

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 20, 2020

**SUBJECT: Rudolph Steiner School Association of Ann Arbor Annexation and Zoning
(2775 Newport Road)
File Nos. A20-003 and Z20-047**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rudolph Steiner School Association of Ann Arbor Annexation and R1A (Single-Family Dwelling District) Zoning and Area Plan Waiver.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City’s water and sewer service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the adopted West Area Plan. Staff recommends the Area Plan be waived as part of the rezoning requirement as no changes to the building or parking lot are proposed.

LOCATION

This site is located on the south side of Newport Road, east of E. Maple Road. This site is in the Huron River Watershed. Ward 1.

DESCRIPTION OF PETITION

The petitioner requests annexation of this existing school on 12.2-acres from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City and both of their school sites can be under the same governmental unit (high school is located at 2230 Pontiac Trail). The water and sewer services are already provided by the City to this school. There are no new construction, expansions or parking lot improvements proposed therefore the petitioner formally requests an Area Plan Waiver (existing conditions plan attached).

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	12.2 acres 531,998 sq ft	12.2 acres 531,998 sq ft	20,000 sq ft MIN
Lot Width	426 ft	426 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Township)
EAST	Vacant/Single Family Residences	TWP & R1A (Single-Family Dwelling District)
SOUTH	Single Family Residence	R1A
WEST	Single Family Residence	TWP

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The West Area Plan recommends Public/Semi-Public uses for this site.

A Conditional Use Permit for the school was approved by Ann Arbor Township in 2016.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There are city utilities available to service this parcel, including a 12” water main and a 10” sanitary sewer in Newport Road. It is noted that the building is currently served.

Fire hydrant coverage is not fully provided for the site. Hydrants shall be located such that all buildings and structures will be included in a 250-foot radius drawn around each hydrant. Additionally, hydrants shall be located such that the hose lay to any external portion of a structure via an approved fire route will not exceed 400 feet. Hydrants that are used to meet fire hydrant coverage requirements must be considered accessible to the site. Hydrants shall be installed when a site plan is required.

Planning – Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the West Area Plan. A special exception use application will be necessary with any future parking lot or building additions.

Staff is also coordinating with the petitioner to ensure existing uses at this site will not be expanded in the future without SEU or site plan approval. The petitioner has indicated over the last five years up to five mixed-age Early Childhood Classrooms with children between 4 - 7 years of age were on site and currently have four such classrooms. Typically, the school has a single class in each grade from one to eight, however, this year the seventh and eighth grades moved to the high school campus on Pontiac Trail to provide room for Covid-19 precautions. The seventh and eighth grade will return to the Newport Road campus for the 2021-22 school year.

