

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 21, 2020

SUBJECT: Greenhills School Site Plan for Planning Commission Approval and Landscape Modification (850 Greenhills Drive) File No. SP19-040

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Greenhills School (850 Greenhills Drive) Site Plan for Planning Commission Approval.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to the Unified Development Code section 5.30.2 (Landscape Modifications).

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

Staff also recommends that the landscape modification requests be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

LOCATION

The site is located on the east side of Greenhills Drive, west of US-23 (Northeast Area). This site is located in the Flemming Creek watershed.

DESCRIPTION OF PETITION

The petitioner proposes to remove and replace the track and field facilities. The 6 lane existing track will be replaced with an 8 lane track while the grass infield will be replaced by artificial turf. This will result in an increase of impervious surface of .53 acres. Due to this increase in impervious surface, a new storm water detention system is proposed underneath the infield and has been sized to meet the Washtenaw County Water Resources Commission design criteria. Stormwater will be captured by in-line catch basins and stored under the field. The underground detention will consist of an approximately three foot deep mass of aggregate matching the footprint of the synthetic turf surface. The water will be held within the stone for storm events up to and including the 100-year, 24 hour storm. A control structure at the south end of the track will release the storm water at the allowable rate as determined by the

Washtenaw County Water Resource Commission (WCWRC) back into existing storm sewer pipes. Soil tests were conducted to determine whether porous soils existed within the footprint of the detention system to allow for infiltration. No porous soils were found resulting in the detention system being sized 20% larger in order to meet the WCWRC requirements. Existing detention ponds are located near the northwest and southwest corners of the site. Some sidewalks will be regraded and reconstructed to meet ADA requirements.

The petitioner is also requesting a Modification from the Unified Development Code (Landscaping, Screening, and Buffering) to exempt existing vehicular use areas from meeting the interior landscape island requirement since no change is proposed to those areas of the site. Staff supports this requests.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Townhomes	R3 (Townhouse); R4B (Multiple Family)
EAST	US-23 Freeway	US-23 and TWP
SOUTH	Single Family Res. And Concordia Univ	R1B (Single Family)
WEST	Single Family Res. and Townhomes	R1B (Single Family), C1 (Local Business), PL (Public Land)

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R1B (Single Family)	R1B	R1B
Gross Lot Area		30.49 acres	30.49 acres	10,000 sq/ft MIN
Minimum Lot Width		2,037 ft	2,037 ft	70 ft MIN
Setbacks	Front	138 ft	138 ft	30 ft MIN
	Side(s)	633 ft (south) 621 ft (north)	633 ft (south) 621 ft (north)	5 ft MIN 14 ft MIN (total of 2)
	Rear	108 ft	108 ft	30 ft MIN
Building Height		30 ft	30 ft	30 ft MAX
Parking – Automobiles		195 spaces	195 spaces	164 spaces MIN
Parking – Bicycles		26 Class C spaces	26 spaces - Class C	5 spaces per classroom – Class C; variance granted in 1988 for reduction of 220 spaces

HISTORY

Greenhills School was established in 1968. A number of expansions and improvements have been made over the years to the school building and grounds. The most recent site improvement was approved in 2015 for a new outdoor classroom on the north side of the site.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single and two family residential uses for the site.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/4/14/20

