

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 THE PROPERTY DESCRIBED HEREIN FROM R-3 (ONE FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF (25.7± acres).

THE CITY OF ROCHESTER HILLS ORDAINS:

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

25.7± acres zoned from R-3 (One Family Residential) to PUD (Planned Unit Development).

SITE DESCRIPTION:

Legal Description for Land in the City of Rochester Hills, Oakland County, Michigan, described as:

Part of the NW ¼ of Section 24, T.3N., R11E., beginning at a point which is S87°37'27"E 769.35 feet along the East-West ¼ line of Section 24 and centerline of School Road (North 43 ft wd. R.O.W.) and N00°42'00"E 43.02 feet to the North R.O.W. line of School Road (North 43 ft wd. R.O.W.) from the West ¼ corner of Section 24; thence continuing N00°42'00"E 833.35 feet; thence S87°36'01"W 720.03 feet to the East 60 ft R.O.W. line of John R Road (East 60 ft wd. R.O.W.); thence N00°00'00"E 149.99 feet along said East 60 ft. R.O.W. line of John R Road (East 60 ft. wd. R.O.W.); thence S87°36'24"W 60.05 feet to the West line of Section 24 and centerline of John R Road (East 60 ft. wd. R.O.W.); thence N00°00'00"E 348.00 feet along said West line of Section 24 and centerline of John R Road (East 60 ft. wd. R.O.W.); thence N87°36'06"E 1326.16 feet to the 1/8 line of Section 24, thence S00°01'42"W 1377.16 feet along said 1/8 line of Section 24 to the North R.O.W. line of School Road (North 43 ft. wd. R.O.W.); thence N87°37'27"W 555.59 feet along said North R.O.W. line of School Road (North 43 ft. wd. R.O.W.) to the Point of Beginning.

Commonly known as: N/A.

Parcel Identification Nos. 15-24-100-019; 15-24-100-018; 15-24-100-029; 15-24-100-028; 15-24-100-040; 15-24-100-037; 15-24-100-038; 15-24-100-009 and 15-24-100-010.

Section 2. **Section 3.01.** 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 R-3 (One Family Residential to PUD (Planned Unit Development).

Section 3. **Severability.** This Ordinance and each article, section, subsection, paragraph, part provision, sentence, word and any portion thereof are

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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 therefor shall be punishable by a civil fine of not more than \$500.

Section 5. Repeal, Effective Date and 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 Friday, 2007, the day following its publication in the *Rochester Eccentric* on Thursday, 2007.
- (3) Adoption. This Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on 2007.

Bryan K. Barnett, Mayor

CERTIFICATE

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on 2007.

Jane Leslie, City Clerk

Accepted for First Reading: /07