

Communications and Announcements:

None

Adjourn Meeting

Director Martin adjourned the meeting at 6:00 pm



# NFP Review Board Staff Report

City of Kalamazoo

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**TO:** The Natural Features Protection Review Board

**FROM:** Nolan Bergstrom, NFP Board Liaison

**DATE:** January 27, 2026

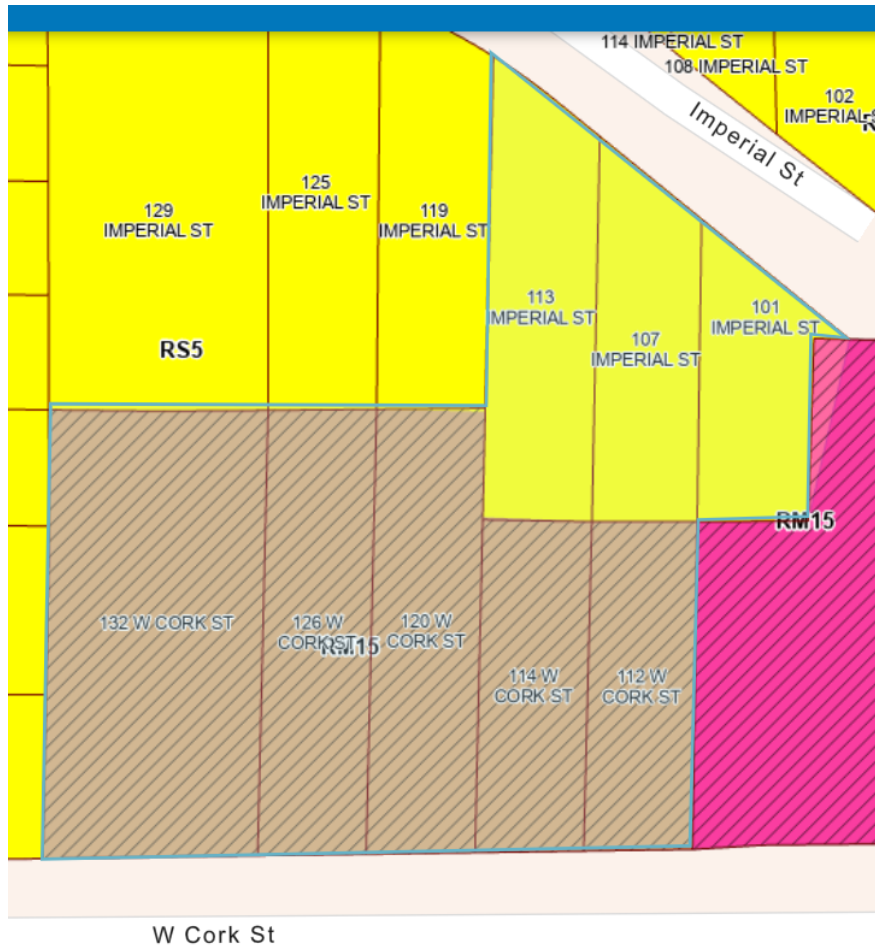
**SUBJECT:** 112 W. Cork Street

## **RECOMMENDATION:**

It is recommended the Natural Features Protection (NFP) Review Board recommend a variance to the Zoning Board of Appeals from the Protected Slope and Slope Setback Standards for 112 W. Cork Street.

## **BACKGROUND:**

112 W. Cork Street is owned by STATE WIDE RENTALS, LLC. It is apart of larger group of adjacent parcels owned by STATE WIDE RENTALS, LLC. Those parcels are 112, 114, 120, 126, and 132 W. Cork Street and 101, 107, and 113 Imperial Street. The W. Cork Street parcels are within the NFP Overlay and the Imperial Street parcels are not. The W Cork Street parcels are zoned RM-15. The property is located within the Westnedge Hill Neighborhood. The project is looking to develop duplex housing on the W. Cork Street parcels. The Imperial Street Parcels will remain undeveloped. The parcels are not slated to be combined at this time but kept as separate lots. Previous iterations of the development plans for this area showed larger impervious surface coverage and more housing units. Staff worked with the applicant since Fall 2025 to understand the implications of these various development plans during the pre-development process.



The parcels have remained undeveloped for quite some time due to undulating topography with grades of 20 percent or greater slope closer to W. Cork Street. The parcels are also wooded and a part of a larger woodland complex.

The applicant is requesting a recommendation to the Zoning Board of Appeals from the NFP Board from the Protected Slope and Slope Setback Standards for 112 W. Cork Street as well as the other Cork Street Parcels within the NFP Overlay District.

The project is planned to go before the Zoning Board of Appeals in February 2026. Because these projects are residential housing projects, they do not currently meet the requirements for Site Plan Review and would be Administratively Reviewed for compliance with NFP Standards. If any aspect of the project were to change, the applicant would work with staff to understand the implications for the development process.

### FINDINGS:

The site is within the NFP Overlay District due to variations in topography, including **areas of slopes that are greater than or equal to 20 percent grade** and because the **site is majority woodland**.

Since the project is located within the NFP Overlay District, the NFP Standards were reviewed and applied as follows:

- **Water Resources Standard (§ 50-6.2D)**– Significant water resources do not exist / have not been identified on-site.
  
- **Wetland Standard (§ 50-6.2C)** – Wetlands do not exist / have not been identified on-site.
  
- **Woodland Standard (§ 50-6.2G)** – 112 W. Cork Street and the adjacent Cork Street parcels are 100% wooded and a part of a larger complex of woodlands that extend to the Northeast onto adjacent parcels. With each parcel being 100% wooded, the woodland preservation requirement is 25% or greater. The applicant provided a breakdown of impacts to wooded areas for each parcel. For 112 W. Cork Street the applicant is preserving 36.7% which is above the 25% requirement, which meets the Woodland NFP Standard. For areas of preserved woodland, protection fencing is required to protect these areas during construction. A soil erosion and sedimentation control permit will likely be required for this project and construction fencing will need to work together with these measures during construction.
  
- **Protected Slopes and Slope Setbacks Standards (§ 50-6.2H) — Slopes** 20% grade or greater are located throughout the project limits. Complexes of slope are closer to the frontage of W. Cork Street. Due to this, the applicant worked to place the proposed duplexes closer to the rear of the properties to avoid the steeper protected slopes. However, each duplex will have separate driveways and utility needs that will impact portions of the slopes on each parcel. Percentages of the slope to be impacted have been provided by the applicant. Previous iterations of the development plan explored providing driveway access off of the Imperial Street parcels, but there were concerns from residents about traffic impacts along Imperial Street. The applicant is trying to mitigate impacts to the extent possible.

### Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards to §50-6.2K (Slopes) of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percent Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of §50-6.2K to protect slopes while allowing reasonable use of the property.

- Protected Tree Standard (§ 50-6.2F)** — The site is nearly 100 percent woodland and thus, the woodland standard is applied. The applicant does have a woodland report breaking down each tree by tree species, size, and location. This report also provides a preservation priority value and health status for each of the surveyed trees. The report was completed by Davey Resource Group, Inc.
- Rare Species Review** – Is not required.
- Plant Selection (§ 50-6.2J(4)(b))** – Any landscaping and screening are required for this project as well as other plantings. Per § 50-6.1C *If a conflict arises between the overlay district regulations and those of the base zoning district, the overlay district regulations control.*

- **Stormwater Management ([§ 50-6.2J\(6\)](#))** – Stormwater requirements for NFP sites are dictated by the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones.
  
- **Public Notice Requirement ([§ 50-6.2K\(1\)\(c\)](#))** — **The** project is requesting variances to the NFP Standards. Due to this Public Notice was required and was completed. Public Notice will also be sent out by City of Kalamazoo staff for the Zoning Board of Appeals meeting.

## **SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION**

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

### **Section I. Project & Applicant Information**

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

### **Section II. Natural Features Checklist & Attachments**

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

## **QUESTIONS**

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or [development@kalamazoo.org](mailto:development@kalamazoo.org).



# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007

(269) 337-8000 • www.kalamazoo.org

## SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wick Rentals (last) LLC
APPLICANT ADDRESS:	606 (number) Bryant St (street name)
	(city) Kalamazoo (state) MI (Zip) 49001
APPLICANT EMAIL:	Admin@kzoodrestored.com
	PHONE: 269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-097 / 112 W Cork St
PROJECT DESCRIPTION:	Build Residential Duplex
OWNER NAME: (if different)	(first) (last)
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	DATE OF SITE PLAN REVIEW MEETING:

### NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	If NO, proceed to Sections II & III. Do <b>NOT</b> sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

### REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
  - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
  - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
  - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
  - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
  - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
  4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

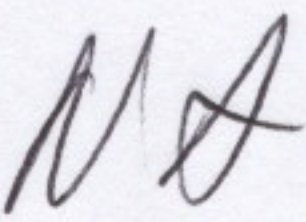


# Community Planning & Economic Development

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(269) 337-8000 • www.kalamazoo.org

WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			NA
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		0
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

NATURAL HERITAGE AREAS	Present:	
<p>Is an MNFI* rare species review required?  <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning &amp; Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i></p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	
<p>If an MNFI rare species review is required, attach the resulting report.</p>		

\*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:  
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

**ACCEPTED DATA SOURCES & ANALYSIS**

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

**1. WETLANDS**

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 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>)

**2. PROTECTED TREE IDENTIFICATION**

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

**3. WOODLANDS**

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
  - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
  - 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
  - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must 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

**4. PROTECTED SLOPES**

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- 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

# DUPLEX HOME SITE PLAN

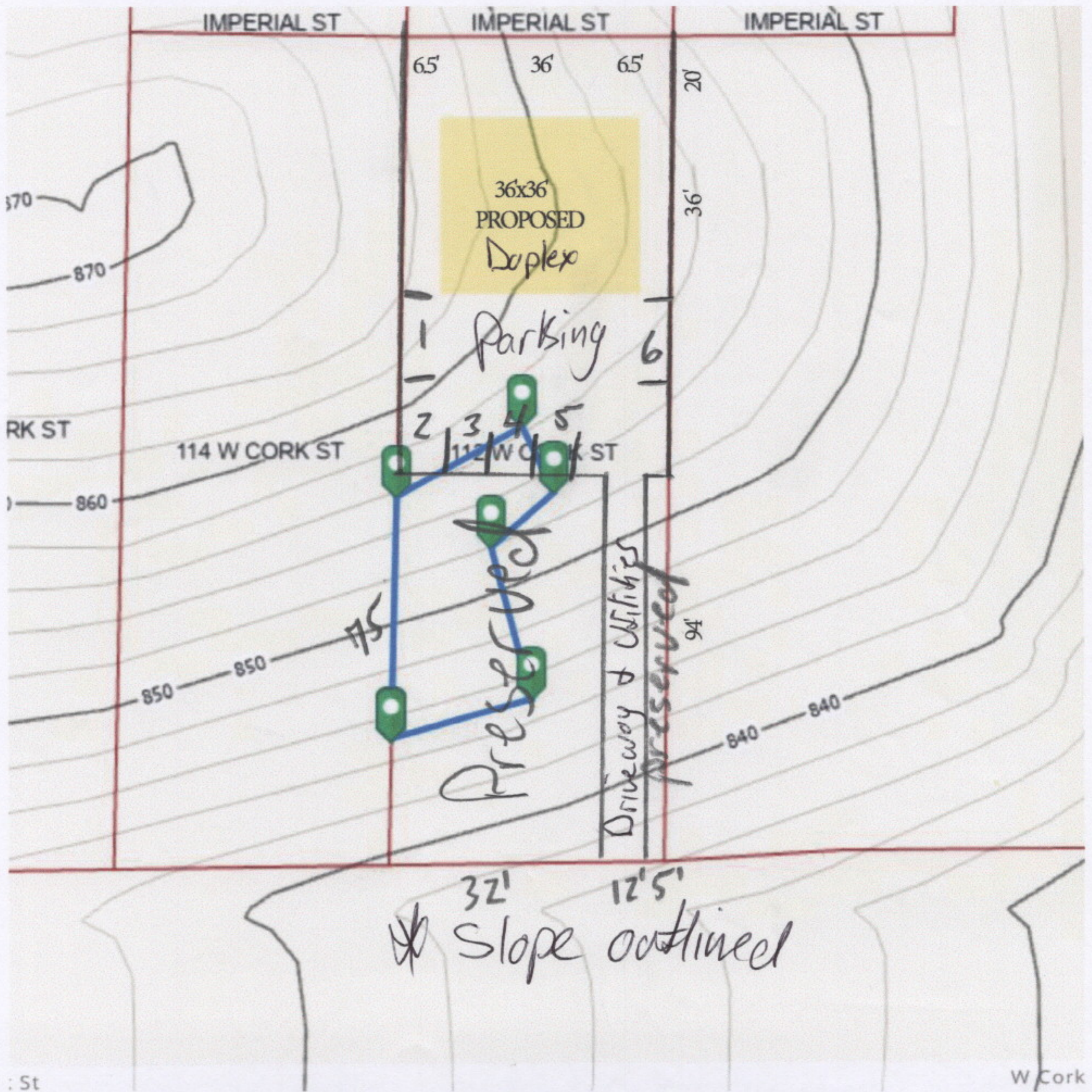
112 W CORK ST.  
06-27-397-097

- EXISTING SITE CONDITIONS ✓
- PROPOSED STRUCTURE ✓
- SETBACKS ✓
- DISTURBANCE BOUNDARY pg 2
- PROTECTION FENCING pg 2
- DRIVEWAY AND UTILITIES ✓
- EXISTING WOODLAND COVERAGE - 100% pg 5
- PROPOSED COVERAGE 25% pg 5

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

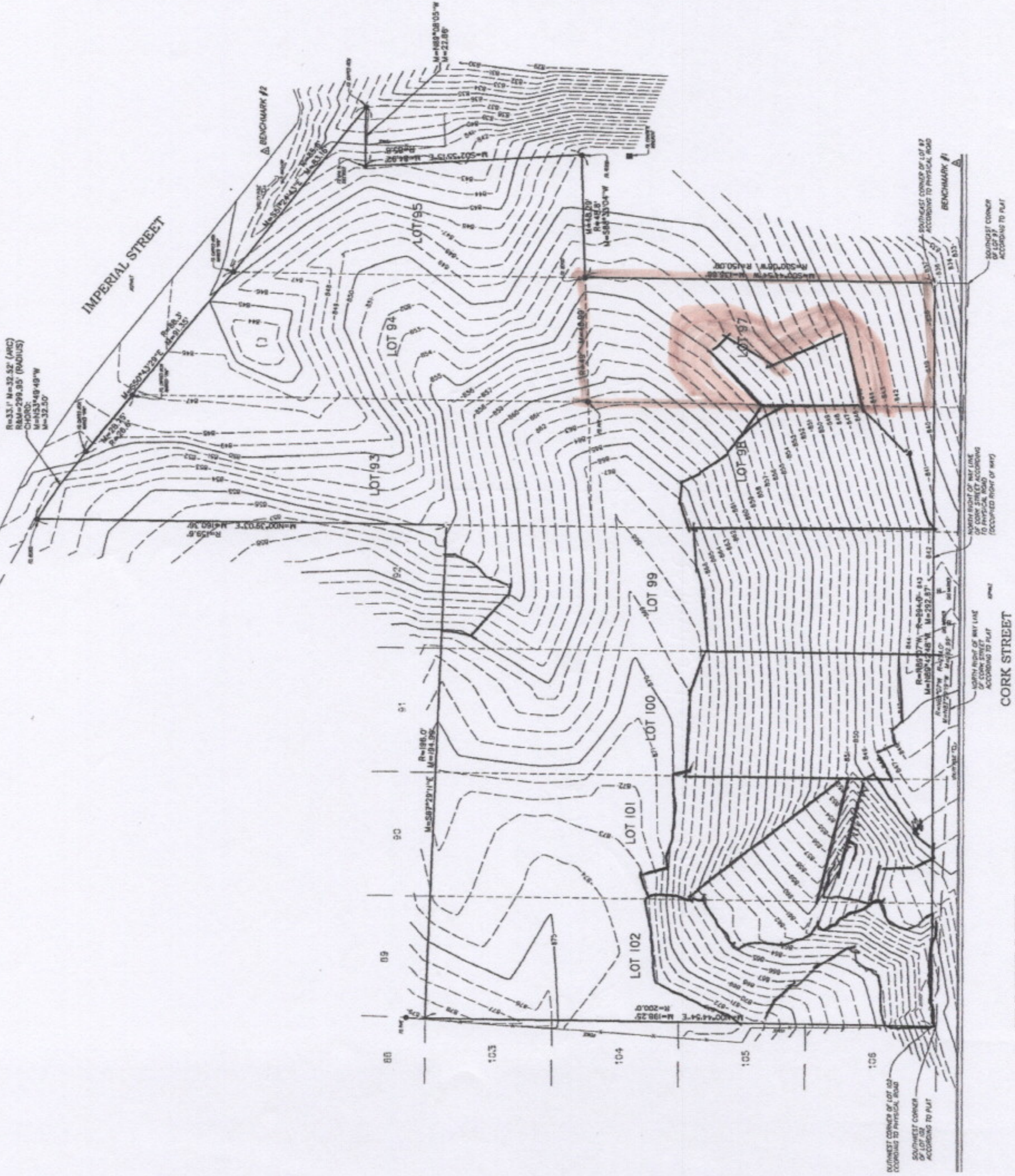


2

20

# BOUNDARY & TOPOGRAPHIC SURVEY

+ Setback 20'



**LEGEND OF SYMBOLS & ABBREVIATIONS**

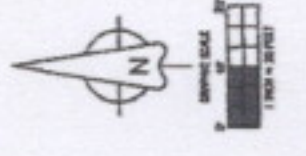
MEASURED   
 RECORDED   
 BAY CASTED IRON   
 FOUND IRON   
 BENCHMARK   
 GAS LAMP MARKER   
 UTILITY POLE   
 FENCE

**BENCHMARK INFORMATION**

BENCHMARK #1 North side of Fraser Pub, 1'-8" east of Bluebase property corner   
 EL: 81.47 (DAVD M)   
 BENCHMARK #2   
 Northwest corner of east 'Beauty' creek basin existing at East end of Imperial St.   
 EL: 83.77 (DAVD M)   
 BENCHMARK #3   
 In the Northwest corner of Lot 94   
 EL: 81.07 (DAVD M)

**FURNISHED LEGAL DESCRIPTION**

Plat Change Title Insurance Company Contribution No. 59120313887, dated August 1<sup>st</sup>, 2005.   
 Lots 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Block 101, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records.



**Boundary & Topographic Survey**   
 Plat of Block 101,   
 Kalamazoo Township, Kalamazoo County, MI   
 Corner: Jersey Club   
 112, 114, 120, 126 & 128 Cork Street and   
 101, 107 & 113 Imperial Street   
 Kalamazoo, MI 49001   
 TPC Job No. 20079 - Sheet 1 of 1   
 Date of Field Survey: 07/17/2007

**Terra Pointe Consultants, Inc.**   
 1128 Rosebush Lane, SE   
 One of Peoples, MI 49046   
 PEI@TPCI.com

Daniel Daley, P.E.   
 P.E. No. 401130206

# DUPLEX HOME SITE PLAN

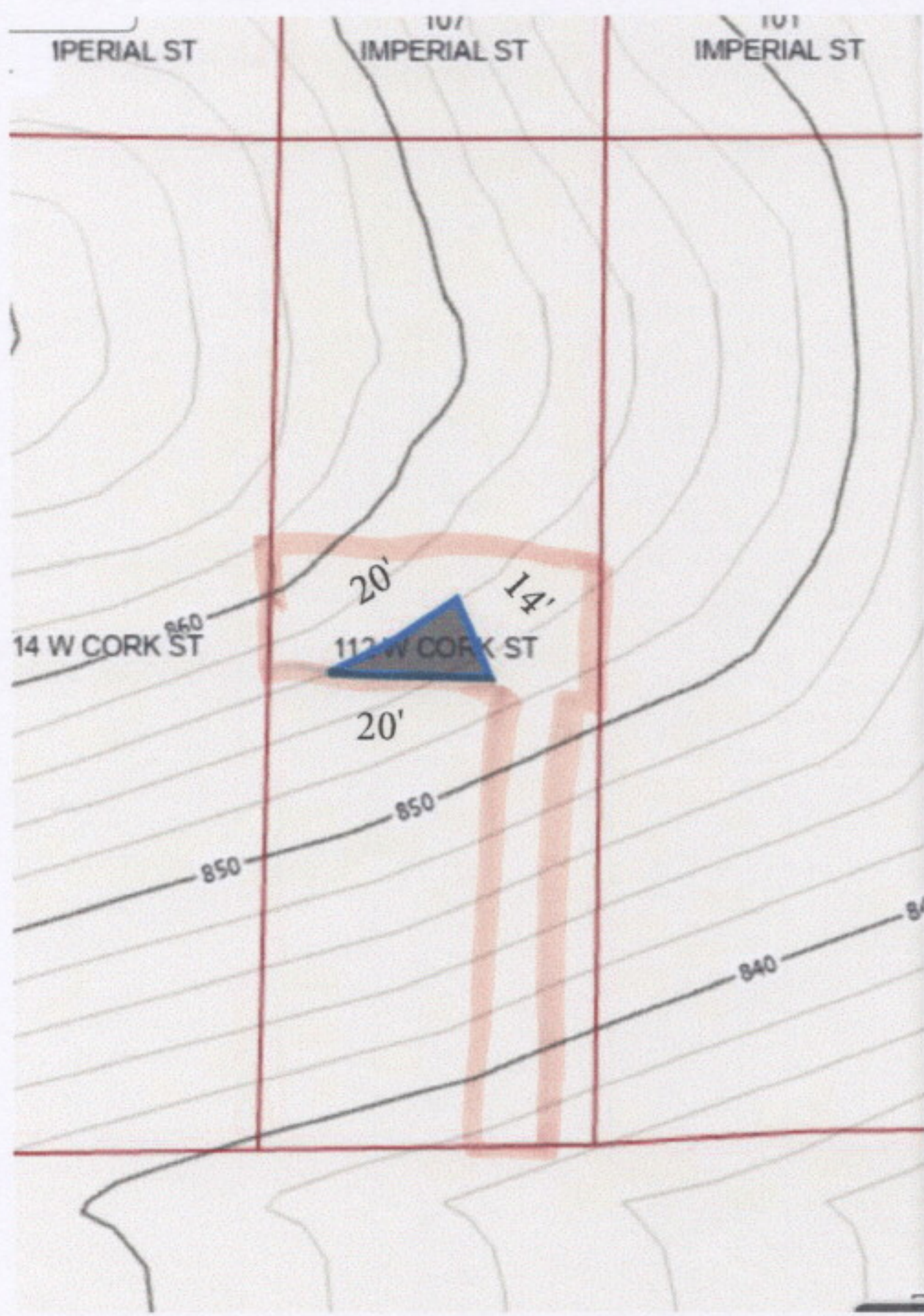
112 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE  
PROTECTIVE FENCING



Measurement Result

119.8 Sq Feet

Clear

Temporary Construction Protection Fence - No Disturbance Beyond This Line  
During or after Construction

WOODLAND PRESERVATION BREAKDOWN

112 W CORK ST

06-27-397-097

PROPERTY SQ FOOTAGE: 100%

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE:4,650

WOODLAND PRESERVED SQ FT: 2,700

PRESERVED WOODLAND PERCENTAGE: 36.7%

\*Woodland preservation calculated by area per NFP §50-6.2G

**Co-Existing Natural Features**

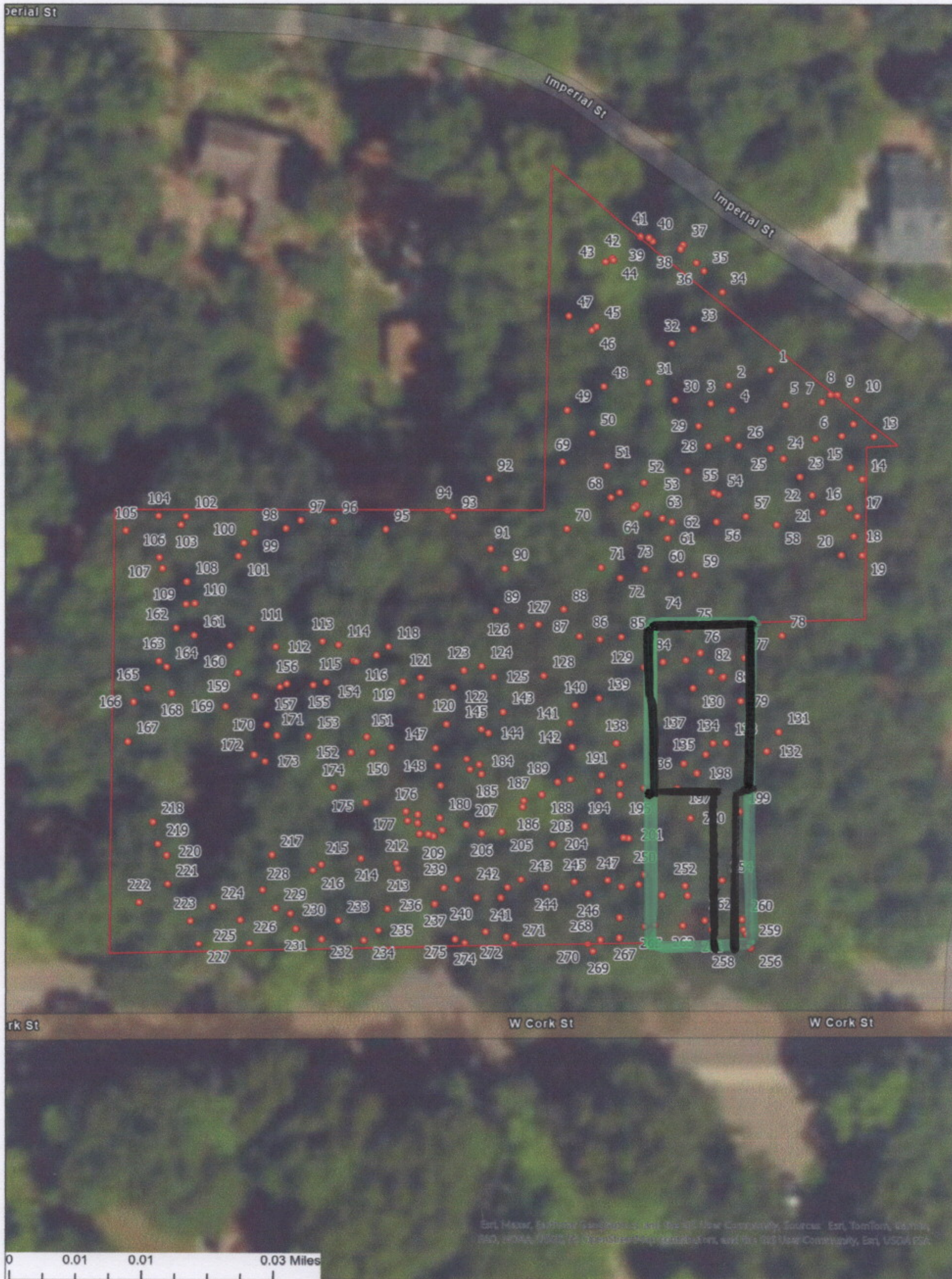
**The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.**

**Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.**

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025

5



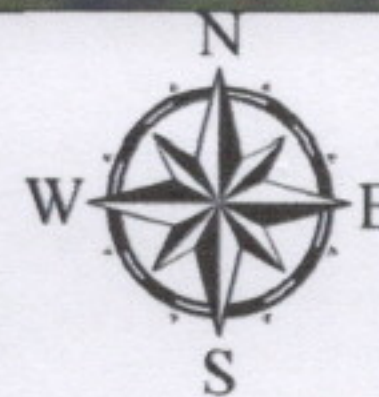
## Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

Woodland Boundary



**PUBLIC NOTICE  
NATURAL FEATURES PROTECTION (NFP) REVIEW**

Pursuant to the City of Kalamazoo Natural Features Protection Ordinance, notice is hereby given of a proposed project subject to review by the Natural Features Protection (NFP) Review Board.

You are receiving this notice because you own property or reside within **300 feet** of the subject properties.

**Proposed Project**

The applicant is proposing residential duplex development on the following parcels:

- 132 W. Cork Street
- 126 W. Cork Street
- 120 W. Cork Street
- 114 W. Cork Street
- 112 W. Cork Street

The application materials consist of **planning-level Natural Features Protection exhibits** submitted for NFP review. These exhibits illustrate existing site conditions (including slopes and protected natural features) and approximate building locations and disturbance areas. The materials are not construction drawings, engineering plans, or permit-ready documents.

**Plan Review Location**

Project plans and application materials may be reviewed in person at:

**606 Bryant Street, Kalamazoo, MI**

**By appointment only.**

Appointments may be requested by email at:

**admin@kzoobnb.com**

The Natural Features Protection Overlay District may also be viewed using the City's interactive GIS map at:

<https://www.kalamazoocity.org/Residents/Taxes-Assessing/View-GIS-Maps>

**Public Comment**

Written comments may be submitted to City staff prior to the meeting and will be included in the public record. Public comment may also be provided at the public meeting in accordance with City procedures.

**Review and Construction Timeline**

The project is scheduled for review by the Natural Features Protection Review Board. If approved, construction is anticipated to begin no earlier than **Spring 2026**, subject to receipt of all required permits and approvals.

**NFP Review Meeting**

Tuesday, January 27, 2026

4:00 PM

Kalamazoo City Hall – Commission Chambers

241 W. South Street, Kalamazoo, MI 49007

**City Contact**

Nolan Bergstrom (He/Him)

Community Planner & NFP Board Liaison

Community Planning & Economic Development Department

City of Kalamazoo

Phone: 269-337-8045

Cell: 269-454-1832

## Public Notice Mailing List – Properties Within 300 Feet

Notice Radius Methodology: Addresses were identified using the City of Kalamazoo GIS parcel mapping system for all parcels located within three hundred (300) feet of the subject properties located at 112, 114, 120, 126, and 132 W Cork Street. Notices are addressed to “Owner or Occupant,” as permitted by ordinance.

### W Cork Street

Owner or Occupant – 27 W Cork St, Kalamazoo, MI  
Owner or Occupant – 33 W Cork St, Kalamazoo, MI  
Owner or Occupant – 39 W Cork St, Kalamazoo, MI  
Owner or Occupant – 45 W Cork St, Kalamazoo, MI  
Owner or Occupant – 103 W Cork St, Kalamazoo, MI  
Owner or Occupant – 108 W Cork St, Kalamazoo, MI  
Owner or Occupant – 110 W Cork St, Kalamazoo, MI  
Owner or Occupant – 113 W Cork St, Kalamazoo, MI  
Owner or Occupant – 127 W Cork St, Kalamazoo, MI  
Owner or Occupant – 144 W Cork St, Kalamazoo, MI  
Owner or Occupant – 155 W Cork St, Kalamazoo, MI  
Owner or Occupant – 163 W Cork St, Kalamazoo, MI

### S Burdick Street

Owner or Occupant – 3000 S Burdick St, Kalamazoo, MI  
Owner or Occupant – 3306 S Burdick St, Kalamazoo, MI

### Ash Street

Owner or Occupant – 3027 Ash St, Kalamazoo, MI  
Owner or Occupant – 3031 Ash St, Kalamazoo, MI  
Owner or Occupant – 3104 Ash St, Kalamazoo, MI  
Owner or Occupant – 3107 Ash St, Kalamazoo, MI  
Owner or Occupant – 3108 Ash St, Kalamazoo, MI  
Owner or Occupant – 3114 Ash St, Kalamazoo, MI  
Owner or Occupant – 3117 Ash St, Kalamazoo, MI  
Owner or Occupant – 3118 Ash St, Kalamazoo, MI  
Owner or Occupant – 3121 Ash St, Kalamazoo, MI  
Owner or Occupant – 3124 Ash St, Kalamazoo, MI  
Owner or Occupant – 3127 Ash St, Kalamazoo, MI  
Owner or Occupant – 3130 Ash St, Kalamazoo, MI

### Albany Avenue

Owner or Occupant – 146 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 152 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 156 Albany Ave, Kalamazoo, MI

### Imperial Street

Owner or Occupant – 52 Imperial St, Kalamazoo, MI  
Owner or Occupant – 101 Imperial St, Kalamazoo, MI  
Owner or Occupant – 102 Imperial St, Kalamazoo, MI  
Owner or Occupant – 107 Imperial St, Kalamazoo, MI  
Owner or Occupant – 108 Imperial St, Kalamazoo, MI  
Owner or Occupant – 113 Imperial St, Kalamazoo, MI  
Owner or Occupant – 114 Imperial St, Kalamazoo, MI  
Owner or Occupant – 119 Imperial St, Kalamazoo, MI  
Owner or Occupant – 120 Imperial St, Kalamazoo, MI  
Owner or Occupant – 125 Imperial St, Kalamazoo, MI  
Owner or Occupant – 128 Imperial St, Kalamazoo, MI  
Owner or Occupant – 129 Imperial St, Kalamazoo, MI  
Owner or Occupant – 136 Imperial St, Kalamazoo, MI  
Owner or Occupant – 152 Imperial St, Kalamazoo, MI  
Owner or Occupant – 157 Imperial St, Kalamazoo, MI  
Owner or Occupant – 165 Imperial St, Kalamazoo, MI

### S Rose Street

Owner or Occupant – 3107 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3113 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3117 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3121 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3127 S Rose St, Kalamazoo, MI

# AFFIDAVIT OF MAILING

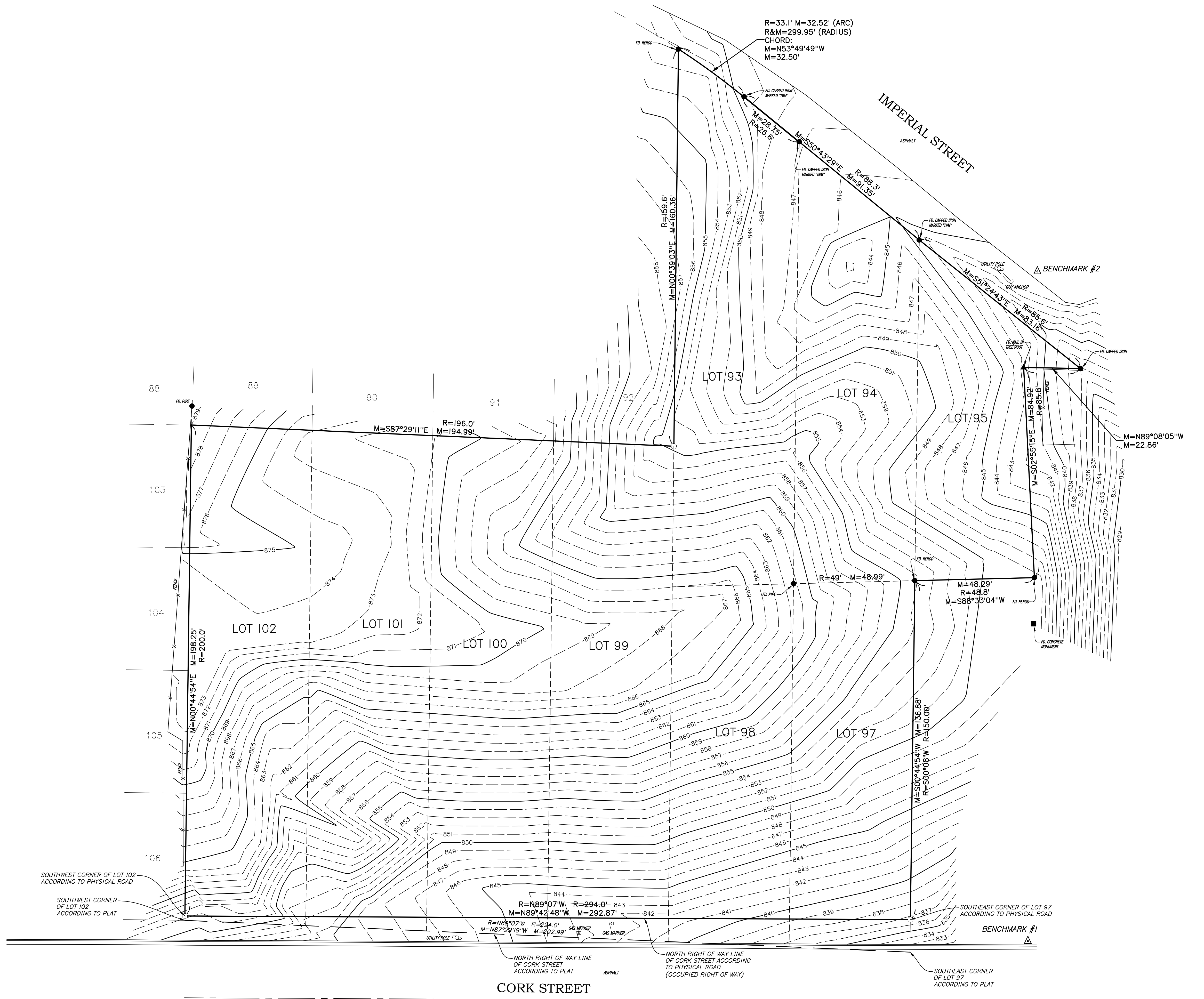
I hereby certify that notice of the proposed development located at 112, 114, 120, 126, and 132 W Cork Street, City of Kalamazoo, Michigan, was mailed to owners or occupants of all properties located within three hundred (300) feet of the subject properties, in accordance with the City of Kalamazoo Zoning Ordinance and Natural Features Protection Ordinance. The mailing list was generated using the City of Kalamazoo GIS parcel mapping system. Notices were addressed to "Owner or Occupant" and mailed via first-class United States Mail. I certify that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND OF SYMBOLS & ABBREVIATIONS	
MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	▲
GAS LINE MARKER	⊕
UTILITY POLE	⊕
FENCE	—x—

**BENCHMARK INFORMATION**

**BENCHMARK #1**  
 Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner  
 EL: 831.63' (NAVD 88)

**BENCHMARK #2**  
 Northeast corner of most Westerly catch basin casting at East end of Imperial St.  
 EL: 843.75' (NAVD 88)

**BENCHMARK #3**  
 Spike in South side of Light Pole at Northwest corner of Cork St and Ash Ave.  
 EL: 865.05' (NAVD 88)

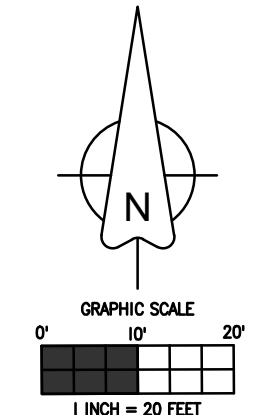
**FURNISHED LEGAL DESCRIPTION**

Per Chicago Title Insurance Company Commitment No. 391263132SMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION WAS GIVEN TO ME BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, EXCEPTIONS OR CONFORMANCE WITH THE LAND DIVISION ACT OR ANY LOCAL REQUIREMENTS, ORDINANCES OR LAWS.

Daniel Dale Pratt P.S. No. 4001039094



**Terra Pointe Consultants, Inc.**  
 1128 Foxchase Lane, SE  
 Grand Rapids, MI 49546  
 PH 616.901.1968

**Boundary & Topographic Survey**  
 Part of Belmont Plat  
 Sec. 27, Town 02 South, Range 11 West  
 Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
 112, 114, 120, 126 & 132 Cork Street and  
 101, 107 & 113 Imperial Street  
 Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1  
 Date of Field Survey: 09/19/2025

## Charge: Percentage of Slopes and Slope Setbacks Affected

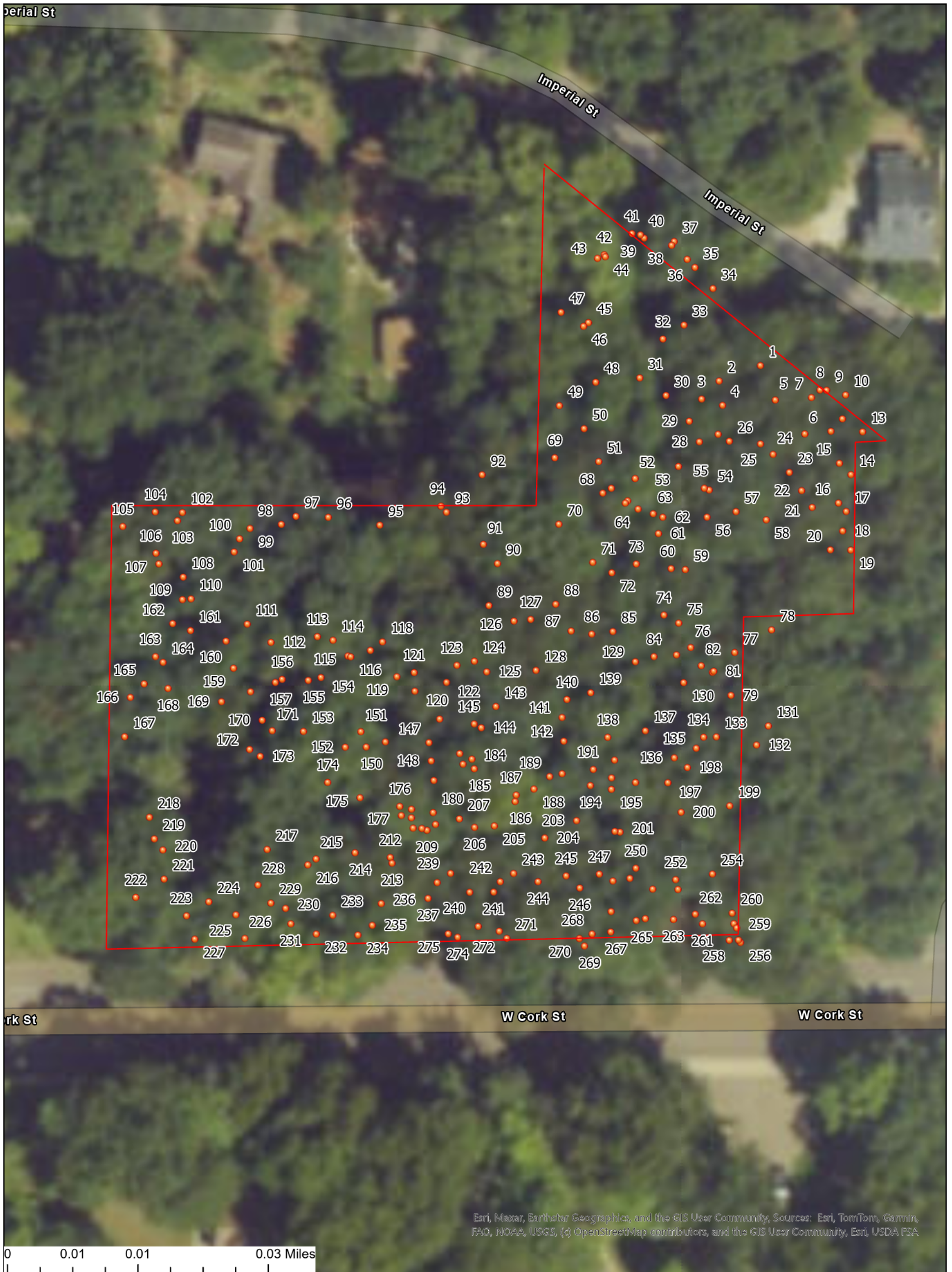
This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percentage Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated slope and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K** to protect slopes while allowing reasonable use of the property.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025



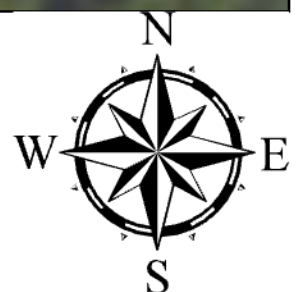
## Legend

### 132 W Cork St Woodland Inventory

#### Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes

**PLANNED UNIT RESIDENTIAL DEVELOPMENT**



DRAWING TITLE:

**SUBDIVISION PLAN**

DESIGN BY:

**KZOOBNB LLC**

A PROJECT OF:

**Micro Homes**

APPROVED BY:

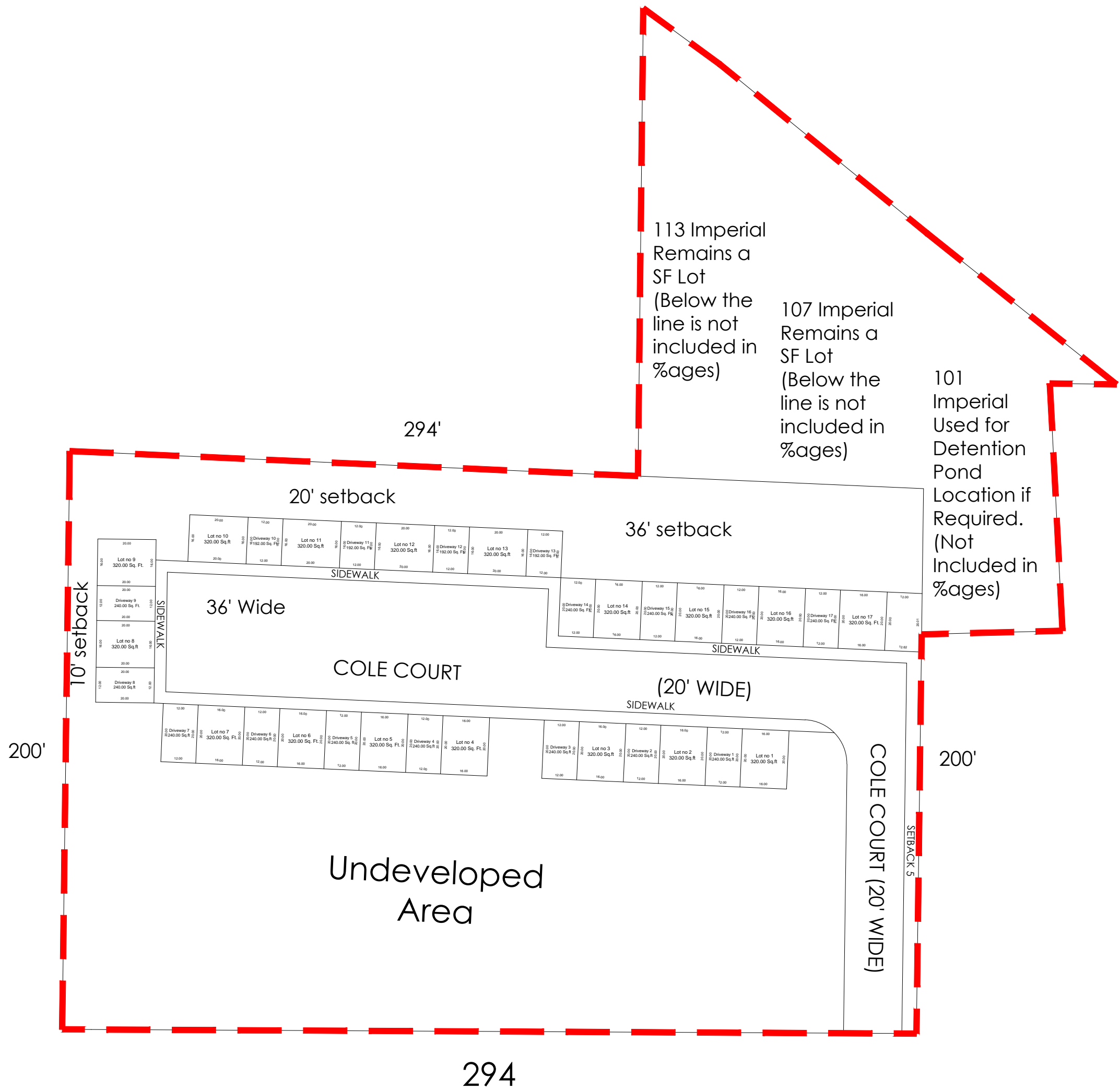
\_\_\_\_\_

Area Matrix			
Sr. No.	Landuse	Area (Sq. Ft.)	%Age
1	Developed Area	22546.14	39.98
2	Undeveloped Area	33844.67	60.02
Total		56390.81	100.00

DATE: 10/05/2025

REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



113 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

107 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

101  
Imperial  
Used for  
Detention  
Pond  
Location if  
Required.  
(Not  
Included in  
%ages)

294'

20' setback

36' setback

36' Wide

COLE COURT

(20' WIDE)

SIDEWALK

10' setback

200'

200'

Undeveloped  
Area

COLE COURT (20' WIDE)

294



# NFP Review Board Staff Report

City of Kalamazoo

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**TO:** The Natural Features Protection Review Board

**FROM:** Nolan Bergstrom, NFP Board Liaison

**DATE:** January 27, 2026

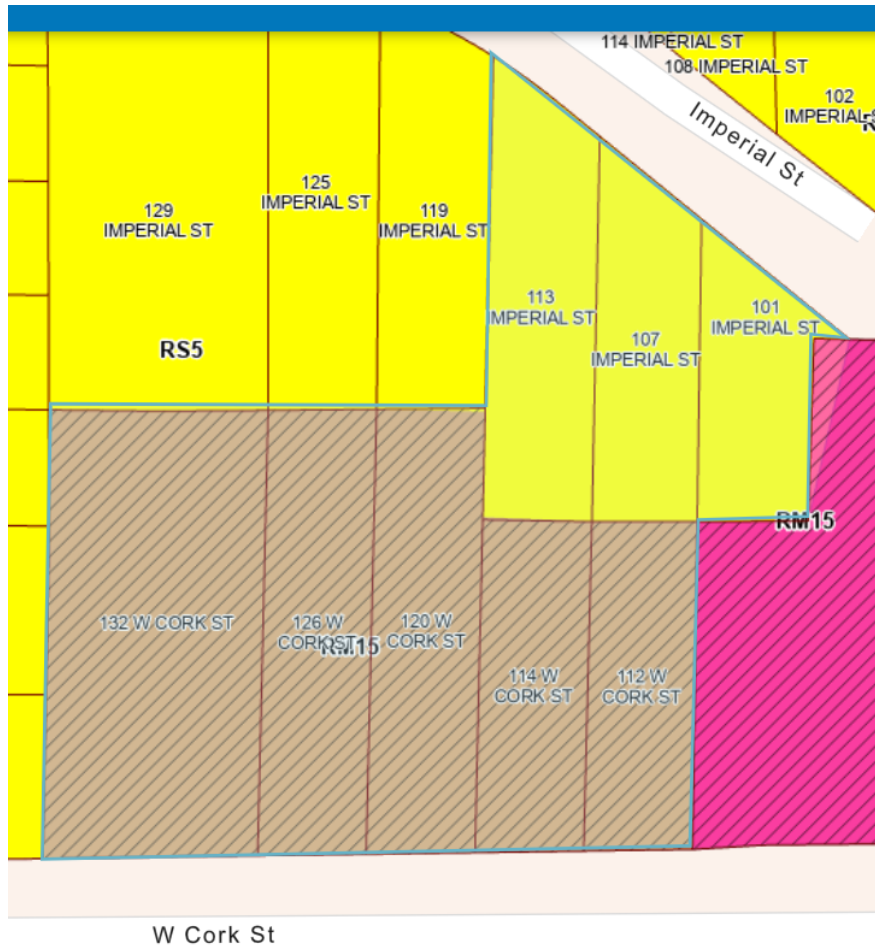
**SUBJECT:** 114 W. Cork Street

## RECOMMENDATION:

It is recommended the Natural Features Protection (NFP) Review Board recommend a variance to the Zoning Board of Appeals from the Protected Slope and Slope Setback Standards for 114 W. Cork Street.

## BACKGROUND:

114 W. Cork Street is owned by STATE WIDE RENTALS, LLC. It is apart of larger group of adjacent parcels owned by STATE WIDE RENTALS, LLC. Those parcels are 112, 114, 120, 126, and 132 W. Cork Street and 101, 107, and 113 Imperial Street. The W. Cork Street parcels are within the NFP Overlay and the Imperial Street parcels are not. The W Cork Street parcels are zoned RM-15. The property is located within the Westnedge Hill Neighborhood. The project is looking to develop duplex housing on the W. Cork Street parcels. The Imperial Street Parcels will remain undeveloped. The parcels are not slated to be combined at this time but kept as separate lots. The parcels are not slated to be combined at this time but kept as separate lots. Previous iterations of the development plans for this area showed larger impervious surface coverage and more housing units. Staff worked with the applicant since Fall 2025 to understand the implications of these various development plans during the pre-development process.



The parcels have remained undeveloped for quite some time due to undulating topography with grades of 20 percent or greater slope closer to W. Cork Street. The parcels are also wooded and a part of a larger woodland complex.

The applicant is requesting a recommendation to the Zoning Board of Appeals from the NFP Board from the Protected Slope and Slope Setback Standards for 114 W. Cork Street as well as the other Cork Street Parcels within the NFP Overlay District.

The project is planned to go before the Zoning Board of Appeals in February 2026. Because these projects are residential housing projects, they do not currently meet the requirements for Site Plan Review and would be Administratively Reviewed for compliance with NFP Standards. If any aspect of the project were to change, the applicant would work with staff to understand the implications for the development process.

### **FINDINGS:**

The site is within the NFP Overlay District due to variations in topography, including **areas of slopes that are greater than or equal to 20 percent grade** and because the **site is majority woodland**.

Since the project is located within the NFP Overlay District, the NFP Standards were reviewed and applied as follows:

- **Water Resources Standard (§ 50-6.2D)**– Significant water resources do not exist / have not been identified on-site.
  
- **Wetland Standard (§ 50-6.2C)** – Wetlands do not exist / have not been identified on-site.
  
- **Woodland Standard (§ 50-6.2G)** – 114 W. Cork Street and the adjacent Cork Street parcels are 100% wooded and a part of a larger complex of woodlands that extend to the Northeast onto adjacent parcels. With each parcel being 100% wooded, the woodland preservation requirement is 25% or greater. The applicant provided a breakdown of impacts to wooded areas for each parcel. For 114 W. Cork Street the applicant is preserving 30.2% which is above the 25% requirement, which meets the Woodland NFP Standard. For areas of preserved woodland, protection fencing is required to protect these areas during construction. A soil erosion and sedimentation control permit will likely be required for this project and construction fencing will need to work together with these measures during construction.
  
- **Protected Slopes and Slope Setbacks Standards (§ 50-6.2H) — Slopes** 20% grade or greater are located throughout the project limits. Complexes of slope are closer to the frontage of W. Cork Street. Due to this, the applicant worked to place the proposed duplexes closer to the rear of the properties to avoid the steeper protected slopes. However, each duplex will have separate driveways and utility needs that will impact portions of the slopes on each parcel. Percentages of the slope to be impacted have been provided by the applicant. Previous iterations of the development plan explored providing driveway access off of the Imperial Street parcels, but there were concerns from residents about traffic impacts along Imperial Street. The applicant is trying to mitigate impacts to the extent possible.

### Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards to §50-6.2K (Slopes) of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percent Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of §50-6.2K to protect slopes while allowing reasonable use of the property.

- Protected Tree Standard (§ 50-6.2F)** — The site is nearly 100 percent woodland and thus, the woodland standard is applied. The applicant does have a woodland report breaking down each tree by tree species, size, and location. This report also provides a preservation priority value and health status for each of the surveyed trees. The report was completed by Davey Resource Group, Inc.
- Rare Species Review** – Is not required.
- Plant Selection (§ 50-6.2J(4)(b))** – Any landscaping and screening are required for this project as well as other plantings. Per § 50-6.1C *If a conflict arises between the overlay district regulations and those of the base zoning district, the overlay district regulations control.*

- **Stormwater Management ([§ 50-6.2J\(6\)](#))** – Stormwater requirements for NFP sites are dictated by the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones.
  
- **Public Notice Requirement ([§ 50-6.2K\(1\)\(c\)](#))** — **The** project is requesting variances to the NFP Standards. Due to this Public Notice was required and was completed. Public Notice will also be sent out by City of Kalamazoo staff for the Zoning Board of Appeals meeting.

## **SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION**

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

### **Section I. Project & Applicant Information**

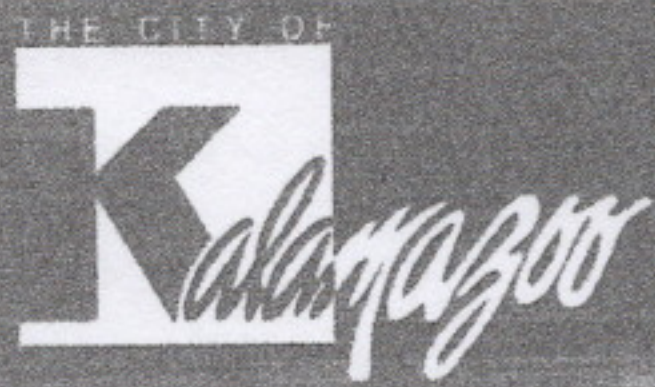
All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

### **Section II. Natural Features Checklist & Attachments**

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

## **QUESTIONS**

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or [development@kalamazoo.org](mailto:development@kalamazoo.org).



# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007  
 (269) 337-8000 • www.kalamazoo.org

## SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name)		
	(city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admin@kzoodrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-098 / 114 W Corks St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first)	(last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE OF SITE PLAN REVIEW MEETING:	

### NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

### REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
  - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
  - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
  - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
  - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
  - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
  4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

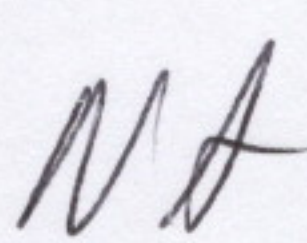


# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007

(269) 337-8000 • www.kalamazoo-city.org

WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning &amp; Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If an MNFI rare species review is required, attach the resulting report.		

