

CHARTER TOWNSHIP OF YPSILANTI

**RESOLUTION 2021-23
In Reference to Ordinance 2021-497**

Rezoning of 1441 RUSSELL STREET (K -11-10-160-003)

Whereas, at its regularly scheduled meeting held October 27, 2020, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a voluntary conditional rezoning request pursuant to MCL125.3405 for a certain parcel of property comprising 8.24 acres, commonly identified as 1441 Russell Street, Parcel ID K -11-10-160-003, from the RM-2 (Multiple-Family Residential) zoning district to the I-1 (Light Industrial) zoning district with voluntary conditions in writing by the Applicant.

Whereas, the entire development includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Whereas, proposed Ordinance No. 2021-497 rezones 1441 Russel Street, Parcel ID K-11-10-160-003, from RM-2 District to I-1 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.*

Whereas, the Township Board of Trustees agrees that the rezoning is appropriate.

Now Therefore, Be it Resolved that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2021-497 attached hereto, by reference, in its entirety.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-23 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 16, 2021.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti