



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Complete this application and upload a copy with your online submittal along with all other required materials. Apply using the STREAM portal at <https://stream.a2gov.org>. STREAM user guides and general development review process information are available at www.a2gov.org/development. Copies of the Unified Development Code may be downloaded at www.a2gov.org/udc.

Application for Special Exception Use Approval

Applicant Information

Full Name: Greenhills School

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):

Owner

Additional Interested Person and Relationship, If Applicable:

Click or tap here to enter text.

Additional Interested Person and Relationship, If Applicable:

Click or tap here to enter text.

Site Information

Address: 850 Greenhills Dr, Ann Arbor 48105

Parcel Identification Number: 09-09-25-200-061

A **legal description** of the site must be included on the accompanying, required, site plan. See Section 5.29.8 of the Unified Development Code for required information on all types of site plans including Site Plan for Special Exception Uses.

Special Exception Use

Select the proposed use from the list below. The Unified Development Code sections next to each use provide specific standards for development and approval that apply in addition to normal development and approval standards.

- Multiple-Family Dwelling** – Section 5.16.1.C
- Fraternity, Sororities, and Student Cooperative** – Section 5.16.1.D
- Group Housing** – Section 5.16.1.E
- Club Headquarters, Community Center** – Section 5.16.2.C
- Conference Center**
- Religious Assembly**
- Adult Day Care Center** – Section 5.16.2.A
- Child Care Center** – Section 5.16.2.B
- Private Institution of Higher Learning** – Section 5.16.2.E
- Private School (K-12)**

- Hospital** – Section 5.16.2.D
- General Entertainment** – Section 5.16.3.D
- Indoor Recreation** – Section 5.16.3.F
- Outdoor Recreation** – Section 5.16.3.K
- Automobile, Motorcycle, RV, Equipment Sales and Rental**
- Designated Marijuana Consumption Facility** – 5.16.3.G
- Fueling Station** – Section 5.16.3.E
- Marijuana Provisioning Center/Retailer** – Section 5.16.3.G
- Automobile, Truck, Construction Equipment Repair** – Section 5.16.3.C
- Parking Lot/Structure** – Section 5.16.3.M
- Vehicle Wash**
- Veterinary, Kennel, Animal Boarding** – Section 5.16.3.P
- Nonprofit Corporation Office** – Section 5.16.4.B
- Marijuana Microbusiness** – Section 5.16.3.G
- Marijuana Grower** – Section 5.16.3.G
- Asphalt, Concrete Mixing Plant, Sand and Gravel Pit**
- Marijuana Processor** – Section 5.16.3.G
- Marijuana-Infused Product Processor** – Section 5.16.3.G
- Scrap and Waste Material**
- Slaughterhouse**
- Wireless Communication Facilities** – Section 5.16.5.D
- Medium Term Car Storage** – Section 5.16.3.J
- Drive-Through Facility** – Section 5.16.6.C
- Outdoor Sales Temporary by Others** – Section 5.16.7.B
- Temporary Outdoor Activity** – Section 5.16.7.D

Detailed Description of Proposed Special Exception Use

Please describe the proposed use in detail. *By example, appropriate information for proposed child care centers includes number of children and caregivers, and hours of operation. Appropriate information for outdoor sales temporary by others includes type of merchandise, proposed structures, hours of operation, duration of temporary sales, and security measures.*

This 30.5 acre site is located in a R1B zoning district and requires special exception use approval as a private school in a single family zoning district. The revised special exception use proposes increasing the student population from 545 students to 1000 students.

The associated site plan will propose 2 separate additions to the north end of the existing school which will provide an additional 16,667 sf of floor area. Additional improvements will include improvements to the existing fire lane and enlargement of stormwater management detention volume. The number of parking spaces will remain the same and no changes are proposed to the existing parking or traffic circulation patterns.

The project will also provide for environmental, building performance and infrastructure improvements to align with the city of Ann Arbor's sustainability objectives within the Comprehensive Plan and A2ZERO mission.

General Special Exception Use Standards

The criteria for approval for special exception uses is provided in Section 5.29.5.D of the Unified Development Code. Your responses below will help the Planning Commission determine if the proposed special exception use meets the criteria for approval.