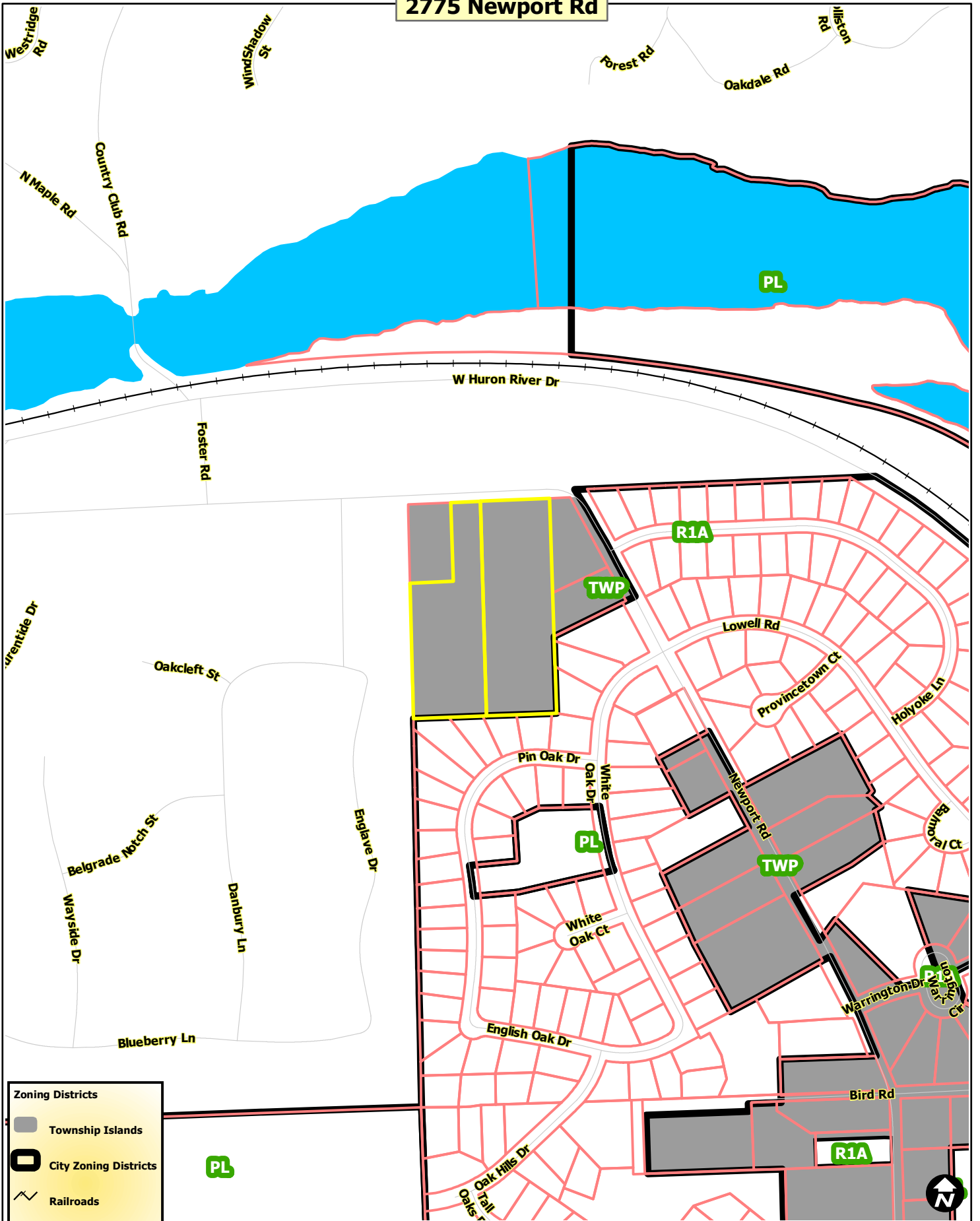
The total students on campus for the average of the last five years has been 65 in Early Childhood and 160 in Grades 1 – 8. The required vehicular parking for 13 classrooms in a private elementary and middle school is 39 spaces. The existing parking site is approximately 70 spaces. The petitioner indicates most of the students are dropped-off.

Attachments: [Zoning/Parcel Maps](#)
[Aerial Photo](#)
[Existing Conditions Plan](#)
[AA TWP Conditional Use Permit](#)

c: Petitioner/Owner: Carolyn Raschke, Finance Manager
Victor Leabu, Facilities Manager
Rudolph Steiner School Association of Ann Arbor
2230 Pontiac Trail
Ann Arbor, MI 48105

City Assessor
Systems Planning
File Nos. A20-003 and Z20-047

2775 Newport Rd



Zoning Districts



- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 10/2/2020
 Any aerial imagery is circa 2018 unless otherwise noted
 Terms of use: www.a2gov.org/terms

