

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 21, 2026

SUBJECT: 495 Earhart Road (St Paul Lutheran School) - Site Plan
Site Plan for City Planning Commission – File No. SP24-0016

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 495 Earhart Road Site Plan v.5 dated 11/26/2025, as it complies with all applicable requirements of the Unified Development Code and other applicable laws, ordinances, standards, and regulations.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** be **approved** because the contemplated development complies with all applicable state, local, and federal laws, ordinances, standards and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION:

The 29.92-acre subject site is on the west side of Earhart Road, north of Geddes Road and south of Waldenwood Drive in Ward 2.

SUMMARY:

The applicant seeks site plan approval to: construct a 2,582 square foot library addition to the north elevation of the school building; rebuild the parking lot with an additional 59 spaces; and add stormwater infrastructure, including enlarging an existing detention pond.



1. Aerial photo with the site outlined in red

DESCRIPTION OF PROJECT:

Existing Conditions – The site has an existing K-8 school building and attached gymnasium. There is a staff and visitor parking lot with 112 vehicular parking spaces, sports fields to the west and south of the building, and a playground in the northeast corner of the site. The majority of the nearly 30 acre site is undeveloped. Land uses surrounding the site are divided between

single family residential to the north, northwest and east, and Concordia University to the south and west.

Proposed Development -- The development proposal for 495 Earhart Road seeks to construct a 2,582 square foot library addition on the north elevation of St Paul School, and to reconstruct and reconfigure the parking lot, including upgrading stormwater detention. No increase in the number of students is anticipated.



2. North elevation drawing showing new library addition in dashed box.

Other notable proposed site plan details include:

- **Parking** -- The existing parking lot will be expanded by 59 spaces, from 112 to 171. The applicants have stated that this is necessary to accommodate church events, sporting and other school events that take place on the site. 10% of spaces (18) are required to be EV-Installed and 40% (69 spaces) EV-Capable. The current curb cut off Earhart Road will be maintained and site access will remain the same. A new driveway will wrap around the west/rear of the building to allow trash and recycling trucks to turn around to access a new solid waste enclosure.
- **Environmental Impact** -- The project will necessitate the removal of two landmark trees on-site with a total of 32.8" diameter at breast height (DBH). Required replacement trees must provide at least 50% of the removed DBH. Six 3" caliper replacement trees are shown on the landscape plan. The development addresses stormwater management by installing a stormwater collection system and expanding an existing detention pond.
- **Private school use** is allowed in R1B districts with a Special Exception Use (SEU). The SEU approved by the City Planning Condition on August 19, 1999 allows a maximum of 540 students. St Paul School is currently well below that maximum and does not expect this project to increase enrollment.

DEVELOPMENT STANDARDS REVIEW

The proposed site plan complies with all applicable development review standards of the R1B Single-Family Residential zoning district.

495 Earhart Road Site Plan Development Standards Review Chart			
	EXISTING	REQUIRED	PROPOSED
Zoning	R1B (Single Family)		R1B (Single Family)
Lot Area	29.92 acres	10,000 square feet MIN	29.92 acres
Lot Width	1,391 ft	70 feet MIN	1,391 ft
Floor Area	23,750 sq ft	58,000 sq ft MAX	26,368 sq ft
Building Height	15 ft	30 ft MAX	25.5 ft
Front Setback	208.5 ft	30 ft MIN	208.5 ft
Side Setback (north)	77.8 ft	MIN 5 ft; total 14 ft	44.9 ft
Side Setback (south)	888.1 ft	MIN 5 ft; total 14 ft	888.1 ft
Rear Setback	21.3 ft	40 ft	241.3 ft
Parking – Automobiles	112	0 MIN/MAX	171
EV-I Spaces	0	10% (18)	18
EV-C Spaces	0	40% (69)	69
Parking – Bicycles	60 Class C	70 Class C	70 Class C

SURROUNDING LAND USES AND ZONING:

	LAND USE	ZONING
NORTH	Single-family residences	R1B (Single-Family Dwelling District)
EAST	Single-family residences and Botsford Cemetery	R1B (Single-Family Dwelling District) and TWP (Township)
SOUTH	Concordia University	R1B (Single-Family Dwelling District)
WEST	Concordia University and single-family residences	R1B (Single-Family Dwelling District)

COMMUNITY PARTICIPATION:

As required by the Community Participation Ordinance, the petitioner mailed out a postcard notification to 55 residences within 500 feet of 485 Earhart. Two comments were submitted in response to the mailing. One commenter had general boundary questions that were addressed by the applicant. The other had questions about roof and stormwater drainage, grades on site, and site lighting. The applicant sent a written response letter to the second commenter to address their questions.

HISTORY:

St Paul Lutheran Church built a kindergarten through fourth grade school on the site in 1964. Over time the building expanded to include K-8 students, and a major renovation doubled the school's size in 1999 (source: <https://school.stpaulann Arbor.org>). A site plan and the school's Special Exception Use were approved in 1999.

SERVICE UNIT COMMENTS:

No service unit/staff comments remain unaddressed.

Prepared by Jill Thacher, Planner
Reviewed by Hank Kelley, Deputy Planning Manager
January 21, 2026

Attachments: Site Plan Set v.5 dated 11/26/2025
Zoning Map
Aerial Map Zoom
Aerial Map
495 Earhart SEU Approval letter
[Additional Project Files \(STREAM\)](#)

c: Applicant and Engineer – Anderson, Eckstein and Westrick, Inc. (Sydney Kanan)
Systems Planning
File No. SP24-0016