

## ORDINANCE NO. 30-997

AN ORDINANCE TO AMEND ORDINANCE NO. 30 OF THE ORDINANCES OF THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN, PURSUANT TO ARTICLE 24, DIVISION 2, OF THE WARREN ZONING ORDINANCE, REZONING WITH CONDITIONS.

### **THE CITY OF WARREN ORDAINS:**

SECTION 1: That Ordinance No. 30 of the zoning ordinances of the City of Warren, Macomb County, Michigan, is amended to provide that the following described property:

A parcel of land located on the west side of Mound Road, approximately 170 ft. south of Martin Road, Section 17, City of Warren, Macomb County, Michigan Parcel Identification Numbers 13-17-426-017, 13-17-426-018 and 13-17-426-019 and more particularly described as:

Lot 1 of Supervisors Plat No. 9 of Heathdale Subdivision (Parcel Number 13-17-426-017), being part of the S.E.  $\frac{1}{4}$  of Section 17; T.1N., R.12E., Warren Twp. (now City of Warren), Macomb County, Michigan, as recorded in Liber 18 of Plats on Page 30 of Macomb County Records;

Be conditionally rezoned from its present zoning classification C-2, General Business District, to zoning classification M-1, Light Industrial District and the west 25 ft. to "P" Parking District; and

Lots 2 and 3 of Supervisors Plat No. 9 of Heathdale Subdivision (Parcel Numbers 13-17-426-018 and 13-17-426-019), being part of the S.E.  $\frac{1}{4}$  of Section 17; T.1N., R.12E., Warren Twp. (now City of Warren), Macomb County, Michigan, as recorded in Liber 18 of Plats on Page 30 of Macomb County Records;

Be conditionally rezoned from their present zoning classification R-1-C, One Family Residential District, to zoning classification M-1, Light Industrial District and the west 25 ft. to "P" Parking District.

In accordance with the map attached hereto and made a part hereof, and in accordance with Ordinance No. 30 of the ordinances of the City of Warren, and further, that said Ordinance No. 30 be amended in accordance herewith.

The conditions offered by the Petitioner and accepted by the Warren City Council for the rezoning with conditions includes a *Conditional Rezoning Agreement* between the City of Warren and the RIMA Investment LLC which is in accordance with the attached map, planning commission resolution, Ordinance No. 30 as amended herewith.

SECTION 2. The rezoning with conditions approved herein shall not take effect until there is full compliance with the conditions set forth in the attached *Conditional Rezoning Agreement*. Upon the rezoning taking effect, the City Clerk shall record the approved rezoning ordinance and the *Conditional Rezoning Agreement* with the Macomb County Register of Deeds.

SECTION 3. The rezoning with conditions runs with the land and is binding upon successors of the land pursuant to Warren Code of Ordinances Section 24.14b.

SECTION 4. All other provisions of Ordinance No. 30 shall remain in full force and effect.

SECTION 5. This ordinance shall become effective and said property rezoned with conditions as approved and set forth in this ordinance and the *Conditional Rezoning Agreement* on July 3, 2013.