\*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:  
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

### ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

#### 1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 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>)

#### 2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

#### 3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
  - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
  - 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
  - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must 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

#### 4. PROTECTED SLOPES

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- 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

# DUPLEX HOME SITE PLAN

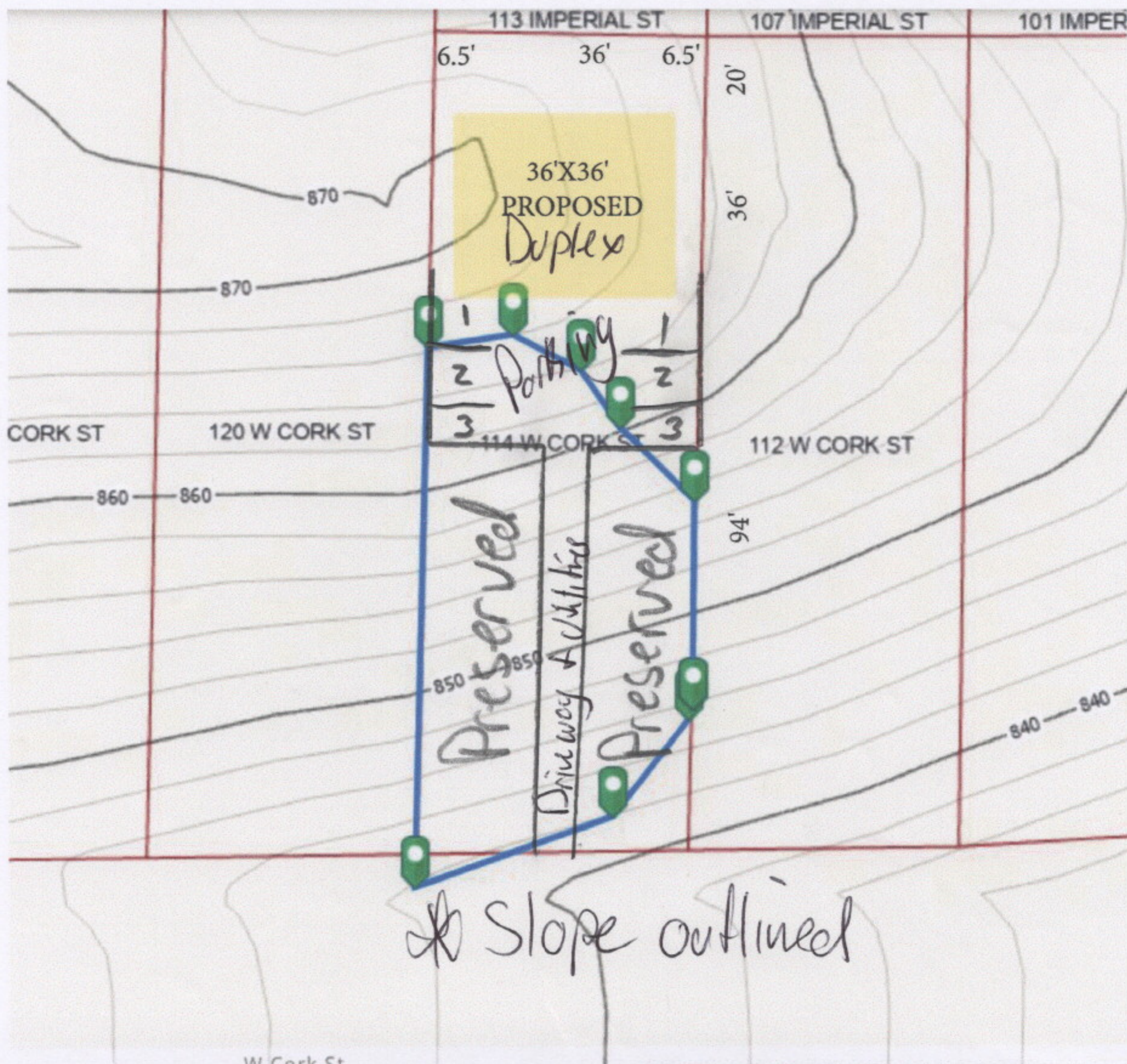
114 W CORK ST.  
06-27-397-098

LOT FRONTAGE 49'

LOT DEPTH: 150'

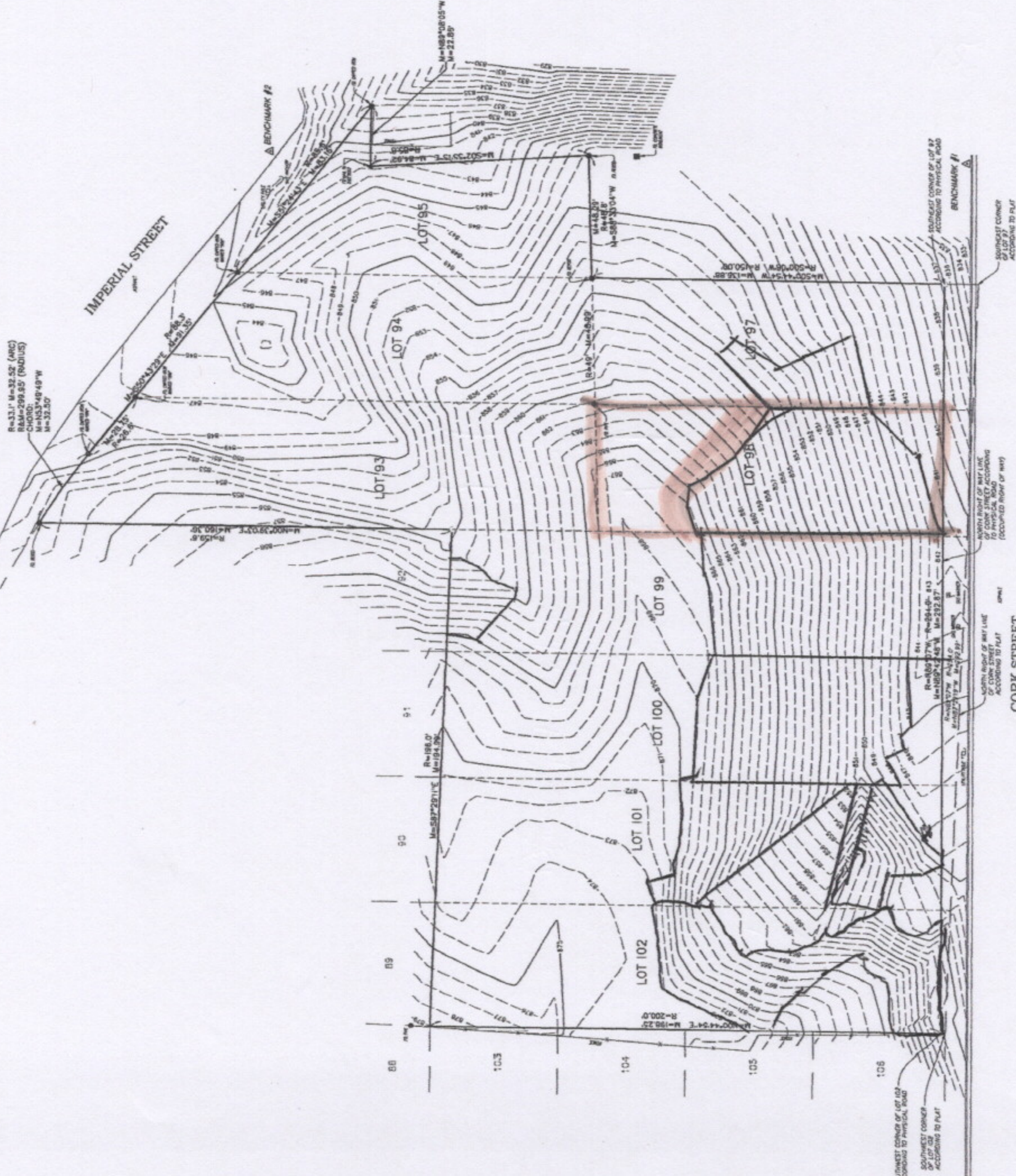
LOT SQ FOOTAGE: 7,350

- EXISTING SITE CONDITIONS ✓
- PROPOSED STRUCTURE ✓
- SETBACKS ✓
- DISTURBANCE BOUNDARY Pg 2
- PROTECTION FENCING Pg 2
- DRIVEWAY AND UTILITIES ✓
- EXISTING WOODLAND COVERAGE - 100% Pg 4/5
- PROPOSED COVERAGE 25% Pg 4/5



BOUNDARY & TOPOGRAPHIC SURVEY

+Setback 201



**LEGEND OF SYMBOLS & ABBREVIATIONS**

MANHOLE	⊙
RECORDED	—
SET CLIPPED IRON	⊙
FOUND IRON	⊙
BENCHMARK	⊙
GAS LINE MARKER	⊙
UTILITY POLE	⊙
FBCE	—

**BENCHMARK INFORMATION**

BENCHMARK #1  
 Located at South side of Tower Hill, 7' - 50" east of Benchmark property corner.  
 Elevation 80.42' (VDOT 10)

BENCHMARK #2  
 Located at West side of Tower Hill, 7' - 50" east of Benchmark property corner.  
 Elevation 80.42' (VDOT 10)

BENCHMARK #3  
 Located at North side of Light Pole at Northwest corner of Cork St and A-1 Ave.  
 Elevation 80.42' (VDOT 10)

**FURNISHED LEGAL DESCRIPTION**

The College Hill Insurance Company Commission No. 393283138807, dated August 14, 2003.  
 Lots 91, 94, 95, 96, 99, 100, 101 and 102 in Reference Plot, according to the plat thereof  
 recorded in Liber 9 of Plans, Page 17, Nantuxano County Records



Field Date: 11/11/05  
 P.S. No. 40134599

**Terra  
 Pointe  
 Consultants, Inc.**

Boundary & Topographic Survey  
 Part of Reference Plot 1 West  
 Nantuxano County, Maine  
 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# DUPLEX HOME SITE PLAN

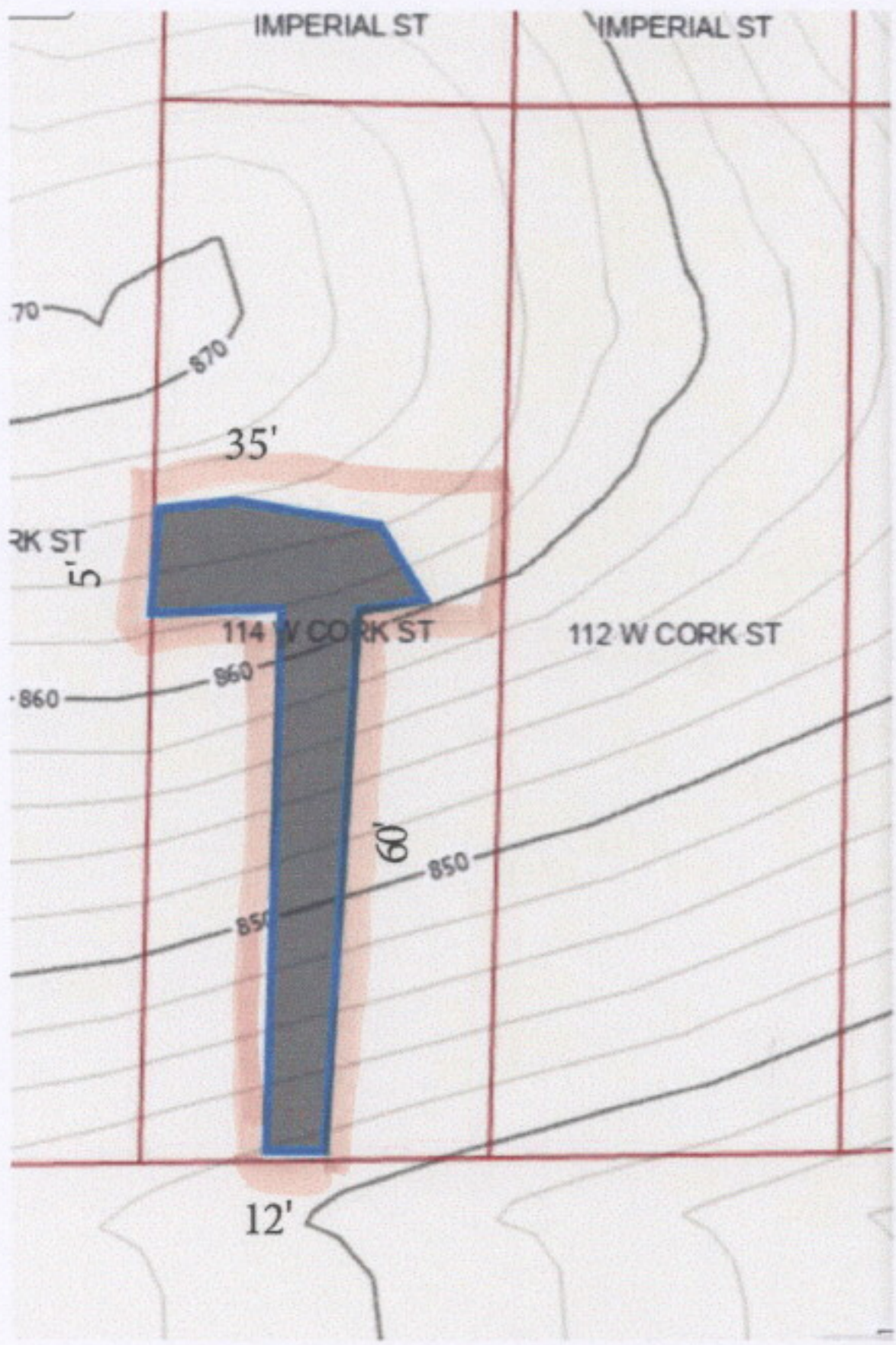
114 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE  
PROTECTIVE FENCING



Measurement Result

1,137.2 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line  
*during or after construction*

## WOODLAND PRESERVATION BREAKDOWN

114 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 7,350

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 5,130

WOODLAND PRESERVED SQ FT: 2,220

PRESERVED WOODLAND PERCENTAGE: 30.2%

\*Woodland preservation calculated by area per NFP §50-6.2G

### **Co-Existing Natural Features**

The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
 October 13th, 2025

5



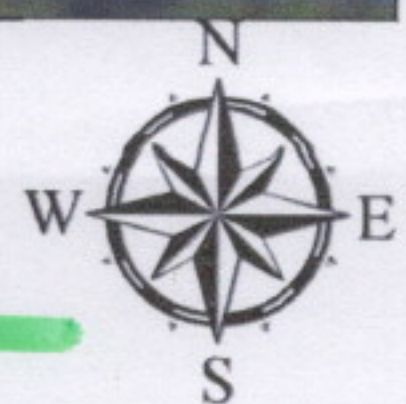
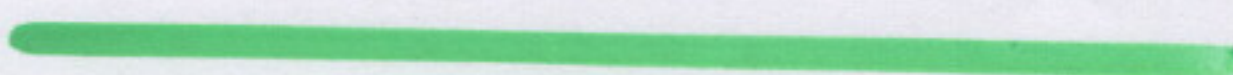
## Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

Woodland Boundary



**PUBLIC NOTICE  
NATURAL FEATURES PROTECTION (NFP) REVIEW**

Pursuant to the City of Kalamazoo Natural Features Protection Ordinance, notice is hereby given of a proposed project subject to review by the Natural Features Protection (NFP) Review Board.

You are receiving this notice because you own property or reside within **300 feet** of the subject properties.

**Proposed Project**

The applicant is proposing residential duplex development on the following parcels:

132 W. Cork Street  
126 W. Cork Street  
120 W. Cork Street  
114 W. Cork Street  
112 W. Cork Street

The application materials consist of **planning-level Natural Features Protection exhibits** submitted for NFP review. These exhibits illustrate existing site conditions (including slopes and protected natural features) and approximate building locations and disturbance areas. The materials are not construction drawings, engineering plans, or permit-ready documents.

**Plan Review Location**

Project plans and application materials may be reviewed in person at:

**606 Bryant Street, Kalamazoo, MI**

**By appointment only.**

Appointments may be requested by email at:

**admin@kzoobnb.com**

The Natural Features Protection Overlay District may also be viewed using the City's interactive GIS map at:

<https://www.kalamazoocity.org/Residents/Taxes-Assessing/View-GIS-Maps>

**Public Comment**

Written comments may be submitted to City staff prior to the meeting and will be included in the public record. Public comment may also be provided at the public meeting in accordance with City procedures.

**Review and Construction Timeline**

The project is scheduled for review by the Natural Features Protection Review Board. If approved, construction is anticipated to begin no earlier than **Spring 2026**, subject to receipt of all required permits and approvals.

**NFP Review Meeting**

Tuesday, January 27, 2026

4:00 PM

Kalamazoo City Hall – Commission Chambers

241 W. South Street, Kalamazoo, MI 49007

**City Contact**

Nolan Bergstrom (He/Him)

Community Planner & NFP Board Liaison

Community Planning & Economic Development Department

City of Kalamazoo

Phone: 269-337-8045

Cell: 269-454-1832

## Public Notice Mailing List – Properties Within 300 Feet

Notice Radius Methodology: Addresses were identified using the City of Kalamazoo GIS parcel mapping system for all parcels located within three hundred (300) feet of the subject properties located at 112, 114, 120, 126, and 132 W Cork Street. Notices are addressed to “Owner or Occupant,” as permitted by ordinance.

### W Cork Street

Owner or Occupant – 27 W Cork St, Kalamazoo, MI  
Owner or Occupant – 33 W Cork St, Kalamazoo, MI  
Owner or Occupant – 39 W Cork St, Kalamazoo, MI  
Owner or Occupant – 45 W Cork St, Kalamazoo, MI  
Owner or Occupant – 103 W Cork St, Kalamazoo, MI  
Owner or Occupant – 108 W Cork St, Kalamazoo, MI  
Owner or Occupant – 110 W Cork St, Kalamazoo, MI  
Owner or Occupant – 113 W Cork St, Kalamazoo, MI  
Owner or Occupant – 127 W Cork St, Kalamazoo, MI  
Owner or Occupant – 144 W Cork St, Kalamazoo, MI  
Owner or Occupant – 155 W Cork St, Kalamazoo, MI  
Owner or Occupant – 163 W Cork St, Kalamazoo, MI

### S Burdick Street

Owner or Occupant – 3000 S Burdick St, Kalamazoo, MI  
Owner or Occupant – 3306 S Burdick St, Kalamazoo, MI

### Ash Street

Owner or Occupant – 3027 Ash St, Kalamazoo, MI  
Owner or Occupant – 3031 Ash St, Kalamazoo, MI  
Owner or Occupant – 3104 Ash St, Kalamazoo, MI  
Owner or Occupant – 3107 Ash St, Kalamazoo, MI  
Owner or Occupant – 3108 Ash St, Kalamazoo, MI  
Owner or Occupant – 3114 Ash St, Kalamazoo, MI  
Owner or Occupant – 3117 Ash St, Kalamazoo, MI  
Owner or Occupant – 3118 Ash St, Kalamazoo, MI  
Owner or Occupant – 3121 Ash St, Kalamazoo, MI  
Owner or Occupant – 3124 Ash St, Kalamazoo, MI  
Owner or Occupant – 3127 Ash St, Kalamazoo, MI  
Owner or Occupant – 3130 Ash St, Kalamazoo, MI

### Albany Avenue

Owner or Occupant – 146 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 152 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 156 Albany Ave, Kalamazoo, MI

### Imperial Street

Owner or Occupant – 52 Imperial St, Kalamazoo, MI  
Owner or Occupant – 101 Imperial St, Kalamazoo, MI  
Owner or Occupant – 102 Imperial St, Kalamazoo, MI  
Owner or Occupant – 107 Imperial St, Kalamazoo, MI  
Owner or Occupant – 108 Imperial St, Kalamazoo, MI  
Owner or Occupant – 113 Imperial St, Kalamazoo, MI  
Owner or Occupant – 114 Imperial St, Kalamazoo, MI  
Owner or Occupant – 119 Imperial St, Kalamazoo, MI  
Owner or Occupant – 120 Imperial St, Kalamazoo, MI  
Owner or Occupant – 125 Imperial St, Kalamazoo, MI  
Owner or Occupant – 128 Imperial St, Kalamazoo, MI  
Owner or Occupant – 129 Imperial St, Kalamazoo, MI  
Owner or Occupant – 136 Imperial St, Kalamazoo, MI  
Owner or Occupant – 152 Imperial St, Kalamazoo, MI  
Owner or Occupant – 157 Imperial St, Kalamazoo, MI  
Owner or Occupant – 165 Imperial St, Kalamazoo, MI

### S Rose Street

Owner or Occupant – 3107 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3113 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3117 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3121 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3127 S Rose St, Kalamazoo, MI

# AFFIDAVIT OF MAILING

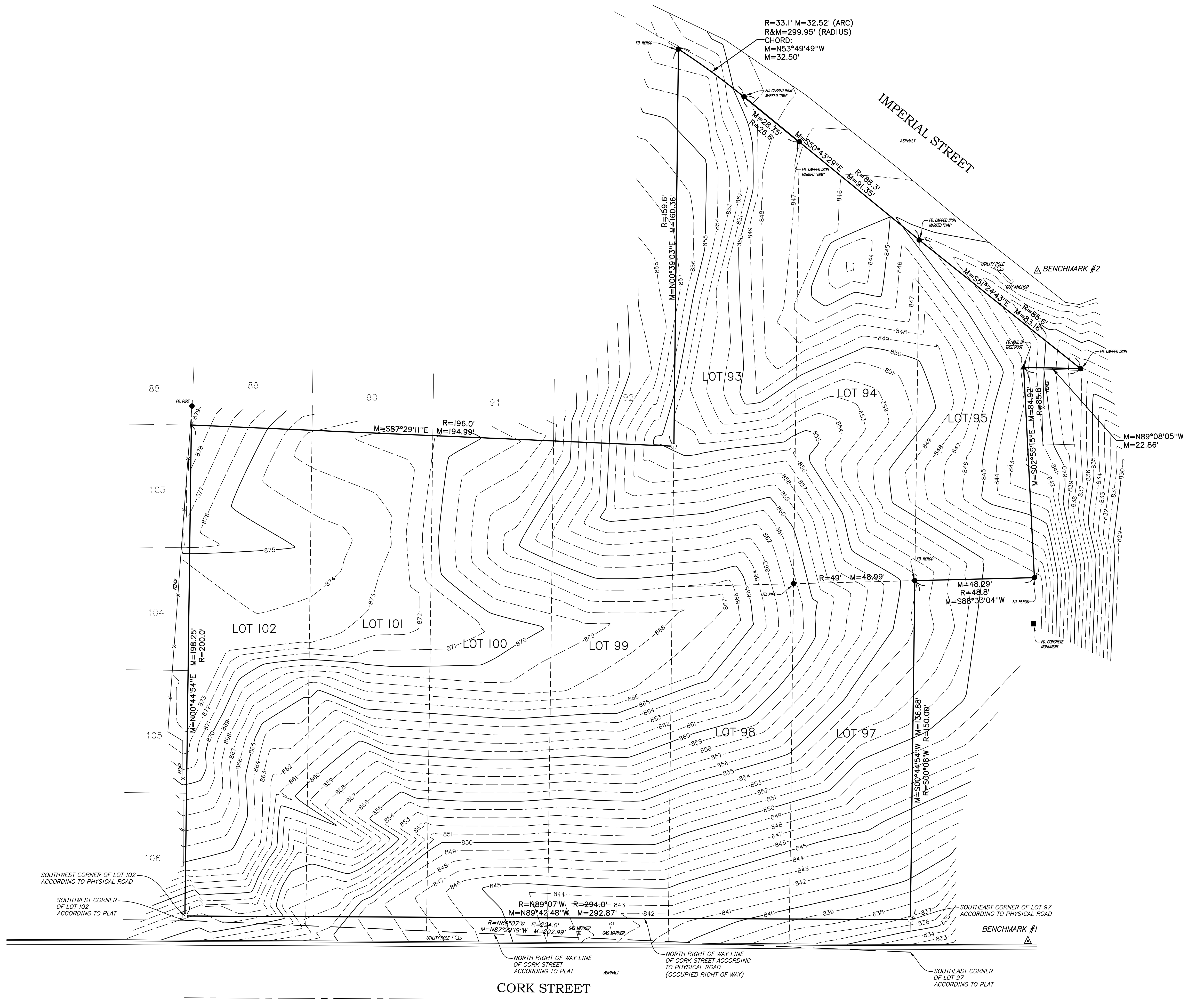
I hereby certify that notice of the proposed development located at 112, 114, 120, 126, and 132 W Cork Street, City of Kalamazoo, Michigan, was mailed to owners or occupants of all properties located within three hundred (300) feet of the subject properties, in accordance with the City of Kalamazoo Zoning Ordinance and Natural Features Protection Ordinance. The mailing list was generated using the City of Kalamazoo GIS parcel mapping system. Notices were addressed to "Owner or Occupant" and mailed via first-class United States Mail. I certify that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# BOUNDARY & TOPOGRAPHIC SURVEY



### LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	▲
GAS LINE MARKER	⊕
UTILITY POLE	⊙
FENCE	—x—

### BENCHMARK INFORMATION

**BENCHMARK #1**  
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner  
EL: 831.63' (NAVD 88)

**BENCHMARK #2**  
Northeast corner of most Westerly catch basin casting at East end of Imperial St.  
EL: 843.75' (NAVD 88)

**BENCHMARK #3**  
Spike in South side of Light Pole at Northwest corner of Cork St and Ash Ave.  
EL: 865.05' (NAVD 88)

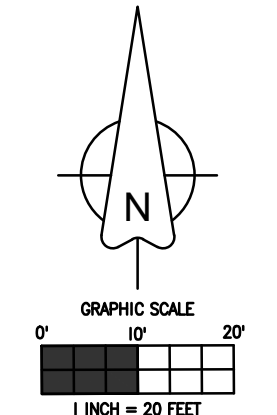
### FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 391263132SMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION WAS GIVEN TO ME BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, EXCEPTIONS OR CONFORMANCE WITH THE LAND DIVISION ACT OR ANY LOCAL REQUIREMENTS, ORDINANCES OR LAWS.

Daniel Dale Pratt P.S. No. 4001039094



**Terra Pointe Consultants, Inc.**  
1128 Foxchase Lane, SE  
Grand Rapids, MI 49546  
PH 616.901.1968

Boundary & Topographic Survey  
Part of Belmont Plat  
Sec. 27, Town 02 South, Range 11 West  
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
112, 114, 120, 126 & 132 Cork Street and  
101, 107 & 113 Imperial Street  
Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1  
Date of Field Survey: 09/19/2025

## Charge: Percentage of Slopes and Slope Setbacks Affected

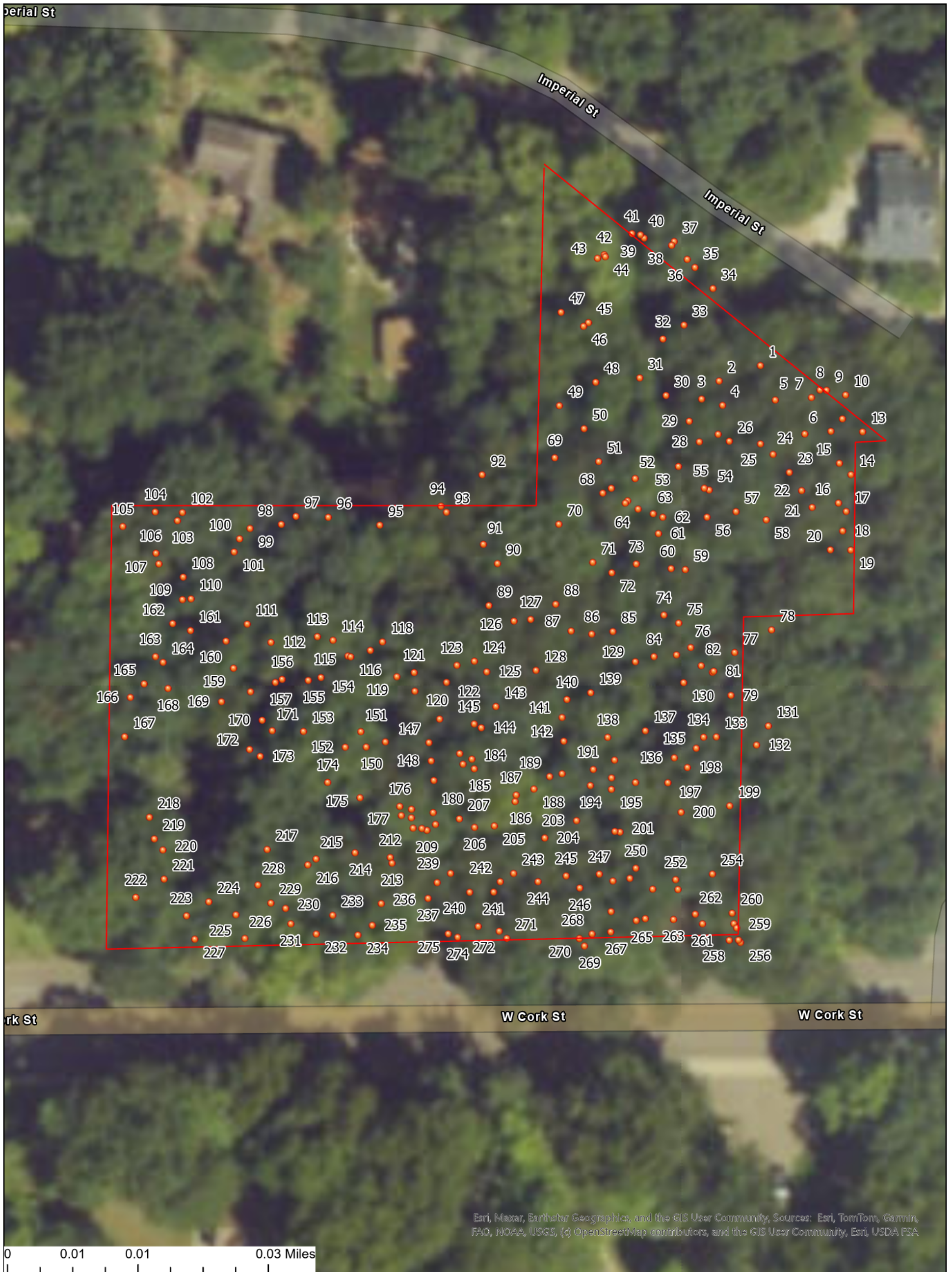
This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percentage Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated slope and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K** to protect slopes while allowing reasonable use of the property.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025



## Legend

### 132 W Cork St Woodland Inventory

#### Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes



DRAWING TITLE:

**SUBDIVISION PLAN**

DESIGN BY:

**KZOOBNB LLC**

A PROJECT OF:

**Micro Homes**

APPROVED BY:

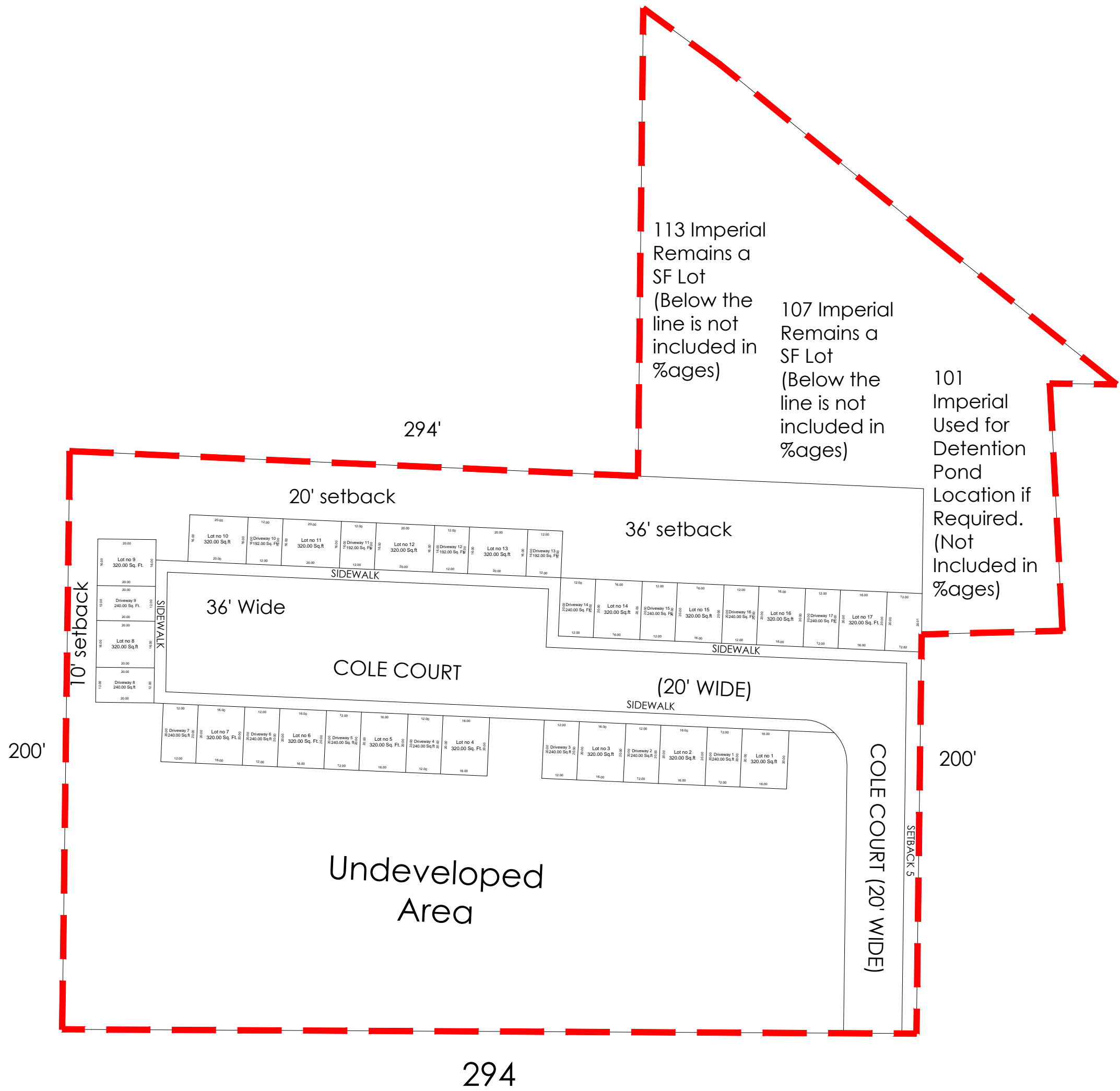
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Area Matrix			
Sr. No.	Landuse	Area (Sq. Ft.)	%Age
1	Developed Area	22546.14	39.98
2	Undeveloped Area	33844.67	60.02
Total		56390.81	100.00

DATE: 10/05/2025

REMARKS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



113 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

107 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

101  
Imperial  
Used for  
Detention  
Pond  
Location if  
Required.  
(Not  
Included in  
%ages)

294'

20' setback

36' setback

10' setback

36' Wide

COLE COURT

(20' WIDE)

200'

200'

Undeveloped  
Area

COLE COURT (20' WIDE)

294



# NFP Review Board Staff Report

City of Kalamazoo

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**TO:** The Natural Features Protection Review Board

**FROM:** Nolan Bergstrom, NFP Board Liaison

**DATE:** January 27, 2026

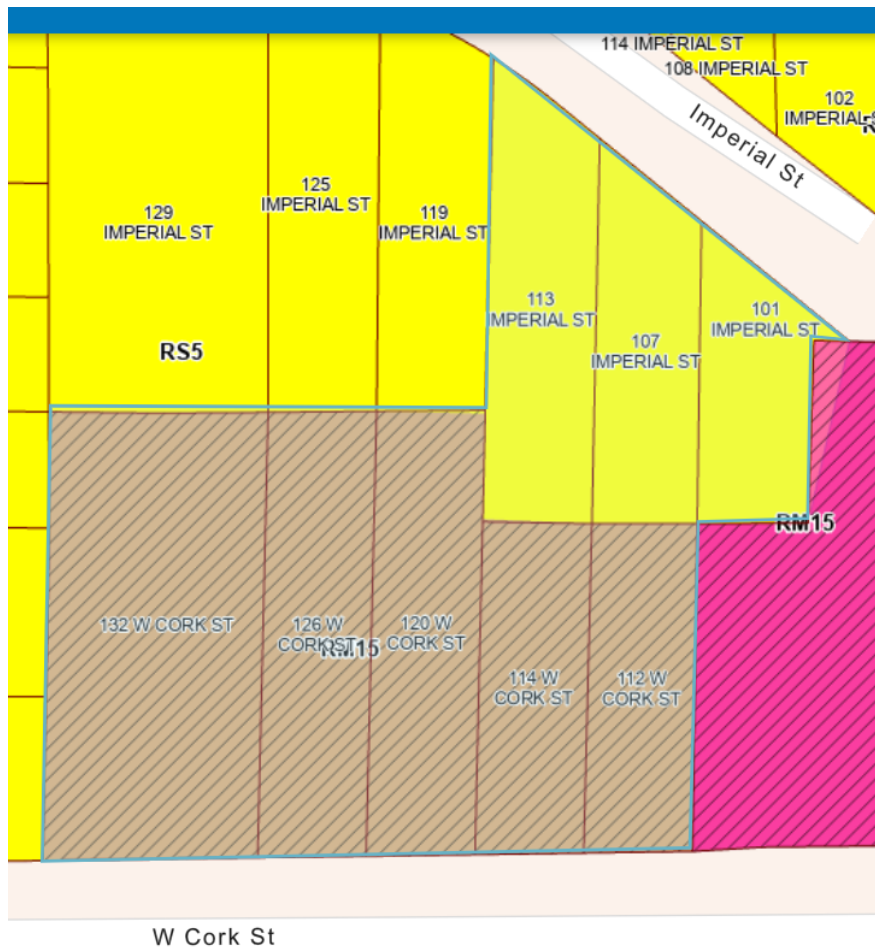
**SUBJECT:** 120 W. Cork Street

## **RECOMMENDATION:**

It is recommended the Natural Features Protection (NFP) Review Board recommend a variance to the Zoning Board of Appeals from the Protected Slope and Slope Setback Standards for 120 W. Cork Street.

## **BACKGROUND:**

120 W. Cork Street is owned by STATE WIDE RENTALS, LLC. It is apart of larger group of adjacent parcels owned by STATE WIDE RENTALS, LLC. Those parcels are 112, 114, 120, 126, and 132 W. Cork Street and 101, 107, and 113 Imperial Street. The W. Cork Street parcels are within the NFP Overlay and the Imperial Street parcels are not. The W Cork Street parcels are zoned RM-15. The property is located within the Westnedge Hill Neighborhood. The project is looking to develop duplex housing on the W. Cork Street parcels. The Imperial Street Parcels will remain undeveloped. The parcels are not slated to be combined at this time but kept as separate lots. The parcels are not slated to be combined at this time but kept as separate lots. Previous iterations of the development plans for this area showed larger impervious surface coverage and more housing units. Staff worked with the applicant since Fall 2025 to understand the implications of these various development plans during the pre-development process.



The parcels have remained undeveloped for quite some time due to undulating topography with grades of 20 percent or greater slope closer to W. Cork Street. The parcels are also wooded and a part of a larger woodland complex.

The applicant is requesting a recommendation to the Zoning Board of Appeals from the NFP Board from the Protected Slope and Slope Setback Standards for 112 W. Cork Street as well as the other Cork Street Parcels within the NFP Overlay District.

The project is planned to go before the Zoning Board of Appeals in February 2026. Because these projects are residential housing projects, they do not currently meet the requirements for Site Plan Review and would be Administratively Reviewed for compliance with NFP Standards. If any aspect of the project were to change, the applicant would work with staff to understand the implications for the development process.

**FINDINGS:**

The site is within the NFP Overlay District due to variations in topography, including **areas of slopes that are greater than or equal to 20 percent grade** and because the **site is majority woodland**.

Since the project is located within the NFP Overlay District, the NFP Standards were reviewed and applied as follows:

- **Water Resources Standard (§ 50-6.2D)**– Significant water resources do not exist / have not been identified on-site.
  
- **Wetland Standard (§ 50-6.2C)** – Wetlands do not exist / have not been identified on-site.
  
- **Woodland Standard (§ 50-6.2G)** – 120 W. Cork Street and the adjacent Cork Street parcels are 100% wooded and a part of a larger complex of woodlands that extend to the Northeast onto adjacent parcels. With each parcel being 100% wooded, the woodland preservation requirement is 25% or greater. The applicant provided a breakdown of impacts to wooded areas for each parcel. For 120 W. Cork Street the applicant is preserving 26.43%% which is above the 25% requirement, which meets the Woodland NFP Standard. For areas of preserved woodland, protection fencing is required to protect these areas during construction. A soil erosion and sedimentation control permit will likely be required for this project and construction fencing will need to work together with these measures during construction.
  
- **Protected Slopes and Slope Setbacks Standards (§ 50-6.2H)** — **Slopes** 20% grade or greater are located throughout the project limits. Complexes of slope are closer to the frontage of W. Cork Street. Due to this, the applicant worked to place the proposed duplexes closer to the rear of the properties to avoid the steeper protected slopes. However, each duplex will have separate driveways and utility needs that will impact portions of the slopes on each parcel. Percentages of the slope to be impacted have been provided by the applicant. Previous iterations of the development plan explored providing driveway access off of the Imperial Street parcels, but there were concerns from residents about traffic impacts along Imperial Street. The applicant is trying to mitigate impacts to the extent possible.

### Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards to §50-6.2K (Slopes) of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percent Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of §50-6.2K to protect slopes while allowing reasonable use of the property.

- Protected Tree Standard (§ 50-6.2F)** — The site is nearly 100 percent woodland and thus, the woodland standard is applied. The applicant does have a woodland report breaking down each tree by tree species, size, and location. This report also provides a preservation priority value and health status for each of the surveyed trees. The report was completed by Davey Resource Group, Inc.
- Rare Species Review** – Is not required.
- Plant Selection (§ 50-6.2J(4)(b))** – Any landscaping and screening are required for this project as well as other plantings. Per § 50-6.1C *If a conflict arises between the overlay district regulations and those of the base zoning district, the overlay district regulations control.*

- **Stormwater Management ([§ 50-6.2J\(6\)](#))** – Stormwater requirements for NFP sites are dictated by the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones.
  
- **Public Notice Requirement ([§ 50-6.2K\(1\)\(c\)](#))** — **The** project is requesting variances to the NFP Standards. Due to this Public Notice was required and was completed. Public Notice will also be sent out by City of Kalamazoo staff for the Zoning Board of Appeals meeting.



## **SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION**

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

### **Section I. Project & Applicant Information**

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

### **Section II. Natural Features Checklist & Attachments**

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

## **QUESTIONS**

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or [development@kalamazoocity.org](mailto:development@kalamazoocity.org).



# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007  
 (269) 337-8000 • www.kalamazoo.org

## SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC
APPLICANT ADDRESS:	606 (number) Bryant St (street name)
	(city) Kalamazoo (state) MI (Zip) 49001
APPLICANT EMAIL:	Admin@kzoores.com
	PHONE: 269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-099 / 120 W Cork St.
PROJECT DESCRIPTION:	Build Residential Duplex
OWNER NAME:	
(if different)	(first) (last)
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	DATE OF SITE PLAN REVIEW MEETING:

### NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

### REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

**Future development plan must include:**

- **Boundary with extent of re-grading**, construction, or site preparation activities
  - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
  - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
  - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
  - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
  - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
  4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

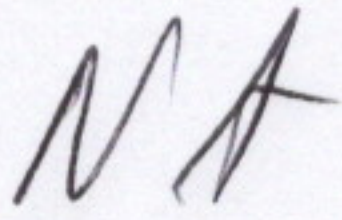


# Community Planning & Economic Development

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(269) 337-8000 • www.kalamazoo-city.org

WETLANDS	Present:	Included on page #:	Notes:
<p>Mark existing wetland boundaries with notes about wetland conditions.            Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
WATER RESOURCES	Present:	Included on page #:	Notes:
<p>Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries.            Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
<p>Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.</p>			N/A
TREES	Present:	Included on page #:	Notes:
<p>Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
<p>Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.</p>			N/A
<p>Provide a note with justification for removal.</p>			N/A
WOODLANDS	Present:	Included on page #:	Notes:
<p>Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<p>Mark all areas of woodland that will be retained and removed (i.e., cleared).</p>		1 + 5	See pages 1 + 5
<p>Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.</p>		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
<p>Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2	See page 2
<p>Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).</p>		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning &amp; Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If an MNFI rare species review is required, attach the resulting report.		

\*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:  
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

**ACCEPTED DATA SOURCES & ANALYSIS**

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

**1. WETLANDS**

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 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>)

**2. PROTECTED TREE IDENTIFICATION**

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

**3. WOODLANDS**

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
  - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
  - 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
  - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must 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

**4. PROTECTED SLOPES**

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- 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

# DUPLEX HOME SITE PLAN

120 W CORK ST.

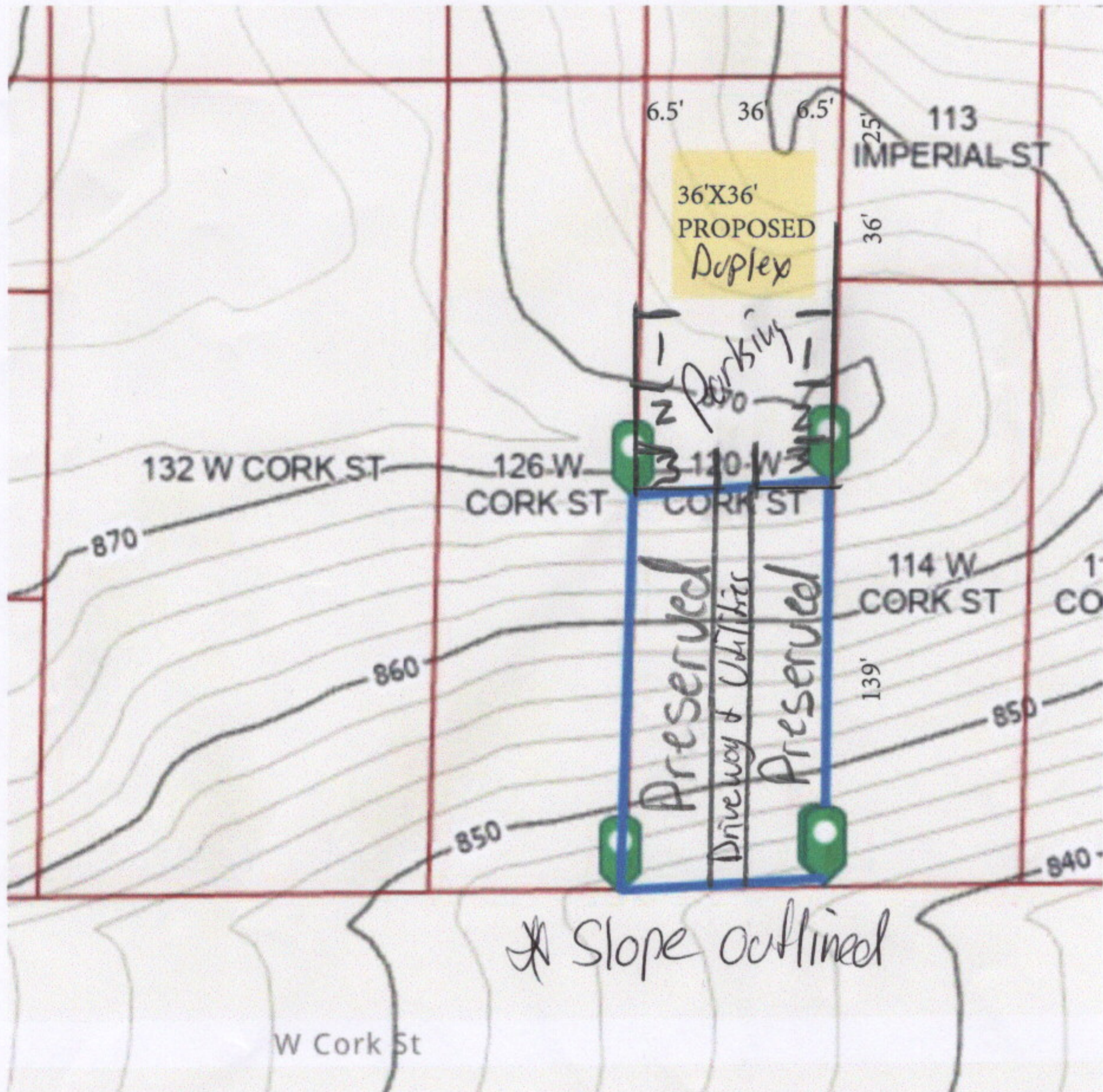
06-27-397-099

LOT FRONTAGE 49' LOT

DEPTH: 200'

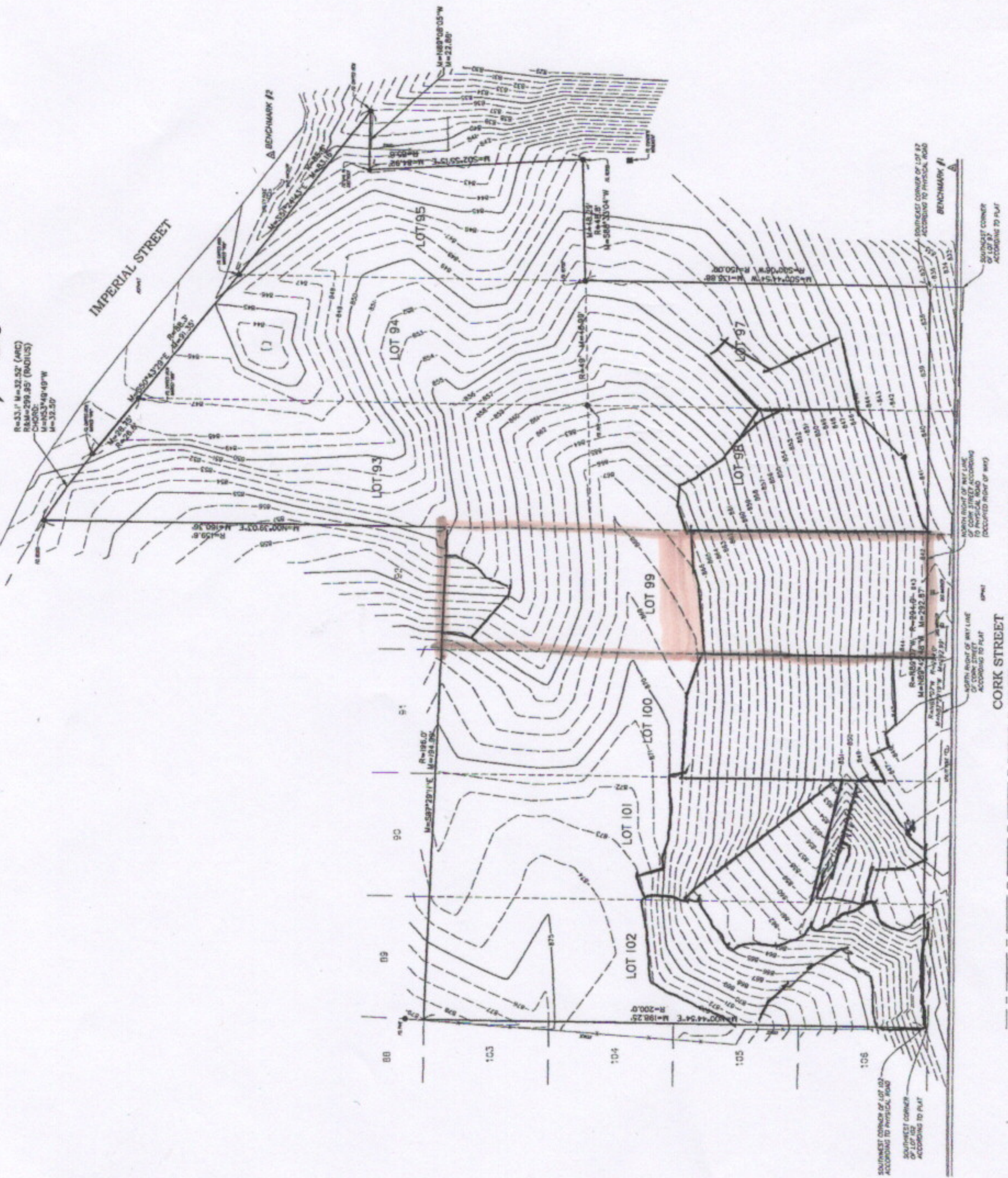
LOT SQ FOOTAGE: 9,800

- EXISTING SITE CONDITIONS PROPOSED ✓
- STRUCTURE ✓
- SETBACKS ✓
- DISTURBANCE BOUNDARY PROTECTION FENCING ✓ pg 2
- DRIVEWAY AND UTILITIES ✓
- EXISTING WOODLAND COVERAGE - pg 45
- 100% PROPOSED COVERAGE 25% pg 45



2

BOUNDARY & TOPOGRAPHIC SURVEY  
 + set back 201



**LEGEND OF SYMBOLS & ABBREVIATIONS**

MEASURED	M*
RECORDED	R*
SET CLIPPED IRON	●
FOUND IRON	○
IRON CHAINS	—
GAS LINE MARKER	⊕
UTILITY POLE	□
FENCE	—

**BENCHMARK INFORMATION**

BENCHMARK #1  
 Located on the North side of Power Pkwy. 11' 50" east of Southside property corner  
 E. 831.67 (NAD 83)

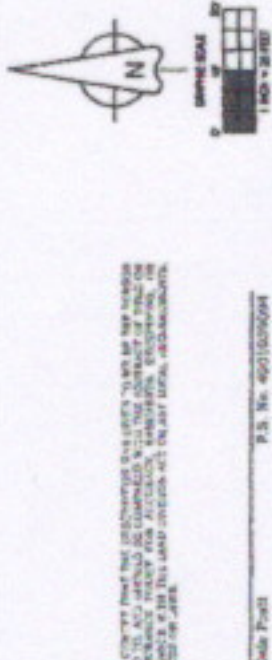
BENCHMARK #2  
 Northwest corner of west Tricity Oaks basic existing at East end of Imperial St.  
 E. 143.17 (NAD 83)

BENCHMARK #3  
 Located on the North side of Light Pkwy at Northwest corner of Cork St. and lot 101.  
 E. 143.17 (NAD 83)

**FURNISHED LEGAL DESCRIPTION**

Per Chicago Title Insurance Company Commitment No. 391201134882, dated August 14, 2020.

Lots 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Block #16, according to the plat described in Volume 9 of Plans, Page 17, Kalamazoo County Records.



**Boundary & Topographic Survey**  
 Sec. 27, Twp 05 North, Range 13 West  
 Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
 112, 114, 120, 124 & 128 Cork Street and  
 112, 114, 120, 124 & 128  
 Kalamazoo, MI 49001

Drawn Date: 10/15/2020  
 P.L. No. 492150004

# DUPLEX HOME SITE PLAN

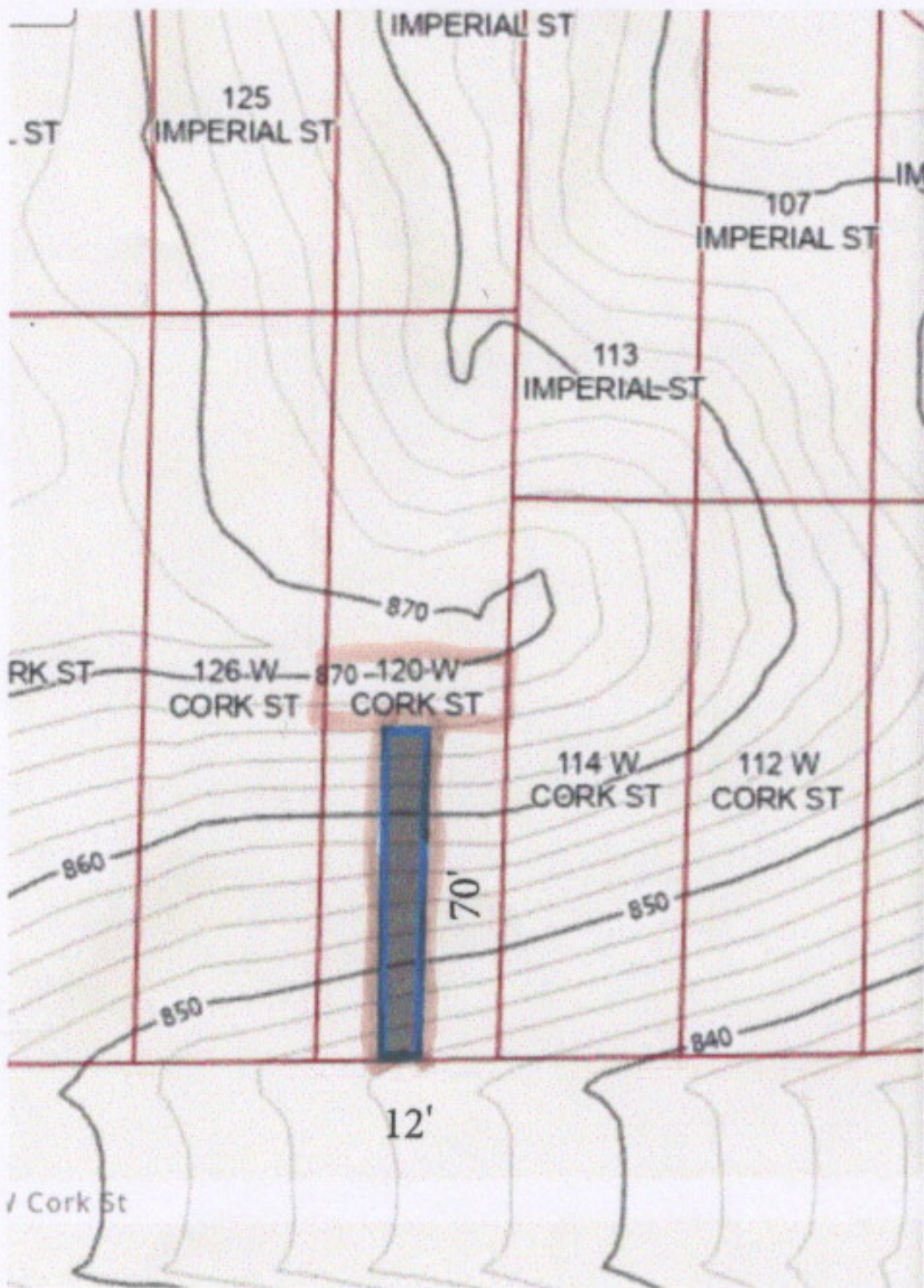
120 W CORK ST.