2775 Newport Rd






 Railroads
 Tax Parcels



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2775 Newport Rd

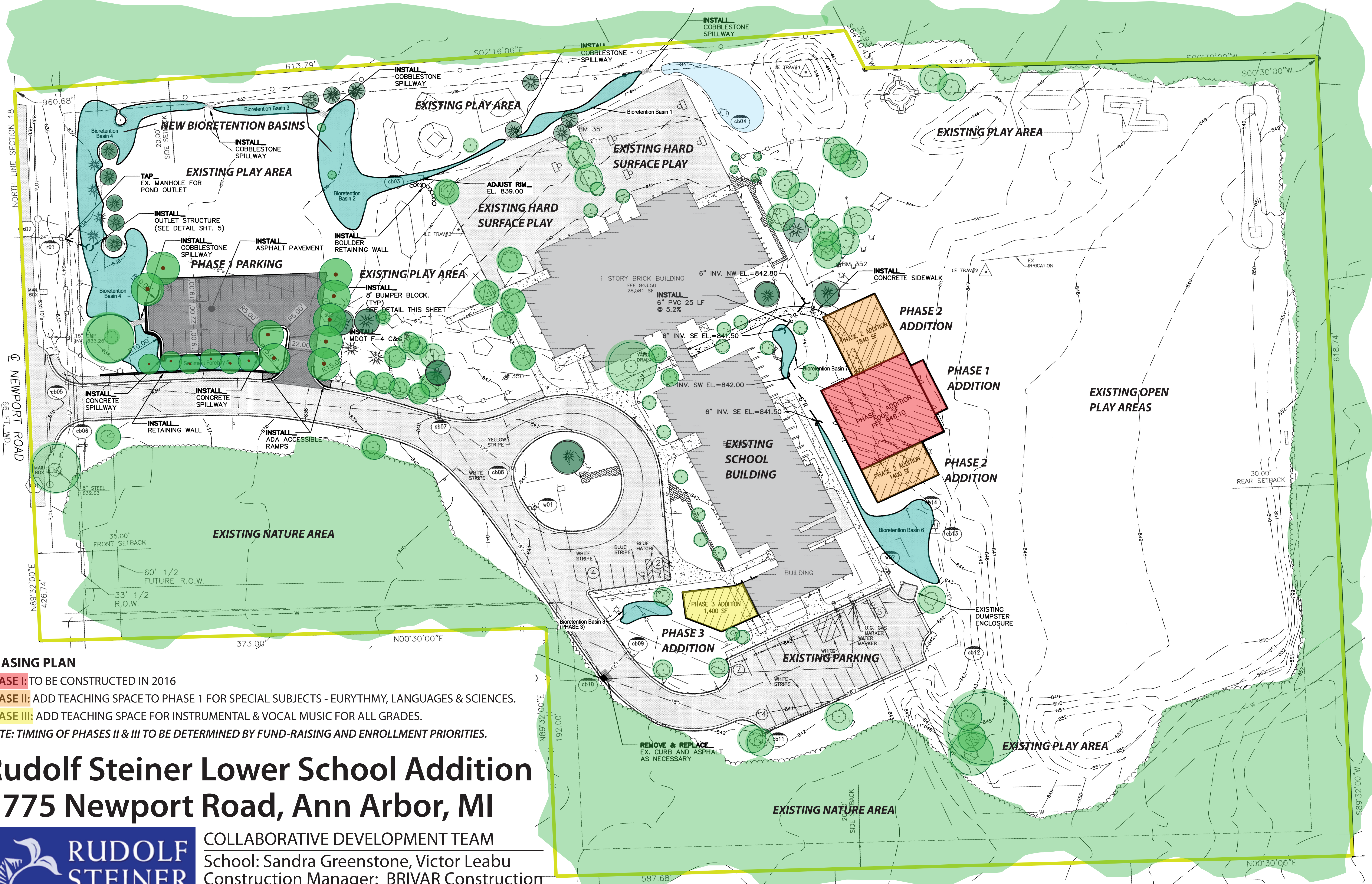


-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor

Map date: 10/2/2020
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PHASING PLAN

PHASE I: TO BE CONSTRUCTED IN 2016

PHASE II: ADD TEACHING SPACE TO PHASE 1 FOR SPECIAL SUBJECTS - EURYTHMY, LANGUAGES & SCIENCES.

PHASE III: ADD TEACHING SPACE FOR INSTRUMENTAL & VOCAL MUSIC FOR ALL GRADES.

NOTE: TIMING OF PHASES II & III TO BE DETERMINED BY FUND-RAISING AND ENROLLMENT PRIORITIES.

