

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 17, 2011

**SUBJECT: Summers-Knoll School Special Exception Use (2203 Platt Road)
File No. SEU11-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and, therefore approves the Summers-Knoll School Special Exception Use for a private school with a maximum of 160 students and 21,050 square feet of floor area, subject to dedication of the Platt Road right-of-way before issuance of any permits.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because, with the proposed limitations, the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic or the neighborhood.

LOCATION

The site is located on the east side of Platt Road south of Washtenaw Avenue. This site is located in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to convert the former 19,138-square foot Transplantation Society of Michigan facility into a private K-8 school housing 144 students in an Office zoning district (see attached plot plan). Per the Zoning Ordinance, Chapter 55, Office zoning permits private schools with special exception use approval.

There are no substantive physical improvements proposed to the site or exterior of the building. An additional bicycle rack is proposed at the northeast corner of the building with an additional 20 spaces deferred at the south entrance. A new sidewalk connecting the Platt Road sidewalk to the southeastern building entrance will also be added.

The petitioner indicates the school will have 4-6 classrooms with 14 students/room and expand in the future to 8 classrooms and a kindergarten. School hours are proposed from 8:45 am to 3:30 pm Monday through Friday with before and after care provided from 7:30 am to 6:00 pm.

This site contains 56 parking spaces, with access to these spaces from the northern one-way entrance drive off Platt Road. Parents either park their car and walk their child into the school or drop-off near the eastern entrance doors and exit the site through the one-way southern drive.

Two additional vacant parcels located to the north of this site, Parcels B and C (totaling 1.39 acres), are under negotiation to be purchased by the petitioner. These parcels are not currently part of this special exception use approval, and any school expansion onto these vacant parcels will require site plan and special exception use approval.

An existing layout plan has been submitted to accompany the special exception use application and to establish a baseline of existing conditions on site. Staff determined this proposal is exempt from the site plan requirements of Chapter 57 (Subdivision and Land Use Control Ordinance), since construction is solely on the interior of the building that does not increase usable floor area.

The petitioner mailed a postcard describing the project to property owners and occupants within 500 feet of the site in late March 2011 (see attached).

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	O	O
Gross Lot Area	109,771 sq ft 2.52 acres – Parcel A	109,771 sq ft 2.52 acres- Parcel A	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	19,138 sq ft (17.4%)	19,138 sq ft (17.4%)	82,328 sq ft MAX (75%)
Height	2 story	2 story	4 stories MAX
Setback - Front	25 ft	25 ft	15 ft MIN 40 ft MAX
Setback – Side(s)	82 ft- south 75.5 ft - north	82 ft- south 75.5 ft - north	None
Setback – Rear	50 ft	50 ft	None
Parking – Automobile	56 spaces	56 spaces	27 spaces MIN (3/classroom)
Parking – Bicycles	10 spaces – Class C	20 spaces – Class C 20 spaces – Class C (deferred)	5 spaces/classroom (20 –40 spaces Class C)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Retail/Vacant	C3 (Fringe Commercial)
EAST	Offices	O and C3 (Office District)
SOUTH	Auto Services	M1 (Limited Industrial District)
WEST	County Parks	PL (Public Land District)

HISTORY

- 1947 – the original structure was built as part of the Ira Wilson Dairy Company
- December 1982 – A site plan waiver approved parking, landscaping and site improvements for the existing structure.
- May 1983 – An administrative amendment approved minor changes in the site. A variance reduced the required number of parking spaces for the existing building by six.
- October 1990 – a site plan approved expansion of the building, a garage addition, and 20 additional parking spaces.
- September 1991 – An administrative amendment approved minor changes in the garage and building footprint.
- July 1995 – A site plan approved an 8,500-square office addition.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends office use at this site. The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of Platt Road. Sidewalk currently exists along the frontage of Parcels A, B and C; bicycle lanes on Platt would be considered as part of a future road resurfacing project.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type, staff's comments in *italic type*):

- (a) **The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:**

1. Will be consistent with the general objectives of the City Master Plan;

The proposed use as a private school within the footprint of the existing office is consistent with the City Master Plan. There will be no change to the size, character, and location of the existing structure, which is compatible with the existing zoning. A private School in this location allows the school to use public transportation and continue to use the park land across the street. (The current Summers-Knoll school is at 201 Manchester, on the west side of the County Farm Park).