LOT FRONTAGE 49' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE  
PROTECTIVE FENCING



Measurement Result

863.5 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

*during or after Construction*

## WOODLAND PRESERVATION BREAKDOWN

120 W CORK ST

06-27-397-099

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

\*Woodland preservation calculated by area per NFP §50-6.2G

### **Co-Existing Natural Features**

**The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.**

**Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.**

# 132 W Cork St Woodland Tree Inventory

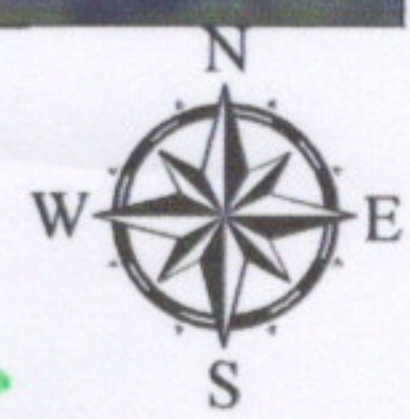
Prepared By: Davey Resource Group, Inc.  
October 13th, 2025

5



**Legend**  
132 W Cork St Woodland Inventory  
Project Area  
— Approximate Parcel 0

Woodland Boundary



**PUBLIC NOTICE  
NATURAL FEATURES PROTECTION (NFP) REVIEW**

Pursuant to the City of Kalamazoo Natural Features Protection Ordinance, notice is hereby given of a proposed project subject to review by the Natural Features Protection (NFP) Review Board.

You are receiving this notice because you own property or reside within **300 feet** of the subject properties.

**Proposed Project**

The applicant is proposing residential duplex development on the following parcels:

- 132 W. Cork Street
- 126 W. Cork Street
- 120 W. Cork Street
- 114 W. Cork Street
- 112 W. Cork Street

The application materials consist of **planning-level Natural Features Protection exhibits** submitted for NFP review. These exhibits illustrate existing site conditions (including slopes and protected natural features) and approximate building locations and disturbance areas. The materials are not construction drawings, engineering plans, or permit-ready documents.

**Plan Review Location**

Project plans and application materials may be reviewed in person at:

**606 Bryant Street, Kalamazoo, MI**

**By appointment only.**

Appointments may be requested by email at:

**admin@kzoobnb.com**

The Natural Features Protection Overlay District may also be viewed using the City's interactive GIS map at:

<https://www.kalamazoocity.org/Residents/Taxes-Assessing/View-GIS-Maps>

**Public Comment**

Written comments may be submitted to City staff prior to the meeting and will be included in the public record. Public comment may also be provided at the public meeting in accordance with City procedures.

**Review and Construction Timeline**

The project is scheduled for review by the Natural Features Protection Review Board. If approved, construction is anticipated to begin no earlier than **Spring 2026**, subject to receipt of all required permits and approvals.

**NFP Review Meeting**

Tuesday, January 27, 2026

4:00 PM

Kalamazoo City Hall – Commission Chambers

241 W. South Street, Kalamazoo, MI 49007

**City Contact**

Nolan Bergstrom (He/Him)

Community Planner & NFP Board Liaison

Community Planning & Economic Development Department

City of Kalamazoo

Phone: 269-337-8045

Cell: 269-454-1832

## Public Notice Mailing List – Properties Within 300 Feet

Notice Radius Methodology: Addresses were identified using the City of Kalamazoo GIS parcel mapping system for all parcels located within three hundred (300) feet of the subject properties located at 112, 114, 120, 126, and 132 W Cork Street. Notices are addressed to “Owner or Occupant,” as permitted by ordinance.

### W Cork Street

Owner or Occupant – 27 W Cork St, Kalamazoo, MI  
Owner or Occupant – 33 W Cork St, Kalamazoo, MI  
Owner or Occupant – 39 W Cork St, Kalamazoo, MI  
Owner or Occupant – 45 W Cork St, Kalamazoo, MI  
Owner or Occupant – 103 W Cork St, Kalamazoo, MI  
Owner or Occupant – 108 W Cork St, Kalamazoo, MI  
Owner or Occupant – 110 W Cork St, Kalamazoo, MI  
Owner or Occupant – 113 W Cork St, Kalamazoo, MI  
Owner or Occupant – 127 W Cork St, Kalamazoo, MI  
Owner or Occupant – 144 W Cork St, Kalamazoo, MI  
Owner or Occupant – 155 W Cork St, Kalamazoo, MI  
Owner or Occupant – 163 W Cork St, Kalamazoo, MI

### S Burdick Street

Owner or Occupant – 3000 S Burdick St, Kalamazoo, MI  
Owner or Occupant – 3306 S Burdick St, Kalamazoo, MI

### Ash Street

Owner or Occupant – 3027 Ash St, Kalamazoo, MI  
Owner or Occupant – 3031 Ash St, Kalamazoo, MI  
Owner or Occupant – 3104 Ash St, Kalamazoo, MI  
Owner or Occupant – 3107 Ash St, Kalamazoo, MI  
Owner or Occupant – 3108 Ash St, Kalamazoo, MI  
Owner or Occupant – 3114 Ash St, Kalamazoo, MI  
Owner or Occupant – 3117 Ash St, Kalamazoo, MI  
Owner or Occupant – 3118 Ash St, Kalamazoo, MI  
Owner or Occupant – 3121 Ash St, Kalamazoo, MI  
Owner or Occupant – 3124 Ash St, Kalamazoo, MI  
Owner or Occupant – 3127 Ash St, Kalamazoo, MI  
Owner or Occupant – 3130 Ash St, Kalamazoo, MI

### Albany Avenue

Owner or Occupant – 146 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 152 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 156 Albany Ave, Kalamazoo, MI

### Imperial Street

Owner or Occupant – 52 Imperial St, Kalamazoo, MI  
Owner or Occupant – 101 Imperial St, Kalamazoo, MI  
Owner or Occupant – 102 Imperial St, Kalamazoo, MI  
Owner or Occupant – 107 Imperial St, Kalamazoo, MI  
Owner or Occupant – 108 Imperial St, Kalamazoo, MI  
Owner or Occupant – 113 Imperial St, Kalamazoo, MI  
Owner or Occupant – 114 Imperial St, Kalamazoo, MI  
Owner or Occupant – 119 Imperial St, Kalamazoo, MI  
Owner or Occupant – 120 Imperial St, Kalamazoo, MI  
Owner or Occupant – 125 Imperial St, Kalamazoo, MI  
Owner or Occupant – 128 Imperial St, Kalamazoo, MI  
Owner or Occupant – 129 Imperial St, Kalamazoo, MI  
Owner or Occupant – 136 Imperial St, Kalamazoo, MI  
Owner or Occupant – 152 Imperial St, Kalamazoo, MI  
Owner or Occupant – 157 Imperial St, Kalamazoo, MI  
Owner or Occupant – 165 Imperial St, Kalamazoo, MI

### S Rose Street

Owner or Occupant – 3107 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3113 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3117 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3121 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3127 S Rose St, Kalamazoo, MI

# AFFIDAVIT OF MAILING

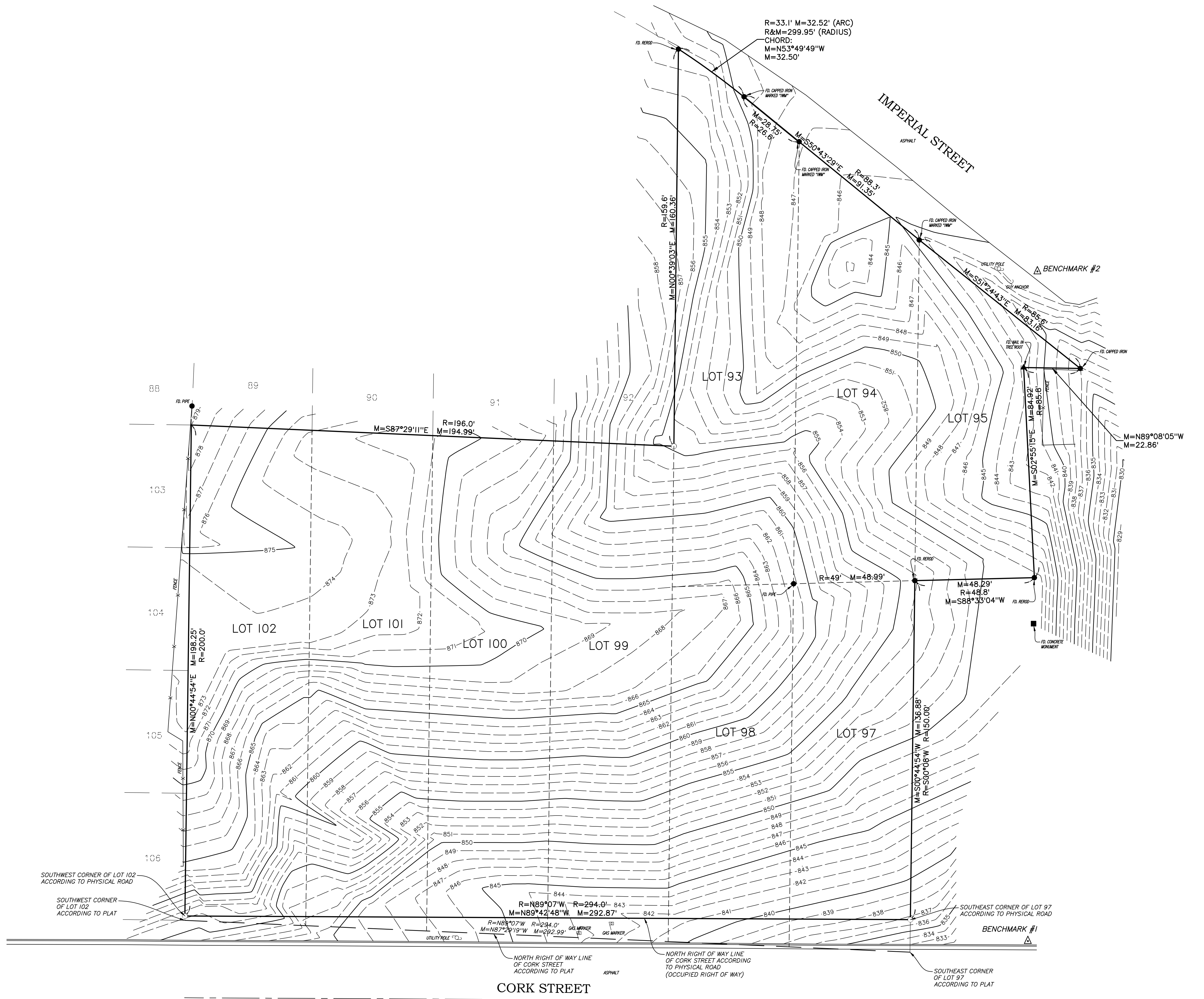
I hereby certify that notice of the proposed development located at 112, 114, 120, 126, and 132 W Cork Street, City of Kalamazoo, Michigan, was mailed to owners or occupants of all properties located within three hundred (300) feet of the subject properties, in accordance with the City of Kalamazoo Zoning Ordinance and Natural Features Protection Ordinance. The mailing list was generated using the City of Kalamazoo GIS parcel mapping system. Notices were addressed to "Owner or Occupant" and mailed via first-class United States Mail. I certify that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND OF SYMBOLS & ABBREVIATIONS	
MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	▲
GAS LINE MARKER	⊕
UTILITY POLE	⊙
FENCE	—x—

**BENCHMARK INFORMATION**

**BENCHMARK #1**  
 Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner  
 EL: 831.63' (NAVD 88)

**BENCHMARK #2**  
 Northeast corner of most Westerly catch basin casting at East end of Imperial St.  
 EL: 843.75' (NAVD 88)

**BENCHMARK #3**  
 Spike in South side of Light Pole at Northwest corner of Cork St and Ash Ave.  
 EL: 865.05' (NAVD 88)

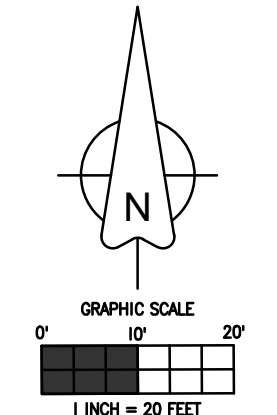
**FURNISHED LEGAL DESCRIPTION**

Per Chicago Title Insurance Company Commitment No. 391263132SMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION WAS GIVEN TO ME BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, EXCEPTIONS OR CONFORMANCE WITH THE LAND DIVISION ACT OR ANY LOCAL REQUIREMENTS, ORDINANCES OR LAWS.

Daniel Dale Pratt P.S. No. 4001039094



**Terra Pointe Consultants, Inc.**  
 1128 Foxchase Lane, SE  
 Grand Rapids, MI 49546  
 PH 616.901.1968

**Boundary & Topographic Survey**  
 Part of Belmont Plat  
 Sec. 27, Town 02 South, Range 11 West  
 Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
 112, 114, 120, 126 & 132 Cork Street and  
 101, 107 & 113 Imperial Street  
 Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1  
 Date of Field Survey: 09/19/2025

## Charge: Percentage of Slopes and Slope Setbacks Affected

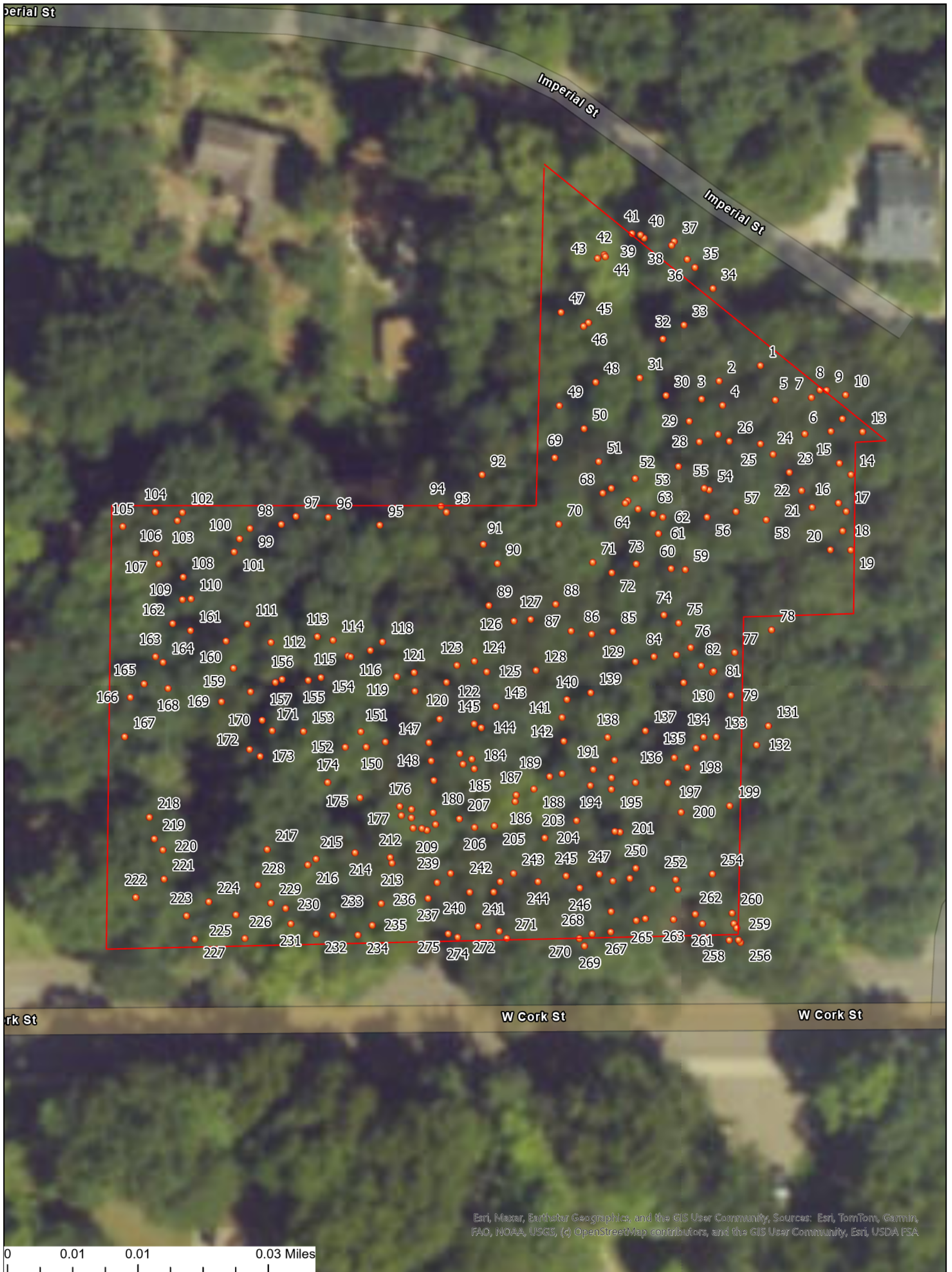
This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percentage Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated slope and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K** to protect slopes while allowing reasonable use of the property.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025



## Legend

### 132 W Cork St Woodland Inventory

#### Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes

**PLANNED UNIT RESIDENTIAL DEVELOPMENT**



DRAWING TITLE:

**SUBDIVISION PLAN**

DESIGN BY:

**KZOOBNB LLC**

A PROJECT OF:

**Micro Homes**

APPROVED BY:

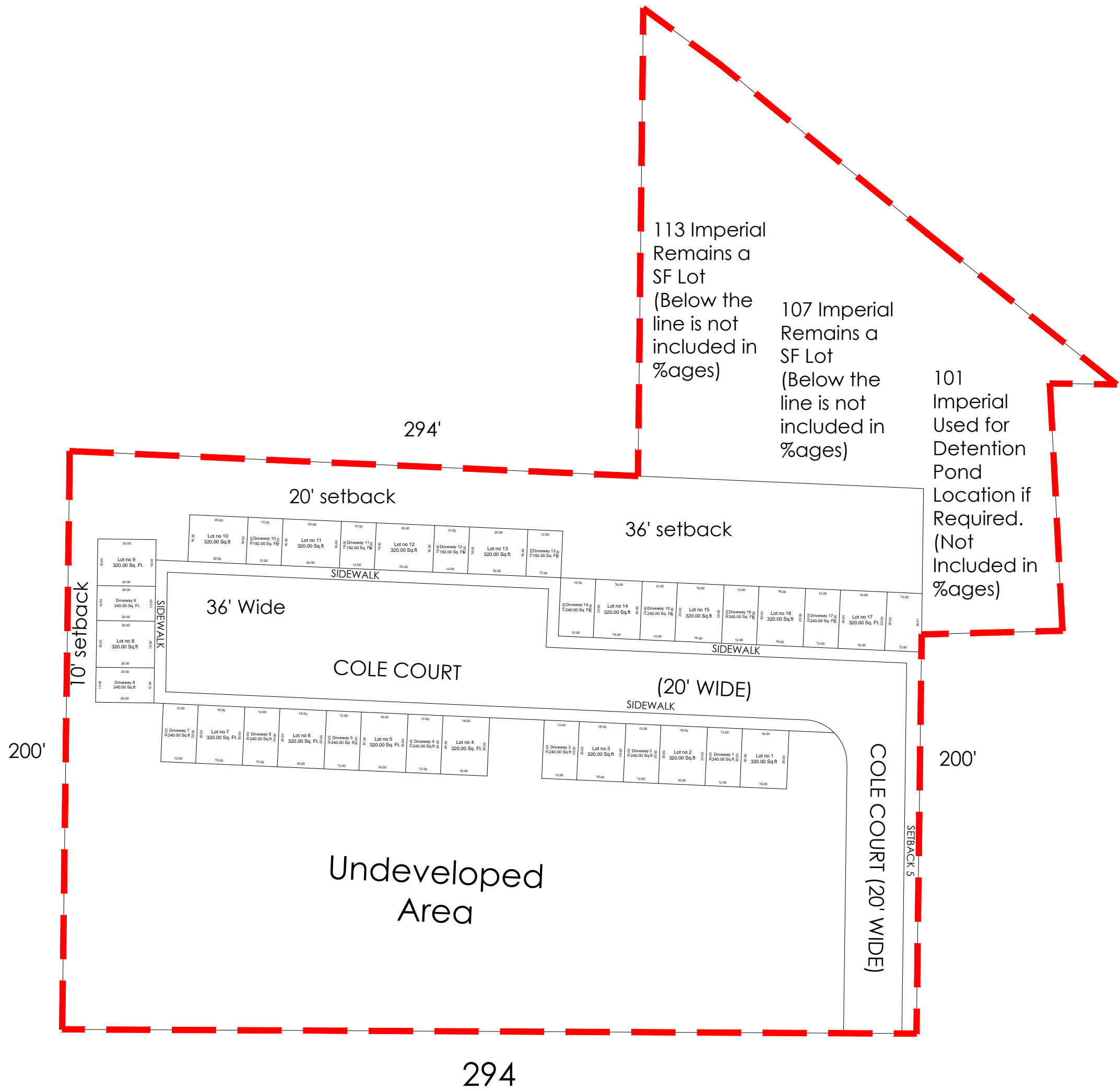
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Area Matrix			
Sr. No.	Landuse	Area (Sq. Ft.)	%Age
1	Developed Area	22546.14	39.98
2	Undeveloped Area	33844.67	60.02
Total		56390.81	100.00

DATE: 10/05/2025

REMARKS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



113 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

107 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

101  
Imperial  
Used for  
Detention  
Pond  
Location if  
Required.  
(Not  
Included in  
%ages)

20' setback

36' setback

10' setback

36' Wide

COLE COURT

(20' WIDE)  
SIDEWALK

Undeveloped  
Area

COLE COURT (20' WIDE)

294'

200'

200'

294



# NFP Review Board Staff Report

City of Kalamazoo

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**TO:** The Natural Features Protection Review Board

**FROM:** Nolan Bergstrom, NFP Board Liaison

**DATE:** January 27, 2026

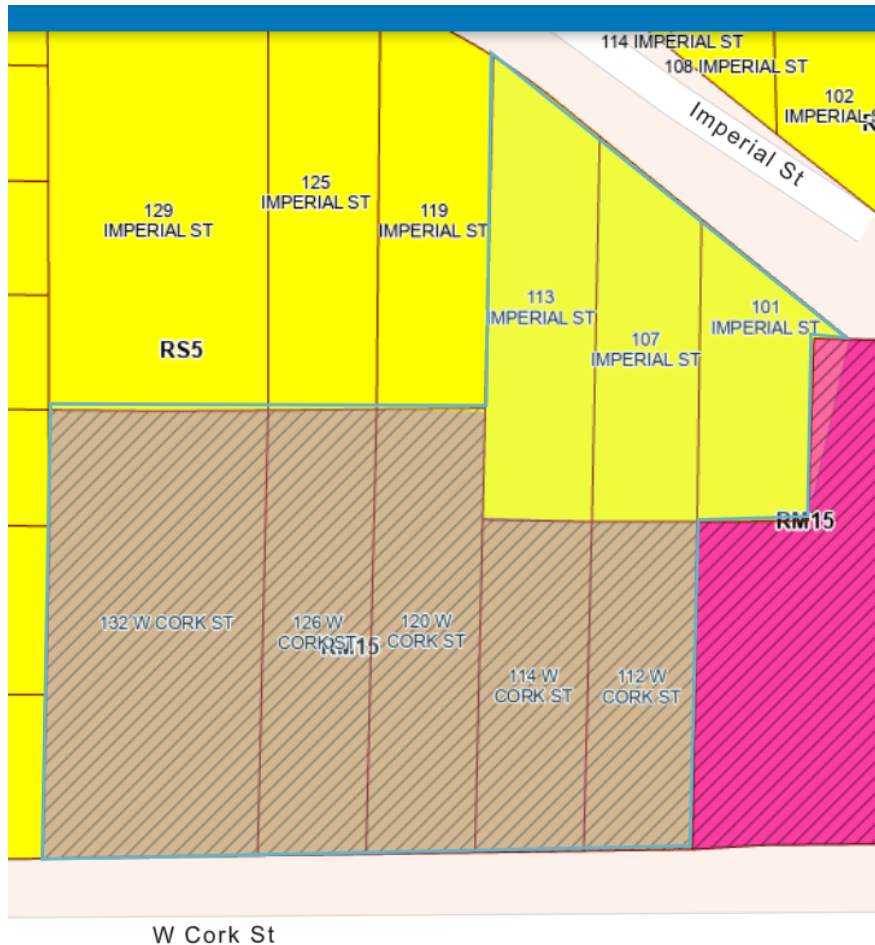
**SUBJECT:** 126 W. Cork Street

## **RECOMMENDATION:**

It is recommended the Natural Features Protection (NFP) Review Board recommend a variance to the Zoning Board of Appeals from the Protected Slope and Slope Setback Standards for 126 W. Cork Street.

## **BACKGROUND:**

126 W. Cork Street is owned by STATE WIDE RENTALS, LLC. It is apart of larger group of adjacent parcels owned by STATE WIDE RENTALS, LLC. Those parcels are 112, 114, 120, 126, and 132 W. Cork Street and 101, 107, and 113 Imperial Street. The W. Cork Street parcels are within the NFP Overlay and the Imperial Street parcels are not. The W Cork Street parcels are zoned RM-15. The property is located within the Westnedge Hill Neighborhood. The project is looking to develop duplex housing on the W. Cork Street parcels. The Imperial Street Parcels will remain undeveloped. The parcels are not slated to be combined at this time but kept as separate lots. The parcels are not slated to be combined at this time but kept as separate lots. Previous iterations of the development plans for this area showed larger impervious surface coverage and more housing units. Staff worked with the applicant since Fall 2025 to understand the implications of these various development plans during the pre-development process.



The parcels have remained undeveloped for quite some time due to undulating topography with grades of 20 percent or greater slope closer to W. Cork Street. The parcels are also wooded and a part of a larger woodland complex.

The applicant is requesting a recommendation to the Zoning Board of Appeals from the NFP Board from the Protected Slope and Slope Setback Standards for 112 W. Cork Street as well as the other Cork Street Parcels within the NFP Overlay District.

The project is planned to go before the Zoning Board of Appeals in February 2026. Because these projects are residential housing projects, they do not currently meet the requirements for Site Plan Review and would be Administratively Reviewed for compliance with NFP Standards. If any aspect of the project were to change, the applicant would work with staff to understand the implications for the development process.

### **FINDINGS:**

The site is within the NFP Overlay District due to variations in topography, including **areas of slopes that are greater than or equal to 20 percent grade** and because the **site is majority woodland**.

Since the project is located within the NFP Overlay District, the NFP Standards were reviewed and applied as follows:

- **Water Resources Standard (§ 50-6.2D)**– Significant water resources do not exist / have not been identified on-site.
  
- **Wetland Standard (§ 50-6.2C)** – Wetlands do not exist / have not been identified on-site.
  
- **Woodland Standard (§ 50-6.2G)** – 126 W. Cork Street and the adjacent Cork Street parcels are 100% wooded and a part of a larger complex of woodlands that extend to the Northeast onto adjacent parcels. With each parcel being 100% wooded, the woodland preservation requirement is 25% or greater. The applicant provided a breakdown of impacts to wooded areas for each parcel. For 126 W. Cork Street the applicant is preserving 26.43% which is above the 25% requirement, which meets the Woodland NFP Standard. For areas of preserved woodland, protection fencing is required to protect these areas during construction. A soil erosion and sedimentation control permit will likely be required for this project and construction fencing will need to work together with these measures during construction.
  
- **Protected Slopes and Slope Setbacks Standards (§ 50-6.2H)** — **Slopes** 20% grade or greater are located throughout the project limits. Complexes of slope are closer to the frontage of W. Cork Street. Due to this, the applicant worked to place the proposed duplexes closer to the rear of the properties to avoid the steeper protected slopes. However, each duplex will have separate driveways and utility needs that will impact portions of the slopes on each parcel. Percentages of the slope to be impacted have been provided by the applicant. Previous iterations of the development plan explored providing driveway access off of the Imperial Street parcels, but there were concerns from residents about traffic impacts along Imperial Street. The applicant is trying to mitigate impacts to the extent possible.

## Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards to §50-6.2K (Slopes) of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percent Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of §50-6.2K to protect slopes while allowing reasonable use of the property.

