

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 12, 2016

**SUBJECT: Woodbury Club Apartments Zoning, Planned Project Site Plan, and Wetland Use Permit
(Southeast Corner of Nixon Road and M-14)
Project No. Z13-013 and SP13-030**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Woodbury Club Apartments R4A Zoning, Planned Project Site Plan, and Development Agreement.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Woodbury Club Apartments Wetland Use Permit to allow filling and mitigation of 2,550 square feet of wetland and on-site mitigation.

STAFF RECOMMENDATION

Staff recommends the proposed R4A zoning be **approved** because it is consistent with the recommendation of the Master Plan: Land Use Element and the adjacent zoning south and west of the site, and is compatible with surrounding land uses.

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located at the southeast corner of Nixon Road and M-14 in the Traver Creek and Fleming Creek watersheds.

STAFF REPORT

A public hearing is being conducted and action requested for the original Woodbury Club Planned Project Site Plan which was reviewed and acted upon by the Planning Commission in October 2014. This public hearing is being requested by the applicant to ensure proper public notification procedures have been followed. A history of the site plan process is presented below. The original completed staff report (dated 10-21-2014) and materials for the project are attached.

SITE PLAN HISTORY

The original site plan was submitted in July 2013 and was reviewed by the Planning Commission in October 2014. Staff recommended approval of the annexation, R4A Zoning, and Site Plan. The Planning Commission recommended approval 8-0.

The petitioner proceeded to City Council in March 2016. The developer was asked to consider revising plans prior to returning to City Council on May 2, 2016. Upon returning to City Council, the petitioner agreed to return to the Planning Commission to ensure that adequate public notice had been provided.

Since the October 21, 2014 Planning Commission meeting, the petitioner has agreed to sell the eastern parcel to the City as parkland. This change is now reflected in the comparison chart of the site plan. No substantive changes have been made to the site plan since the October 2014 Planning Commission meeting.

Prepared by Jeff Kahan
Reviewed by Ben Carlisle

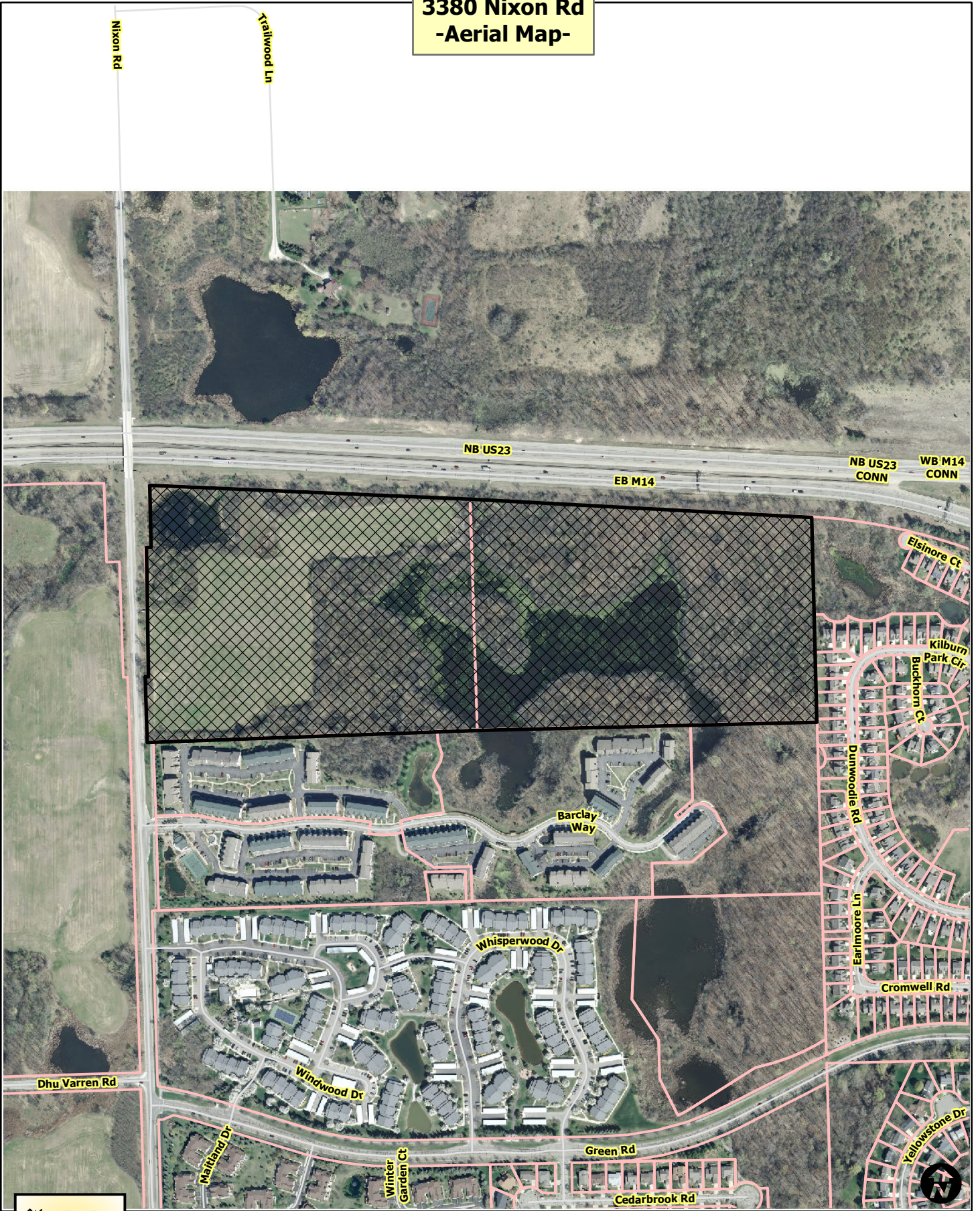
Attachments: Aerial Photo
Zoning Map
February 25, 2016 Site Plan with attachments
October 21, 2014 Staff Report