The Master Plan Land Use Element recommends office use for this site. The existing O zoning is appropriate since it allows schools as a special exception use. There are no residential uses or zoning districts surrounding this parcel.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

The design and construction of the building exterior will remain unchanged. The character and appearance of the existing building are suited to a school. The building will be operated under typical school hours of 8:45 am to 3:30 pm with before and after care between 7:30 am and 6:00 pm. The building will be well maintained since the building will be occupied and safe for school-age children.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

The use as a private school is consistent with the general character of the neighborhood. The County Farm Park land west of Platt complements this use. The population density of the school will be less than the previous density of an office/laboratory building.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

The proposed use will not be detrimental to the use, enjoyment, economic value or development of neighboring properties or the neighborhood in general. The use as a vibrant active school should enliven the area. There are three interior courtyards for outdoor activities and it seems unlikely that any noise will disturb the nearby office or park land.

Neighbors have been contacted by the petitioner by postcard. Staff has not received any objections to this proposal at the time this report was written.

5. Will not have a detrimental effect on the natural environment.

The school will not have a detrimental effect on the natural environment. As a Michigan Certified Green School, the school values the natural environment and has no intention of disturbing the existing land.

No modifications will be made to the building or surrounding landscape. No natural features are impacted due to this proposal.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

The vehicular circulation for the school is intended to enter the drive north of the building, then either drop children off at the east doors to the building, or allow parents to park in the parking lot east of the building and walk into the school with their children. Vehicles will exit the site on the south side of the building. Off-street parking is existing and is located east of the building.

The existing facility has 56 parking spaces. The new private school has double the required parking spaces for an elementary and junior high school.

2. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

The proposed use maintains the existing vehicular curb cuts that were used for the office building. The site is at mid-block on Platt between Washtenaw to the north and Huron Parkway to the south.

This relationship will remain largely unchanged. The petitioner has selected this site based on the existing layout, setbacks and screening.

3. Vehicular turning movements in relationship to traffic flow routes;

Vehicles will turn into the site on the north side of the building, allowing vehicles to turn right from northbound Platt or left from southbound Platt. Vehicles leaving the site will exit on the south side of the building, either turning right on Platt to head north to Washtenaw, or turning left onto Platt to turn south heading to Huron Parkway, to either go north or south on Huron Parkway.

No additional curb cuts are proposed.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

The school is anticipated to have 4-6 classes of 14 students each, growing to a size of 8 classes of 14 each with a kindergarten of 12, or 124 students maximum. At three parking spaces per classroom, with nine classrooms, that requires 27 parking spaces by code. There are currently 52 existing parking spaces with an additional 4 handicapped parking spaces and an additional 5 parking spaces in a loading zone.

Vehicular activity is largely on weekdays. An AATA bus stop exists along Platt Road just south of this site.

5. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

The school currently uses their two small private busses along with the AATA bus system for field trips and there are at least two bus lines within easy access of the site. The school currently uses the County Farm Park across the street on Platt from their existing location on the east side of the park. There are no additional required public services and facilities that would be detrimental to the community.

This site is already on city water and sewer; no additional public services are required. This site will require one sanitary sewer disconnection due to the proposed increase in sanitary sewer flow.

(c) The standards of density and required open spaces for the proposed use shall be at least equal to those required by Chapter 55 in the zoning district in which the proposed use is to be located, unless a variance is granted.

None required.

DEPARTMENT COMMENTS

Traffic – Staff accepts the Traffic Assessment Study submitted by the petitioner. In summary, the analysis concludes that traffic operations at both Summers-Knoll driveway intersections with Platt Road will operate under acceptable service levels and with reasonable queue lengths during am and pm peak traffic hours. The shared driveway located at the north end of the Summers-Knoll site can accommodate both the anticipated vehicles generated by Summers-Knoll and a portion of the vehicles traveling through the site to the future Arbor Hills Crossing commercial site.

Systems Planning - The Platt Road right-of-way dedications to the City of Ann Arbor shall occur prior to issuance of any permits. Sanitary sewer mitigation calculations were reviewed and approved; one footing drain disconnection is required to mitigate sanitary sewer flow.

