

STATE OF MICHIGAN
COUNTY OF OAKLAND
ORDINANCE NO. 2019-Z-005

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 parcels of property that are assigned tax parcel numbers 13-05-401-001, and 13-05-326-004 with an address of “**N.A., Vacant Land**”, and legally described in the attached Property Descriptions that are part of the Ordinance are rezoned from **R-1A, Single Family Residential District** to **R-1C, Single Family Residential District** 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 July 08, 2019.

CHARTER TOWNSHIP OF WATERFORD

July 9, 2019

Date

Kimberly F. Markee

Kimberly F. Markee, Township Clerk

Property Descriptions

PARCEL 13-05-401-001

DESCRIBED AS:

T-3-N, R-9-E, SECTION 5, PART OF THE SOUTHEAST $\frac{1}{4}$, BEGINNING AT THE CENTER OF SECTION, THENCE N 89°50'30" E 409.99 FEET, THENCE S 00°09'30" E 668.00 FEET; THENCE S 89°54'40" W 419.61 FEET; THENCE N 00°40'00" E TO BEGINNING, EXCEPT PART TAKEN FOR HIGHWAY AND DESCRIBED AS BEGINNING AT A POINT DISTANT S 00°12'00" W ALONG $\frac{1}{4}$ LINE 548.72 FEET FROM CENTER OF SECTION, THENCE S 37°59'30" E 48.74 FEET, THENCE S 00°12'00" W TO THE NORTHWEST CORNER OF LOT 254 "LOTUS LAKE SUBDIVISION NO. 3", AS RECORDED IN LIBER 100, PAGES 20 AND 21 OF PLATS, OAKLAND COUNTY RECORDS, THENCE WESTERLY ALONG NORTH LINE OF SAID SUBDIVISION 30 FEET, THENCE N 00°12'00" E ALONG THE $\frac{1}{4}$ LINE TO THE POINT OF BEGINNING.

PARCEL 13-05-326-004

DESCRIBED AS:

T-3-N, R-9-E, SECTION 5, OUTLOT A, ALSO VACATED HICKORY COURT ADJACENT TO SAME, EXCEPT N 43 FEET OF EAST 315 FEET 315 TAKEN FOR HIGHWAY, "SUBDIVISION OF OUTLOT "B" OF MOUNTAIN-VIEW LAKE SUB ANNEX NO. 1" AS RECORDED IN LIBER 58, PAGE 38 OF PLATS, OAKLAND COUNTY RECORDS.



Case 19-06-01 - Location Map



Legend

- Labels - Building Footprints
- Township Boundary Line
- Lakes
- Waterford Road Layer**
 - <all other values>
 - MAIN
 - PRIMARY
 - SECONDARY; SPLIT
- Airport**
- Railroad
- Parcels

1: 4,514

752.3 0 376.17 752.3 Feet

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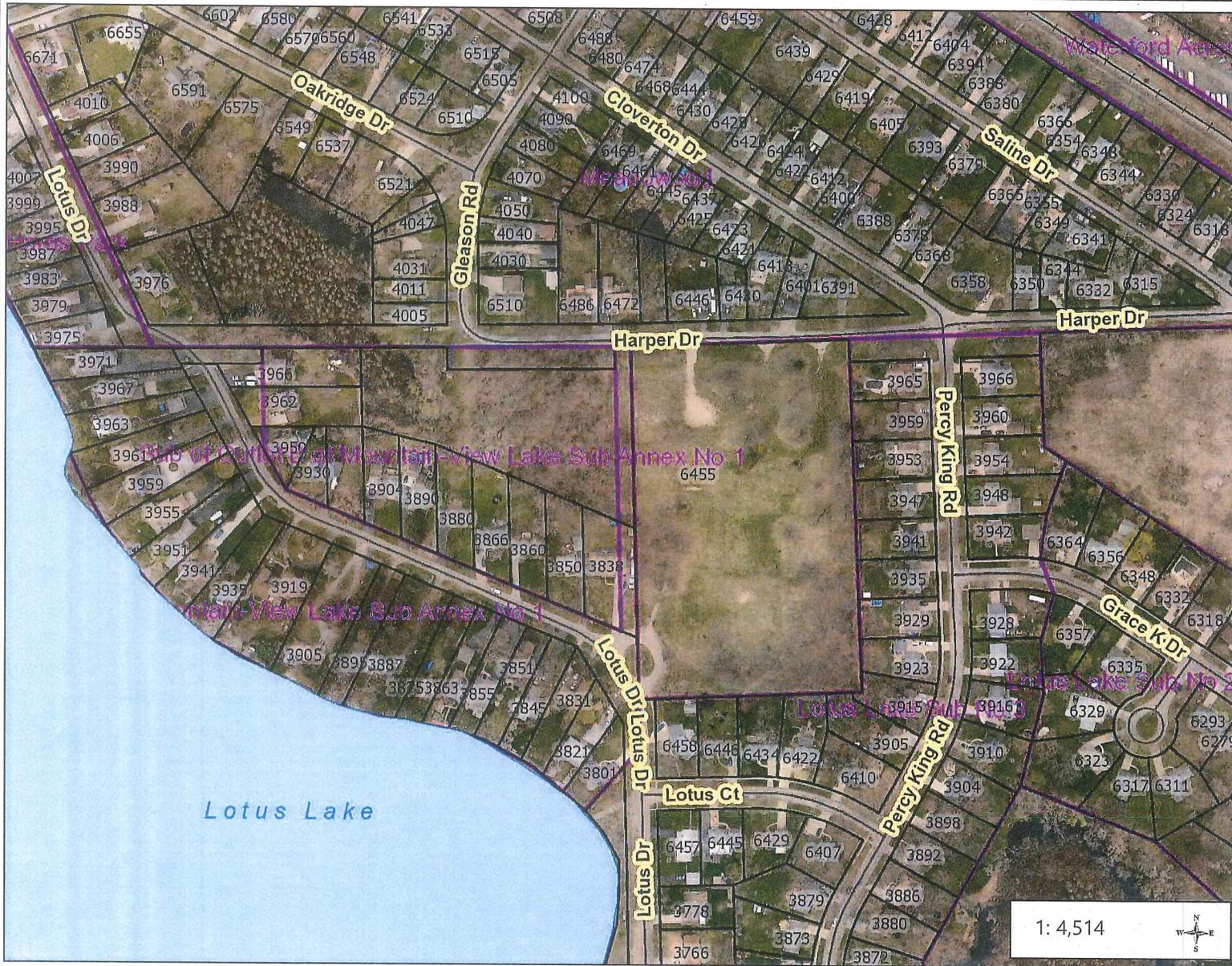
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

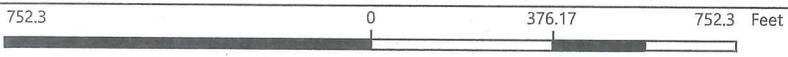


Case 19-06-01 - Existing Subdivisions



- ### Legend
- Labels - Building Footprints
 - Township Boundary Line
 - Lakes
 - Waterford Road Layer
 - <all other values>
 - MAIN
 - PRIMARY
 - SECONDARY; SPLIT
 - Airport
 - Railroad
 - Parcels
 - Subdivisions