c: Petitioner: Mitchell Bleznak
BRE Nixon Road, Associates, LLC
255 Brown St. Suite 101
Birmingham, MI 48009

Petitioner's Representative: Scott Betzoldt
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Project Management
Systems Planning
File No. SP13-030

3380 Nixon Rd -Aerial Map-

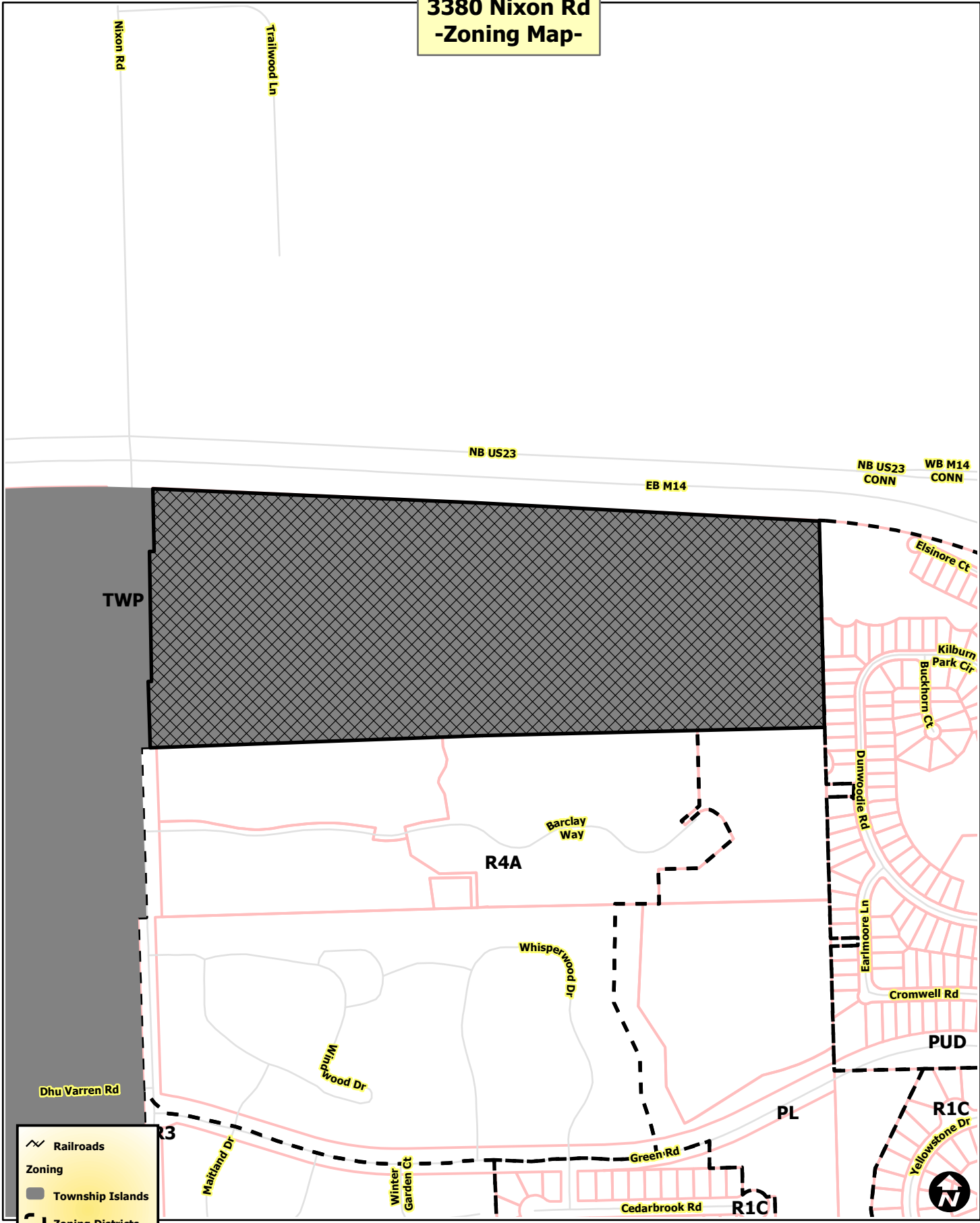


-  Railroads
-  Parcels
-  Huron River



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 Map Created: 10/2/2014

3380 Nixon Rd -Zoning Map-

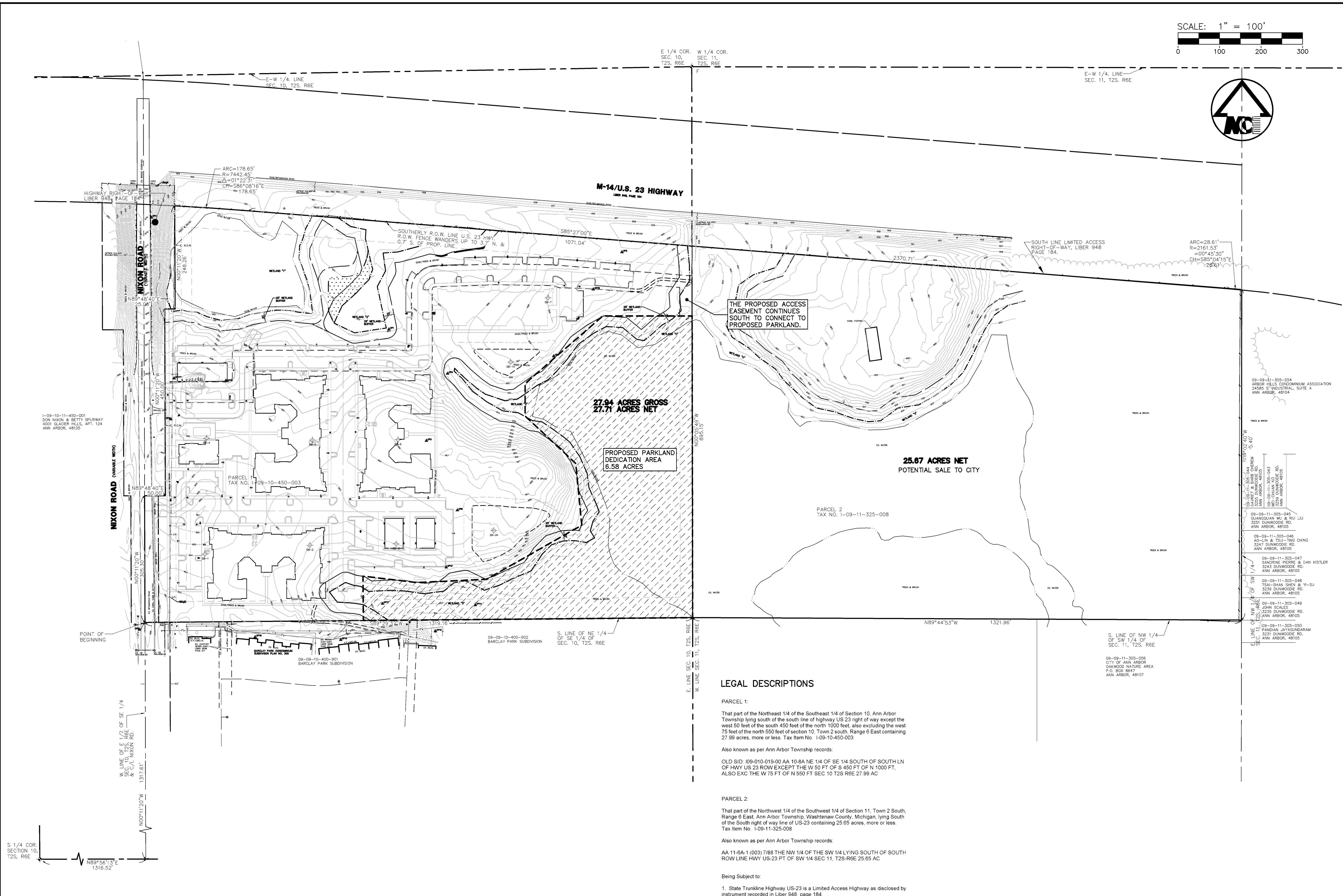


Legend

- Railroads
- Zoning**
- Township Islands
- Zoning Districts
- Parcels
- Huron River

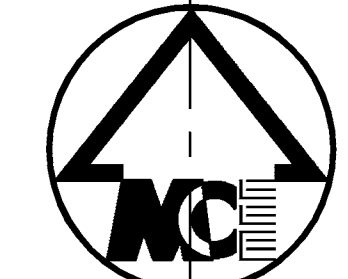


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SCALE: 1" = 100'

0 100 200 300



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LEGAL DESCRIPTIONS

PARCEL 1:
That part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Ann Arbor Township lying south of the south line of highway US 23 right of way except the west 50 feet of the south 450 feet of the north 1000 feet, also excluding the west 75 feet of the north 550 feet of section 10, Town 2 south, Range 6 East containing 27.99 acres, more or less. Tax item No. 1-09-10-450-003
Also known as per Ann Arbor Township records:
OLD SID: 109-010-019-00 AA 10-8A NE 1/4 OF SE 1/4 SOUTH OF SOUTH LN OF HWY US 23 ROW EXCEPT THE W 50 FT OF S 450 FT OF N 1000 FT, ALSO EXC THE W 75 FT OF N 550 FT SEC 10 T2S R6E 27.99 AC