- Protected Tree Standard (§ 50-6.2F)** — The site is nearly 100 percent woodland and thus, the woodland standard is applied. The applicant does have a woodland report breaking down each tree by tree species, size, and location. This report also provides a preservation priority value and health status for each of the surveyed trees. The report was completed by Davey Resource Group, Inc.
- Rare Species Review** – Is not required.
- Plant Selection (§ 50-6.2J(4)(b))** – Any landscaping and screening are required for this project as well as other plantings. Per § 50-6.1C *If a conflict arises between the overlay district regulations and those of the base zoning district, the overlay district regulations control.*
- Stormwater Management (§ 50-6.2J(6))** – Stormwater requirements for NFP sites are dictated by the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones.

- **Public Notice Requirement ([§ 50-6.2K\(1\)\(c\)](#))** — **The** project is requesting variances to the NFP Standards. Due to this Public Notice was required and was completed. Public Notice will also be sent out by City of Kalamazoo staff for the Zoning Board of Appeals meeting.

## **SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION**

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

### **Section I. Project & Applicant Information**

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

### **Section II. Natural Features Checklist & Attachments**

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

## **QUESTIONS**

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or [development@kalamazoo.org](mailto:development@kalamazoo.org).



# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007

(269) 337-8000 • www.kalamazoo.org

## SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC
APPLICANT ADDRESS:	606 (number) Bryant St (street name)
	(city) Kalamazoo (state) MI (Zip) 49001
APPLICANT EMAIL:	Admin@ktoolrestored.com
PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-100 / 126 W Cork St.
PROJECT DESCRIPTION:	Build Residential Duplex
OWNER NAME: (if different)	(first) (last)
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DATE OF SITE PLAN REVIEW MEETING:	

## NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

### REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
  - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
  - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
  - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
  - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
  - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
  4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

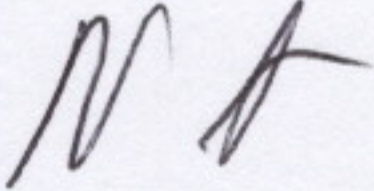


# Community Planning & Economic Development

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WETLANDS	Present:	Included on page #:	Notes:
<p>Mark existing wetland boundaries with notes about wetland conditions.  <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i></p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
<p>Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries.  <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i></p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
<p>Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.</p>			NA
TREES	Present:	Included on page #:	Notes:
<p>Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
<p>Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.</p>			NA
<p>Provide a note with justification for removal.</p>			NA
WOODLANDS	Present:	Included on page #:	Notes:
<p>Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<p>Mark all areas of woodland that will be retained and removed (i.e., cleared).</p>		1 + 5	See pages 1 + 5
<p>Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.</p>		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
<p>Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2	See page 2
<p>Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).</p>		4	See page 4

NATURAL HERITAGE AREAS	Present:	
<p>Is an MNFI* rare species review required?</p> <p><i>Parcels can be pre-screened using the City's GIS website, click on the "Planning &amp; Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i></p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
<p>If an MNFI rare species review is required, attach the resulting report.</p>		

\*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:  
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

**ACCEPTED DATA SOURCES & ANALYSIS**

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

**1. WETLANDS**

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 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>)

**2. PROTECTED TREE IDENTIFICATION**

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

**3. WOODLANDS**

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
  - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
  - 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
  - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must 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

#### 4. **PROTECTED SLOPES**

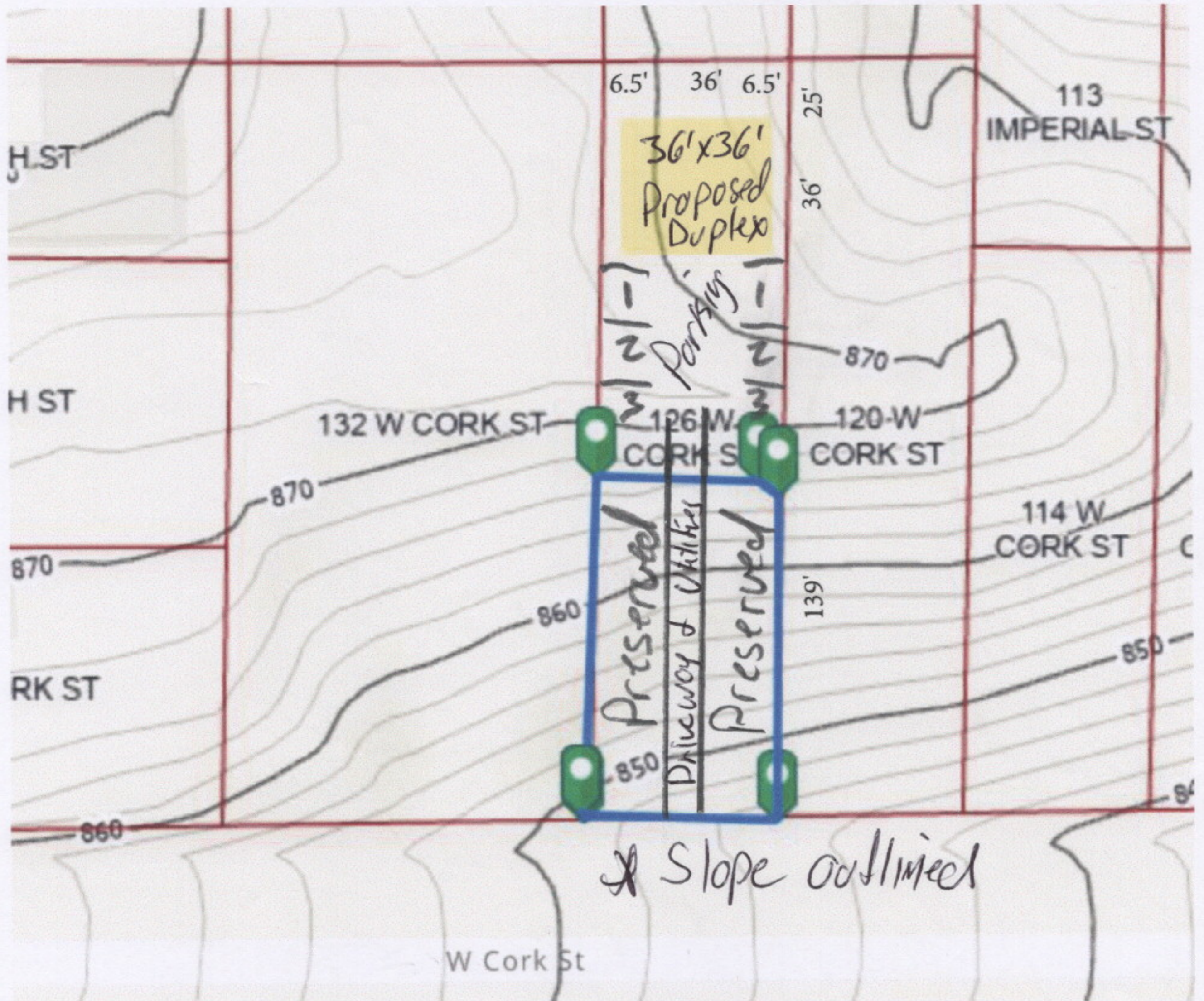
- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution,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

# DUPLEX HOME SITE PLAN

126 W CORK ST.  
06-27-397-100

LOT FRONTAGE 49' LOT  
DEPTH: 200'  
LOT SQ FOOTAGE: 9,800

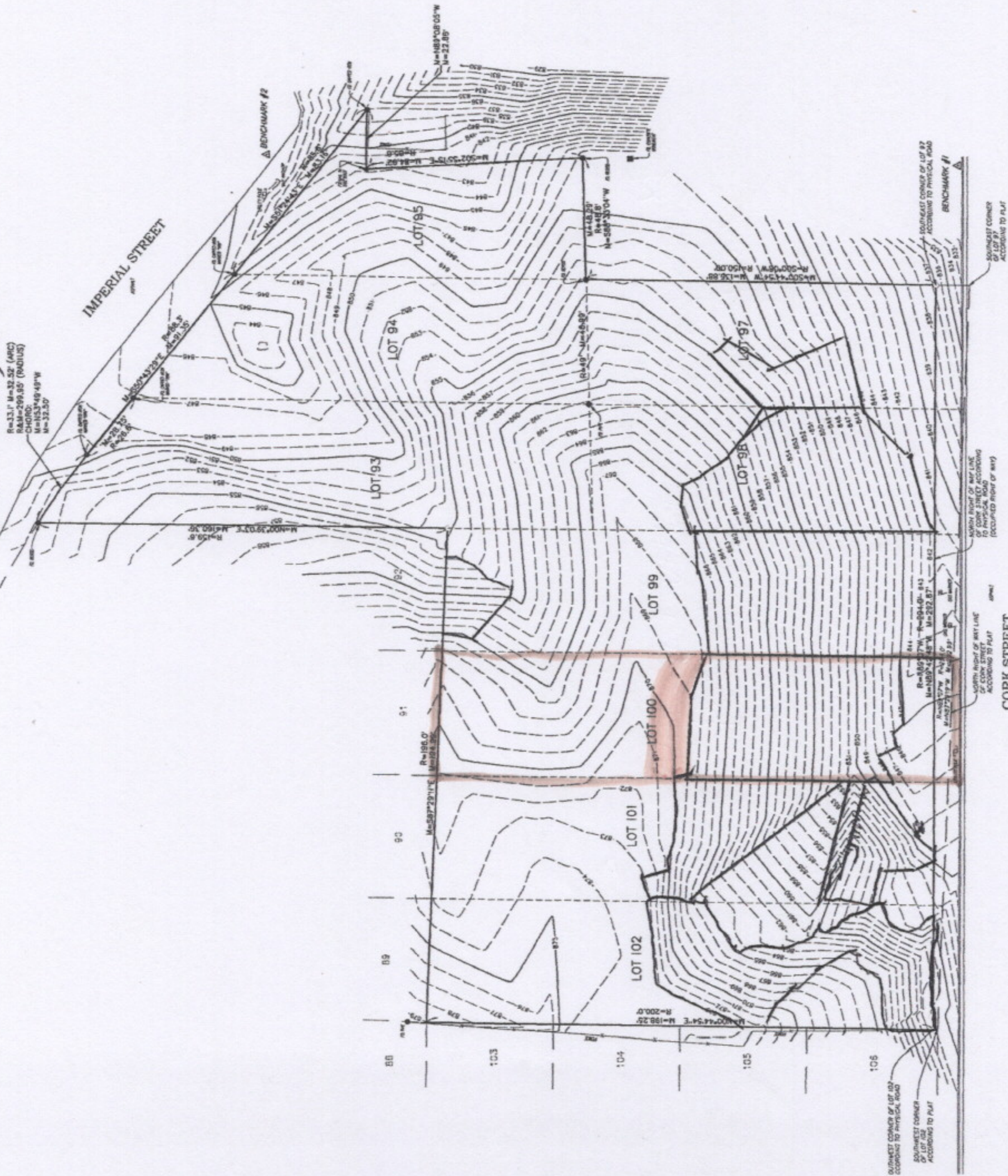
- EXISTING SITE CONDITIONS ✓
- PROPOSED STRUCTURE ✓
- SETBACKS ✓
- DISTURBANCE BOUNDARY Pg 2
- PROTECTION FENCING Pg 2
- DRIVEWAY AND UTILITIES ✓
- EXISTING WOODLAND Pg 5
- COVERAGE - 100% PROPOSED
- COVERAGE 25% Pg 5



2

# BOUNDARY & TOPOGRAPHIC SURVEY

+ Set back 20'



**LEGEND OF SYMBOLS & ABBREVIATIONS**

MEASURED  
RECORDED  
SET CLAYED IRON  
FOUND IRON  
BENCHMARK  
GAS LINE MARKER  
UTILITY POLE  
FENCE

**BENCHMARK INFORMATION**

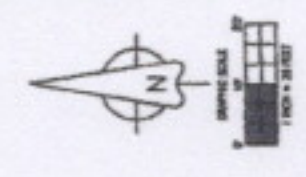
BENCHMARK #1 South side of Power Pile, 1'-30" east of frontland property corner  
E: 811.47' (PAVD 88)

BENCHMARK #2  
Northwest corner of road. Verrill's cash book casting at East end of Imperial St.  
E: 893.77' (PAVD 88)

BENCHMARK #3  
Bite on South side of Light Pole at Northwest corner of Cook St. and 663 Ave.  
E: 863.02' (PAVD 88)

**FURNISHED LEGAL DESCRIPTION**

Per Change Title Insurance Company Conclusions No. 8912813380T, dated August 14, 2025.  
Lots 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Blocklet No. 1, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records.



Printed Date: 08/14/2025  
P.L. No. 00103569T

**Terra  
Pointe  
Consultants, Inc.**

Boundary & Topographic Survey  
Part of Blocklet No. 1 in West  
Kalamazoo Township, Kalamazoo County, MI  
Client: Avenue Club  
110, 114, 120, 126 & 128 Cook Street and  
101, 102 & 112 Imperial Street  
Kalamazoo, MI 49001  
Terra Pointe Consultants, Inc. 1101  
3128 Peachtree Lane, SE  
Atlanta, Georgia, GA 30346  
PH: 404.525.1108

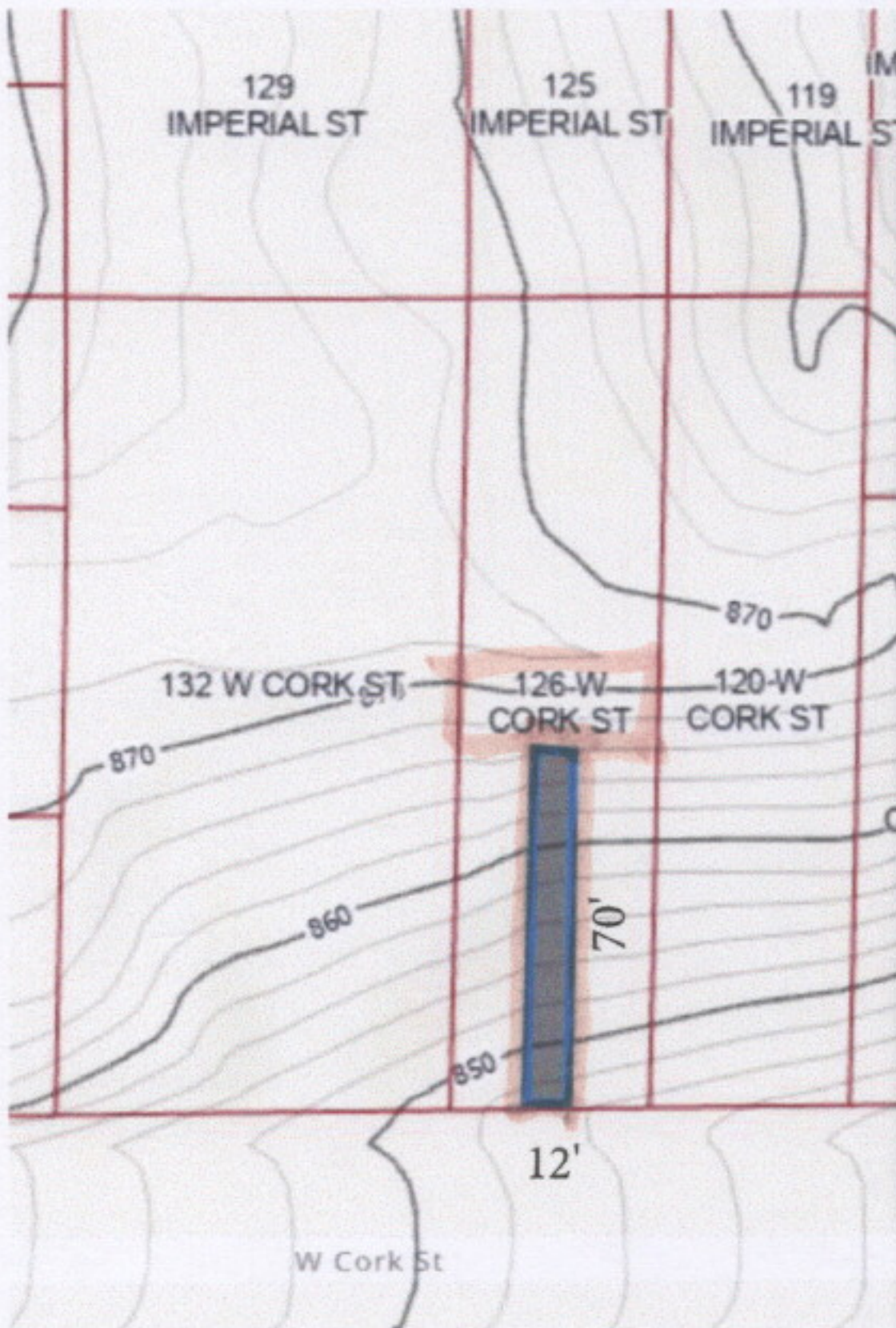
2

# DUPLEX HOME SITE PLAN

126 W CORK ST.

LOT FRONTAGE 49' LOT  
DEPTH: 200'  
LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE  
PROTECTIVE FENCING



Measurement Result

826.8 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line  
*during or after construction*

WOODLAND PRESERVATION BREAKDOWN

126 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

\*Woodland preservation calculated by area per NFP §50-6.2G

**Co-Existing Natural Features**

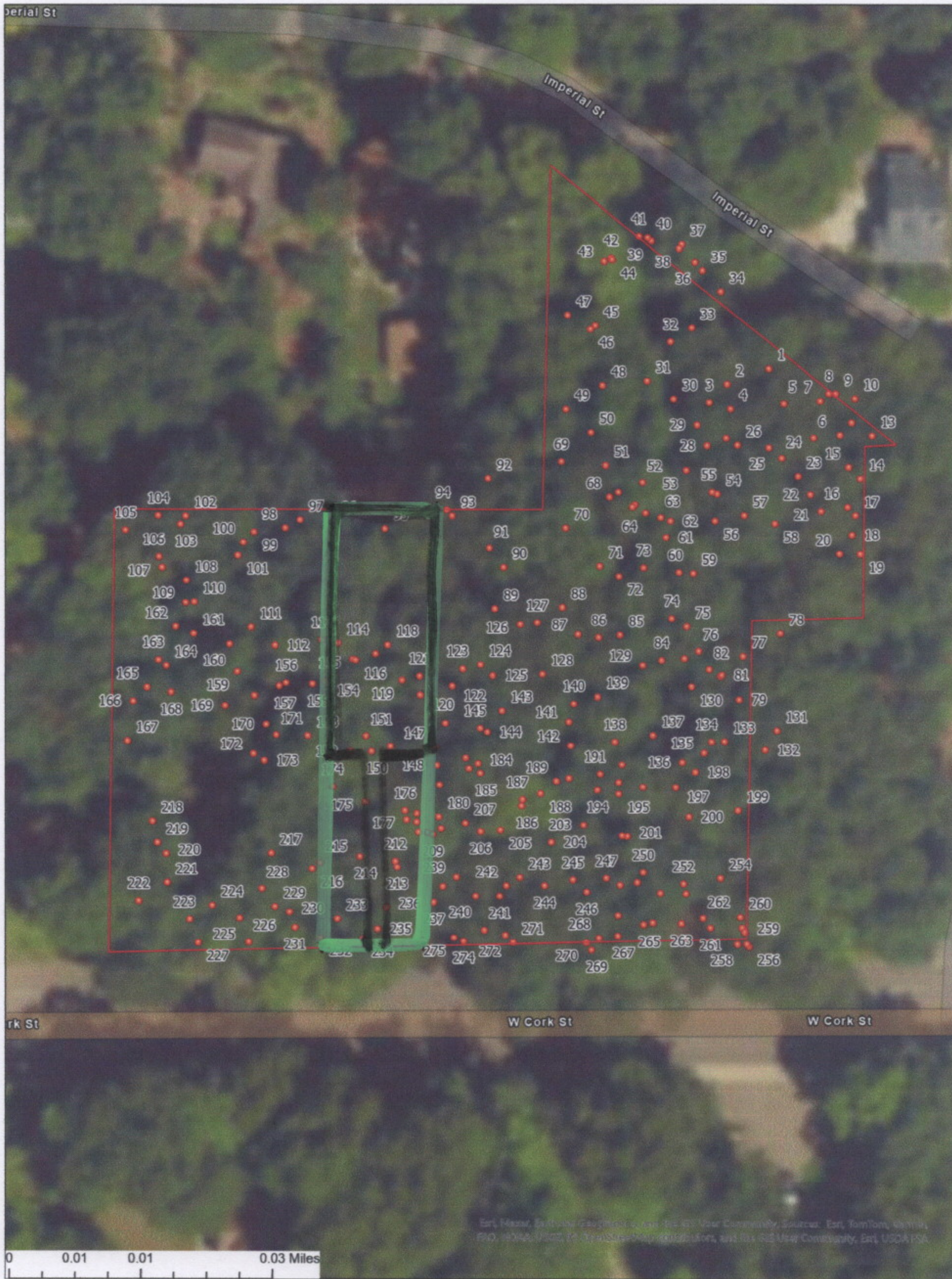
**The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.**

**Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.**

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025

5



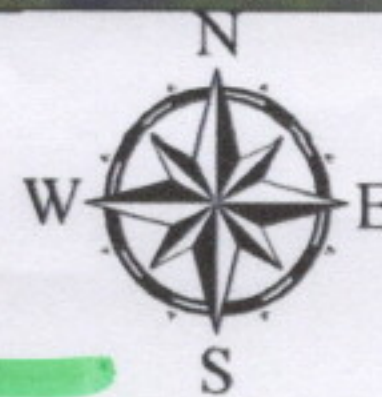
## Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

Woodland Boundary



**PUBLIC NOTICE  
NATURAL FEATURES PROTECTION (NFP) REVIEW**

Pursuant to the City of Kalamazoo Natural Features Protection Ordinance, notice is hereby given of a proposed project subject to review by the Natural Features Protection (NFP) Review Board.

You are receiving this notice because you own property or reside within **300 feet** of the subject properties.

**Proposed Project**

The applicant is proposing residential duplex development on the following parcels:

132 W. Cork Street  
126 W. Cork Street  
120 W. Cork Street  
114 W. Cork Street  
112 W. Cork Street

The application materials consist of **planning-level Natural Features Protection exhibits** submitted for NFP review. These exhibits illustrate existing site conditions (including slopes and protected natural features) and approximate building locations and disturbance areas. The materials are not construction drawings, engineering plans, or permit-ready documents.

**Plan Review Location**

Project plans and application materials may be reviewed in person at:

**606 Bryant Street, Kalamazoo, MI**

**By appointment only.**

Appointments may be requested by email at:

**admin@kzoobnb.com**

The Natural Features Protection Overlay District may also be viewed using the City's interactive GIS map at:

<https://www.kalamazoocity.org/Residents/Taxes-Assessing/View-GIS-Maps>

**Public Comment**

Written comments may be submitted to City staff prior to the meeting and will be included in the public record. Public comment may also be provided at the public meeting in accordance with City procedures.

**Review and Construction Timeline**

The project is scheduled for review by the Natural Features Protection Review Board. If approved, construction is anticipated to begin no earlier than **Spring 2026**, subject to receipt of all required permits and approvals.

**NFP Review Meeting**

Tuesday, January 27, 2026

4:00 PM

Kalamazoo City Hall – Commission Chambers

241 W. South Street, Kalamazoo, MI 49007

**City Contact**

Nolan Bergstrom (He/Him)

Community Planner & NFP Board Liaison

Community Planning & Economic Development Department

City of Kalamazoo

Phone: 269-337-8045

Cell: 269-454-1832

## Public Notice Mailing List – Properties Within 300 Feet

Notice Radius Methodology: Addresses were identified using the City of Kalamazoo GIS parcel mapping system for all parcels located within three hundred (300) feet of the subject properties located at 112, 114, 120, 126, and 132 W Cork Street. Notices are addressed to “Owner or Occupant,” as permitted by ordinance.

### W Cork Street

Owner or Occupant – 27 W Cork St, Kalamazoo, MI  
Owner or Occupant – 33 W Cork St, Kalamazoo, MI  
Owner or Occupant – 39 W Cork St, Kalamazoo, MI  
Owner or Occupant – 45 W Cork St, Kalamazoo, MI  
Owner or Occupant – 103 W Cork St, Kalamazoo, MI  
Owner or Occupant – 108 W Cork St, Kalamazoo, MI  
Owner or Occupant – 110 W Cork St, Kalamazoo, MI  
Owner or Occupant – 113 W Cork St, Kalamazoo, MI  
Owner or Occupant – 127 W Cork St, Kalamazoo, MI  
Owner or Occupant – 144 W Cork St, Kalamazoo, MI  
Owner or Occupant – 155 W Cork St, Kalamazoo, MI  
Owner or Occupant – 163 W Cork St, Kalamazoo, MI

### S Burdick Street

Owner or Occupant – 3000 S Burdick St, Kalamazoo, MI  
Owner or Occupant – 3306 S Burdick St, Kalamazoo, MI

### Ash Street

Owner or Occupant – 3027 Ash St, Kalamazoo, MI  
Owner or Occupant – 3031 Ash St, Kalamazoo, MI  
Owner or Occupant – 3104 Ash St, Kalamazoo, MI  
Owner or Occupant – 3107 Ash St, Kalamazoo, MI  
Owner or Occupant – 3108 Ash St, Kalamazoo, MI  
Owner or Occupant – 3114 Ash St, Kalamazoo, MI  
Owner or Occupant – 3117 Ash St, Kalamazoo, MI  
Owner or Occupant – 3118 Ash St, Kalamazoo, MI  
Owner or Occupant – 3121 Ash St, Kalamazoo, MI  
Owner or Occupant – 3124 Ash St, Kalamazoo, MI  
Owner or Occupant – 3127 Ash St, Kalamazoo, MI  
Owner or Occupant – 3130 Ash St, Kalamazoo, MI

### Albany Avenue

Owner or Occupant – 146 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 152 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 156 Albany Ave, Kalamazoo, MI

### Imperial Street

Owner or Occupant – 52 Imperial St, Kalamazoo, MI  
Owner or Occupant – 101 Imperial St, Kalamazoo, MI  
Owner or Occupant – 102 Imperial St, Kalamazoo, MI  
Owner or Occupant – 107 Imperial St, Kalamazoo, MI  
Owner or Occupant – 108 Imperial St, Kalamazoo, MI  
Owner or Occupant – 113 Imperial St, Kalamazoo, MI  
Owner or Occupant – 114 Imperial St, Kalamazoo, MI  
Owner or Occupant – 119 Imperial St, Kalamazoo, MI  
Owner or Occupant – 120 Imperial St, Kalamazoo, MI  
Owner or Occupant – 125 Imperial St, Kalamazoo, MI  
Owner or Occupant – 128 Imperial St, Kalamazoo, MI  
Owner or Occupant – 129 Imperial St, Kalamazoo, MI  
Owner or Occupant – 136 Imperial St, Kalamazoo, MI  
Owner or Occupant – 152 Imperial St, Kalamazoo, MI  
Owner or Occupant – 157 Imperial St, Kalamazoo, MI  
Owner or Occupant – 165 Imperial St, Kalamazoo, MI

### S Rose Street

Owner or Occupant – 3107 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3113 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3117 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3121 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3127 S Rose St, Kalamazoo, MI

# AFFIDAVIT OF MAILING

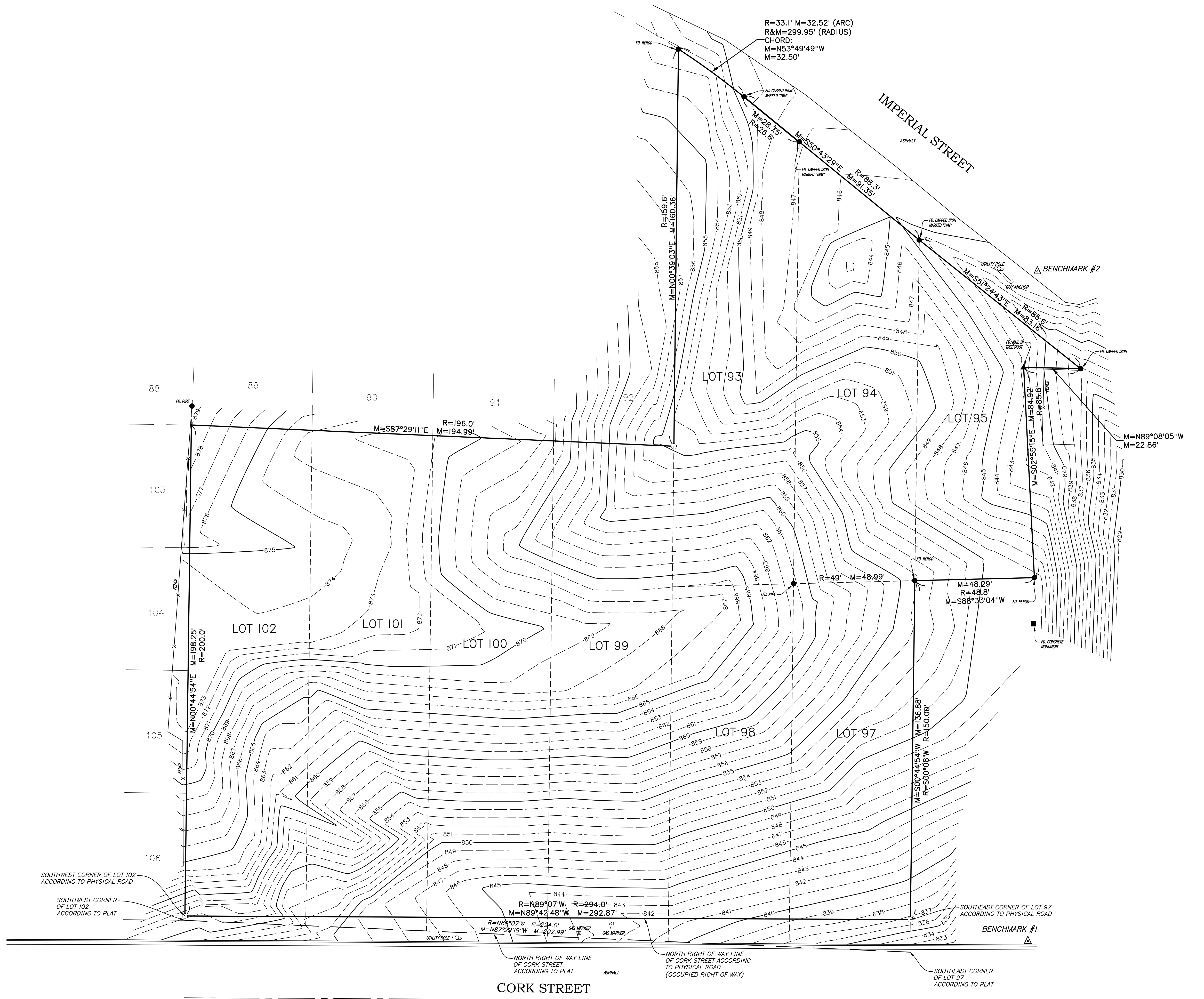
I hereby certify that notice of the proposed development located at 112, 114, 120, 126, and 132 W Cork Street, City of Kalamazoo, Michigan, was mailed to owners or occupants of all properties located within three hundred (300) feet of the subject properties, in accordance with the City of Kalamazoo Zoning Ordinance and Natural Features Protection Ordinance. The mailing list was generated using the City of Kalamazoo GIS parcel mapping system. Notices were addressed to "Owner or Occupant" and mailed via first-class United States Mail. I certify that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND OF SYMBOLS & ABBREVIATIONS	
MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	▲
GAS LINE MARKER	⊕
UTILITY POLE	⊙
FENCE	—x—

**BENCHMARK INFORMATION**

**BENCHMARK #1**  
 Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner  
 EL: 831.63' (NAVD 88)

**BENCHMARK #2**  
 Northeast corner of most Westerly catch basin casting at East end of Imperial St.  
 EL: 843.75' (NAVD 88)

**BENCHMARK #3**  
 Spike in South side of Light Pole at Northwest corner of Cork St and Ash Ave.  
 EL: 865.05' (NAVD 88)

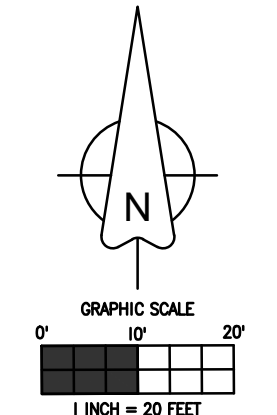
**FURNISHED LEGAL DESCRIPTION**

Per Chicago Title Insurance Company Commitment No. 391263132SMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION WAS GIVEN TO ME BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, EXCEPTIONS OR CONFORMANCE WITH THE LAND DIVISION ACT OR ANY LOCAL REQUIREMENTS, ORDINANCES OR LAWS.

