



Legislation Details (With Text)

**File #:** 15-0561      **Version:** 3      **Name:** 9/6/16 Woodbury Club Apartments Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/15/2015      **In control:** City Council  
**On agenda:** 9/6/2016      **Final action:** 9/6/2016  
**Enactment date:** 6/15/2015      **Enactment #:** ORD-15-13

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 53.61 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District), Woodbury Club Apartments, Southeast corner of Nixon Road and M-14 (CPC Recommendation: Approval - 7 Yeas and 1 Nays) (Ordinance No. ORD-15-13) (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 15-13 Woodbury Club Apartments Rezoning Briefed and Approved.pdf, 2. 15-13 Woodbury Club Apartments Rezoning Briefed and Approved.pdf, 3. 15-13 Woodbury Club Apartments Rezoning Briefed.pdf, 4. Ch. 55 Woodbury Club Apts. Zoning Ordinance.pdf, 5. Woodbury Club July 12 2016 staff report, 6. 10/21/14 Planning Staff Report, 7. 10/21/14 Planning Commission Minutes, 8. 7-12-2016 CPC Minutes for Woodbury Club Apt.pdf, 9. Memo from Planning Requiring 8 Votes on Woodbury Zoning.pdf, 10. Edward Zelmanski letter.pdf, 11. Madhu Prasad PA-C Protest Letter re Woodbury Club Apts. Zoning.pdf, 12. Woodbury Club Zoning Protest Email from Rohit Mulgund.pdf, 13. Arbor Hills - Woodbury Club Apts. Zoning Opposition Letter, 14. Request to postpone Woodbury Club Zoning and Site plan, 15. Protest email from BHood regarding Woodbury Zoning, 16. Woodbury Club Protest emails 9-18-15.pdf, 17. Signed Protest from Jing Wang.pdf, 18. Woodbury Club Protest Letters from Barclay Park Condo Assoc..pdf, 19. Alice Chi Protest Email re Woodbury Club Apts Rezoning.pdf, 20. Protest Letter from Margaret Shih re ORD-15-13.pdf, 21. Woodbury Club communication from James DAmour.pdf, 22. Woodbury Club Property Communication.pdf, 23. arbor hills zoning notice.pdf, 24. barclay park association.pdf, 25. Communication from Edward Zelmanski regarding Woodbury Club Apartment Zoning and Site Plan.pdf, 26. Woodbury Club Apartments Rezoning Approval Notice.pdf, 27. Woodbury Club Apartments Rezoning Approval Notice.pdf

Date	Ver.	Action By	Action	Result
9/6/2016	3	City Council	Adopted on Second Reading	Pass
9/6/2016	3	City Council	Held and Closed	
5/2/2016	1	City Council		
5/2/2016	1	City Council	Held and Closed	
5/2/2016	1	City Council	Lay on the table	Pass
3/10/2016	1	City Council		
3/10/2016	1	City Council	Held and Continued	
3/10/2016	1	City Council	Postponed at Second Reading	Pass
1/19/2016	1	City Council	Held and Continued	
1/19/2016	1	City Council		
1/19/2016	1	City Council	Postponed at Second Reading	Pass
10/19/2015	1	City Council	Postponed	

9/21/2015	1	City Council	Held and Continued	
9/21/2015	1	City Council		
9/21/2015	1	City Council	Postponed at Second Reading	Pass
8/17/2015	1	City Council		
8/17/2015	1	City Council	Held and Closed	
8/17/2015	1	City Council	Postponed at Second Reading	Pass
7/20/2015	1	City Council	Held and Continued	
7/20/2015	1	City Council		
7/20/2015	1	City Council	Postponed at Second Reading	Pass
6/15/2015	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 53.61 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District), Woodbury Club Apartments, Southeast corner of Nixon Road and M-14 (CPC Recommendation: Approval - 7 Yeas and 1 Nays) (Ordinance No. ORD-15-13) **(8 Votes Required)**

This ordinance will zone this property to R4A (Multiple-Family Dwelling District), now that the property has been officially annexed into the City. The Secretary of State recently notified the City Clerk that this boundary change became effective on February 10, 2015.

The R4A zoning is being requested in order to develop 277 apartment units on the site with a total of 554 parking spaces. The proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of July 12, 2016, recommended approval of the zoning request.

Additionally, a Planned Project Site Plan and Wetland Use Permit (File No. 15-0563) are also under consideration related to the proposed Woodbury Club Apartments development. Additional background on the proposed project is provided in the Site Plan legislative file.

Attachments: July 12, 2016 Planning Staff Report and July 12, 2016 Planning Commission Minutes

Prepared by: Jeff Kahan, City Planner

Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Administrator

Approved by: Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-15-13

First Reading: June 15, 2015

Public Hearing: July 20, 2015

Approved: September 6, 2016

Published: September 12, 2016

Effective: September 22, 2016

WOODBURY CLUB APARTMENTS  
(SOUTHEAST CORNER OF NIXON ROAD AND M-14)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

LEGAL DESCRIPTION OF TWO PARCELS OF LAND LOCATED

IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T2S, R6E, AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 11, T2S, R6E,

ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

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. I-09-10-450-003

Also known as per Ann Arbor Township records:

OLD SID: I09-010-019-00 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. I-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

in the City of Ann Arbor, Washtenaw County, Michigan as R4A (Multiple-Family Dwelling District). Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of September 6, 2016.

Jacqueline Beaudry, City Clerk

Date

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on September 12, 2016.

Jacqueline Beaudry, City Clerk