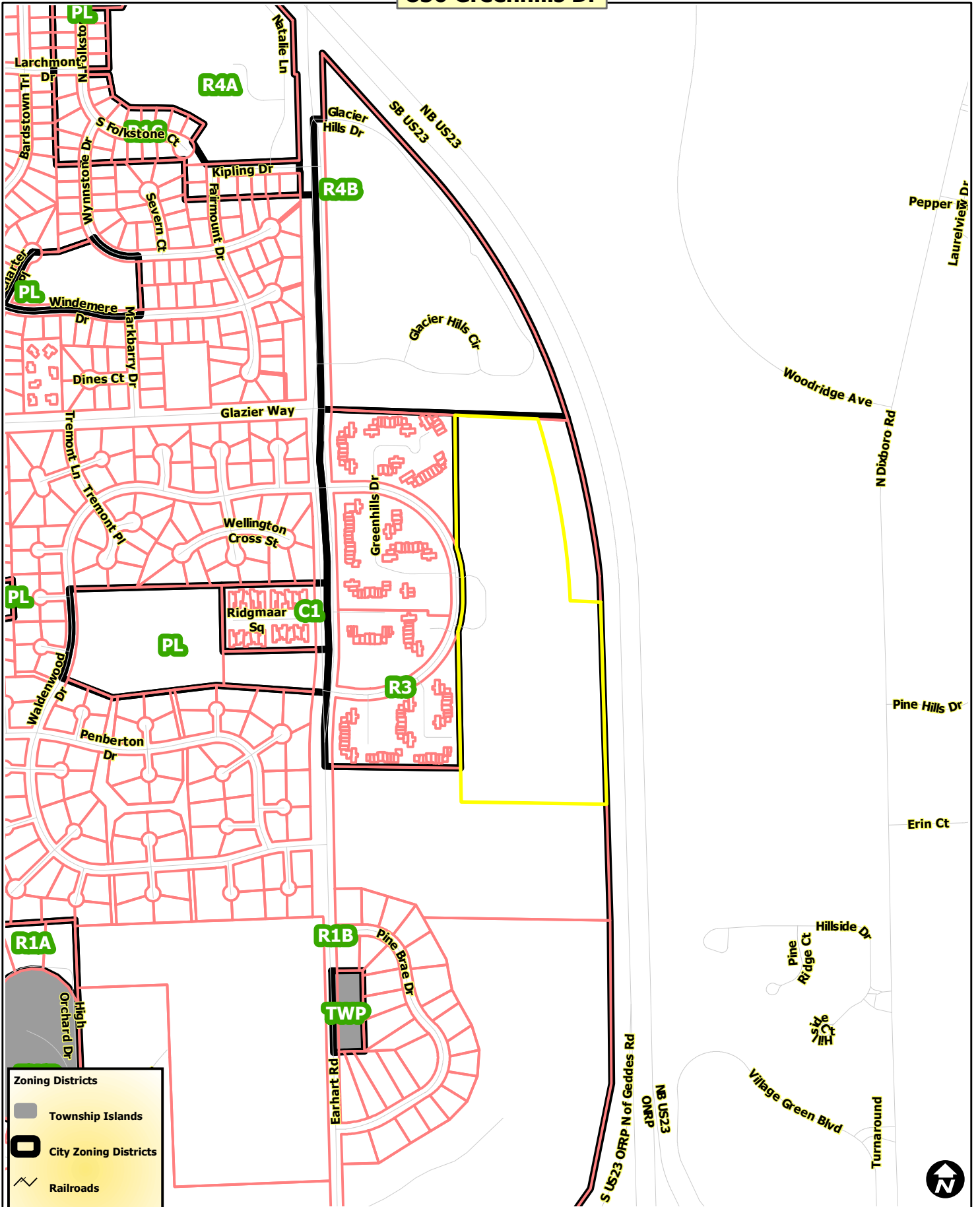
Attachments: Zoning/Parcel Maps
Aerial Photo
[Site Plan \(1 of 3\)](#)
[Site Plan \(2 of 3\)](#)
[Site Plan \(3 of 3\)](#)

c: Owner: Greenhills School
850 Greenhills Drive
Ann Arbor, MI 48105

Petitioners Representative: Joe Wywrot
Smith Group
201 Depot Street
Ann Arbor, MI 48104

