

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 I-1 (LIGHT INDUSTRIAL) TO ORT (OFFICE, RESEARCH, TECHNOLOGY) AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF. (20.88± acres)

THE CITY OF ROCHESTER HILLS ORDAINS:

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

20.88± acres zoned **from** I-1 (Light industrial) **to** ORT (Office, Research, Technology)

SITE DESCRIPTION:

Legal Description for Part of the SW ¼ of Section 21, T3N, R11E, Land in the City of Rochester Hills, Oakland County, Michigan, described as:

COMMENCING AT THE SW CORNER OF SECTION 21; THENCE N86 DEGREES D12 FEET 04 INCHES E 642.01 FEET ALONG THE SOUTH LINE OF SECTION 21 AND CENTERLINE OF HAMLIN ROAD (66 FEET WIDE) TO THE SOUTHERLY RIGHT OF WAY OF THE GRAND TRUNK RAILROAD (100 FEET WIDE) FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF THE GRAND TRUNK RAILROAD (100 FEET WIDE) THE FOLLOWING THREE (3) COURSES: (1) N56 DEGREES 26 FEET 16 INCHES E 399.88 FEET, (2) 1639.18 FEET ALONG THE ARC OF A 5785.71 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 16 DEGREES D31 FEET 06 INCHES AND A CHORD BEARING N48 DEGREES D10 FEET 43 INCHES E 1633.51 FEET AND (3) N39 DEGREES D55 FEET 12 INCHES E 43.40 FEET; THENCE S03 DEGREES D47 FEET 56 INCHES E 1236.08 FEET TO THE SOUTH LINE OF SECTION 21 AND CENTERLINE OF HAMLIN ROAD (66 FEET WIDE); THENCE S86 DEGREES D12 FEET 04 INCHES W 1663.95 FEET ALONG THE SOUTH LINE OF SECTION 21 AND CENTERLINE OF HAMLIN ROAD (66 FEET WIDE) TO THE POINT OF BEGINNING. CONTAINING 909,625 SQUARE FEET OR 20.8821 ACRES, MORE OR LESS.

Parcel Identification Nos. 15-21-352-001, 15-21-352-002, 15-21-376-004, 15-21-376-006 and 15-21-376-007

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 I-1 (Light Industrial) to ORT (Office, Research, Technology).

Section 3. **Severability.** This Ordinance and each article, section, subsection,

ZONING ORDINANCE NO.

paragraph, 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 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, , the day following its publication in the *Clarion-Eccentric* on Thursday,
- (3) Adoption. This Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on July 21, 2004.

Pat Somerville, Mayor

CERTIFICATE

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting there of held on July 21, 2004.

Beverly A. Jasinski, City Clerk

Accepted for First Reading: 07/14/04/04