

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

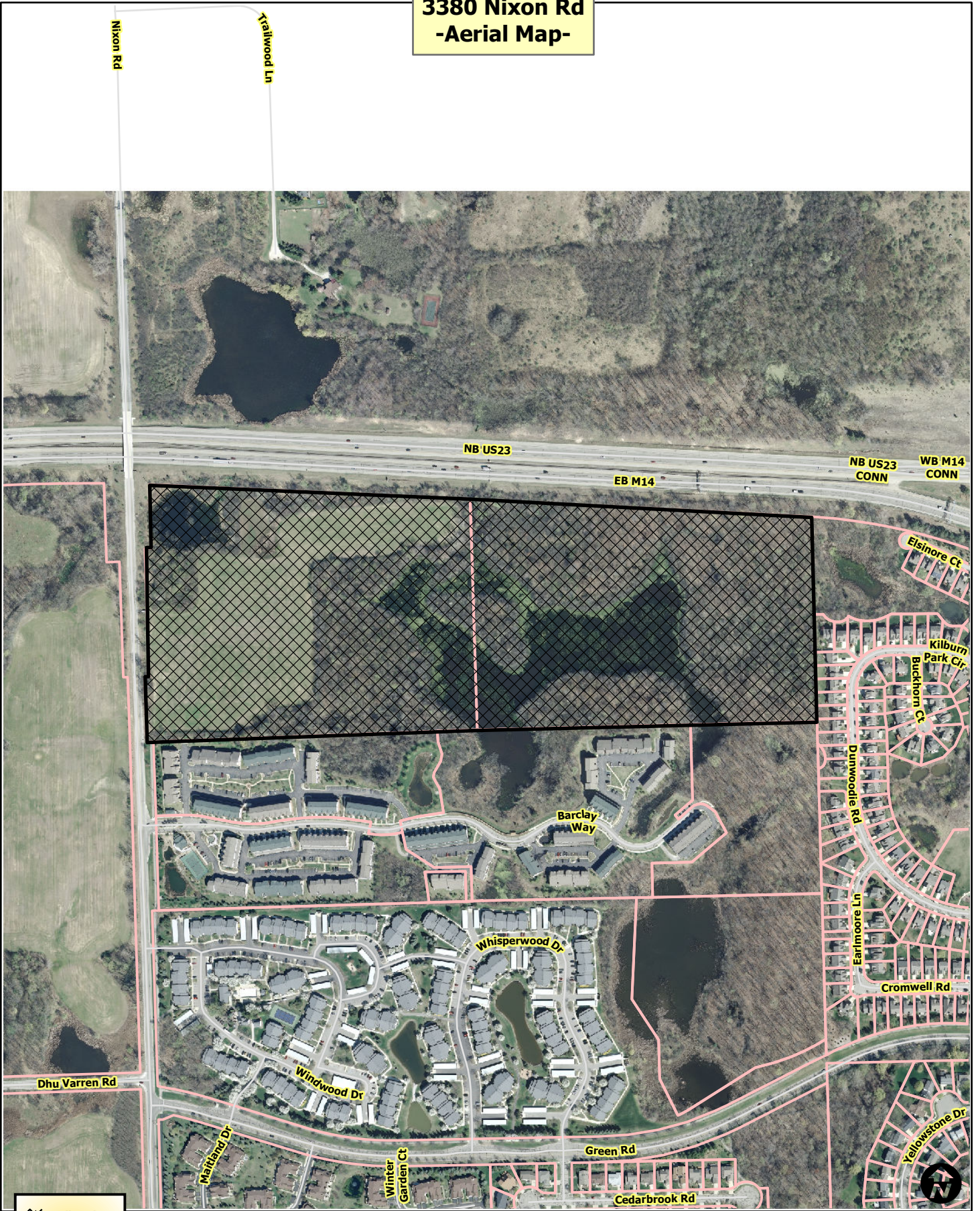
Attachments: Aerial Photo
Zoning Map
February 25, 2016 Site Plan with attachments
October 21, 2014 Staff Report

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-

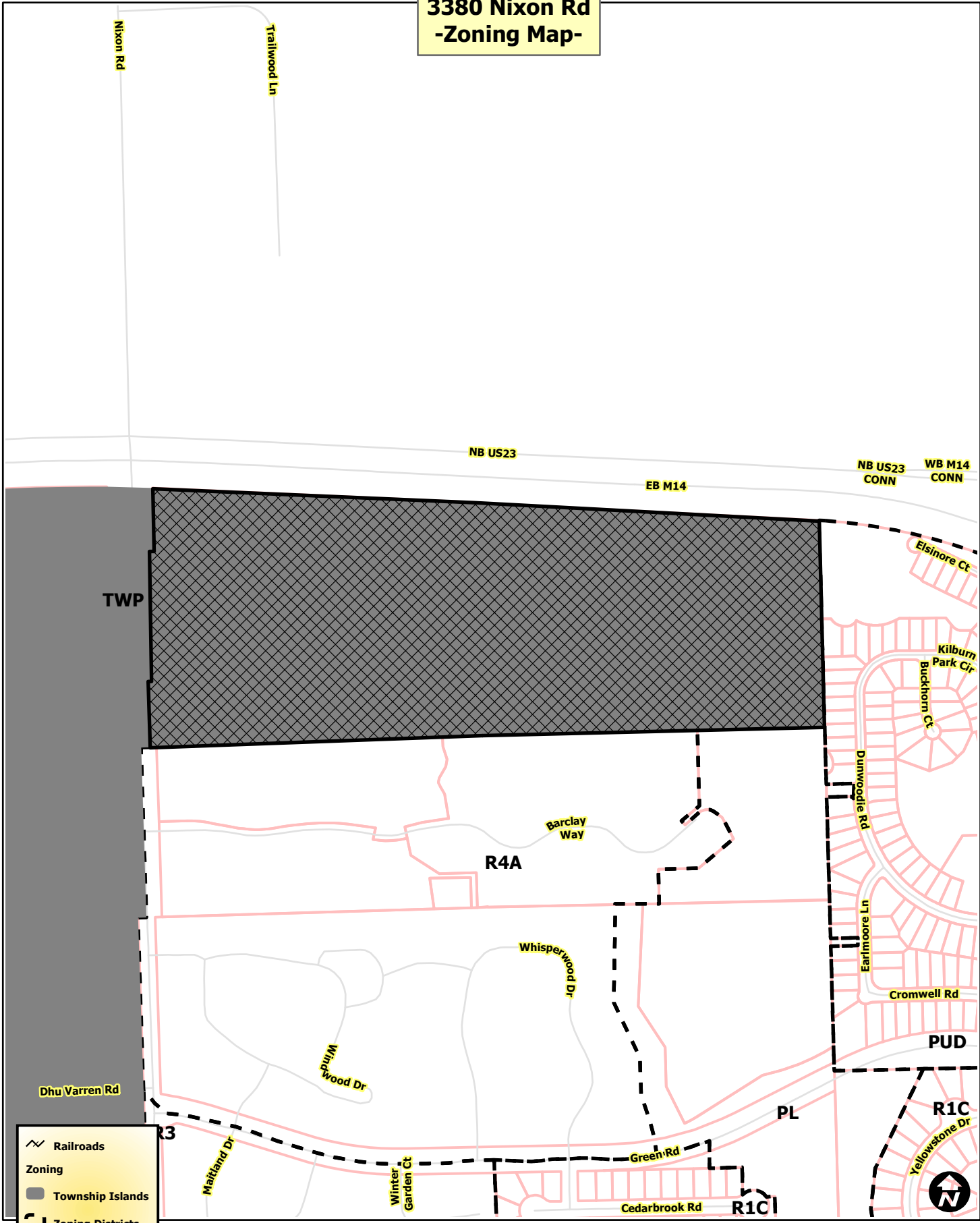


-  Railroads
-  Parcels
-  Huron River



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 Map Created: 10/2/2014

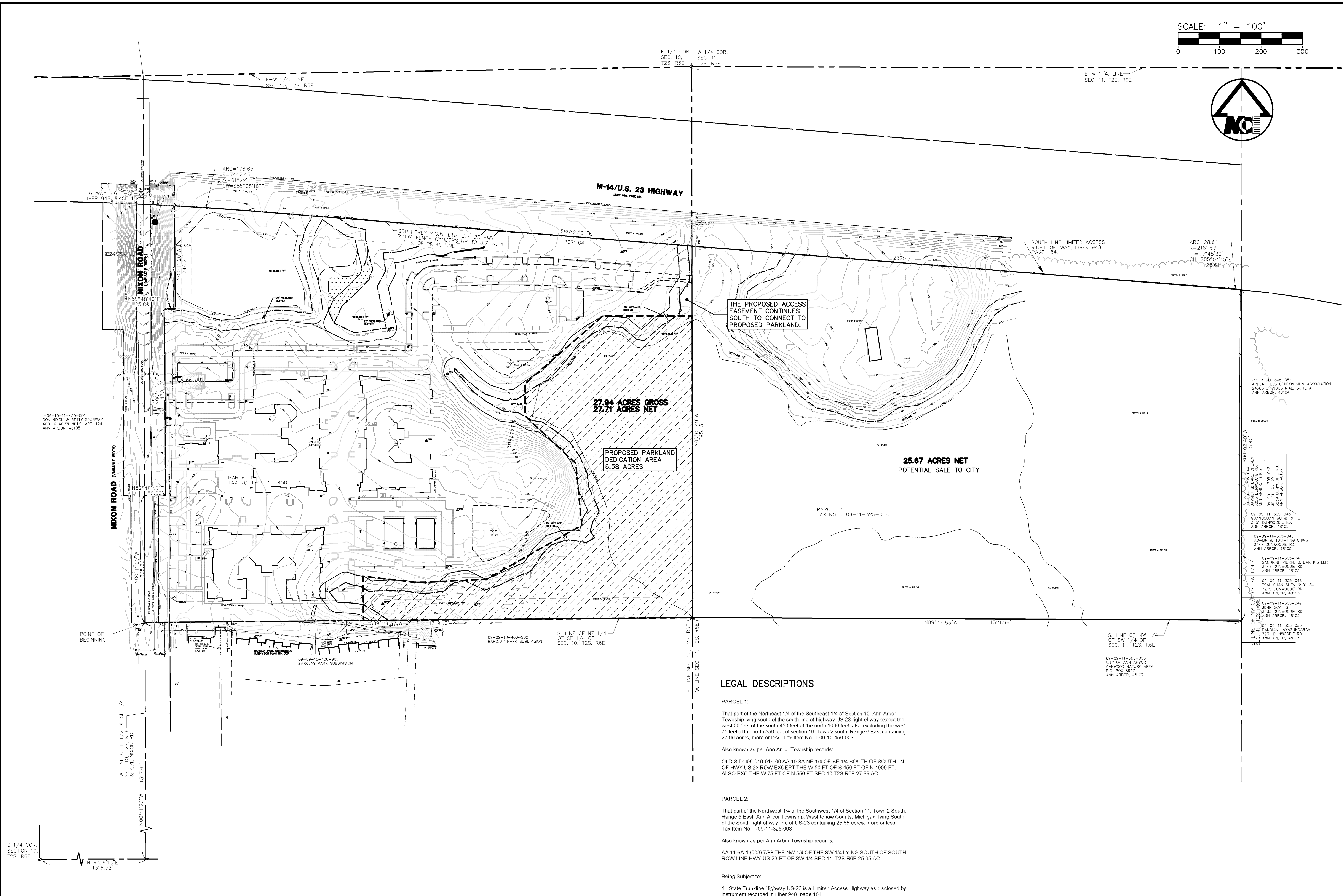
3380 Nixon Rd -Zoning Map-



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



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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

REVISIONS:

REV. DATE	REV. DATE
02-06-14	CADD
05-30-14	ENG: JCA
08-05-14	PM: SWB
01-13-16	SITE: 120880A1
02-03-16	REVISED

CLIENT:
BBE NIXON RD. ASSOC. LLC
255 BROWN ST., SUITE 101
BIRMINGHAM, MI 48009
JOHN PODOLSKY
(248) 645-1111

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
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Ann Arbor, Michigan 48108
Phone: 734.965.6500
Fax: 734.965.6599

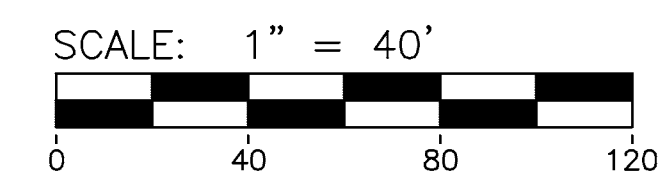
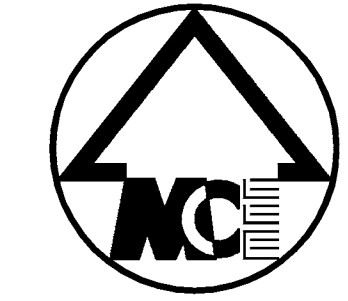
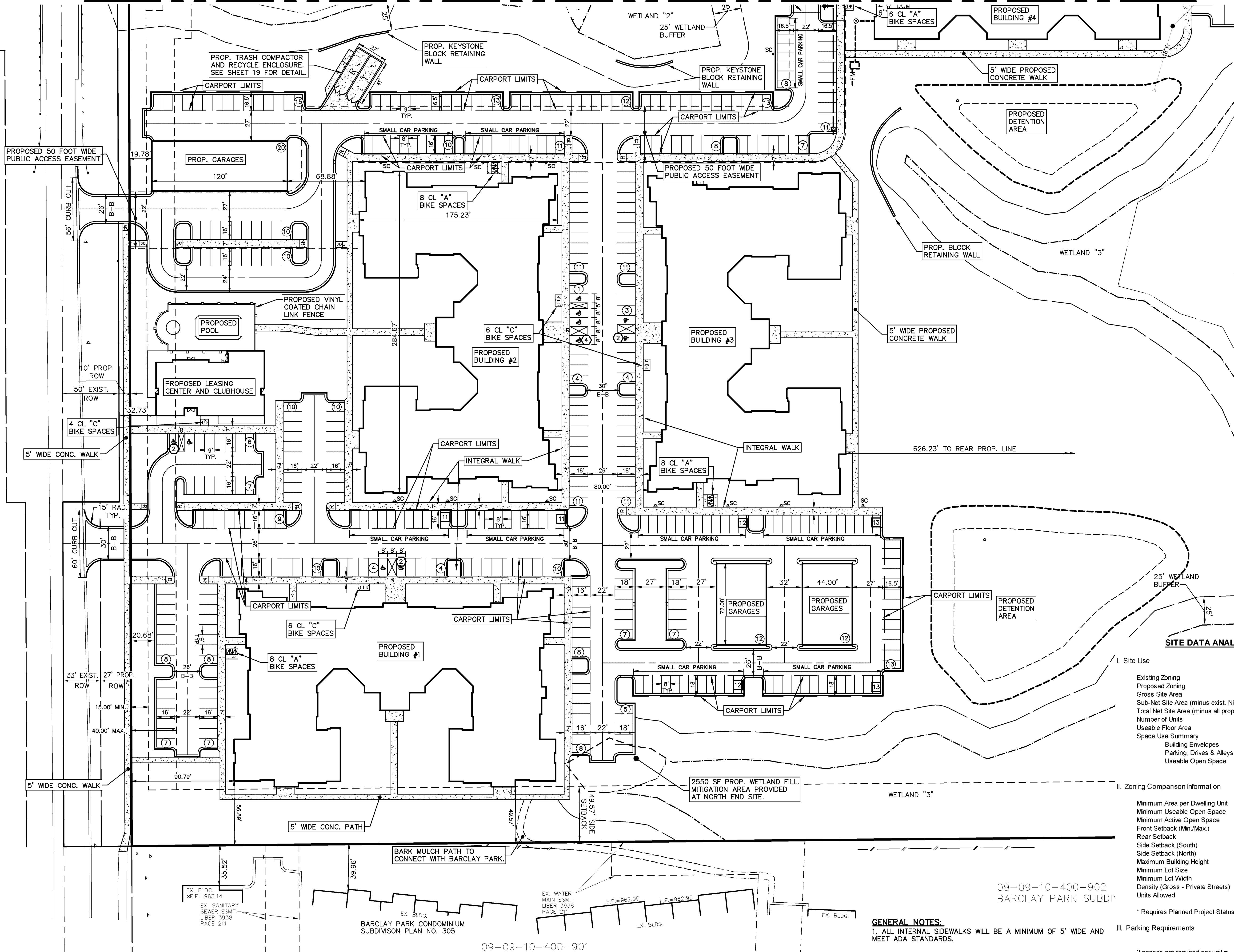
WOODBURY CLUB
SITE PLAN
OVERALL SITE AND SURVEY PLAN