Systems Planning
File No. SP19-040

850 Greenhills Dr



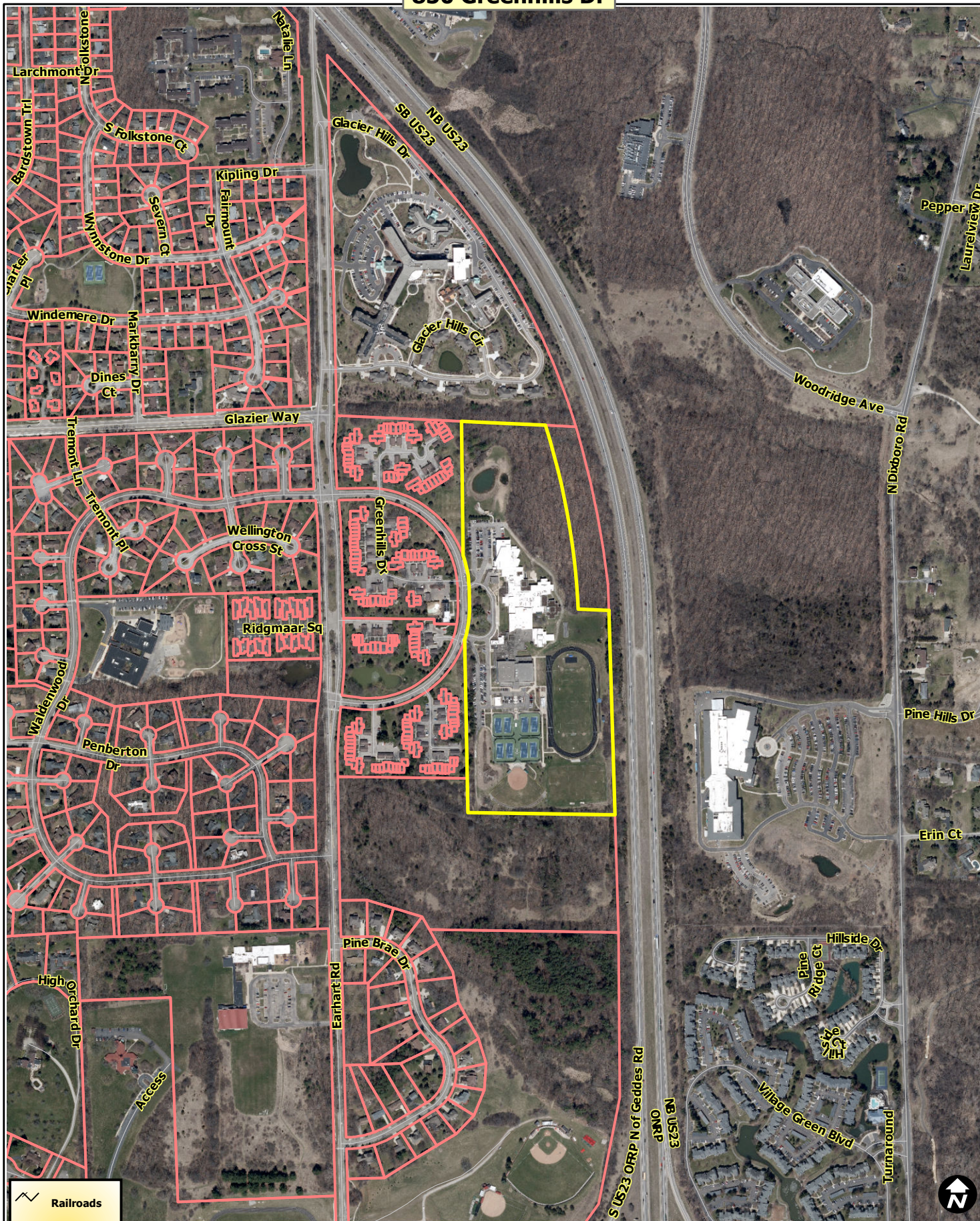
Zoning Districts

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



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850 Greenhills Dr






- Railroads
- Huron River
- Tax Parcels



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850 Greenhills Dr



-  Railroads
-  Huron River
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