Rudolf Steiner Lower School Addition

2775 Newport Road, Ann Arbor, MI



COLLABORATIVE DEVELOPMENT TEAM

School: Sandra Greenstone, Victor Leabu

Construction Manager: BRIVAR Construction

Site Engineer: Livingston Engineering

Landscape Architect: InSite Design Studio

Architect: Robert Black Associates

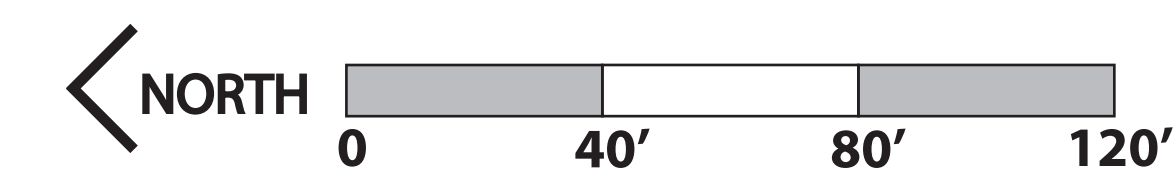


EXHIBIT 1

*CUP 12/18 or 1/19 just added
extra parking spaces out front*

**TOWNSHIP BOARD OF TRUSTEES
CHARTER TOWNSHIP OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN
RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR RUDOLF STEINER
SCHOOL OF ANN ARBOR
DATE: FEBRUARY 15, 2016**

Resolution adopted at a regular meeting of the Board of Trustees of the Charter Township of Ann Arbor, Washtenaw County, Michigan, held at the Township Hall, 3792 Pontiac Trail, Ann Arbor, Michigan, on February 15, 2016.

PRESENT: Randolph Perry, Della DiPietro, Michael Moran, Claudia Sedmak, Kenneth Kohrs

ABSENT: John Allison, Rena Basch

Motion by Trustee: Perry; supported by Trustee: Kohrs.

IV. RECITALS

A. Ann Arbor Charter Township ("Township") received an application for a Conditional Use Permit ("CUP") from BRIVAR Construction Company as applicant ("Applicant") and Rudolf Steiner School Association of Ann Arbor a/k/a Rudolf Steiner School of Ann Arbor as owner ("Owner"), dated October 13, 2015, proposing to construct a 4,624 square-foot, stand-alone, single-story primary school building at the rear of the existing primary school building, and a 21-space parking lot ("Project"), and future expansions of the new and existing buildings consisting of a future front porch of 420 square feet on the new building ("Future Porch"), Future Phase 2A (1,400 square feet), Future Phase 2B (1,840 square feet) and Future Phase 3 (1,400 square feet) (together referred to as "Future Phases") on a 12.21 acre parcel located at 2775 Newport Road, Parcel Number I-09-18-201-003 in Section 18 of Arbor Charter Township ("Property");

B. On October 13, 2015, the Township also received an Application for Preliminary Site Plan Review ("Preliminary Site Plan") from Applicant and Owner, for the Project and Future Phases;

C. On November 10, 2015 and December 21, 2015, the Township received supplemental information in support of the CUP and Preliminary Site Plan applications for the Project and Future Phases, including responses to the Township Engineer's and Township Planner's comments and reviews, and responses to the Fire Chief comments, and updates of various plans depicting the Project and Future Phases;

D. The Township Planning Consultant, Engineer, Building and Zoning Official, Fire Chief and Utilities Director have reviewed the CUP and Preliminary Site Plan applications and

information, and provided detailed comments and reviews, the most recent being the Township Planner's review dated November 24, 2015, the Township Fire Chief's review dated December 18, 2015, and the Township Engineer's review dated December 3, 2015 including responses from the Washtenaw County Water Resources Commissioner ("WCWRC") and the Washtenaw County Road Commission ("WCRC");

E. Owner has represented that it is the fee simple owner of the Property and agrees to issuance of the approvals by the Township for the Project and Future Phases, and submission of the Property to the terms and conditions of the CUP, Preliminary Site Plan approval, and any other approvals or permits related to the Project and Future Phases;

F. The Township held a public hearing on January 4, 2016 to hear comments from the public on the CUP; and,

G. The Property is subject to an easement in favor of the public for use of the existing and future exterior playground and nature areas on the Property as described in document recorded in Liber 2085, Page 888, Washtenaw County Records ("Easement"), which Owner represents will continue notwithstanding the Project and Future Phases.