PARCEL 2:
That part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, lying South of the South right of way line of US-23 containing 25.65 acres, more or less. Tax Item No. 1-09-11-325-008
Also known as per Ann Arbor Township records:
AA 11-6A-1(003) 7/88 THE NW 1/4 OF THE SW 1/4 LYING SOUTH OF SOUTH ROW LINE HWY US-23 PT OF SW 1/4 SEC 11, T2S-R6E 25.65 AC

Being Subject to:
1. State Trunkline Highway US-23 is a Limited Access Highway as disclosed by instrument recorded in Liber 948, page 184.
2. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

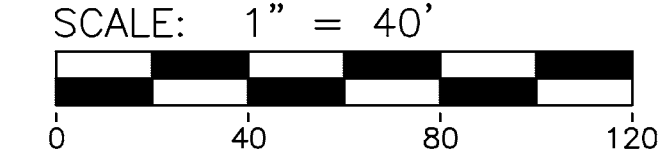
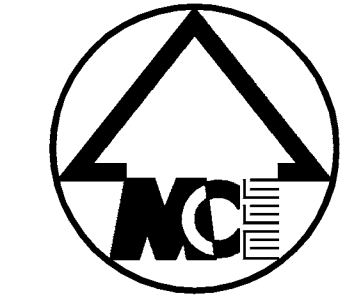
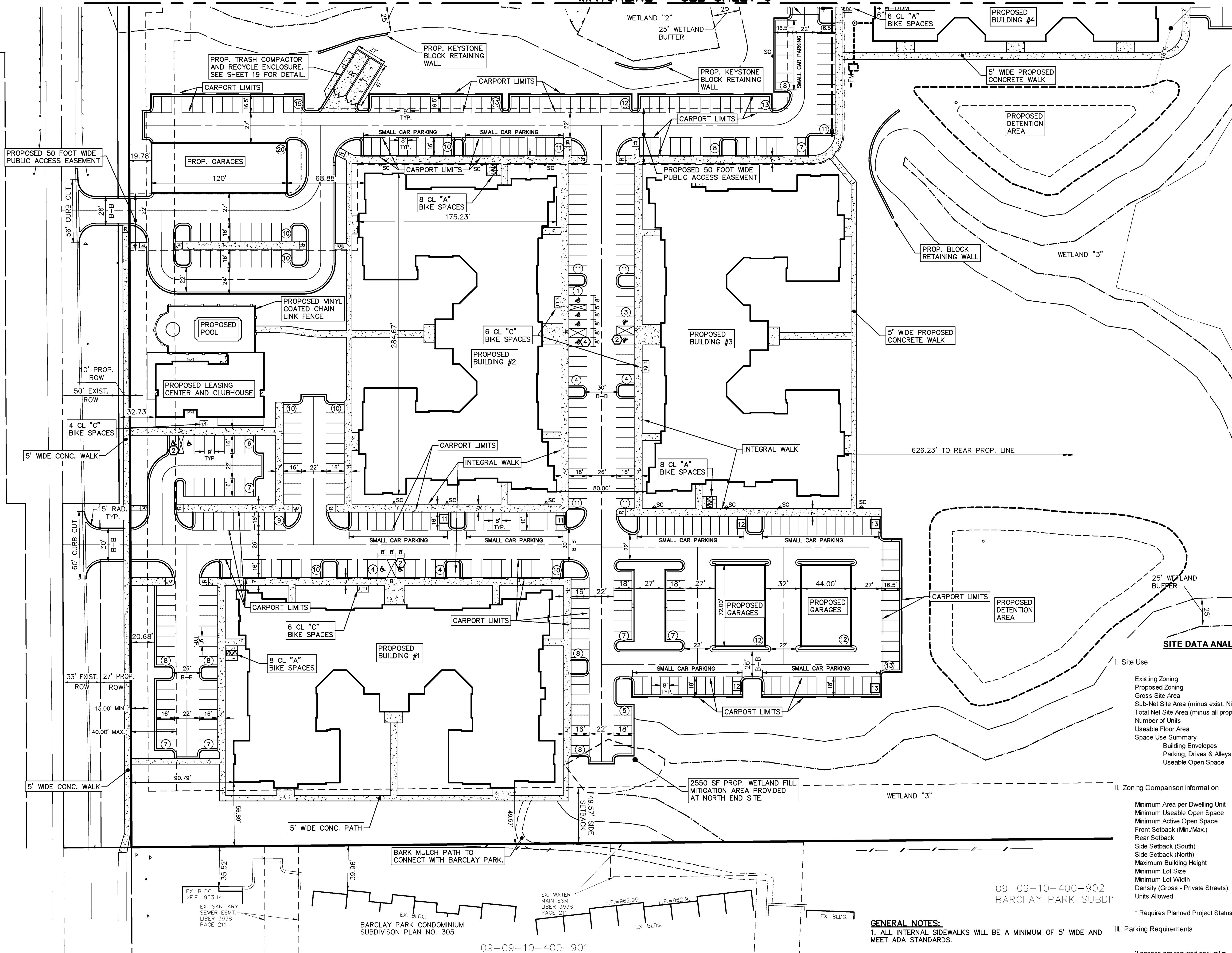
JOB No. 12088	DATE: 07-24-13	SHEET 4 OF 23
REV. DATE	REV. DATE	REV. DATE
02-06-14	05-30-14	05-30-14
PER REVIEW COMMENTS	ENG: JCA	ENG: JCA
PER REVIEW COMMENTS	PM: SWB	PM: SWB
PER REVIEW COMMENTS	01-13-16	01-13-16
PER REVIEW COMMENTS	SITE: 120880A1	SITE: 120880A1
PER REVIEW COMMENTS	REVISED	REVISED
PER REVIEW COMMENTS	02-03-16	02-03-16