# BOUNDARY OF DISTRICT AS AMENDED

## SECTION 17 CONDITIONAL REZONING

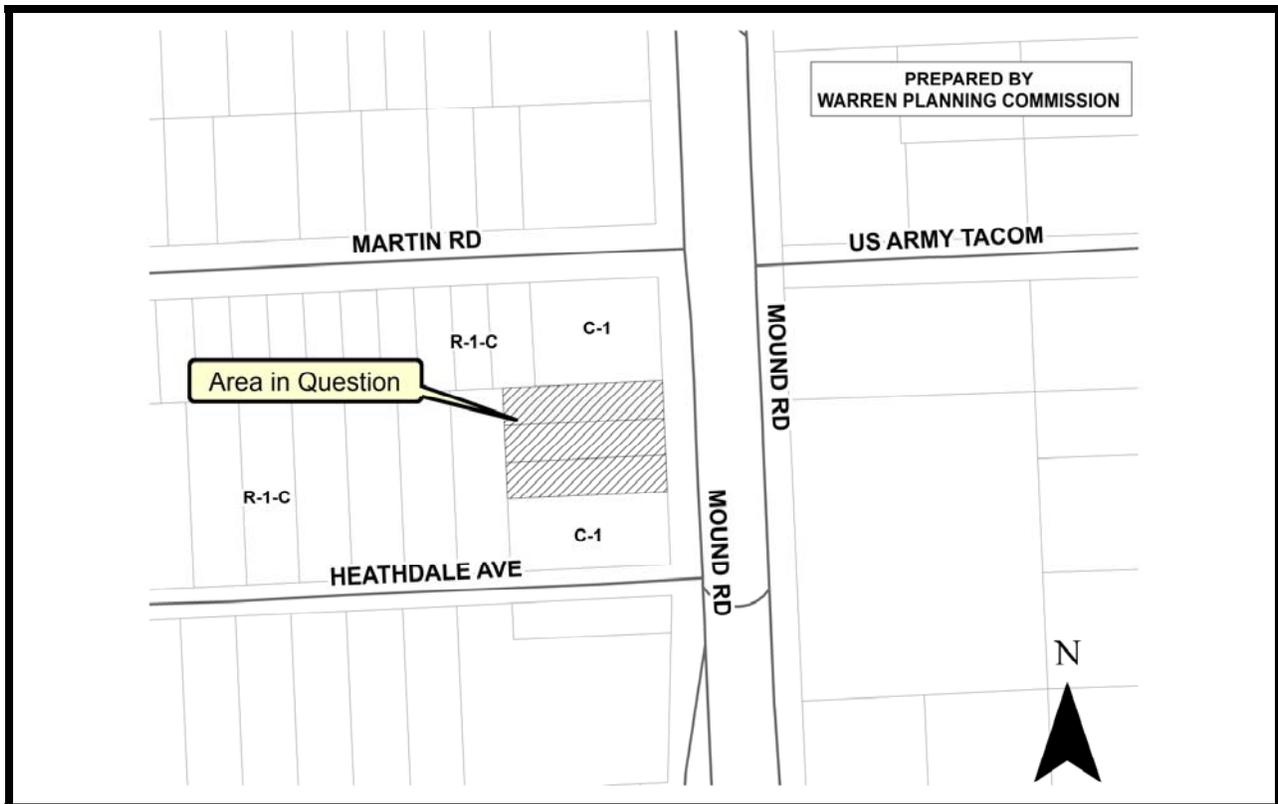
PROPERTY LOCATED ON THE WEST SIDE ON MOUND APPROXIMATELY 170 FT. SOUTH OF MARTIN ROAD, SECTION 17, CITY OF WARREN, MACOMB COUNTY MICHIGAN. PARCEL IDENTIFICATION NUMBER 13-17-426-017, 13-17-426-018, 13-17-426-019 AND MORE PARTICULARLY DESCRIBED AS:

LOT 1 OF SUPERVISORS PLAT NO. 9 OF HEATHDALE SUBDIVISION (PARCEL NUMBER 13-17-426-017), BEING PART OF THE S.E. 1/4 OF SECTION 17; T.1N., R. 12E., WARREN TWP. (NOW CITY OF WARREN), MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 18 OF PLATS ON PAGE 30 OF MACOMB COUNTY RECORDS;

FROM C-2, GENERAL BUSINESS DISTRICT, TO M-1, LIGHT INDUSTRIAL DISTRICT AND THE WEST 25 FT. TO "P" PARKING DISTRICT; AND

LOTS 2 AND 3 OF SUPERVISORS PLAT NO. 9 OF HEATHDALE SUBDIVISION (PARCEL NUMBERS 13-17-426-018 AND 13-17-426-019), BEING PART OF THE S.E. 1/4 OF SECTION 17; T.1N., R. 12E., WARREN TWP. (NOW CITY OF WARREN), MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 18 OF PLATS ON PAGE 30 OF MACOMB COUNTY RECORDS.

FROM R-1-C, ONE FAMILY RESIDENTIAL DISTRICT, AND C-2, GENERAL BUSINESS DISTRICT, TO M-1, LIGHT INDUSTRIAL DISTRICT AND THE WEST 25 FT. TO "P" PARKING DISTRICT



AMENDED ZONING MAP NO. 30-997  
OF CITY OF WARREN ADOPTED BY

COUNCIL OF THE CITY OF WARREN, MICHIGAN  
April 9, 2013

MAYOR  
CLERK

JAMES R. FOUTS  
PAUL WOJNO