H. The Township Planning Commission considered the Applicant's submittals, the reports of the Township Consultants, and the comments of the public, and adopted a resolution ("PC Resolution") recommending approval of the CUP by the Township Board based on the findings and subject to the conditions set forth in the PC Resolution, and approving the Preliminary Site Plan subject to the conditions set forth in the PC Resolution, including approval of the CUP Amendment by the Township Board. A copy of the PC Resolution is attached as Exhibit A.

V. STANDARDS AND FINDINGS – CONDITIONAL USE PERMIT

1. CUP

The Applicant and Owner are requesting a CUP that would permit primary school use of the existing school building, and a new 4,624 square-foot stand-alone, single-story primary school building at the rear of the existing primary school building to house the 6th, 7th, and 8th grade classes, along with a 21-space parking lot to be used by parents volunteering at the school or parents who need to meet with school staff or teachers. The proposed CUP would also permit primary school use of the Future Phases as additions to the new building consisting of a 420 square foot Future Porch, Future Phase 2A and Future Phase 2B consisting of 1,400 square feet and 1,840 square feet respectively, for use for primary school purposes, as well as a possible future addition to the existing primary school building known as Future Phase 3 of 1400 square feet for a primary school music classroom. The Applicant and Owner have indicated that the Project and Future Phases will be used for elementary school (also known as primary school) educational purposes only (being "Kindergarten through 8th grade) and for no more than 280 primary school students.

Section 74-137 of the Township Code states that any Conditional Land Use approval shall run with the land and shall remain unchanged except upon mutual consent of the Township

Board and the landowner. The Planning Commission and Township Board must evaluate the proposed use to determine if it meets all the required standards listed in Section 74-136.

2. STANDARDS

Based on the foregoing and the PC Resolution, the Township Board adopts the standards and findings of the Planning Commission as follows:

A. Standard: The Project and Future Phases will be harmonious with and in accordance with the objectives, intent and purposes of the ordinance.

Finding: Upon compliance with the conditions set forth in this Resolution, the Project and Future Phases are anticipated to be harmonious with and in accordance with the objectives, intent and purposes of Chapter 74 of the Code, for the reasons that they will promote economical use of land by adding buildings to the original site rather than developing a new site, and conserve natural resources by keeping development away from sensitive areas on site, and by the use of low impact development techniques such as bioretention areas.

B. Standard: The Project and Future Phases will be compatible with the natural environment and existing and future land uses in the vicinity:

Finding: Upon compliance with the conditions set forth in this Resolution, the Project and Future Phases are anticipated to be compatible with the natural environment and existing and future land uses as they will not significantly affect natural resources, will treat stormwater runoff with a series of bioretention areas, and will filter out pollutants from any stormwater that exits the site. Use of the site as an elementary school is compatible with the existing adjacent residential land uses, and such use has been operated successfully at the site for over 30 years.

C. Standard: The Project and Future Site Plans will be compatible with the Township Master Plan.

Finding: Upon compliance with the conditions set forth in this Resolution, the Project and Future Phases are anticipated to be compatible with the Township Master Plan as this area is Master Planned for residential uses, and a primary school is a conditional use in residential districts.

D. Standard: The Project and Future Phases will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Finding: Upon compliance with the conditions set forth in this Resolution, including the conditions of Preliminary Site Plan approval, and compliance with the December 18, 2015 report of the Township Fire Chief requiring (i) additional signage in the fire lane; (ii) construction of the sidewalk access to the new addition to withstand the weight of a 20,000 pound ambulance or rescue vehicle and (iii) installation of an approved sprinkler system in the building additions, the

Project and Future Phases are anticipated to be adequately served by essential public services and facilities.

E. Standard: The Project and Future Phases will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.

Finding: Upon compliance with the conditions set forth in this Resolution, it is anticipated that the Project and Future Phases will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare, as the number of elementary school students to be served by the Project and Future Phases will be a maximum of 280 students, which is consistent with the prior use as a public elementary school. The purpose of the new 21 space parking areas is to reduce illegal parking on Newport Road. This number of spaces was arrived at by Owner and Applicant as sufficient hard surface parking for use on a regular basis. The parking and access areas will be (i) monitored by at least 3 staff members directing traffic at pick up and drop off times (ii) the use of the new parking area will be for parents volunteering at the school or those needing to walk their children into the school or meet with school personnel, and (iii) the school will post signs and include information in newsletters to parents on the use of the access and parking areas, and school staff will monitor use of the access and parking areas. For Special Events when the public is invited, Owner will develop and implement a plan to shuttle participants to and from Skyline High School to prevent illegal parking on Newport Road or elsewhere on the Property. In addition, Owner has agreed to work with neighboring property owners to ensure that Property boundaries are respected.