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NIXON ROAD (VARIABLE WIDTH)

MATCHLINE - SEE SHEET 6



- LEGEND**
- ▬ SIGN
 - ▬ RAMP
 - ▬ EXIST. CURB & GUTTER
 - ⊕ PROP. SINGLE LIGHT
 - ⊕⊕ PROP. DOUBLE LIGHT
 - ⌞ PROP. WALL MOUNT LIGHT
 - T TRASH AREA
 - - - DETENTION AREA (HIGH WATER LINE)
 - ▬ SC SMALL CAR PARKING SIGN
 - ▬ BF BARRIER FREE PARKING SIGN
 - ▬ BITUMINOUS PAVING
 - ▬ CONCRETE WALKS
 - ⊗ NUMBER OF STANDARD PARKING SPACES IN ROW
 - ⊞ NUMBER OF SMALL CAR PARKING SPACES IN ROW
 - ⊘ NUMBER OF BARRIER FREE PARKING SPACES IN ROW

Unit Breakdown

One bedroom	121
Two bedroom units	126
Three bedroom units	30
Total	277

ACTIVE OPEN SPACE

Pool and Lawn Areas	29,900 SF
Building Courtyards (3)	41,800 SF
Sidewalks	21,350 SF
Total	93,050 SF

SITE DATA ANALYSIS

I. Site Use		AG (Ann Arbor Township)
Existing Zoning	R4A	
Proposed Zoning	R4A	
Gross Site Area	53.61 Acres	
Sub-Net Site Area (minus exist. Nixon Rd. ROW)	53.38 Acres	
Total Net Site Area (minus all proposed ROW)	53.08 Acres	
Number of Units	277	
Useable Floor Area	290,772 SF	
Space Use Summary		
Building Envelopes	135,450 SF	
Parking, Drives & Alleys	185,907 SF	
Useable Open Space	2,013,895 SF	

II. Zoning Comparison Information

	Required	Provided	Provided with West Parcel Only, 27.94 Ac.
Minimum Area per Dwelling Unit	4300 SF	8430 SF	4394 SF
Minimum Useable Open Space	65%	86.2%	73.7%
Minimum Active Open Space	84,600 SF	93,050 SF	93,050 SF
Front Setback (Min./Max.)	15/40 FT	19.78 FT	19.78 FT
Rear Setback	30 FT	336 FT	336 FT
Side Setback (South)	49.57 FT	50.07 FT	50.07 FT
Side Setback (North)	49.57 FT	151.2 FT	151.2 FT
Maximum Building Height	35 FT	39.29 FT*	39.29 FT*
Minimum Lot Size	21,780 SF	2,335,252 SF	1,216,935 SF
Minimum Lot Width	120 FT	1004 FT	1004 FT
Density (Gross - Private Streets)	10 D.U. / AC	5.17 D.U. / AC	9.91 D.U. / AC
Units Allowed	536 D.U.	277 D.U.	277 D.U.

III. Parking Requirements

	Required	Provided
2 spaces are required per unit =	554	564
Barrier Free spaces	12	12
30% of spaces permitted to be small car parking	166	101
1 bicycle space is required per 5 units	56	58
50% CL A	30	30
50% CL C	28	28

GENERAL NOTES:
 1. ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Planners, Surveyors
 Landscape Architects

3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.985.4800
 Fax: 734.985.6599

