

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