4

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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
- 8 NUMBER OF STANDARD PARKING SPACES IN ROW
- 6 NUMBER OF SMALL CAR PARKING SPACES IN ROW
- 2 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	
Existing Zoning	AG (Ann Arbor Township)
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	
Minimum Area per Dwelling Unit	Required: 4300 SF, Provided: 8430 SF, West Parcel Only: 4394 SF
Minimum Useable Open Space	Required: 65%, Provided: 86.2%, West Parcel Only: 73.7%
Minimum Active Open Space	Required: 84,600 SF, Provided: 93,050 SF, West Parcel Only: 93,050 SF
Front Setback (Min./Max.)	Required: 15/40 FT, Provided: 19/78 FT, West Parcel Only: 19/78 FT
Rear Setback	Required: 30 FT, Provided: 336 FT, West Parcel Only: 336 FT
Side Setback (South)	Required: 49.57 FT, Provided: 50.07 FT, West Parcel Only: 50.07 FT
Side Setback (North)	Required: 49.57 FT, Provided: 151.2 FT, West Parcel Only: 151.2 FT
Maximum Building Height	Required: 35 FT, Provided: 39.29 FT*, West Parcel Only: 39.29 FT*
Minimum Lot Size	Required: 21,780 SF, Provided: 2,335,252 SF, West Parcel Only: 1,216,935 SF
Minimum Lot Width	Required: 120 FT, Provided: 1004 FT, West Parcel Only: 1004 FT
Density (Gross - Private Streets)	Required: 10 D.U. / AC, Provided: 5.17 D.U. / AC, West Parcel Only: 9.91 D.U. / AC
Units Allowed	Required: 536 D.U., Provided: 277 D.U., West Parcel Only: 277 D.U.

GENERAL NOTES:

- ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.

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	26	26

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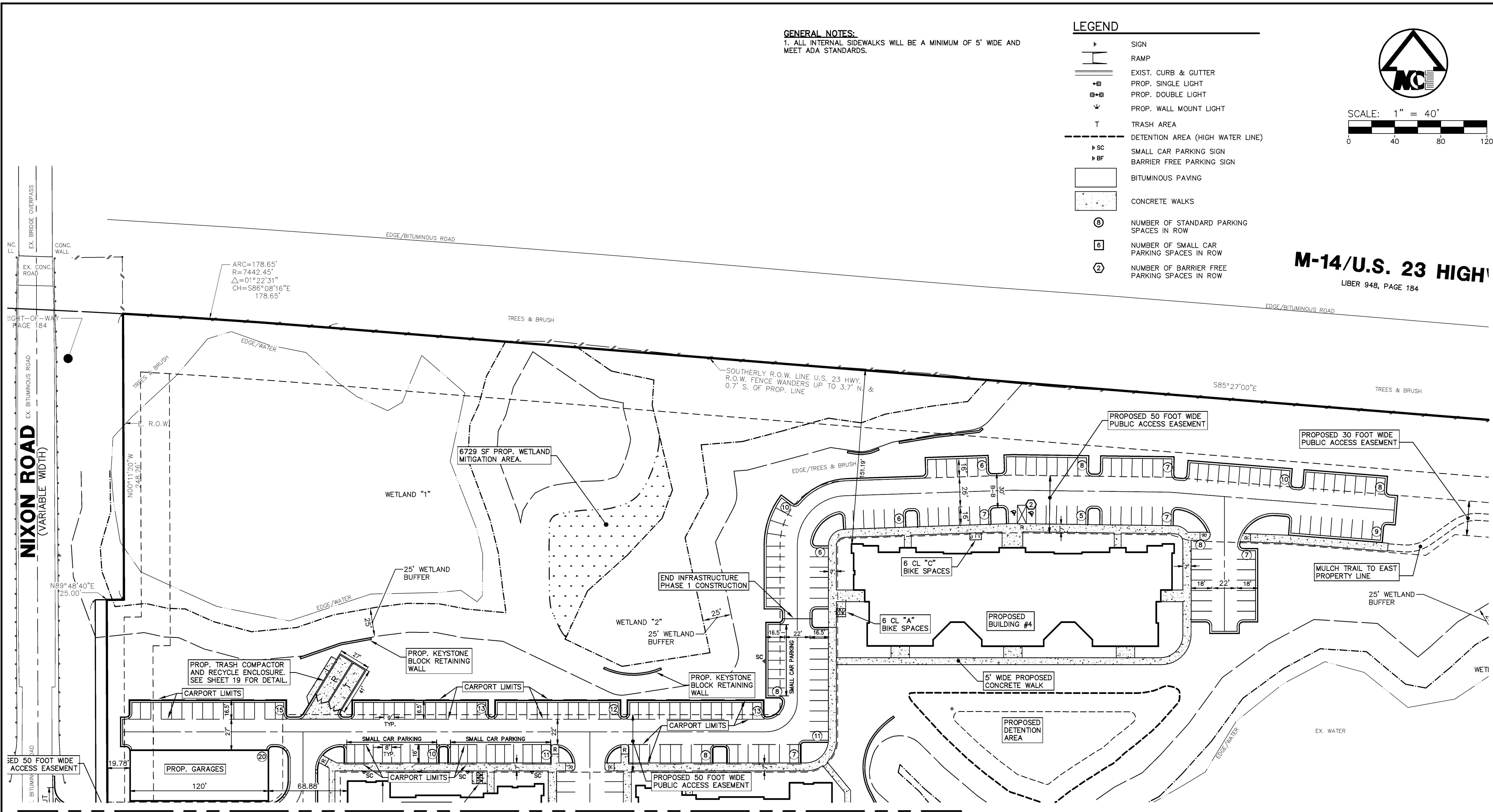
MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Planners, Surveyors, Landscape Architects
 3815 Plaza Drive
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 Phone: 734.995.4800
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WOODBURY CLUB
 SITE PLAN
 DIMENSIONAL SITE PLAN