WOODBURY CLUB
 SITE PLAN
 DIMENSIONAL SITE PLAN

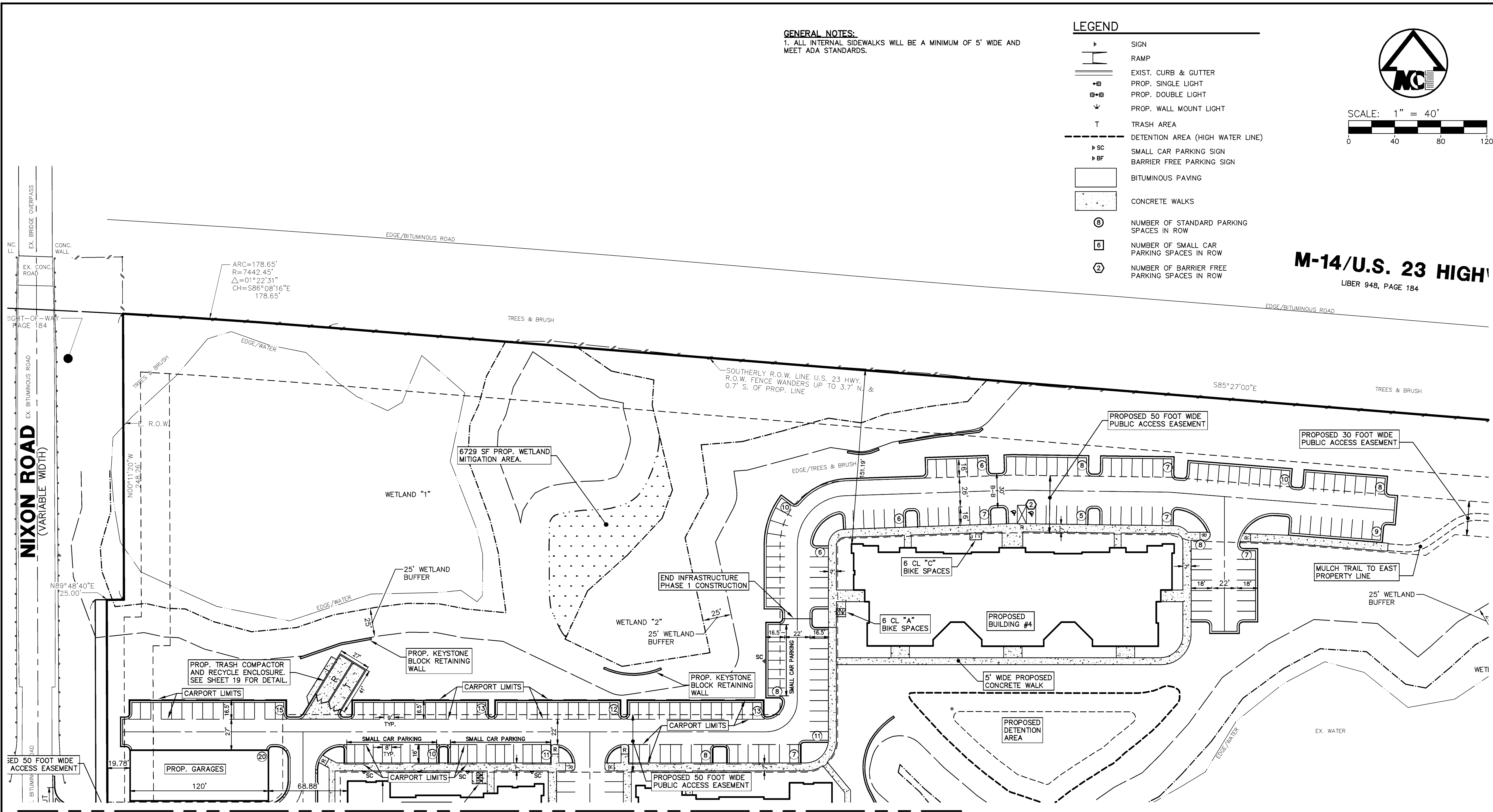
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JOB No. 12088
 DATE: 07-24-13
 SHEET 5 OF 23

REV. DATE	REV. DATE
07-06-14	07-06-14
07-30-14	07-30-14
08-05-14	08-05-14
10-28-15	10-28-15
01-13-16	01-13-16

REVISIONS: CAD: WJA
 ENG: JCA
 PLS: SWB
 SITE: 12088S1
 PLS: JCA

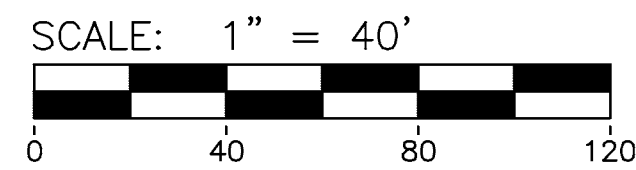
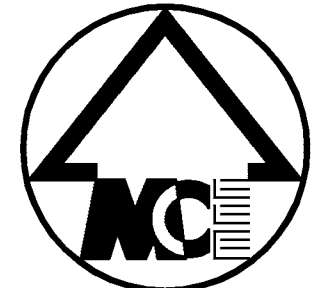
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GENERAL NOTES:
 1. ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.

LEGEND

- ▬ SIGN
- ▬ RAMP
- ▬ EXIST. CURB & GUTTER
- ▬ PROP. SINGLE LIGHT
- ▬ PROP. DOUBLE LIGHT
- ▬ PROP. WALL MOUNT LIGHT
- T TRASH AREA
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- Ⓢ NUMBER OF STANDARD PARKING SPACES IN ROW
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M-14/U.S. 23 HIGH
 LIBER 948, PAGE 184

MATCHLINE - SEE SHEET 5

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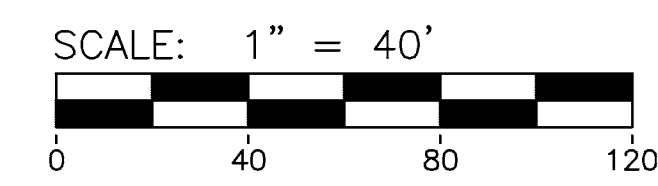
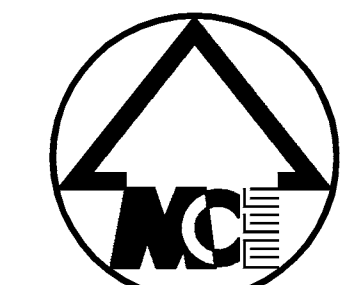
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WOODBURY CLUB
 SITE PLAN
 DIMENSIONAL SITE PLAN

