

Woodbury Club Apartments

[Background information](#) on zoning and site plan approval

Does the Council have to approve this project? What happens if the Council says no? Can the Council approve the alternative design?

The Council may decide to *reject* the proposed zoning (R4C). Due to the objections the City has received regarding this proposed zoning, approval would require eight (8) affirmative votes.

If the zoning is approved, the site plan could be *rejected* because the developer seeks to build slightly taller than the zoning allows. (The difference is less than 5 feet.) Rejection of the site plan – under these conditions – is possible. It takes six (6) affirmative votes to approve the site plan.

The City may not consider the alternative design. The Council votes on the proposal in front of it – this proposal, or none. While the developer could propose alternative designs, the developer would still need to present one design that had been through the planning process for Council consideration.

Does the City work with the schools to address their capacity issues? I'm concerned about the elementary and middle schools in the area.

The City and the School system work together to a degree. Each is a separate government, with separate budgets, elected officials, and designated leadership. The City has kept the schools informed about proposed developments so they can plan ahead, determine whether school boundaries need to change, address transportation, and address impacts to their budget.

Does Nixon Road have the capacity to deal with all the new residents proposed?

It does - but it really needs improvements to the traffic flow, especially from side streets.

The traffic on Nixon is a serious issue, and it is one the City is already addressing. The City is currently studying the Nixon Road corridor. It has held several public meetings, and will be presenting a plan to improve the traffic pattern. The City has completed a [traffic count study](#), which looked at the current volume, the projected growth from other parts of town, the projected growth from outside of town, and the projected growth from development along Nixon – including from Woodbury and Nixon Farms. It will use this traffic count in the design of any improvements.

If you want to learn more about the corridor traffic study, the City has a [webpage](#) with a number of documents that might help you.

What about the wetlands? What will the City do to preserve them and keep the neighborhoods safe from flooding?

The City has one of the most stringent wetland protection ordinances in the state. But dealing with stormwater and wetlands – and groundwater, for that matter – remains a constant challenge, as the geology of waterflow continues to be re-evaluated. And the ordinances continue to be improved and strengthened. Whether or not this project is approved, the City will continue to evaluate the wetlands and address any issues related to flooding.

There have been questions about whether the City is applying these stringent wetland ordinances. The property owners of Woodbury applied for a wetland permit and received one – and began the process of seeking zoning changes and site plan approval in 2014. The City has determined that it is appropriate to apply the wetland standards that were in effect in 2014 – those standards that the Washtenaw County Water Resources Commission later revised. However, when asked, the Water Resources Commissioner indicated that the proposed wetland mitigation plan would most likely be approved by the County, and therefore by the City.

The [current plan](#) affects a relatively small area (770 square feet) and mitigate that by installing over 6000 square feet of mitigated wetlands.