A site plan petition for the parcel to the north and east of this parcel has been submitted to the city. As part of our review of that site plan, we have requested that the petitioner seek to extend water main from that parcel's southwest corner through this parcel's site to Platt Road (north side of parcel A) to facilitate a water main loop.

Planning – Staff supports the proposed private school use in the existing office complex since this site meets the recently approved Area, Height and Placement standards for setbacks, and is compatible with the surrounding uses. Building permits will required for any interior alterations to the existing building. The exterior site improvements from the most recent approved site plan have been maintained in good condition.

The petitioner indicates a maximum of 144 students is proposed. The City Planning Commission motion was written to allow for a potential future expansion of the building of not more than 10% of the existing floor area and an increase in the number of students by 16 without having to appear before the Commission to revise the Special Exception Use standards.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/5/9/11

Attachments: Zoning/Parcel Maps
 Aerial Photo
 5/6/11 Layout Plan
 Neighborhood Notification

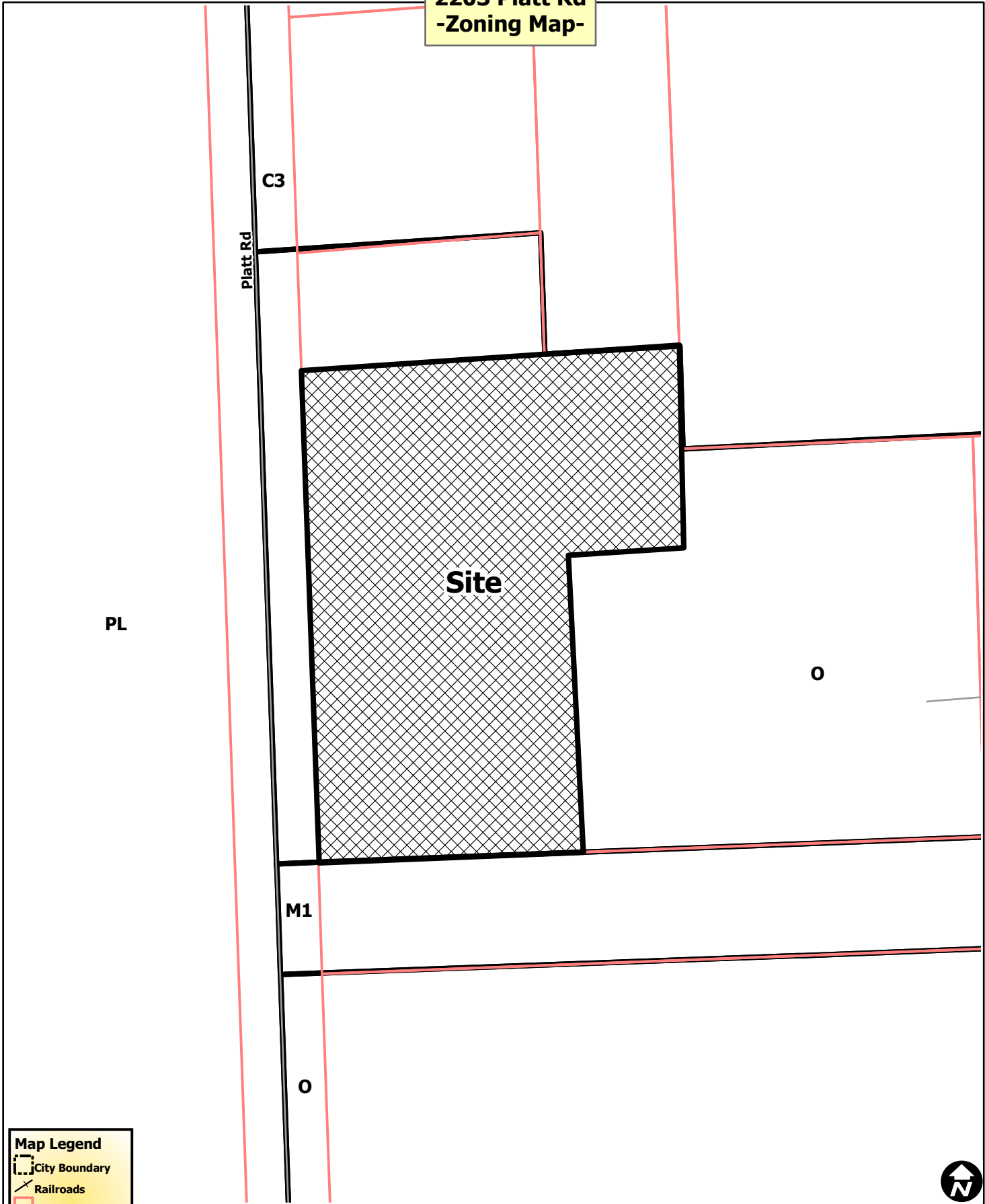
c: Petitioner: Joanna Hastings, Head of School
 2015 Manchester Road
 Ann Arbor, MI 48104

 Petitioner's Agent: Theresa Angelini, Angelini & Associates Architects
 113 East Ann Street
 Ann Arbor, MI 48104

 Owner: The Gift of Life, Richard E. Pietroski, CEO
 3861 Research Park Drive
 Ann Arbor, MI 48108-2217

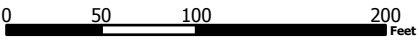
 Systems Planning
 File No. SEU11-001

**2203 Platt Rd
-Zoning Map-**



Map Legend

- City Boundary
- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor



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Map Created: 4/28/2011

2203 Platt Rd -Aerial Map-

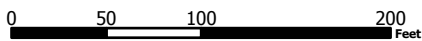


Site

Platt Rd

Map Legend

- City Boundary
- Railroads
- Parcel Property



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Map Created: 4/28/2011

NO.	TREE LISTING	NO.	TREE LISTING	NO.	TREE LISTING
1	R INV 8" Black Locust	51	15" Silver Maple	101	15" Red Maple
2	R INV 8" Black Locust	52	15" Silver Maple	102	8" Red Maple
3	R INV 8" Black Locust	53	15" Silver Maple	103	12" Honey Locust
4	R INV 8" Black Locust	54	15" Silver Maple	104	12" Honey Locust
5	R INV 8" Black Locust	55	15" Silver Maple	105	12" Honey Locust
6	R INV 8" Black Locust	56	15" Silver Maple	106	12" Honey Locust
7	R INV 8" Black Locust	57	15" Silver Maple	107	12" Honey Locust
8	R INV 8" Black Locust	58	15" Silver Maple	108	12" Honey Locust
9	R INV 8" Black Locust	59	15" Silver Maple	109	12" Honey Locust
10	R INV 8" Black Locust	60	15" Silver Maple	110	12" Honey Locust
11	R INV 8" Black Locust	61	15" Silver Maple	111	12" Honey Locust
12	R INV 8" Black Locust	62	15" Silver Maple	112	12" Honey Locust
13	R INV 8" Black Locust	63	15" Silver Maple	113	12" Honey Locust
14	R INV 8" Black Locust	64	15" Silver Maple	114	12" Honey Locust
15	R INV 8" Black Locust	65	15" Silver Maple	115	12" Honey Locust
16	R INV 8" Black Locust	66	15" Silver Maple	116	12" Honey Locust
17	R INV 8" Black Locust	67	15" Silver Maple	117	12" Honey Locust
18	R INV 8" Black Locust	68	15" Silver Maple	118	12" Honey Locust
19	R INV 8" Black Locust	69	15" Silver Maple	119	12" Honey Locust
20	R INV 8" Black Locust	70	15" Silver Maple	120	12" Honey Locust
21	R INV 8" Black Locust	71	15" Silver Maple	121	12" Honey Locust
22	R INV 8" Black Locust	72	15" Silver Maple	122	12" Honey Locust
23	R INV 8" Black Locust	73	15" Silver Maple	123	12" Honey Locust
24	R INV 8" Black Locust	74	15" Silver Maple	124	12" Honey Locust
25	R INV 8" Black Locust	75	15" Silver Maple	125	12" Honey Locust
26	R INV 8" Black Locust	76	15" Silver Maple	126	12" Honey Locust
27	R INV 8" Black Locust	77	15" Silver Maple	127	12" Honey Locust
28	R INV 8" Black Locust	78	15" Silver Maple	128	12" Honey Locust
29	R INV 8" Black Locust	79	15" Silver Maple	129	12" Honey Locust
30	R INV 8" Black Locust	80	15" Silver Maple	130	12" Honey Locust
31	R INV 8" Black Locust	81	15" Silver Maple	131	12" Honey Locust
32	R INV 8" Black Locust	82	15" Silver Maple	132	12" Honey Locust
33	R INV 8" Black Locust	83	15" Silver Maple	133	12" Honey Locust
34	R INV 8" Black Locust	84	15" Silver Maple	134	12" Honey Locust
35	R INV 8" Black Locust	85	15" Silver Maple	135	12" Honey Locust
36	R INV 8" Black Locust	86	15" Silver Maple	136	12" Honey Locust
37	R INV 8" Black Locust	87	15" Silver Maple	137	12" Honey Locust
38	R INV 8" Black Locust	88	15" Silver Maple	138	12" Honey Locust
39	R INV 8" Black Locust	89	15" Silver Maple	139	12" Honey Locust
40	R INV 8" Black Locust	90	15" Silver Maple	140	12" Honey Locust
41	R INV 8" Black Locust	91	15" Silver Maple	141	12" Honey Locust
42	R INV 8" Black Locust	92	15" Silver Maple	142	12" Honey Locust
43	R INV 8" Black Locust	93	15" Silver Maple	143	12" Honey Locust
44	R INV 8" Black Locust	94	15" Silver Maple	144	12" Honey Locust
45	R INV 8" Black Locust	95	15" Silver Maple	145	12" Honey Locust
46	R INV 8" Black Locust	96	15" Silver Maple	146	12" Honey Locust
47	R INV 8" Black Locust	97	15" Silver Maple	147	12" Honey Locust
48	R INV 8" Black Locust	98	15" Silver Maple	148	12" Honey Locust
49	R INV 8" Black Locust	99	15" Silver Maple	149	12" Honey Locust
50	R INV 8" Black Locust	100	15" Silver Maple	150	12" Honey Locust

- * MULTI STEM LANDMARK TREES**
- #11 - 19", 17", 16" AND 15" = 34" CAL.
 - #66 - 20" AND 13" = 24" CAL.
 - #108 - 18" AND 10" = 22" CAL.
 - #122 - 30" AND 19" = 36" CAL.
 - #124 - 22" AND 8" = 24" CAL.
 - #146 - 55", 25" AND 20" = 64" CAL.

SANITARY SEWER FLOW MITIGATION CALCULATIONS

Project description:
The proposed project is a conversion of an existing building to a private school (elementary) with approximately 124 students. The existing building was formerly a 20,000 square foot building used by the Gift of Life organization.

Existing Flow:
Because the existing building has been vacant for more than 24 months (since December 2008), the sanitary sewer flow produced by the previous use of the existing building cannot be used to determine mitigation requirements.

Design Flow:
The sanitary sewer flow produced by the proposed use of the existing building will be based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A' under the category of 'Schools, nursery and elementary'. The computed dry design dry weather flow rate for the new use will be:

124 students @ 10 gpd/student = 1,240 gpd

Mitigation Flow:
Mitigation flow = Design average flow - Existing average flow
Mitigation flow = 1,240 gpd - 0 gpd = 1,240 gpd

Mitigation peak flow = 1,240 gpd x 4 (peaking) x 1.2 (recovery) = 5,952 gpd = 4.13 gpm

Footing Drain Disconnect Summary:
Footing Drain Disconnect Factor from the City of Ann Arbor = 4 gpm/home
Number of Footing Drain Disconnects Required = 4.13 gpm / 4 gpm/home = 1.03 homes rounded to 1 home.

One home will need to have the footing drain disconnected.

LEGAL DESCRIPTIONS:

PARCEL A @ 09-12-02-204-093
Prt of NW 1/4 Sec 2, T3S, R6E, Com at W 1/4 Cor of Sd SEC 2, Th N 0°32'32" W 1318.56 Ft for POB, Th N 89°27'28" E 328.83 Ft, Th S 0°32'32" E 155 Ft, Th S 89°27'28" W 88.83 Ft, Th S 0°32'32" E 245 Ft, Th S 89°27'28" W 240 Ft, Th N 0°32'32" W 400 Ft to POB, Exc Wly 33 Ft used as public road.