Daniel Dale Pratt P.S. No. 4001039094



**Terra Pointe Consultants, Inc.**  
 1128 Foxchase Lane, SE  
 Grand Rapids, MI 49546  
 PH 616.901.1968

**Boundary & Topographic Survey**  
 Part of Belmont Plat  
 Sec. 27, Town 02 South, Range 11 West  
 Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
 112, 114, 120, 126 & 132 Cork Street and  
 101, 107 & 113 Imperial Street  
 Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1  
 Date of Field Survey: 09/19/2025

## Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

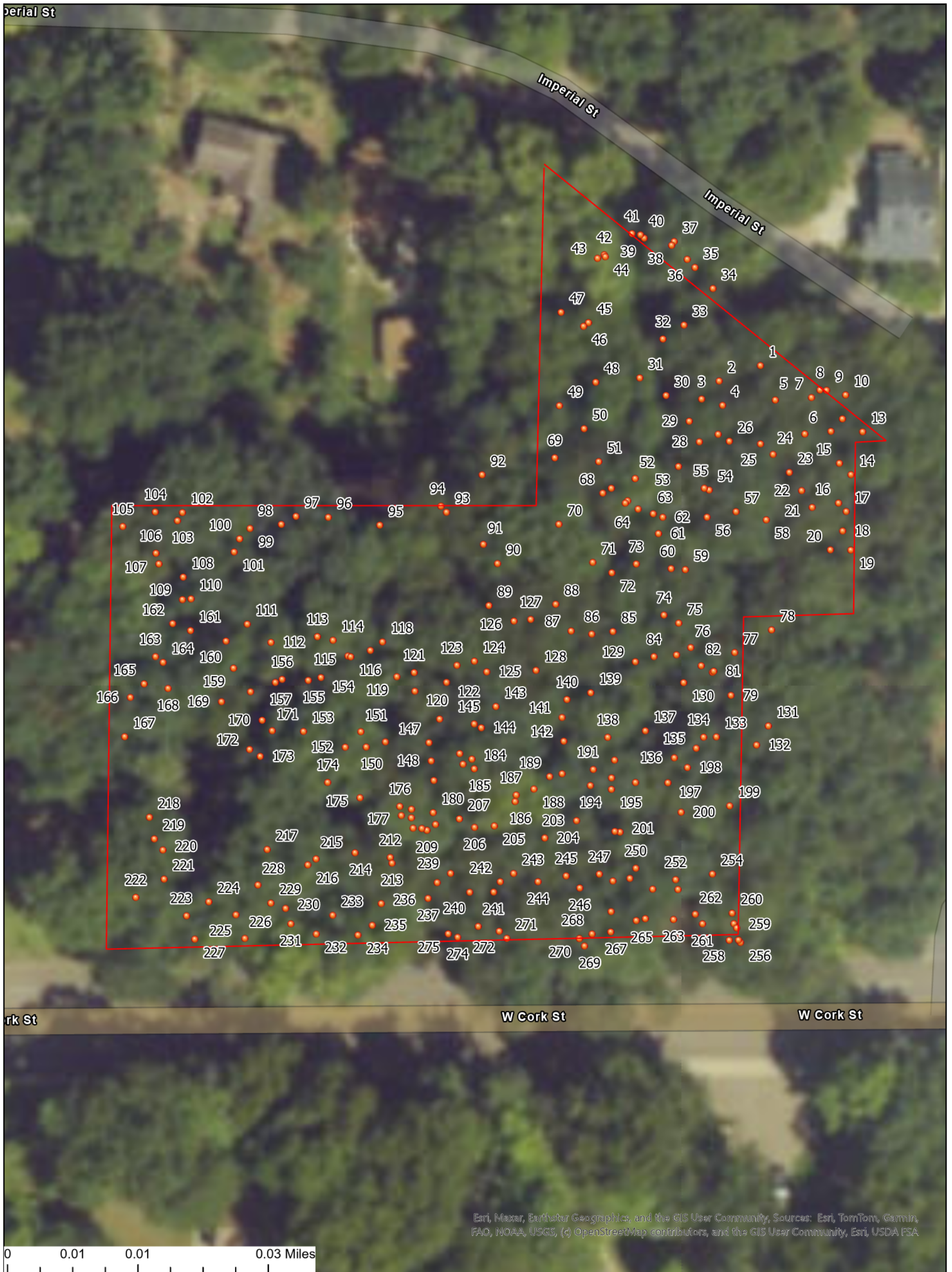
Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percentage Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated slope and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K** to protect slopes while allowing reasonable use of the property.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.

October 13th, 2025



## Legend

### 132 W Cork St Woodland Inventory

#### Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes

**PLANNED UNIT RESIDENTIAL DEVELOPMENT**



DRAWING TITLE:

**SUBDIVISION PLAN**

DESIGN BY:

**KZOOBNB LLC**

A PROJECT OF:

**Micro Homes**

APPROVED BY:

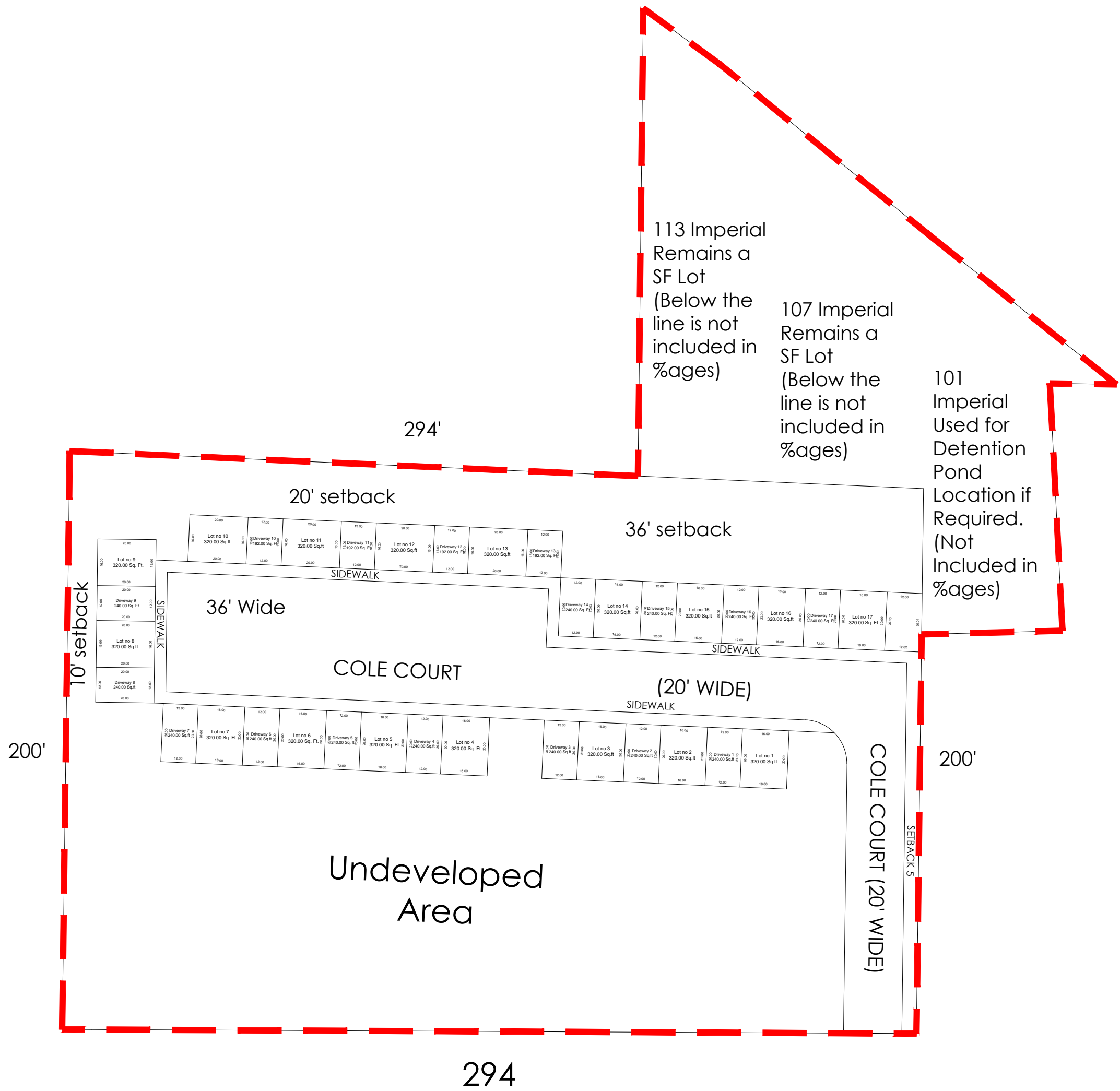
\_\_\_\_\_

Area Matrix			
Sr. No.	Landuse	Area (Sq. Ft.)	%Age
1	Developed Area	22546.14	39.98
2	Undeveloped Area	33844.67	60.02
Total		56390.81	100.00

DATE: 10/05/2025

REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



113 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

107 Imperial  
Remains a  
SF Lot  
(Below the  
line is not  
included in  
%ages)

101  
Imperial  
Used for  
Detention  
Pond  
Location if  
Required.  
(Not  
Included in  
%ages)

20' setback

36' setback

10' setback

36' Wide

COLE COURT

(20' WIDE)

SIDEWALK

Undeveloped  
Area

COLE COURT (20' WIDE)

SETBACK 5

294'

200'

200'

294



# NFP Review Board Staff Report

City of Kalamazoo

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**TO:** The Natural Features Protection Review Board

**FROM:** Nolan Bergstrom, NFP Board Liaison

**DATE:** January 27, 2026

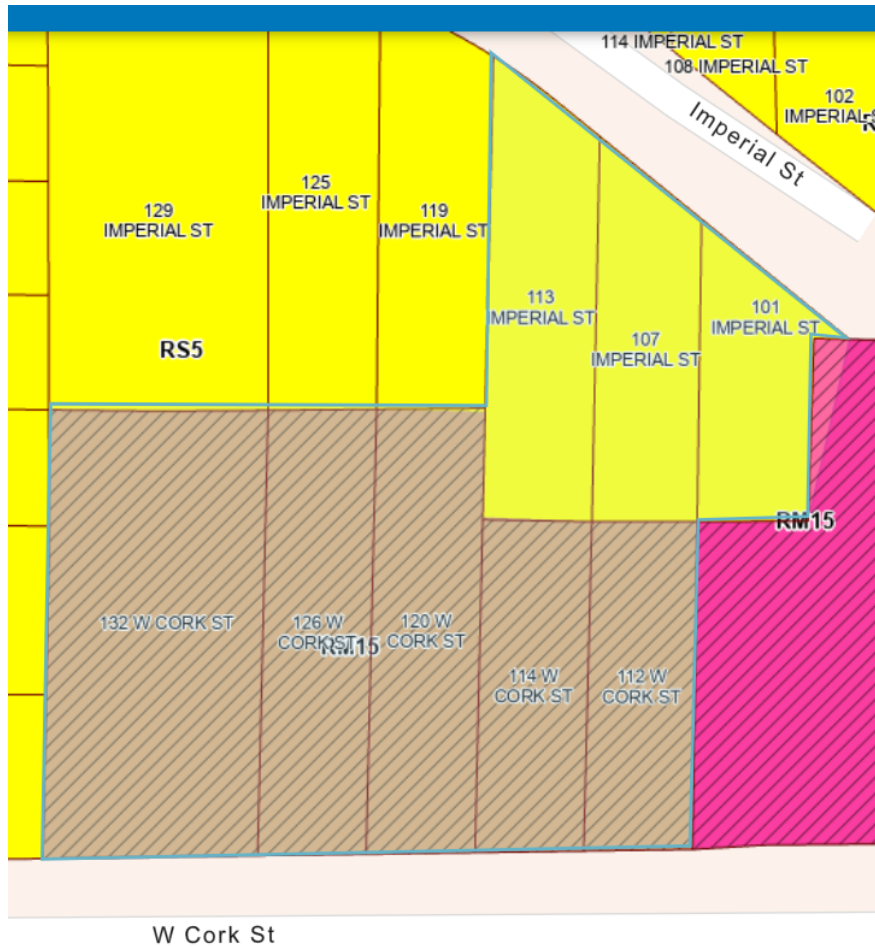
**SUBJECT:** 132 W. Cork Street

## **RECOMMENDATION:**

It is recommended the Natural Features Protection (NFP) Review Board recommend a variance to the Zoning Board of Appeals from the Protected Slope and Slope Setback Standards for 132 W. Cork Street.

## **BACKGROUND:**

132 W. Cork Street is owned by STATE WIDE RENTALS, LLC. It is apart of larger group of adjacent parcels owned by STATE WIDE RENTALS, LLC. Those parcels are 112, 114, 120, 126, and 132 W. Cork Street and 101, 107, and 113 Imperial Street. The W. Cork Street parcels are within the NFP Overlay and the Imperial Street parcels are not. The W Cork Street parcels are zoned RM-15. The property is located within the Westnedge Hill Neighborhood. The project is looking to develop duplex housing on the W. Cork Street parcels. The Imperial Street Parcels will remain undeveloped. The parcels are not slated to be combined at this time but kept as separate lots. The parcels are not slated to be combined at this time but kept as separate lots. Previous iterations of the development plans for this area showed larger impervious surface coverage and more housing units. Staff worked with the applicant since Fall 2025 to understand the implications of these various development plans during the pre-development process.



The parcels have remained undeveloped for quite some time due to undulating topography with grades of 20 percent or greater slope closer to W. Cork Street. The parcels are also wooded and a part of a larger woodland complex.

The applicant is requesting a recommendation to the Zoning Board of Appeals from the NFP Board from the Protected Slope and Slope Setback Standards for 112 W. Cork Street as well as the other Cork Street Parcels within the NFP Overlay District.

The project is planned to go before the Zoning Board of Appeals in February 2026. Because these projects are residential housing projects, they do not currently meet the requirements for Site Plan Review and would be Administratively Reviewed for compliance with NFP Standards. If any aspect of the project were to change, the applicant would work with staff to understand the implications for the development process.

**FINDINGS:**

The site is within the NFP Overlay District due to variations in topography, including **areas of slopes that are greater than or equal to 20 percent grade** and because the **site is majority woodland**.

Since the project is located within the NFP Overlay District, the NFP Standards were reviewed and applied as follows:

- **Water Resources Standard (§ 50-6.2D)**– Significant water resources do not exist / have not been identified on-site.
  
- **Wetland Standard (§ 50-6.2C)** – Wetlands do not exist / have not been identified on-site.
  
- **Woodland Standard (§ 50-6.2G)** – 132 W. Cork Street and the adjacent Cork Street parcels are 100% wooded and a part of a larger complex of woodlands that extend to the Northeast onto adjacent parcels. With each parcel being 100% wooded, the woodland preservation requirement is 25% or greater. The applicant provided a breakdown of impacts to wooded areas for each parcel. For 132 W. Cork Street the applicant is preserving 30.7% which is above the 25% requirement, which meets the Woodland NFP Standard. For areas of preserved woodland, protection fencing is required to protect these areas during construction. A soil erosion and sedimentation control permit will likely be required for this project and construction fencing will need to work together with these measures during construction.
  
- **Protected Slopes and Slope Setbacks Standards (§ 50-6.2H) — Slopes** 20% grade or greater are located throughout the project limits. Complexes of slope are closer to the frontage of W. Cork Street. Due to this, the applicant worked to place the proposed duplexes closer to the rear of the properties to avoid the steeper protected slopes. However, each duplex will have separate driveways and utility needs that will impact portions of the slopes on each parcel. Percentages of the slope to be impacted have been provided by the applicant. Previous iterations of the development plan explored providing driveway access off of the Imperial Street parcels, but there were concerns from residents about traffic impacts along Imperial Street. The applicant is trying to mitigate impacts to the extent possible.

## Charge: Percentage of Slopes and Slope Setbacks Affected

This charge is provided in support of the requested relief from the Natural Features Protection slope standards to §50-6.2K (Slopes) of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percent Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of §50-6.2K to protect slopes while allowing reasonable use of the property.

- Protected Tree Standard (§ 50-6.2F)** — The site is nearly 100 percent woodland and thus, the woodland standard is applied. The applicant does have a woodland report breaking down each tree by tree species, size, and location. This report also provides a preservation priority value and health status for each of the surveyed trees. The report was completed by Davey Resource Group, Inc.
- Rare Species Review** – Is not required.
- Plant Selection (§ 50-6.2J(4)(b))** – Any landscaping and screening are required for this project as well as other plantings. Per § 50-6.1C *If a conflict arises between the overlay district regulations and those of the base zoning district, the overlay district regulations control.*
- Stormwater Management (§ 50-6.2J(6))** – Stormwater requirements for NFP sites are dictated by the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones.

- **Public Notice Requirement ([§ 50-6.2K\(1\)\(c\)](#))** — **The** project is requesting variances to the NFP Standards. Due to this Public Notice was required and was completed. Public Notice will also be sent out by City of Kalamazoo staff for the Zoning Board of Appeals meeting.

## **SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION**

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code ([Chapter 50, NFP](#)). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

### **Section I. Project & Applicant Information**

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

### **Section II. Natural Features Checklist & Attachments**

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

## **QUESTIONS**

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or [development@kalamazoo-city.org](mailto:development@kalamazoo-city.org).



# Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007

(269) 337-8000 • www.kalamazoo.org

## SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name)		
	(city) Kalamazoo	(state) MI	(Zip) 49001
APPLICANT EMAIL:	Admin@ktoolrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-396-201	132 W CORK ST	
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first)	(last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE OF SITE PLAN REVIEW MEETING:	

### NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	If NO, proceed to Sections II & III. Do <b>NOT</b> sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

### REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

#### Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
  - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
  - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
  - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
  - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
  - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
  4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

WETLANDS	Present:	Included on page #:	Notes:
<p>Mark existing wetland boundaries with notes about wetland conditions.                      Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
WATER RESOURCES	Present:	Included on page #:	Notes:
<p>Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries.                      Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
<p>Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.</p>			N/A
TREES	Present:	Included on page #:	Notes:
<p>Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		N/A
<p>Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.</p>			N/A
<p>Provide a note with justification for removal.</p>			N/A
WOODLANDS	Present:	Included on page #:	Notes:
<p>Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<p>Mark all areas of woodland that will be retained and removed (i.e., cleared).</p>		1 + 5	See pages 1 + 5
<p>Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.</p>		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
<p>Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2	See page 2
<p>Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).</p>		4	See page 4

NATURAL HERITAGE AREAS	Present:	
<p>Is an MNFI* rare species review required?  <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning &amp; Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i></p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><i>MLA</i></p>
<p>If an MNFI rare species review is required, attach the resulting report.</p>		

\*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:  
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

### ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

#### 1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- 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>)

#### 2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

#### 3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
  - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
  - 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
  - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must 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

#### 4. **PROTECTED SLOPES**

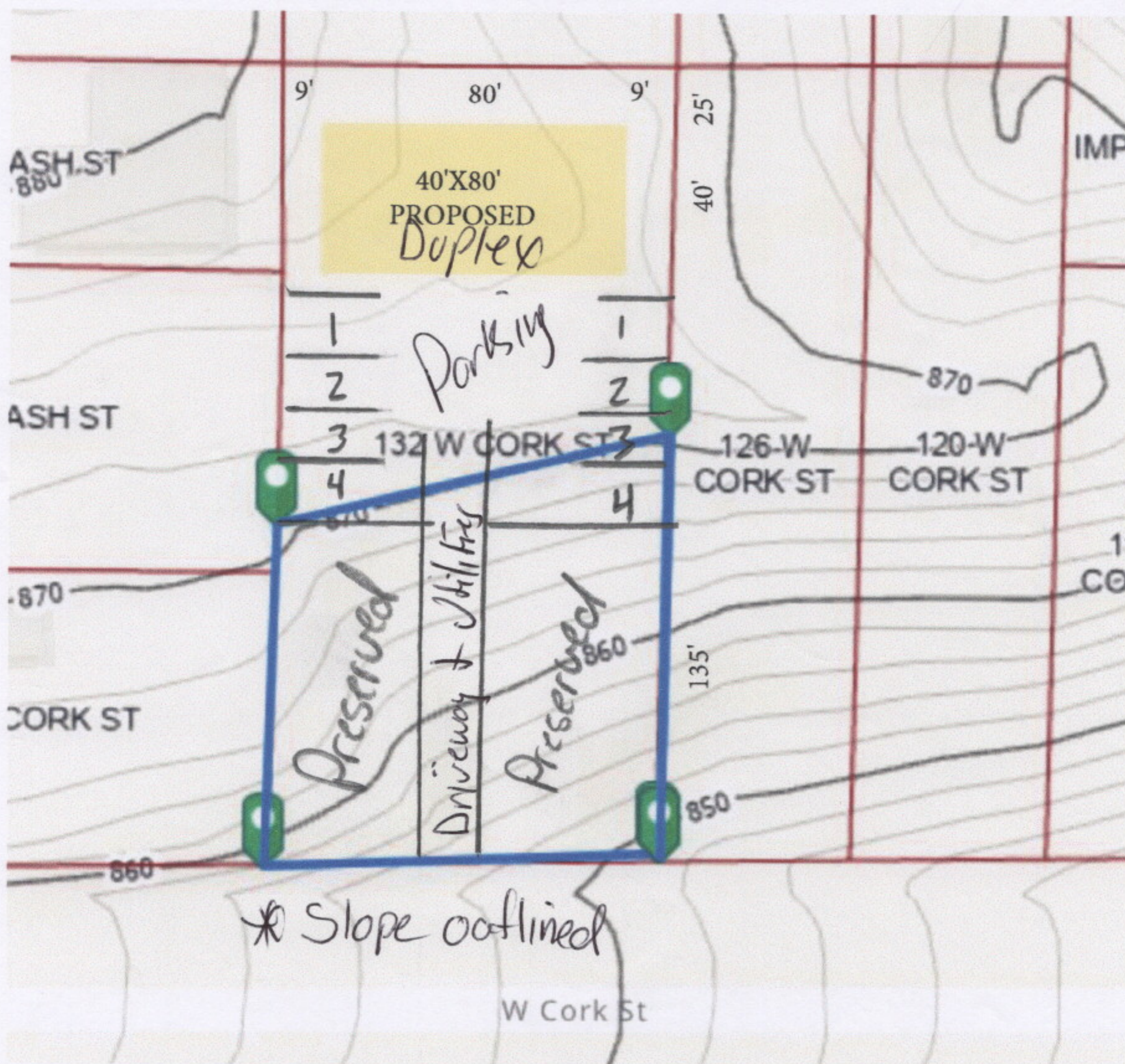
- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution,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

# DUPLEX HOME SITE PLAN

132 W CORK ST.  
06-27-396-201

LOT FRONTAGE 98' LOT  
DEPTH: 200'  
LOT SQ FOOTAGE: 19,600

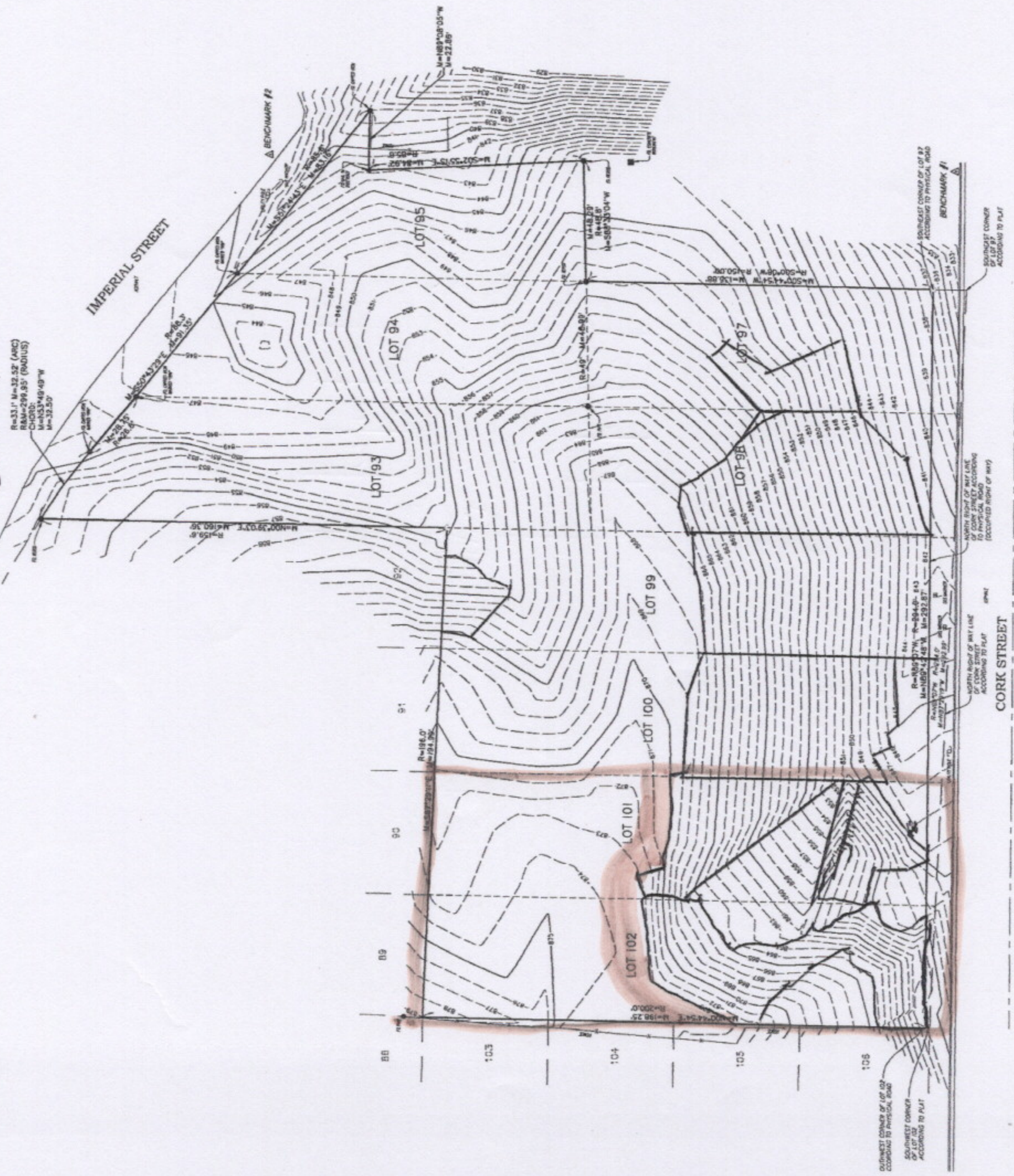
- EXISTING SITE CONDITIONS PROPOSED ✓
- STRUCTURE
- SETBACKS ✓
- DISTURBANCE BOUNDARY Pg 2
- PROTECTION FENCING Pg 2
- DRIVEWAY AND UTILITIES ✓
- EXISTING WOODLAND COVERAGE -100% Pg 45
- PROPOSED COVERAGE 25% Pg 45



2

BOUNDARY & TOPOGRAPHIC SURVEY

+ Setbacks 20'



**LEGEND OF SYMBOLS & ABBREVIATIONS**

MEASURED  
 RECORDED  
 SET CAPED IRON  
 FOUND IRON  
 BENCHMARK  
 GAS LINE MARKER  
 UTILITY PILE  
 FENCE

**BENCHMARK INFORMATION**

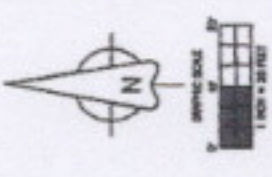
BENCHMARK #1 North side of Power Pile, 17' SW corner of Southwest property corner  
 E: 831.47 (DAVID 88)

BENCHMARK #2  
 Northwest corner of gravel Woodruff catch basin, existing at East end of Imperial St.  
 E: 443.77 (DAVID 88)

BENCHMARK #3  
 20' x 20' concrete curb at Light Pole at Northwest corner of Cork St. and 843 Ave.  
 E: 485.57 (DAVID 88)

**FURNISHED LEGAL DESCRIPTION**

Per C-Orange Title Insurance Company Commitment No. 951281138881, dated August 14, 2025.  
 Lots 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Block 101, according to the plat thereof recorded in Liber 9 of Plans, Page 19, Kalamazoo County Records.



