



Woodruff Heights PUD: Due-Diligence Questions That Must Be Answered

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EXECUTIVE SUMMARY

Sherwood deserves growth that strengthens our city — not development that leaves residents, taxpayers, and future homebuyers carrying the risk. The proposed Woodruff Heights PUD asks Sherwood to approve 22 units in a FEMA-regulated floodway without providing the basic engineering typically required for such a request.

The public record does not show:

- a no-rise certification proving the project won't increase flood levels,
- a traffic or emergency access plan for a gated, single-entrance design in a flood-impacted area,
- wastewater engineering documenting the feasibility and long-term safety of rerouting a sanitary sewer main, or
- any tangible public benefit in exchange for increased density.

None of these concerns are speculative. They are standard due-diligence questions that should be answered before a PUD is approved — not afterward.

Until the developer provides the engineering and analysis that every responsible project requires, this PUD is not ready for approval.

FULL ARTICLE

WOODRUFF HEIGHTS: WHEN “GROWTH” BECOMES A LIABILITY, NOT A BENEFIT

Sherwood is growing, and growth is a good thing. It reflects a community that people want to be part of — a place where families feel safe, businesses invest, and neighborhoods evolve. But growth only works when we apply consistent standards that protect our infrastructure, our safety, and our long-term financial health.

That is why the proposed Woodruff Heights Planned Unit Development (PUD) deserves careful scrutiny. This is not a question of supporting or opposing development; it is a question of whether this specific proposal meets the basic thresholds of responsible planning.

THE FLOODWAY QUESTION THAT MUST BE ANSWERED BEFORE ANY VOTE

Part of the proposed development lies within a FEMA-regulated floodway — the portion of the floodplain where water must move freely during high-water events. Under normal circumstances, development in a floodway requires a no-rise certification.

The application materials provided to the public do not include a no-rise certification. One may exist — but if so, it has not been made available in the public record.

Has a no-rise study been completed, and if so, where is it?

The Planning Commission cannot responsibly evaluate floodway impacts without that documentation.

ONE GATED ENTRANCE IN A FLOOD ZONE: A SINGLE POINT OF FAILURE

The Woodruff Heights design provides one way in and one way out, and it is gated. In a flood zone, that is a public safety concern. Emergency access requires redundancy.

THE WASTEWATER QUESTION NO ONE HAS ADDRESSED

To construct Woodruff Heights, the developer plans to reroute a sanitary sewer main currently running through the site. Unanswered questions remain about downstream capacity, structural conflicts, and long-term maintenance liability that may fall on taxpayers.

PUBLIC AMENITIES THAT ARE NOT ACTUALLY AMENITIES

The proposed “multi-use trail easement” is not a trail. It is not built, funded, or usable. A PUD must offer real public benefit in exchange for increased density. This proposal does not.

COMPATIBILITY WITH EXISTING NEIGHBORHOODS

The area is predominantly R-1 single-family. A denser, gated, multifamily development requires a clear compatibility demonstration, which has not been provided.

CONCLUSION

Sherwood is not opposed to development — but development must be safe, compatible, and supported by infrastructure that can sustain it.

Until floodway modeling, wastewater engineering, traffic analysis, emergency-access justification, and tangible amenities are provided, this PUD is not ready for approval.