LEGAL DESCRIPTION PARCEL B, TAX I.D.# 09-12-02-204-027
Com Inter W/1 Sec and S/1 Washtenaw Ave Th S 577.5 Ft for POB Th Cont N 90 Ft Th E 223.83 Ft Th S 90 Ft Th W 223.83 Ft to POB Prt W Fr 1/2 of NW Fr 1/4 Sec 2 T3S R6E

LEGAL DESCRIPTION OF DEDICATED RIGHT-OF-WAY FOR PLATT ROAD
The West 33.00 feet of the above described parcel

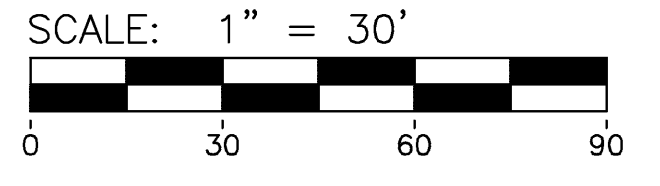
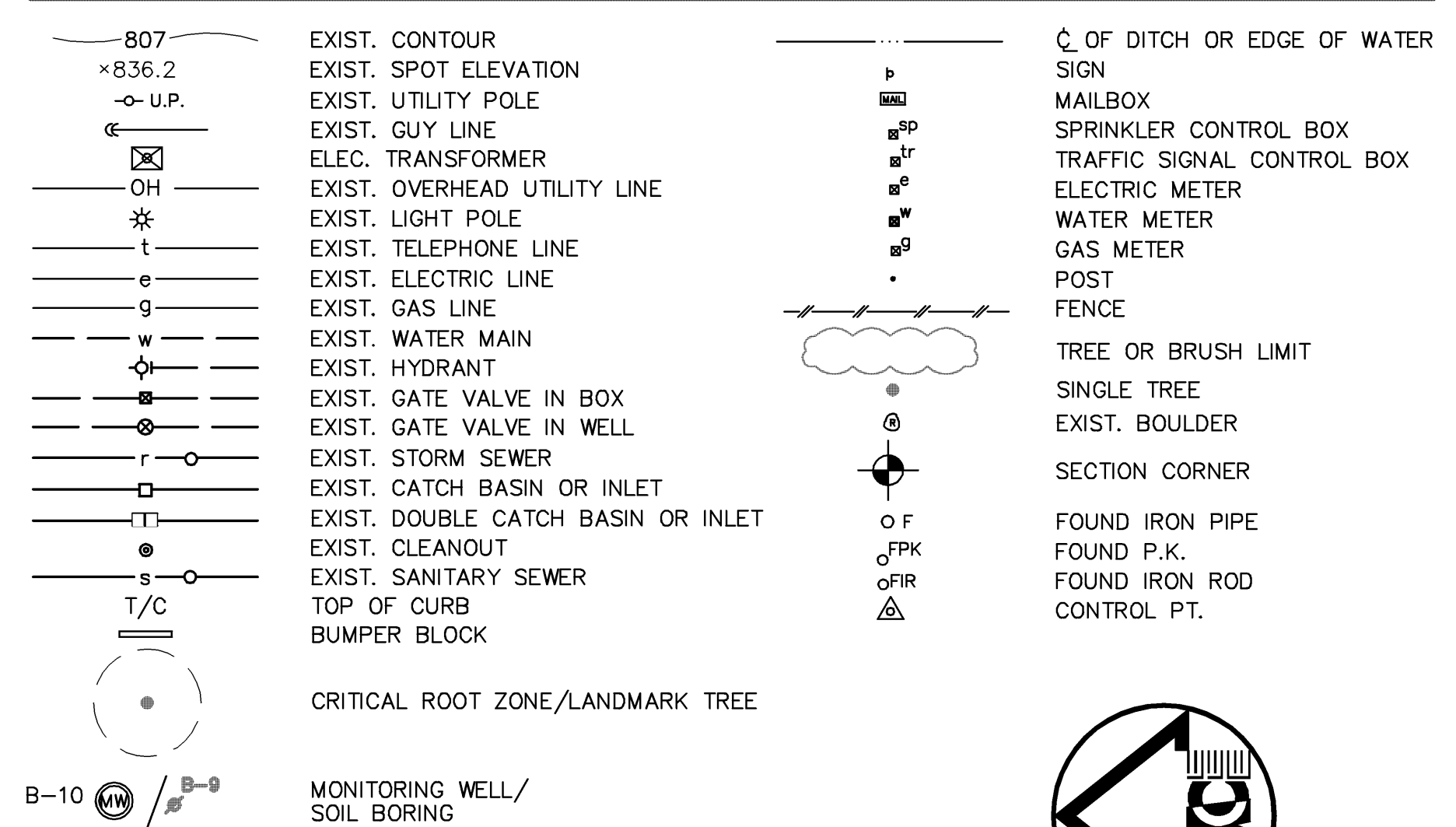
LEGAL DESCRIPTION PARCEL C, TAX I.D.# 09-12-02-204-039
Prt W Fr 1/2 of NW Fr 1/4 Sec 2 T3S R6E Com Inter W/1 Sec and S/1 Washtenaw Ave Th S 307.5 Ft for POB Th Def 90° LI 223.83 Ft Th S 180 Ft Th Def 90° R 223.83 Ft Th N 180 Ft to POB