Survey Date: 08/14/2025  
 P.S. No. 4931030298

**Terra Pointe Consultants, Inc.**  
 Boundary & Topographic Survey  
 11214 114th Street, SE  
 Kent, WA 98042  
 Phone: (206) 835-1111  
 Fax: (206) 835-1112  
 Website: www.terra-pointe.com

# DUPLEX HOME SITE PLAN

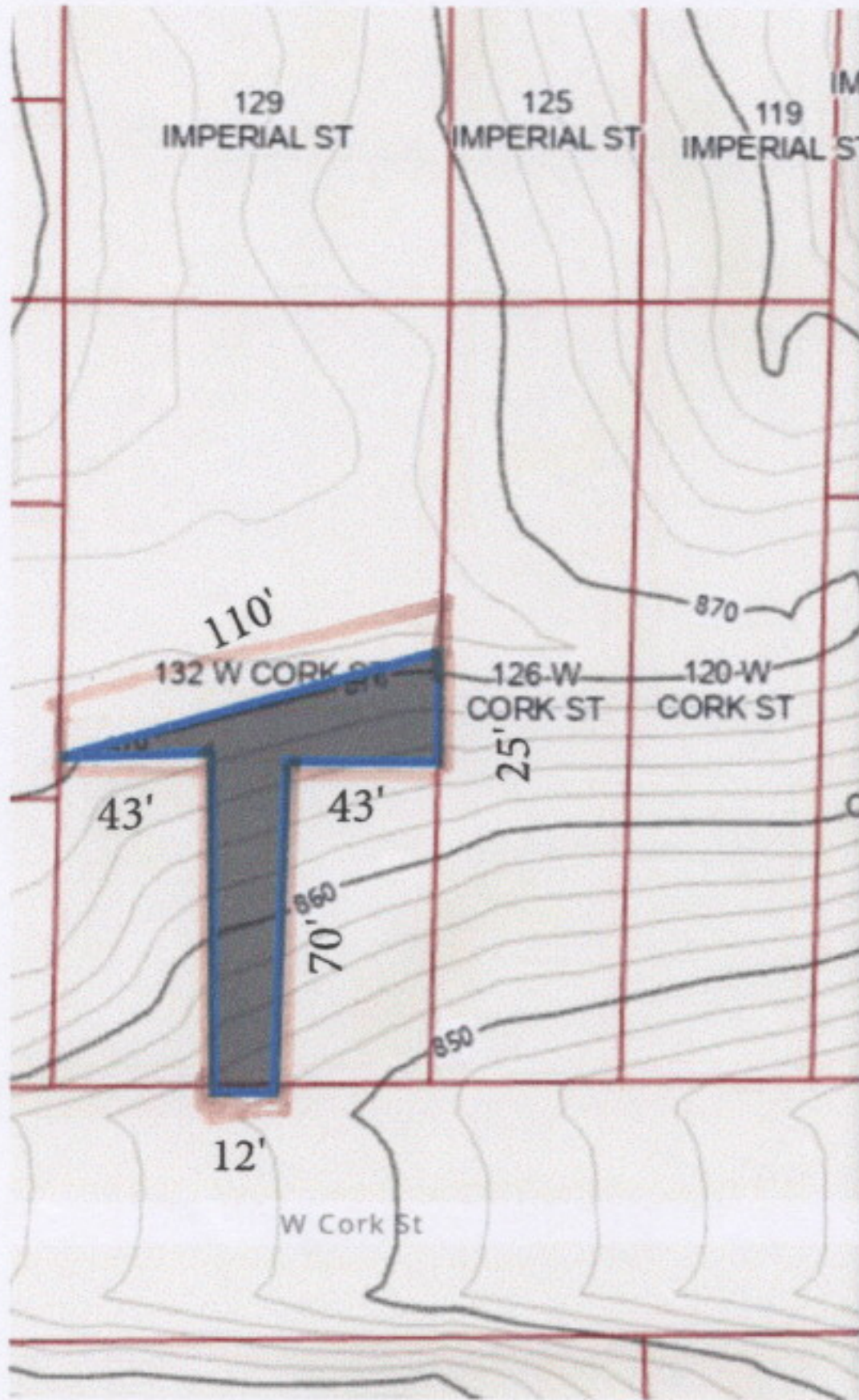
132 W CORK ST.

LOT FRONTAGE 98' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 19,600

SLOPE DISTURBANCE  
PROTECTIVE FENCING



Measurement Result

2,683.4 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line  
*during or after construction*

WOODLAND PRESERVATION BREAKDOWN

132 W CORK ST

06-27-396-201

PROPERTY SQ FOOTAGE: 19,600

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 13,580

WOODLAND PRESERVED SQ FT: 6,020

PRESERVED WOODLAND PERCENTAGE: 30.7%

\*Woodland preservation calculated by area per NFP §50-6.2G

**Co-Existing Natural Features**

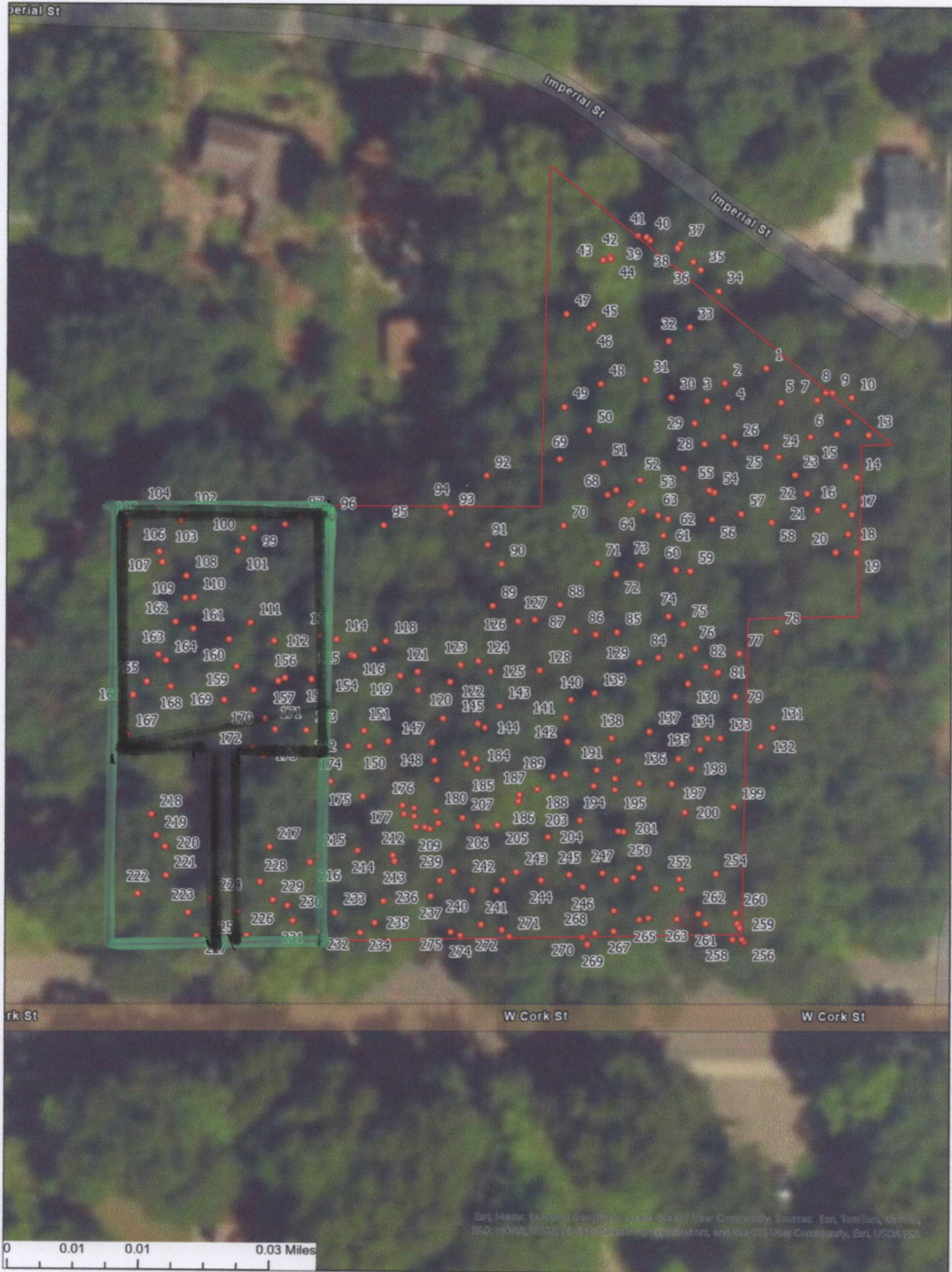
**The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.**

**Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.**

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025

5

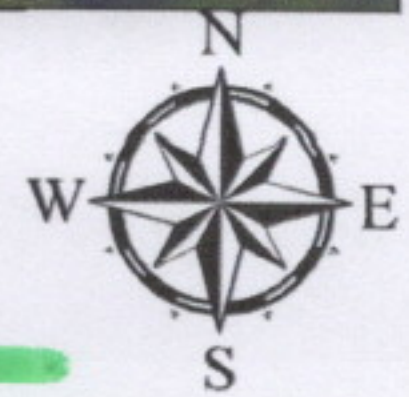


## Legend

132 W Cork St Woodland Inventory  
Project Area

— Approximate Parcel 0

Woodland Boundary



**PUBLIC NOTICE  
NATURAL FEATURES PROTECTION (NFP) REVIEW**

Pursuant to the City of Kalamazoo Natural Features Protection Ordinance, notice is hereby given of a proposed project subject to review by the Natural Features Protection (NFP) Review Board.

You are receiving this notice because you own property or reside within **300 feet** of the subject properties.

**Proposed Project**

The applicant is proposing residential duplex development on the following parcels:

132 W. Cork Street  
126 W. Cork Street  
120 W. Cork Street  
114 W. Cork Street  
112 W. Cork Street

The application materials consist of **planning-level Natural Features Protection exhibits** submitted for NFP review. These exhibits illustrate existing site conditions (including slopes and protected natural features) and approximate building locations and disturbance areas. The materials are not construction drawings, engineering plans, or permit-ready documents.

**Plan Review Location**

Project plans and application materials may be reviewed in person at:

**606 Bryant Street, Kalamazoo, MI**

**By appointment only.**

Appointments may be requested by email at:

**admin@kzoobnb.com**

The Natural Features Protection Overlay District may also be viewed using the City's interactive GIS map at:

<https://www.kalamazoocity.org/Residents/Taxes-Assessing/View-GIS-Maps>

**Public Comment**

Written comments may be submitted to City staff prior to the meeting and will be included in the public record. Public comment may also be provided at the public meeting in accordance with City procedures.

**Review and Construction Timeline**

The project is scheduled for review by the Natural Features Protection Review Board. If approved, construction is anticipated to begin no earlier than **Spring 2026**, subject to receipt of all required permits and approvals.

**NFP Review Meeting**

Tuesday, January 27, 2026

4:00 PM

Kalamazoo City Hall – Commission Chambers

241 W. South Street, Kalamazoo, MI 49007

**City Contact**

Nolan Bergstrom (He/Him)

Community Planner & NFP Board Liaison

Community Planning & Economic Development Department

City of Kalamazoo

Phone: 269-337-8045

Cell: 269-454-1832

## Public Notice Mailing List – Properties Within 300 Feet

Notice Radius Methodology: Addresses were identified using the City of Kalamazoo GIS parcel mapping system for all parcels located within three hundred (300) feet of the subject properties located at 112, 114, 120, 126, and 132 W Cork Street. Notices are addressed to “Owner or Occupant,” as permitted by ordinance.

### W Cork Street

Owner or Occupant – 27 W Cork St, Kalamazoo, MI  
Owner or Occupant – 33 W Cork St, Kalamazoo, MI  
Owner or Occupant – 39 W Cork St, Kalamazoo, MI  
Owner or Occupant – 45 W Cork St, Kalamazoo, MI  
Owner or Occupant – 103 W Cork St, Kalamazoo, MI  
Owner or Occupant – 108 W Cork St, Kalamazoo, MI  
Owner or Occupant – 110 W Cork St, Kalamazoo, MI  
Owner or Occupant – 113 W Cork St, Kalamazoo, MI  
Owner or Occupant – 127 W Cork St, Kalamazoo, MI  
Owner or Occupant – 144 W Cork St, Kalamazoo, MI  
Owner or Occupant – 155 W Cork St, Kalamazoo, MI  
Owner or Occupant – 163 W Cork St, Kalamazoo, MI

### S Burdick Street

Owner or Occupant – 3000 S Burdick St, Kalamazoo, MI  
Owner or Occupant – 3306 S Burdick St, Kalamazoo, MI

### Ash Street

Owner or Occupant – 3027 Ash St, Kalamazoo, MI  
Owner or Occupant – 3031 Ash St, Kalamazoo, MI  
Owner or Occupant – 3104 Ash St, Kalamazoo, MI  
Owner or Occupant – 3107 Ash St, Kalamazoo, MI  
Owner or Occupant – 3108 Ash St, Kalamazoo, MI  
Owner or Occupant – 3114 Ash St, Kalamazoo, MI  
Owner or Occupant – 3117 Ash St, Kalamazoo, MI  
Owner or Occupant – 3118 Ash St, Kalamazoo, MI  
Owner or Occupant – 3121 Ash St, Kalamazoo, MI  
Owner or Occupant – 3124 Ash St, Kalamazoo, MI  
Owner or Occupant – 3127 Ash St, Kalamazoo, MI  
Owner or Occupant – 3130 Ash St, Kalamazoo, MI

### Albany Avenue

Owner or Occupant – 146 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 152 Albany Ave, Kalamazoo, MI  
Owner or Occupant – 156 Albany Ave, Kalamazoo, MI

### Imperial Street

Owner or Occupant – 52 Imperial St, Kalamazoo, MI  
Owner or Occupant – 101 Imperial St, Kalamazoo, MI  
Owner or Occupant – 102 Imperial St, Kalamazoo, MI  
Owner or Occupant – 107 Imperial St, Kalamazoo, MI  
Owner or Occupant – 108 Imperial St, Kalamazoo, MI  
Owner or Occupant – 113 Imperial St, Kalamazoo, MI  
Owner or Occupant – 114 Imperial St, Kalamazoo, MI  
Owner or Occupant – 119 Imperial St, Kalamazoo, MI  
Owner or Occupant – 120 Imperial St, Kalamazoo, MI  
Owner or Occupant – 125 Imperial St, Kalamazoo, MI  
Owner or Occupant – 128 Imperial St, Kalamazoo, MI  
Owner or Occupant – 129 Imperial St, Kalamazoo, MI  
Owner or Occupant – 136 Imperial St, Kalamazoo, MI  
Owner or Occupant – 152 Imperial St, Kalamazoo, MI  
Owner or Occupant – 157 Imperial St, Kalamazoo, MI  
Owner or Occupant – 165 Imperial St, Kalamazoo, MI

### S Rose Street

Owner or Occupant – 3107 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3113 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3117 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3121 S Rose St, Kalamazoo, MI  
Owner or Occupant – 3127 S Rose St, Kalamazoo, MI

# AFFIDAVIT OF MAILING

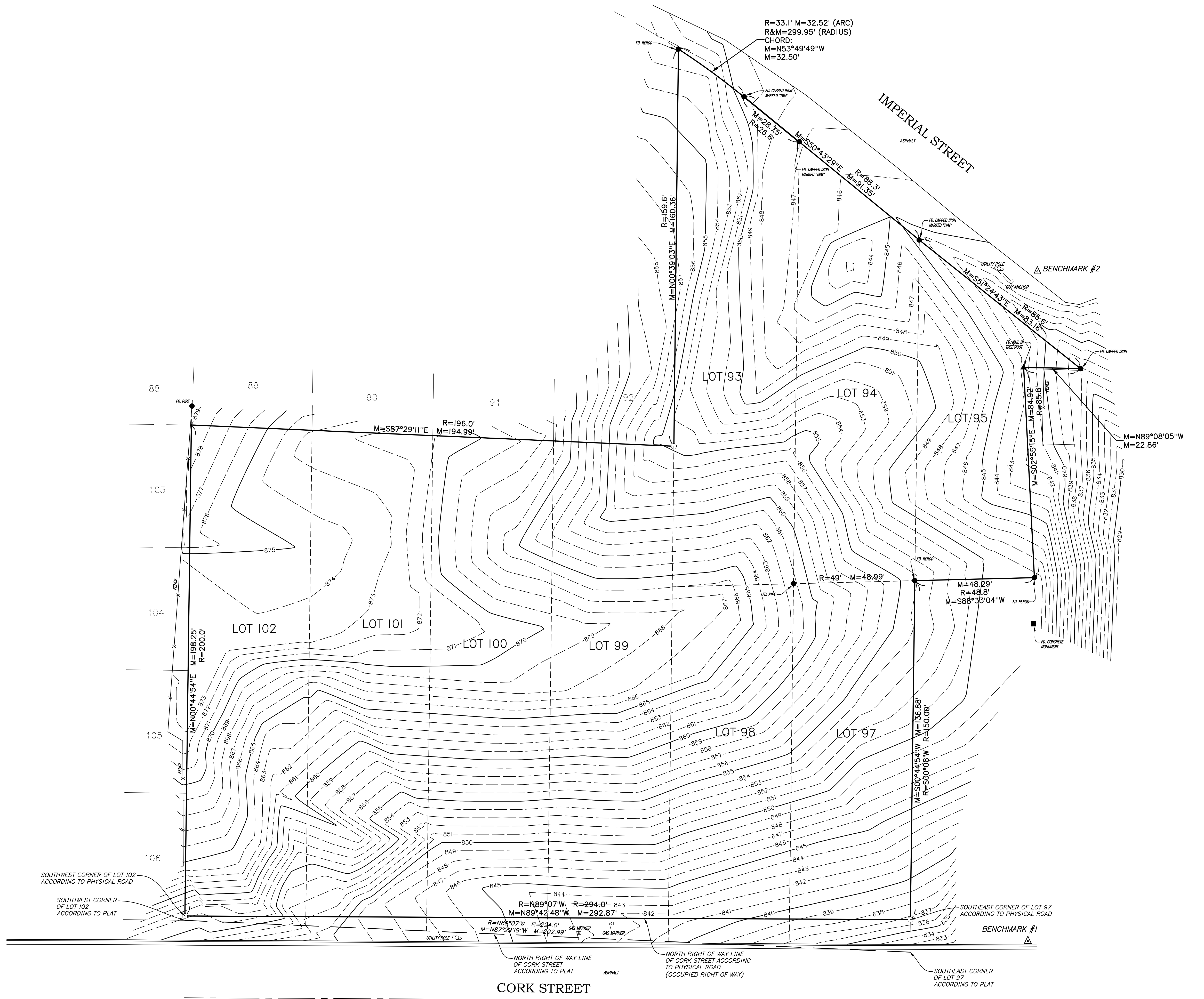
I hereby certify that notice of the proposed development located at 112, 114, 120, 126, and 132 W Cork Street, City of Kalamazoo, Michigan, was mailed to owners or occupants of all properties located within three hundred (300) feet of the subject properties, in accordance with the City of Kalamazoo Zoning Ordinance and Natural Features Protection Ordinance. The mailing list was generated using the City of Kalamazoo GIS parcel mapping system. Notices were addressed to "Owner or Occupant" and mailed via first-class United States Mail. I certify that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# BOUNDARY & TOPOGRAPHIC SURVEY



### LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	▲
GAS LINE MARKER	⊕
UTILITY POLE	⊙
FENCE	—x—

### BENCHMARK INFORMATION

**BENCHMARK #1**  
 Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner  
 EL: 831.63' (NAVD 88)

**BENCHMARK #2**  
 Northeast corner of most Westerly catch basin casting at East end of Imperial St.  
 EL: 843.75' (NAVD 88)

**BENCHMARK #3**  
 Spike in South side of Light Pole at Northwest corner of Cork St and Ash Ave.  
 EL: 865.05' (NAVD 88)

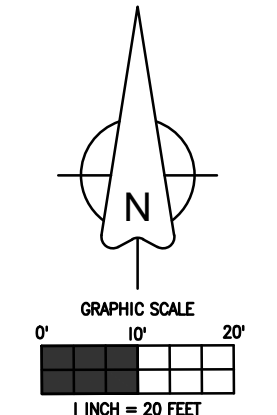
### FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 391263132SMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION WAS GIVEN TO ME BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, EXCEPTIONS OR CONFORMANCE WITH THE LAND DIVISION ACT OR ANY LOCAL REQUIREMENTS, ORDINANCES OR LAWS.

Daniel Dale Pratt P.S. No. 4001039094



**Terra Pointe Consultants, Inc.**  
 1128 Foxchase Lane, SE  
 Grand Rapids, MI 49546  
 PH 616.901.1968

**Boundary & Topographic Survey**  
 Part of Belmont Plat  
 Sec. 27, Town 02 South, Range 11 West  
 Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole  
 112, 114, 120, 126 & 132 Cork Street and  
 101, 107 & 113 Imperial Street  
 Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1  
 Date of Field Survey: 09/19/2025

## Charge: Percentage of Slopes and Slope Setbacks Affected

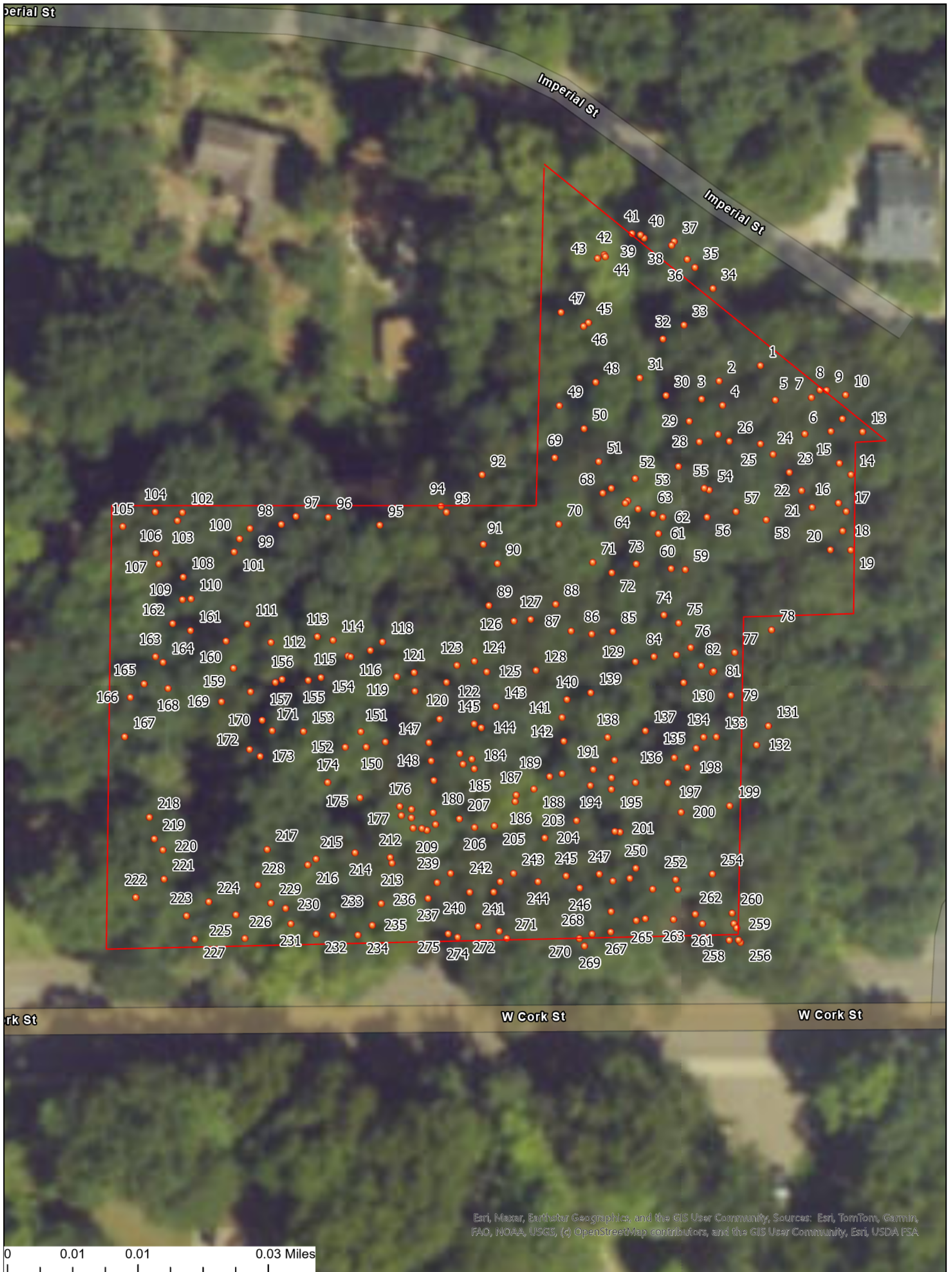
This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Area Affected (sq ft)	Percentage Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
126 W. Cork Street	06-27-397-100	4,791	863.5	18.02%
120 W. Cork Street	06-27-397-099	4,845	826.8	17.07%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

As demonstrated above, the proposed disturbance on each parcel affects only a limited portion of the regulated slope and slope setback areas. Impacts are confined to the minimum extent necessary to accommodate driveway access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K** to protect slopes while allowing reasonable use of the property.

# 132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.  
October 13th, 2025



## Legend

### 132 W Cork St Woodland Inventory

#### Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

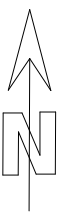
164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes

**PLANNED UNIT RESIDENTIAL DEVELOPMENT**



DRAWING TITLE:

**SUBDIVISION PLAN**

DESIGN BY:

**KZOOBNB LLC**

A PROJECT OF:

**Micro Homes**

APPROVED BY:

Area Matrix			
Sr. No.	Landuse	Area (Sq. Ft.)	%Age
1	Developed Area	22546.14	39.98
2	Undeveloped Area	33844.67	60.02
Total		56390.81	100.00

DATE: 10/05/2025

REMARKS:

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