6

JOB No.	12088
DATE	07-24-13
SHEET	6 OF 23
REV. DATE	02-06-14
PER REVIEW COMMENTS	CADD: WAJ
REV. DATE	05-30-14
PER REVIEW COMMENTS	ENG: JCA
REV. DATE	08-05-14
PER REVIEW COMMENTS	PM: SWB
REV. DATE	10-28-15
PER REVIEW COMMENTS	SITE: 12088SPT
REV. DATE	
PER REVIEW COMMENTS	PEF:

MATCHLINE - SEE SHEET 14

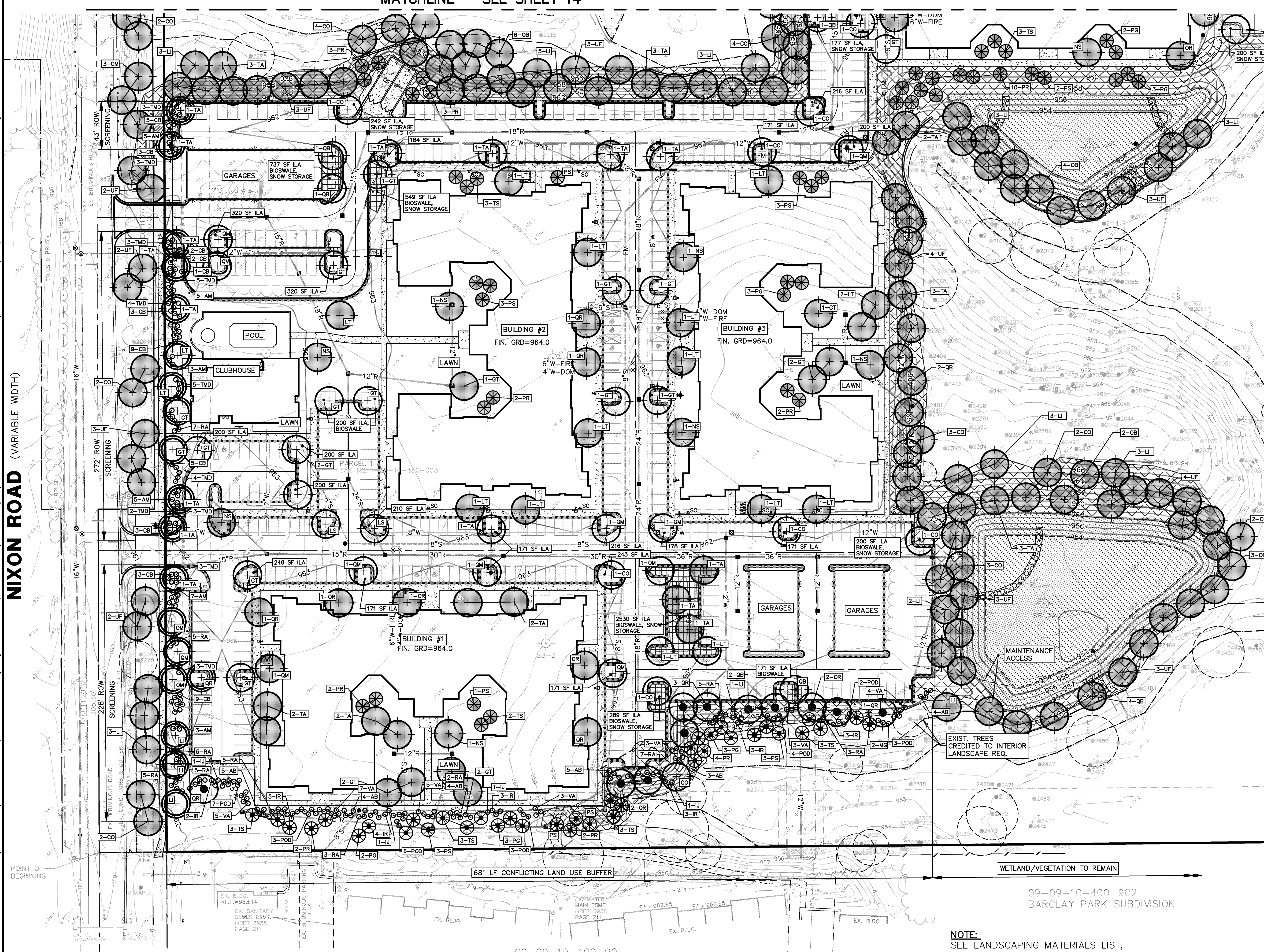


LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- 36.60' x 36.60' EXIST. SPOT ELEVATION
- 36.60' x 36.60' PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- C. OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- FENCE
- SINGLE TREE
- LANDMARK TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SOIL BORING LOCATION
- FOUND IRON PIPE
- FOUND MONUMENT
- CONTROL PT.
- VEHICULAR USE AREA