1: 4,514



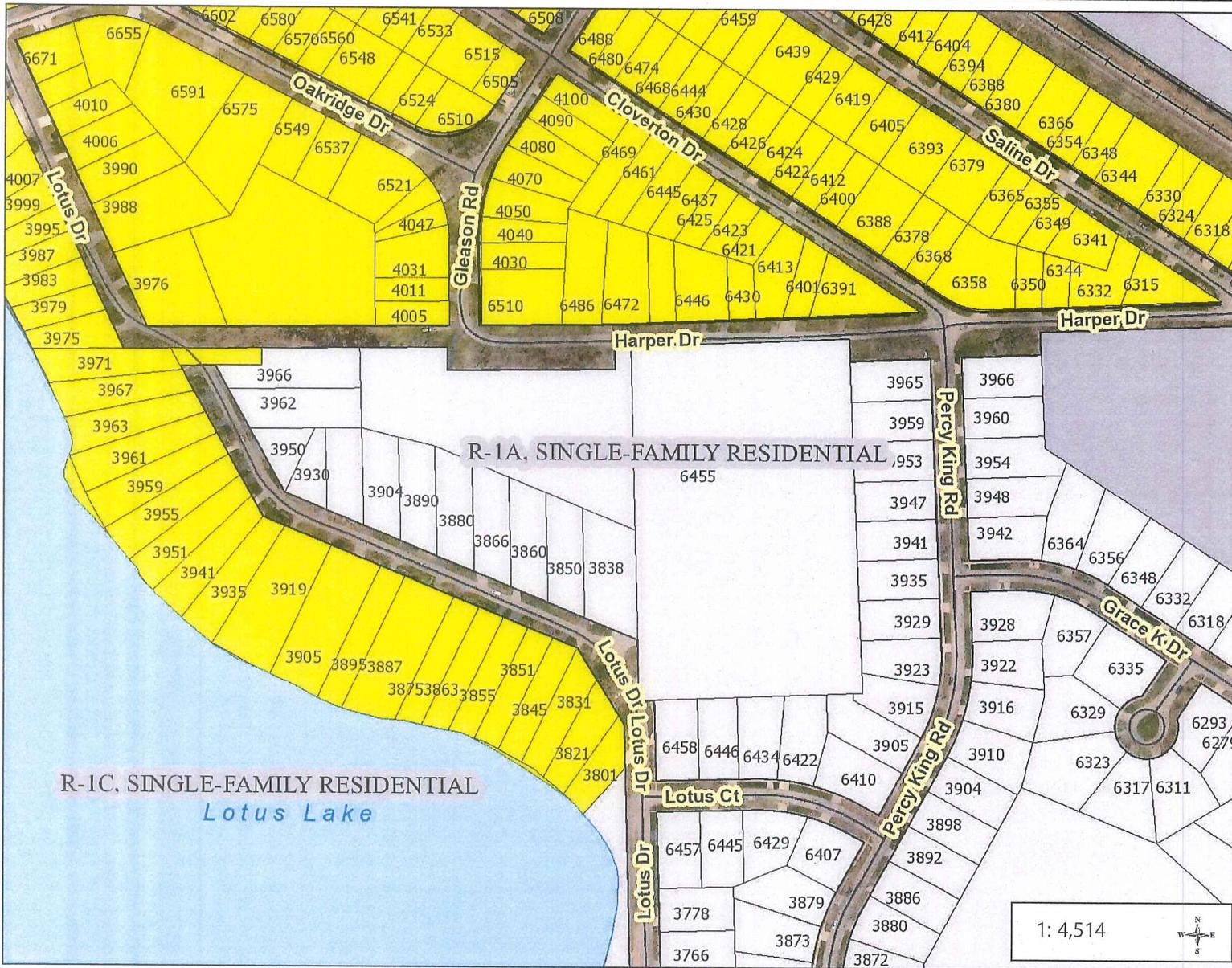
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Notes



Case 19-06-01 - Current Zoning



Legend

- Labels - Building Footprints
- Township Boundary Line
- Lakes
- Waterford Road Layer
 - <all other values>
 - MAIN
 - PRIMARY
 - SECONDARY; SPLIT
- Airport
- Railroad
- Zoning
 - R-1, SINGLE-FAMILY RESIDENTIAL
 - R-1A, SINGLE-FAMILY RESIDENT
 - R-1B, SINGLE-FAMILY RESIDENT
 - R-1C, SINGLE-FAMILY RESIDENT
 - R-1D, DUPLEX RESIDENTIAL
 - R-1E, SINGLE-FAMILY ATTACHE
 - R-M1, LOW DENSITY MULTIPLE-F
 - R-M2, MULTIPLE-FAMILY RESIDE
 - R-MH, MOBILE HOME PARK DIST
 - PL, PUBLIC LANDS
 - CR, COMMERCIAL RECREATION
 - O-1, LOCAL OFFICE
 - O-2, GENERAL OFFICE
 - C-1, NEIGHBORHOOD BUSINESS
 - C-2, SMALL BUSINESS