1. How is the proposed use consistent with the general objectives of the Comprehensive Plan?

The City of Ann Arbor is currently developing a Comprehensive Plan. The previous Northeast Area Plan recommends single and two-family residential use for the site. The existing R1B zoning is appropriate to continue the school as a special exception use. The proposed use and design is aligned with the City of Ann Arbor's sustainability objectives within the Comprehensive Plan and A2ZERO mission. Features of the proposed design include: Geothermal and energy recovery heating and cooling system reduces fossil fuel dependency; High-performance building envelope improving energy efficiency; Reduced operational carbon footprint over building lifecycle; Building addition and systems upgrades align with the City's A2Zero plan; Enhanced thermal envelope exceeding current code requirements; Removal of outdated mechanical and building systems; Elimination of deferred maintenance issues through modernization; Improved indoor air quality and occupant comfort; and Reduced long-term operational and maintenance costs

2. How will the proposed use be designed, constructed, operated, and maintained so it is compatible with the existing and planned character of the general vicinity?

The proposed additions are designed to compliment existing site conditions. The original building was designed by Alden Dow in 1967, and included modern features such as white scored masonry, exposed wood glulam beams on the interior and exterior, along with multiple roof heights that provided clerestory natural lighting throughout the school. Although the proposed scope of work is planned for the Northeast side of the school, not visible from Greenhills Drive, the design team has continued the design aesthetic featured in Alden Dow's original design, mixing in modern materials and building methods to enhance the building envelope and sustainability footprint.

3. How is the proposed use consistent with the population density, the design, scale and bulk of existing buildings and structures, and the intensity and character of activity in the general vicinity?

The proposed additions will be located to the north end of the school and behind the existing building. Setbacks are significant from the adjacent neighborhood. The proposed use is a response to increased population and programmatic needs of Greenhills students and staff. The proposed additions will not be visible from the main thoroughfare, but the scale has been designed to incorporate existing building heights, materials, and site features. Although efforts have been made to incorporate modern building materials, the majority of materials will be a continuation of the existing design aesthetic.

4. How may the proposed use impact the use, peaceful enjoyment, economic value, or development of the immediate neighborhood and general vicinity?

The proposed expansion of a private school should not be detrimental to the general character of the neighborhood with regard to density, design scale and bulk for this site. The main goal of the additions is to provide additional space to enhance educational programs (science, tech, engineering, and arts) to support the student population that aligns with Greenhills dedication to creating a learning experience around the unique needs and passions of each student. Expanding and enhancing the capabilities of an exemplary school like Greenhills is sure to positively impact the immediate neighborhoods and general vicinity development.

5. How may the proposed use affect the environment or natural features on the site and in the general vicinity?

The school has extensive open space and a wooded lot that is well beyond open space requirements. Wetland boundaries shall not be impacted. Temporary impacts within the wetland buffer will be required for fire lane improvements but shall not encroach closer than the existing fire lane to the wetland boundary. The proposed

additions will not extend beyond the existing gravel fire access road in this area. However, City fire code requirements mandate widening the existing gravel fire access lane on the northeast side of the building to 20 feet minimum width. The existing fire access lane runs through the wetlands buffer and is located near a landmark cottonwood tree. Paving and widening this access lane will require mitigation measures to address impacts to both the wetlands buffer and tree protection zone.

6. How will the proposed use affect the location and access to off-street parking and protect pedestrian safety? The proposed project does not alter existing relationships. The proposed use does not affect off-street parking location or access. All existing vehicular access points, parking areas, and pedestrian pathways remain unchanged. The project maintains the current circulation patterns for both vehicles and pedestrians, ensuring continued safe access throughout the campus

7. What is the relationship of the proposed use to main traffic thoroughfares and to street intersections? The proposed project does not alter existing relationships. The proposed use does not change the campus's existing relationship with main traffic thoroughfares or street intersections. All access points and traffic patterns remain as currently configured. Round-a-bouts were recently added to the Earhart and Greenhills Dr intersections to improve existing traffic movements.

8. How will the propose use affect vehicle turning movements in relation to traffic flow routes? The proposed project does not alter existing relationships. All current access points and circulation patterns to and from adjacent roadways remain unchanged. The project does not alter traffic flow, turning movements, or intersection operations. Round-a-bouts were recently added to the Earhart and Greenhills Dr intersections to improve existing traffic movements and traffic flow.