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED CANOPY TREE (LANDMARK/WOODLAND REPLACEMENT)
- PROPOSED EVERGREEN TREE (LANDMARK/WOODLAND REPLACEMENT)
- FIRST FLUSH BASIN/DETENTION POND/WETLAND SEED MIX
- MDOT STANDARD SPECIFICATION SEED MIX THM
- BIOSWALE AREA



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NIXON ROAD (VARIABLE WIDTH)

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NOTE:
SEE LANDSCAPING MATERIALS LIST,
NOTES, DETAILS, REQUIREMENTS
AND SEED MIXES ON SHEET 15

MIDWESTERN CONSULTING
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Landscape Architects

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BIRMINGHAM, MI 48009
JON PODOLSKY
(248) 645-1111

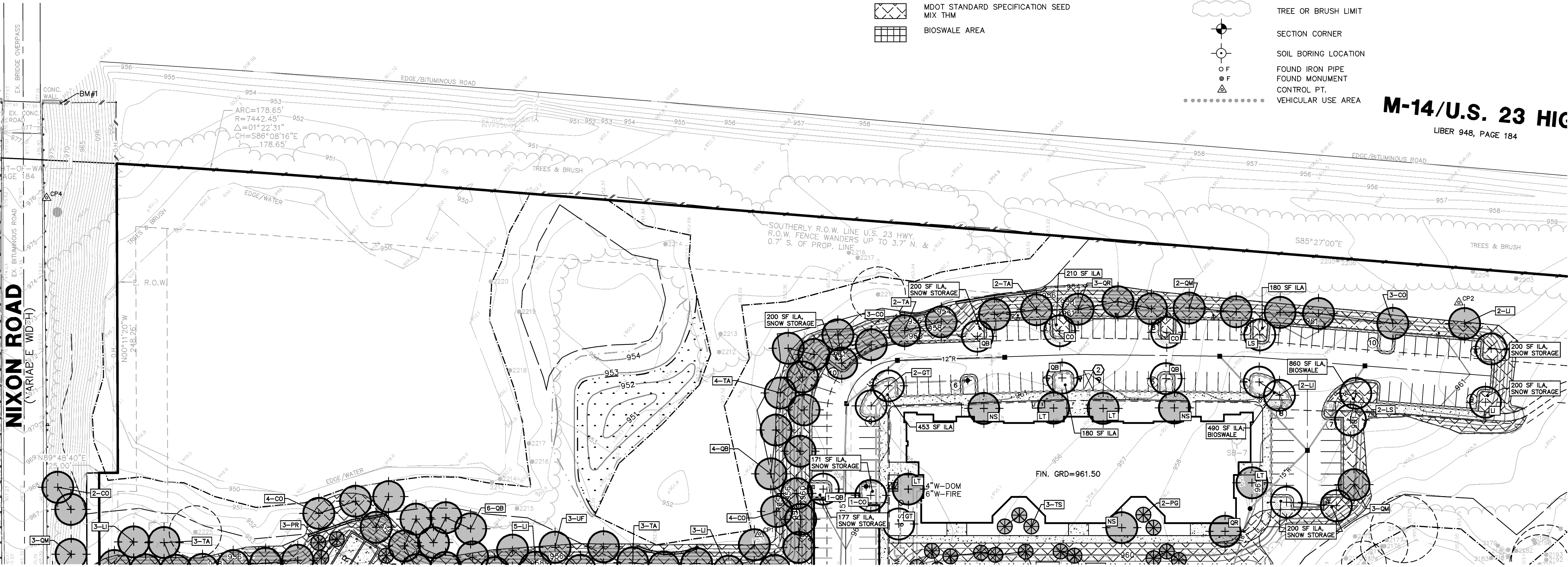
WOODBURY CLUB
SITE PLAN
LANDSCAPE PLAN (SOUTH)

JOB No. **12088**

13

DATE: 07-24-13
SHEET 13 OF 23
REV. DATE
02-06-14 CAD: WJA
05-30-14 ENG: JCA
08-05-14 PM: SWB
01-13-16 SITE: 12088.P1

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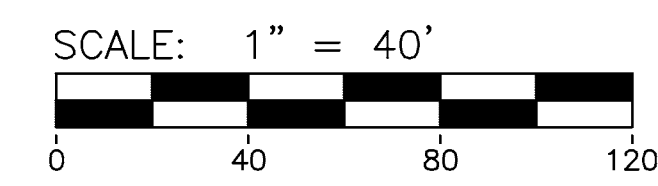
MATCHLINE - SEE SHEET 13

LANDSCAPE LEGEND

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- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
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- PROPOSED CANOPY TREE (INTERIOR VUA)
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M-14/U.S. 23 HIGHWAY
LIBER 948, PAGE 184

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WOODBURY CLUB
SITE PLAN
LANDSCAPE PLAN (NORTH)

14

JOB No. **12088**
DATE: 07-24-13
SHEET 14 OF 23

REV. DATE	REV. DATE
02-06-14	CADD: WAJ
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	PEP:

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REAR ELEVATION

SCALE: 1"=10'-0"
0 10' 20' 40'



FRONT ELEVATION

SCALE: 1"=10'-0"
0 10' 20' 40'

A-413





SIDE ELEVATION
 OTHER SIDE ELEVATION (MIRRORED)

