

**Charter Township of Ypsilanti
ORDINANCE 2021-497**

**An Ordinance Amending Ordinance 2021-497 Township Zoning Ordinance, So As To Rezone 1441
Russell Street, being Parcel ID K-11-10-160-003, From Its Current RM-2 (Multi-Family
Residential) District Zoning Classification to I-1 (Light Industrial) District Zoning Classification
with voluntary conditions in writing by the Applicant**

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 8.24 acres of land located at 1441 Russell Street, also known as Parcel ID K-11-10-160-003, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current RM-2 (Multi-Family Residential) District zoning classification to the I-1 (Light Industrial) District zoning classification with voluntary conditions of:

The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its RM-2 District zoning classification to the I-1 District zoning classification.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

This Ordinance shall become effective upon:

- 1) Recording of a Deed Restriction, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160-003, setting forth voluntary conditions in writing by the Applicant; and
- 2) Recording of a Conditional Rezoning Agreement, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160-003; and
- 3) Publication of this ordinance in a newspaper of general circulation as required by law.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2021-497 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on November 16, 2021 after first being introduced at a Regular Meeting held on October 19, 2021. The motion to approve was made by member Jarrell Roe and seconded by Eldridge YES: Stumbo, Jarrell Roe, Eldridge, Newman, Swanson, Peterson and Wilson ABSENT: None NO: None ABSTAIN: None.



Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

"ATTACHMENT A"

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions

43 EMERICK ST

Parcel Number: K -11-10-280-019

COM AT CENT OF SEC 10, TH N 87-15-30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST

Parcel Number: K -11-10-160-002

COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVE LEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04 FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST

Parcel Number: K -11-10-160-003

COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:

An area of land being located in the North 1/2 Section 10, Town 03 South - Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.