F. Standard. The Project and Future Phases will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Finding. Upon compliance with the conditions set forth in this Resolution, including the Fire Chief comments described in II.D above, and the access and parking monitoring described in II.E above, the Project is not anticipated to create additional requirements at public cost for public facilities and services that would be detrimental to the economic welfare of the community.

VI. CONDITIONS – CUP

Based on the foregoing and the PC Resolution, the Township Board approves the CUP subject to the following conditions, which shall run with the Property:

1. The Property, Project and Future Phases shall be used for primary school purposes only being grades Kindergarten through 8th grade.
2. The maximum number of primary school students to be served by the Project and Future Phases shall be 280.
3. New construction shall be limited to the 4,624 square-foot, stand-alone, single-story primary school building to serve grades 6, 7, and 8 at the rear of the existing school, the proposed Future Phases (consisting of no more than a 420 square foot

Future Porch, no more than 1,840 square feet and 1,400 square-feet in Future Phase 2 and no more than 1,400 square feet in Future Phase 3, and the 21-space parking lot, as depicted on the Preliminary Site Plan, and other documents submitted by the Applicant and Owner.

4. The existing primary school building shall remain a one story building consisting of 28, 581 square feet and the use shall remain a primary school.
5. The Owner and Applicant shall comply with the Township Fire Chief requirements as described in Section II.2.D above.
6. Owner will work with neighboring property owners to be sure Property boundaries are respected by students and others using the school Property, and Owner will continue to allow access to playground and nature areas by members of the public as described in the Easement.
7. The Owner shall post signs and monitor use of the 21 space parking area and vehicle access areas as described in Section II.2.E above, and implement a plan for Special Event parking as described in Section II.2.E. above.
8. The Applicant and Owner shall obtain Planning Commission approval of a Final Site Plan for the Project within the time required by the Township Ordinances, and prior to any grading, boring, tree removal, site preparation, utility installation, construction or development of the Project.
9. If Final Site Plan approval for any Future Phases is not obtained by Owner and Applicant within the time required by Section 74-175(d) (plus any extension granted), Owner and Applicant acknowledge that a new preliminary site plan will need to be filed, reviewed and approved.
10. Structures and improvements for the Project and Future Phases shall be located, designed, constructed, and landscaped in such a manner as to conform to the character of the surrounding area, the zoning district, the CUP and related permits.
11. Owner and Applicant shall obtain final approval from WCWRC for the storm water system serving the Project and Future Phases as part of the Final Site Plan submission.
12. In the event the Owner or any subsequent owner ceases use of the Property as a primary school as described in this Resolution for a period in excess of 24 months, the CUP may be revoked in accordance with Township ordinances.
13. The Owner and Applicant shall comply with all conditions and recommendations set forth in the Township Consultant's reports related to the CUP, Preliminary Site Plan, and Final Site Plan, including conditions in the Township Engineer's

report related to the required stormwater easement and storm system maintenance agreement as part of the Final Site Plan.

14. Use of the Property shall be in accordance with this Resolution and other applicable laws and ordinances, including the Township noise, light and nuisance ordinances, and the Owner shall monitor the use of the Property, including activities in the parking lot and other outside areas to prevent disturbance of neighboring uses.

VII. TOWNSHIP BOARD APPROVAL

Based on the foregoing findings and standards and subject to the foregoing findings and conditions, the Township Board approves the CUP for the Project, Future Phases and Property.

RESOLUTION DECLARED ADOPTED.

E X H I B I T

Michael Moran
Township Supervisor

I certify that the foregoing is a true and complete copy of a resolution adopted by Township Board of the Ann Arbor Charter Township, County of Washtenaw, State of Michigan, at a regular meeting held on February 15, 2016, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

E X H I B I T

Rena Basch
Township Clerk

Dated: _____, 2016