5

JOB No. 12088
 DATE: 07-24-13
 SHEET 5 OF 23
 REV. DATE: 07-24-13
 CAD: WJA
 PER REVIEW COMMENTS: 07-06-14
 PER REVIEW COMMENTS: 07-30-14
 PER REVIEW COMMENTS: 08-05-14
 PER REVIEW COMMENTS: 10-28-15
 PER REVIEW COMMENTS: 01-13-16

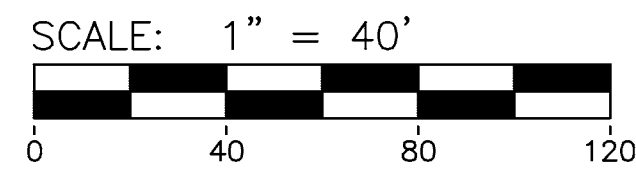
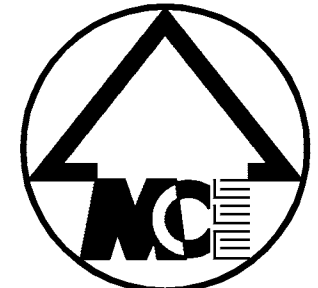
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GENERAL NOTES:
 1. ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.

LEGEND

- ▬ SIGN
- ▬ RAMP
- ▬ EXIST. CURB & GUTTER
- ⊕ PROP. SINGLE LIGHT
- ⊕⊕ PROP. DOUBLE LIGHT
- ⬇ PROP. WALL MOUNT LIGHT
- T TRASH AREA
- 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



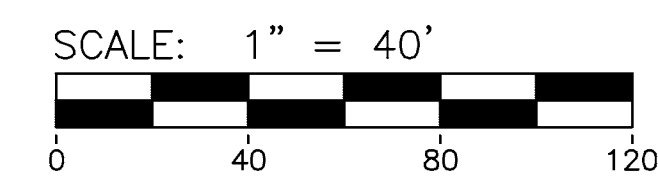
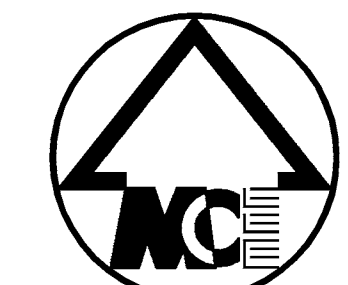
M-14/U.S. 23 HIGH
 LIBER 948, PAGE 184

MATCHLINE - SEE SHEET 5

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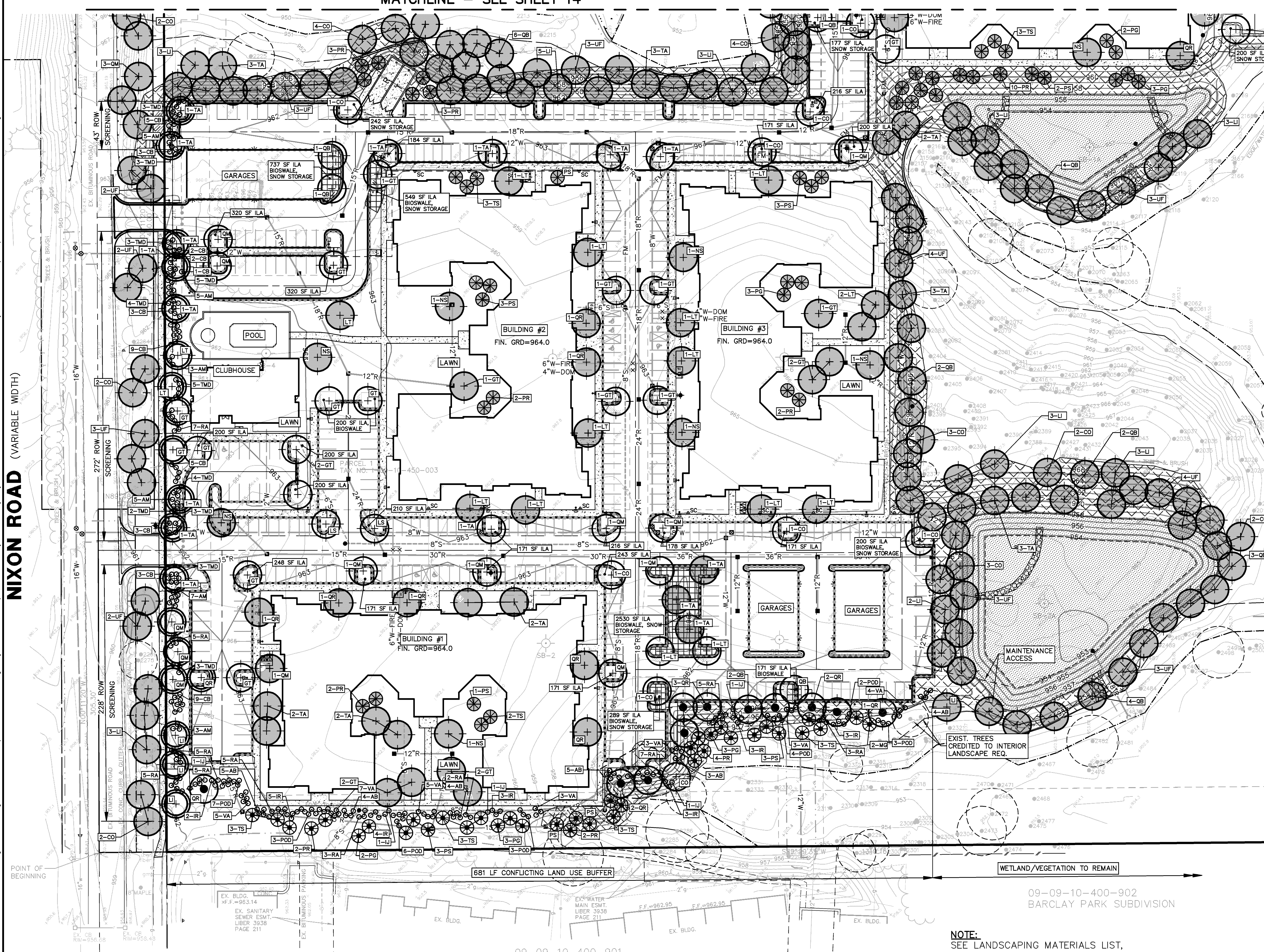
JOB No. 12088 REVISIONS: PER REVIEW COMMENTS PER REVIEW COMMENTS PER REVIEW COMMENTS PER REVIEW COMMENTS REVISED	DATE: 07-24-13 SHEET 6 OF 23
	REV. DATE 02-06-14 CAD: WAJ 05-30-14 ENG: JCA 08-05-14 PM: SWB 10-28-15 SITE: 12088SPT 11-11-15 PER:
CLIENT BBE NIXON RD. ASSOC. LLC 255 BROWN ST., SUITE 101 BIRMINGHAM, MI 48009 JON PODOLSKY (248) 645-1111	MIDWESTERN CONSULTING Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects 3815 Plaza Drive Ann Arbor, Michigan 48108 Phone: 734.985.0000 Fax: 734.985.0599
WOODBURY CLUB SITE PLAN DIMENSIONAL SITE PLAN	6

MATCHLINE - SEE SHEET 14



- LEGEND**
- 838 EXIST. CONTOUR
 - 36.60' PROP. CONTOUR
 - 36.60' x 36.60' PROP. SPOT ELEVATION
 - o.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