9. What will be the intensity and character of traffic and parking conditions on the site, and in the general area? The intensity and character of traffic and parking conditions remain as currently experienced. During peak morning and afternoon periods, the school maintains structured arrival/drop-off and departure/pick-up procedures. These procedures accommodate both personal vehicle use (parents and student drivers) and multiple bus services including City of Ann Arbor Schools Busing, private buses and AATA

10. How will the need for any additional public services and facilities impact the social and economic welfare of the community? The intensity and character of traffic and parking conditions remain as currently experienced. During peak morning and afternoon periods, the school maintains structured arrival/drop-off and departure/pick-up procedures. These procedures accommodate both personal vehicle use (parents and student drivers) and multiple bus services including City of Ann Arbor public schools, private buses and AATA

11. Does the propose use match or exceed the standards for density and required open space for the zoning district in which it is located, if applicable, or will a variance be requested? The existing school has extensive woodlands and wetlands to the north which will remain to provide for outdoor open space. The existing athletic facilities will remain to further provide for active open space.

Use Specific Standards

Most special exception uses have use specific standards provided in Section 5.16 of the Unified Development Code. The UDC section providing the specific standards for each special exception use is noted above next to the uses that require special exception approval. Please state each specific standard for the proposed special exception use and indicate how the proposed use meets each specific standard below:

Use Specific Standard a: The lot must contain at least 20 acres

Response: The lot is 30.5 acres.

Use Specific Standard b: No building or other use of land, except landscaped areas, shall be situated within 100 feet of any adjacent residential property.

Response: No building is situated within 100 feet of any adjacent residential property. The proposed additions are located on the north side of the school and cannot be visually seen from adjacent neighborhoods.

Site Plan for Special Exception Uses

A site plan is required with all special exception use applications. Indicate which development activity situation applies to your special exception use application. Provide the required type of site plan with your materials.

No Development Activity Proposed – If the proposed use is intended for an existing building or structure, and no development activity is proposed that requires site plan approval, you may submit a **Site Plan for Special Exception**. See Table 5.29-2 for required information with the required information outlined in Section 5.29.8, Table 5.29-2. Note that certain circumstances may be eligible for an exception from an ALTA land survey, see Section 5.29.8.B.4 for complete details.

New Development Activity Proposed – If the proposed use is associated with any development activities that require site plan approval, a **Site Plan for Planning Manager, Planning Commission, or City Council** is required. See Section 5.29.8, Table 5.29-1, for development activities that require site plan approval, and see Table 5.29-2 for required site plan information by type.

Citizen Participation Requirements

Special Exception Use applications require **Type 1 Citizen Participation**. See UDC Section 5.28.4 for citizen participation requirements and procedures. Guidelines and templates to help fulfill this requirement are available at www.a2gov.org/development.

From: [Heath Hartt](#)
To: [DiLeo, Alexis](#)
Cc: [John Nickel](#); [Peter Fayroian](#); [Christa Azar \(cazar@ids-michigan.com\)](#); [Jones, Ben](#); [Greenhills Capital Project Team](#); [Michael R. Cool](#)
Subject: Greenhills Site Plan Submittal
Date: Friday, March 20, 2026 4:21:45 PM

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Alexis, just a quick note to let you know that Greenhills Site plan has been uploaded to STREAM.

There are some items that I wanted to make sure you are aware of:

- We would like to amend the SEU application from a student population of 1,000 to a student population of **750**. This is in response to the findings of the traffic study.
- I was not able to upload additional files with the STREAM upload.
 - There were two required submittal field for the site plan. In the second "SITE PLAN" field I uploaded the **traffic impact study report**.
 - Responses to the PDF markup were included in the response letter.
 - I was not able to upload the Syncro files, they can be downloaded from [here](#).
- We will be requesting a landscape modification approval to keep the non-conforming conditions as approved in past site plans.

For convenience for all copied, the full submittal package can be found [here](#).

Please reach out to me should you have any questions,

Heath Hartt, P.E.

Project Manager | D 734-780-2959 C 248-697-7690

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