

BOARD OF TRUSTEES

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ZONING ORDINANCE MAP AMENDMENT 2014-Z-2

The attached Zoning Ordinance Map Amendment, 2014-Z-2, was introduced at a regular Township Board meeting held on Monday, March 24, 2014. This item is placed on the April 14, 2014 Township Board meeting Agenda for possible adoption. For information please contact the Clerk's Office.

Sue Camilleri,
Township Clerk

STATE OF MICHIGAN
COUNTY OF OAKLAND
ORDINANCE NO. 2014-Z-2

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The part of the parcel of property that is assigned tax parcel number 13-13-426-030, with an address of “N.A., Vacant Land”, is rezoned from **C-4, Extensive Business District** to **C-3, General Business District** as shown on the attached survey with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the charter Township of Waterford at a meeting duly called and held on _____.

CHARTER TOWNSHIP OF WATERFORD

Date

Sue Camilleri, Township Clerk

EXISTING CONDITIONS

SKETCH OF SURVEY
TAX PARCELS 13-13-426-030
& 13-13-426-031

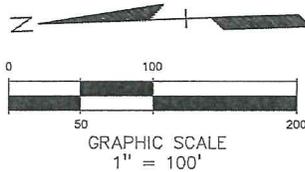
LEGEND

- (C) CALCULATED
- (T) TAX DESCRIPTION
- ⊗ IRON SET
- ⊙ IRON FOUND
- ⊕ SECTION CORNER FOUND
- ⊕ SECTION CORNER RECORDED

EAST 1/4 CORNER
SECTION 13,
T.3N., R.9E.
FOUND BRASS
REMON CAP
#24598
"OAKLAND
CO. REMON"

SOUTH LINE
OAKWOOD MANOR
N88°50'29"W 758.90'
S88°50'29"E 456.90'

S01°09'31"W
165.77'
P.O.B.
426-031



PARCEL NO.
13-13-426-031
(±6.09 ACRES)

P.O.B.
426-030

FOUND
1/2"IB
0.62'W

FOUND
1/2"IB
0.26'S

FOUND
1/2"IB
0.26'S

FOUND
3/4"IB
IN
CONC
16.99'N

FOUND
1/2"IB
ON LINE

FOUND 1/2" IB CAP
#21270 "RJM"
0.51'N, 0.10'E

1/8TH CORNER
(CALCULATED PER
L.10836, P.730)

FOUND 1/2"IB
#33988
0.66'S, 0.53'W

PARCEL NO.
13-13-426-030
(±2.98 ACRES)

FOUND
1/2"IB
#33988
0.59'S,
0.47'W

FOUND
1/2"IB
0.71'S,
0.41'W

FOUND
1/2"IB
#33988
0.59'S,
0.47'W

FOUND
1/2"IB
#33988
0.72'S

ARC = 50.54'
RADIUS = 200.00'
DELTA = 14°28'37"
CHORD = 50.40'
CH. BRG. = S54°10'24"W

S46°56'04"W
35.00'

FOUND 1/2"IB
#33988
0.50'S, 0.26'W

FOUND
1/2"IB
CAP #33136/
19843 "KE"
0.16'S

FOUND 1/2" IB
ON LINE

FOUND 1/2"IB
W/CAP
ON LINE,
9.96'NE

N01°52'31"E(T) 306.26'

N01°52'22"E(C) 306.26'

PARCEL NO.
13-13-426-032
S44°30'25"W 601.57'

PARCEL NO.
13-13-426-032
N4°30'56"W 338.16'

PARCEL NO.
13-13-426-032

PARCEL NO.
13-13-426-029

PARCEL NO.
13-13-426-017

DIXIE
HIGHWAY
N43°03'56"W 105.00'

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
NSA ARCHITECTS
23761 RESEARCH DRIVE
FARMINGTON HILLS, MI 48335

SCALE: 1" = 100'

JOB No: 2013-192

DATE: 2-12-14

DWG. No: 1 of 3

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

PROPOSED ZONING CHANGES

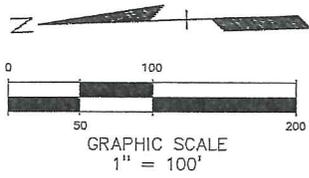
**SKETCH OF SURVEY
PROPOSED PARCELS A & B**

LEGEND

- (C) CALCULATED
- (T) TAX DESCRIPTION
- ⊗ IRON SET
- ⊙ IRON FOUND
- ⊕ SECTION CORNER FOUND
- ⊖ SECTION CORNER RECORDED

EAST 1/4
CORNER
SECTION 13,
T.3N., R.9E.
FOUND BRASS
REMON CAP
#24598
"OAKLAND
CO. REMON"

P.O.B.
PR-A



PROPOSED PARCEL A
±7.845 ACRES

*REGENCY
&
WATERFORD
PARCEL
R-M2*

PART OF PARCEL NO.
13-13-426-030 &
13-13-426-031

(C1) ARC = 15.35'
RADIUS = 200.00'
DELTA = 04°23'56"
CHORD = 15.35'
CH. BRG. = S59°12'45"W

(C2) ARC = 35.18'
RADIUS = 200.00'
DELTA = 10°04'41"
CHORD = 35.13'
CH. BRG. = S51°58'26"W

SOUTH LINE
OAKWOOD MANOR
1185.63'
N88°50'29"W
"OAKWOOD MANOR"
(L.39, P.28 O.C.R.)
EAST-WEST 1/4 LINE
SECTION 13

*C-4
TO
R-M2*

PARCEL NO.
13-13-
426-029

P.O.B.
PR-B

N43°03'56"W
S43°03'56"E
91.81'

PARCEL NO.
13-13-
426-017

PART OF PARCEL NO.
13-13-426-030

*C-4
TO
C-3*

PROPOSED PARCEL B
±1.222 ACRES

1/8TH CORNER
(CALCULATED PER
L.10836, P.730)

N01°52'22"E 306.26'

DIXIE
HIGHWAY

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
NSA ARCHITECTS
23761 RESEARCH DRIVE
FARMINGTON HILLS, MI 48335

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