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 Civil, Environmental and Transportation Engineers
 Planners, Surveyors, Landscape Architects
 3815 Plaza Drive
 Brighton Michigan 48108
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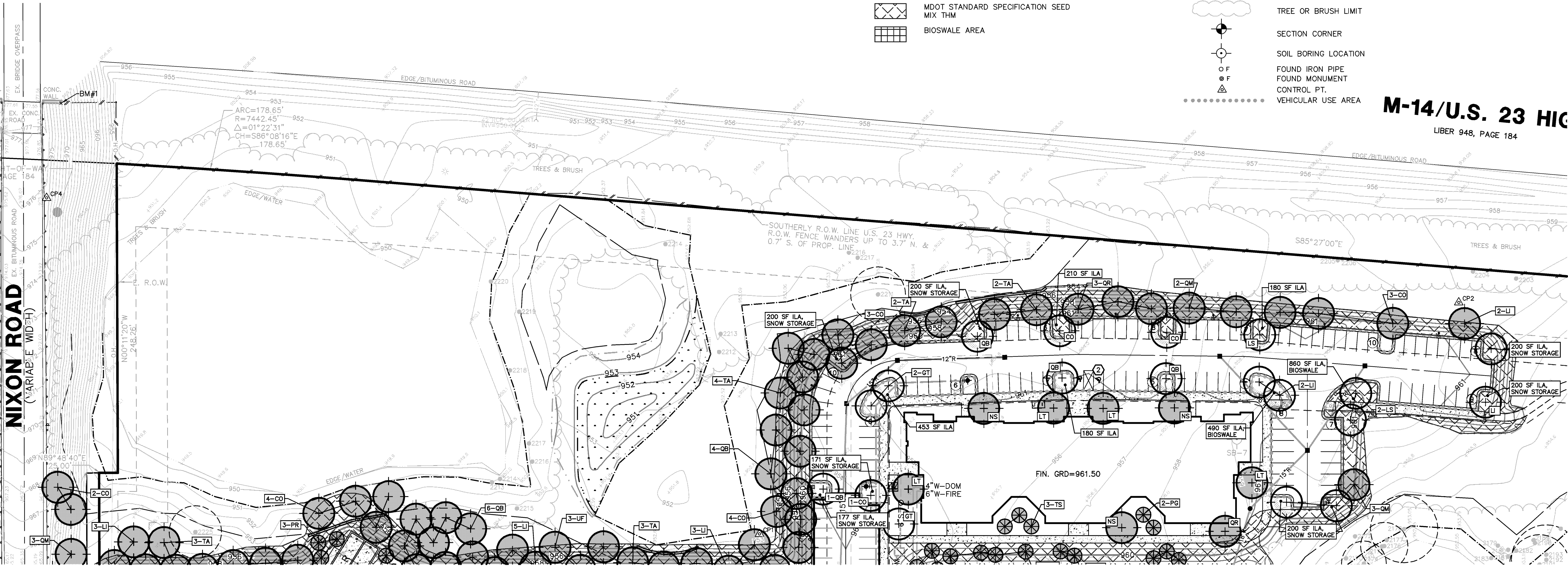
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 JOHN PODOLSKY
 JON PODOLSKY
 (248) 645-1111

WOODBURY CLUB
 SITE PLAN
 LANDSCAPE PLAN (SOUTH)

13

JOB No.	12088
DATE	07-24-13
SHEET	13 OF 23
REV. DATE	
REV. DATE	02-06-14
REV. DATE	05-30-14
REV. DATE	08-05-14
REV. DATE	01-13-16
DESIGNER	CAO: WAJ
ENGINEER	ENG: JCA
PROJECT MANAGER	PM: SWB
CHECKED	SIT: J2088.P1
DATE	07-24-13

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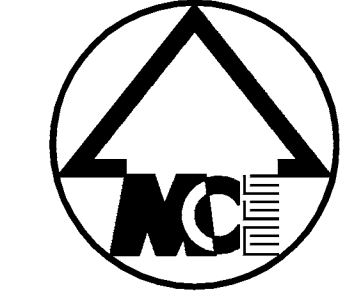


LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
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LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
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- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
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- VEHICULAR USE AREA



SCALE: 1" = 40'
0 40 80 120

M-14/U.S. 23 HIC
LIBER 948, PAGE 184

JOB No.	12088
DATE	07-24-13
SHEET	14 OF 23
REV. DATE	
02-06-14	CADD: WAJ
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09-09-14	SITE: J2088.P1
	PEF:

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REAR ELEVATION

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



FRONT ELEVATION

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





SIDE ELEVATION
 OTHER SIDE ELEVATION (MIRRORRED)

NIXON ROAD SITE
BLEZNAK REAL ESTATE INVESTMENT GROUP
 2013 07.10 ANN ARBOR, MICHIGAN HPA# 13274



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