

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 138, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN TO REZONE A PORTION OF ONE PARCEL OF LAND TOTALING APPROXIMATELY 3.6 ACRES (PARCEL NO. 15-27-477-073) FROM B-2 GENERAL BUSINESS DISTRICT WITH AN FB FLEX BUSINESS OVERLAY TO B-3 SHOPPING CENTER BUSINESS DISTRICT WITH AN FB FLEX BUSINESS OVERLAY, AND TO REPEAL CONFLICTING ORDINANCES AND TO PRESCRIBE A PENALTY FOR VIOLATIONS.

THE CITY OF ROCHESTER HILLS ORDAINS:

SECTION 1. The zoning classification of the following described property shall be amended as follows:

3.621 acres from B-2 General Business District to B-3 Shopping Center Business District

SITE DESCRIPTION:

Lands in the city of Rochester Hills, Oakland County, Michigan, described as:

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 361.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 300.52 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 524.49 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, 300.52 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, 525.29 FEET TO THE POINT OF BEGINNING.

PART OF TAX ID NO. 15-27-477-073 (PREVIOUS TAX ID NOS. 15-27-477-062, -063 & -064)

AREA: 157,738 SFT OR 3.621 ACRES

SECTION 2. SECTION 4.101. Boundaries, and the Zoning Map attached to the Zoning Ordinance, shall be amended to depict the amendment to the zoning classification for the property described herein from B-2 General Business District to B-3 Shopping Center Business District, as described above.

SECTION 3. Severability. This Ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and any portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

SECTION 4. Penalty. All violations of this ordinance shall be municipal civil infractions and upon a determination of responsibility therefore shall be punishable by a civil fine of not more than \$500, or as otherwise prescribed herein.

SECTION 5. Repeal, Effective Date, Adoption.

(1) Repeal. All regulatory provisions contained in other City ordinances, which are inconsistent with the

provisions of this ordinance, are hereby repealed.

- (2) Effective Date. This ordinance shall become effective on _____, 2022, the day following its publication in the *Oakland Press* on _____, 2022.
- (3) Adoption. This ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on _____, 2022.

Bryan K. Barnett, Mayor
City of Rochester Hills

CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS AT A MEETING THEREOF ON _____, 2022.

Leanne Scott, Clerk
City of Rochester Hills