LEGAL DESCRIPTION OF DEDICATED RIGHT-OF-WAY FOR PLATT ROAD
The West 33.00 feet of the above described parcel

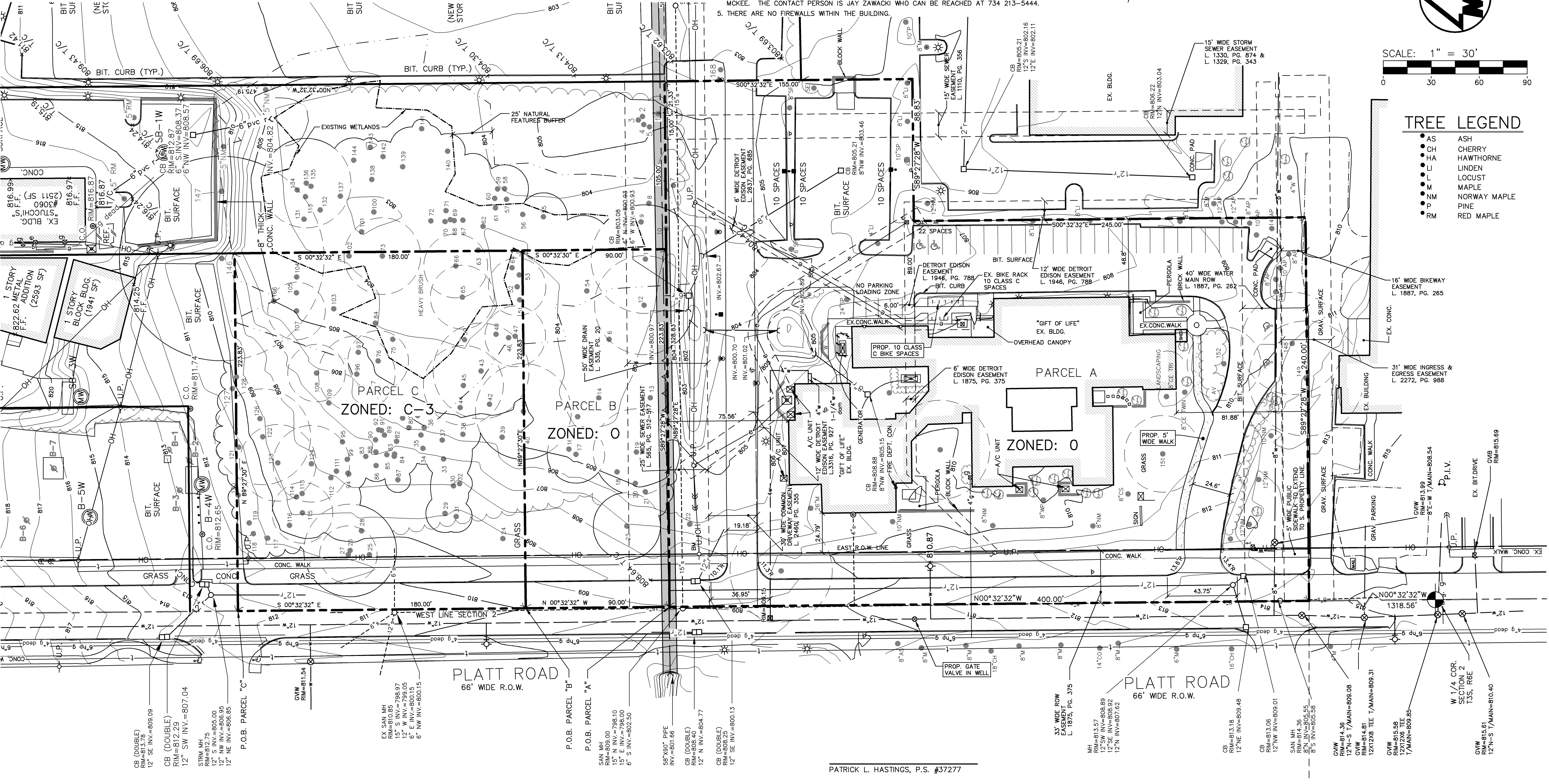
NOTES:

- NO TITLEWORK WAS PROVIDED FOR THIS EXISTING CONDITION PLAN. TITLEWORK SHOULD BE OBTAINED AND THE EXISTING CONDITIONS PLAN REVISED PRIOR TO ANY DESIGN OR SITEWORK.
- UTILITIES AS SHOWN WERE OBTAINED FROM EXISTING RECORDS AND FIELDWORK FROM 2004. NO GUARANTEE CAN BE MADE AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN.
- PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, "ALL SIDEWALKS AREA TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- IF FOOTING DRAINS FOR THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM, DISCONNECTION WILL BE REQUIRED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS. FOOTING DRAINS REMOVED FROM ANY EXISTING BUILDINGS MAY OFFSET REQUIRED MITIGATION. VERIFICATION OF EXISTING FOOTING DRAINS SHALL BE PERFORMED BY THE CITY'S CONSULTANT, CAMP, DRESSER & MCKEE. THE CONTACT PERSON IS JAY ZAWACKI WHO CAN BE REACHED AT 734 213-5444.
- THERE ARE NO FIREWALLS WITHIN THE BUILDING.

LEGEND



- TREE LEGEND**
- AS ASH
 - CH CHERRY
 - HA HAWTHORNE
 - L LINDEN
 - LO LOCUST
 - M MAPLE
 - NM NORWAY MAPLE
 - P PINE
 - RM RED MAPLE



MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

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ANGELINI & ASSOCIATES ARCHITECTS
113 E. ANN ST.
ANN ARBOR, MI 48108
THERESA ANGELINI
734-998-0735

SUMMERS-KNOLL
EXISTING CONDITIONS

1

JOB NO.	11025		
REVISIONS:			
REV. NO.	DATE	BY	DESCRIPTION
1	3/28/11	DAW	ADD: DAG, WAL
2	4-21-11	ENG	ENG: EFO
3	5-11-11	ENG	ENG: EFO
4	5-11-11	TECH	TECH: EFO
5	5-11-11	DWG	DWG: L1025EXT
6	5-11-11	PRF	PRF: EFO

R:\11025\CAD\DWG\11025EXT.dwg, 01_5/26/2011 10:42:32 AM, DAG, D1-Sum-KRP.rvt



**SUMMERS-KNOLL
SCHOOL**

Summers-Knoll School has applied for Special Exception Use for 2203 Platt Road and is required to notify citizens within 500 feet of this location. The site is zoned O-Office and the proposed use is as a private school, which requires an application and hearing for a special exception use. Private schools are allowed in accordance with the schedule of Use Regulations Chapter 55 section 5:10.12 paragraph 2(c). There are no changes planned for the exterior of the existing building.

Summers-Knoll looks forward to continuing our tradition of community-based learning in a progressive academic environment at this new location and continuing to be a good neighbor.

Please address any concerns directly to:
Summers-Knoll School
2015 Manchester
Ann Arbor, Michigan 48104-4917
bethanys@summers-knoll.org
734.971.7991