Notes

752.3 0 376.17 752.3 Feet

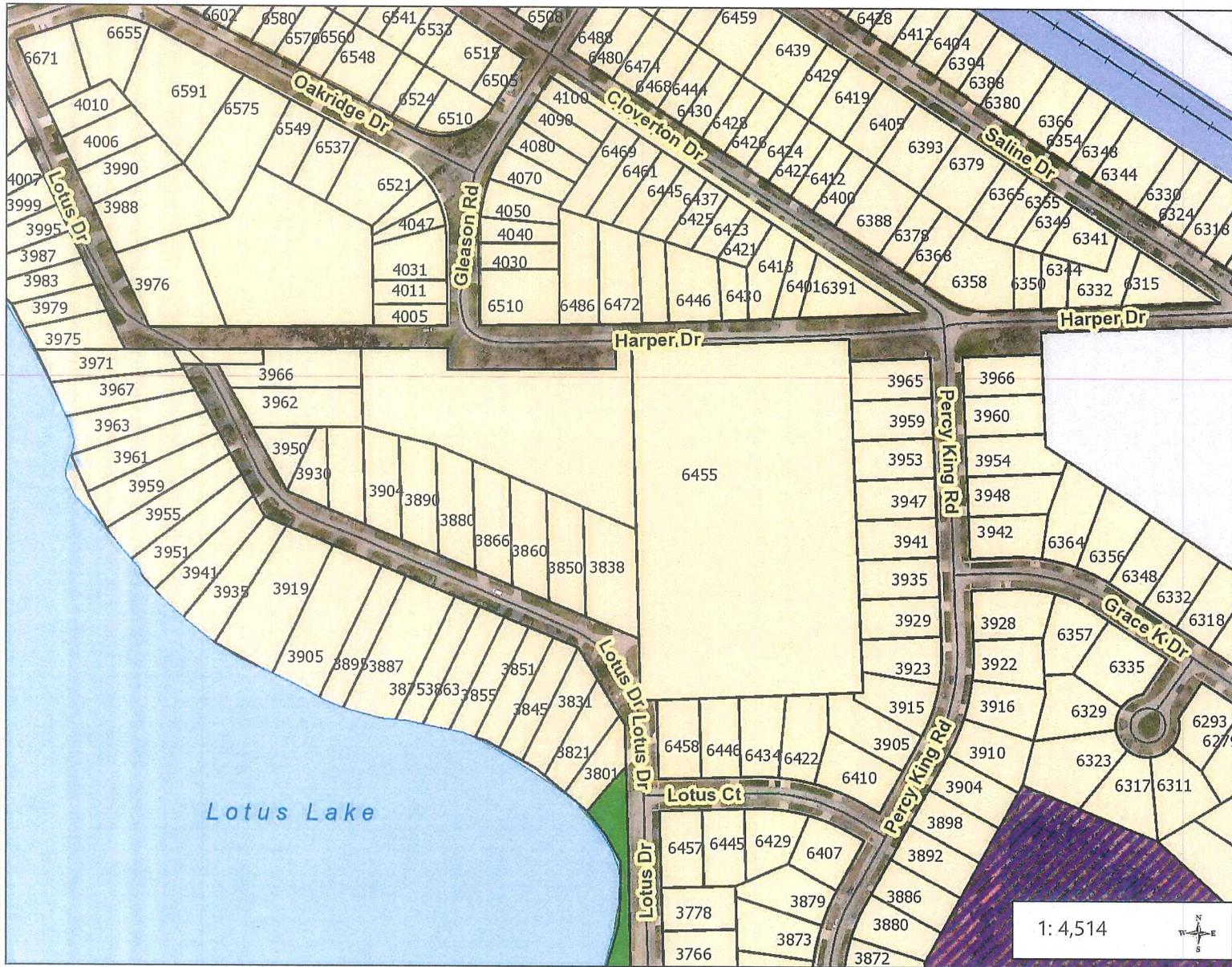
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Case 19-06-01 - Master Plan - Single Family Residential



Legend

- Labels - Building Footprints
- Township Boundary Line
- Lakes
- Waterford Road Layer
 - <all other values>
 - MAIN
 - PRIMARY
 - SECONDARY; SPLIT
- Airport
- Railroad
- Parcels
- Master Plan 2003
 - AIRPORT
 - CENTRAL COMMUNITY
 - CIVIC CENTER
 - COMMUNITY BUSINESS
 - COUNTY ADMIN COMPLEX
 - GENERAL INDUSTRIAL
 - HIGH TECH SERVICES
 - LIGHT INDUSTRIAL
 - LOCAL BUSINESS
 - MULTIPLE FAMILY
 - OAKLAND COMMUNITY COLLEG
 - OFFICE
 - PLANNED DESTINATION
 - POTENTIAL TOWNSHIP PARK

Notes

752.3 0 376.17 752.3 Feet
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