

CITY OF ROMULUS
ORDINANCE NO. 2026-003

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF ROMULUS BY CONDITIONALLY REZONING APPROXIMATELY 108.48 ACRES LOCATED AT ECORSE ROAD/HENRY RUFF/BEVERLY ROAD (DP# 80-011-99-0006-702 AND 80-011-99-0006-704) AND 32630 HENRY RUFF ROAD (DP# 80-011-99-0013-000) FROM R-1A, SINGLE FAMILY RESIDENTIAL AND C-2, GENERAL BUSINESS, TO M-1., LIGHT INDUSTRIAL.

THE CITY OF ROMULUS ORDAINS:

Section 1. To conditionally rezone approximately 108.48 acres located at Ecorse Road/Henry Ruff/Beverly Road (DP# 80-011-99-0006-702 and 80-011-99-0006-704) and 32630 Henry Ruff Road (DP# 80-011-99-0013-000) from R-1A, Single Family Residential and C-2, General Business, to M-1., Light Industrial, pursuant to the terms and conditions set forth in the Conditional Rezoning and Development Agreement, dated May 21, 2026, between the City of Romulus and NorthPoint Development, LLC, and recorded with the Wayne County Register of Deeds.

LEGAL DESCRIPTION

DP# 80-011-99-0006-702

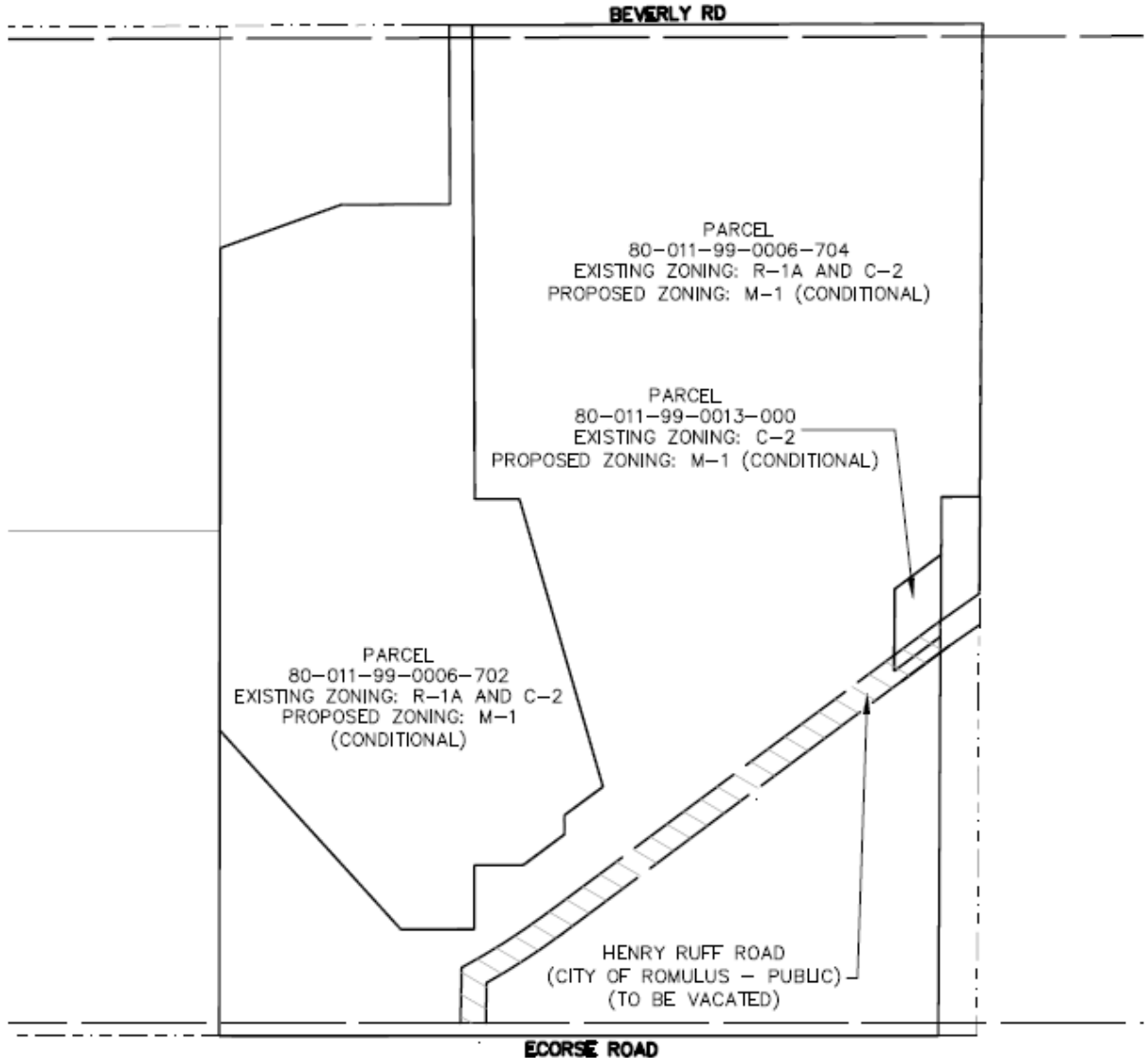
Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: PT OF THE SW 1/4 SEC 3 T3S R9E DESC AS BEG N 89D 59M 10S W 1964.05 FT ALONG THE S LINE OF SEC 3 TH N 0D 05M 42S E 792.49 FT FROM THE S 1/4 COR OF SEC 3 TH N 0D 05 42S E 1249.44 FT TH N 70D 19M 11S E 334.26 FT TH N 89D 54M 16S E 281.08 FT TH N 0D 15M 14S W 464.49 FT TH N 89D 54M 16S E 60 FT TH S 0D 15M 14S E 1229.00 FT TH N 89D 46M 18S E 116.12 FT TH S 16D 10M 56S E 776.15 TH S 53D 23M 20S W 123.89 FT TH S 0D 06M 19S W 49.90 FT TH S 53D 23M 20S W 134.29 FT TH N 89D 55M 05S W 126.45 FT TH S 0D 04M 55S W 166.51 FT TH N 89D 59M 10S W 189.90 FT TH N 42D 15M 34S W 698.56 FT TO POB

DP# 80-011-99-0006-704

Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: PT OF THE SW 1/4 OF SEC 3 T3S R9E DESC AS BEG AT THE CENTER OF SAID SEC 3 TH S 00D 10M 15S W 1226 FT TH S 89D 33M 12S W 100 FT TH S 00D 10M 15S W 148.28 FT MEASURED (148.06 FT RECORD) TH S 53D 12M 39S W 150 FT TH S 00D 10M 15S W 212.51 FT MEASURED (209.55 FT RECORD) TO THE CENTERLINE OF HENRY RUFF ROAD (66 FT WD) TH N 53D 12M 39S E 150 FT TH S 00D 10M 15S W 1035.09 FT TO THE SOUTH LINE OF SAID SEC 3 ALSO THE CENTERLINE OF ECORSE ROAD (66 FT WD) TH ALONG SAID CENTERLINE S 89D 50M 09S W 1863.97 FT TH N 00D 04M 59S W 792.49 FT TH S 42D 26M 15S E 698.56 FT TH N 89D 50M 09S E 189.90 FT TH N 00D 05M 46S W 166.51 FT TH N 89D 54M 14S E 126.45 FT TH N 53D 12M 39S E 134.29 FT TH N 00D 04M 22S W 49.90 FT TH N 53D 12M 39S E 123.89 FT TH N 16D 21M 37S W 776.54 FT TH S 89D 33M 12S W 115.76 FT TH N 00D 28M 19S W 1229 FT TO THE EAST AND WEST 1/4 LINE ALSO BEING THE CENTERLINE OF BEVERLY ROAD (33 FT WIDE, 1/2 WIDTH); TH ALONG SAID 1/4 LINE AND CENTERLINE N 89D 41M 11S E 1323.50 FT TO POB

32630 Henry Ruff (DP# 80-011-99-0013-000)

Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: THAT PART OF THE SW 1/4 OF SECTION 3 T3S R9E DESCRIBED AS BEGINNING AT A POINT ON THE CENTER LINE OF HENRY RUFF RD DISTANT N 89D 59M 10SEC W ALONG THE S SECTION LINE 1306.63 FT AND N 1D 14M 46SEC E 136.14 FT AND N 53D 23M 20SEC E 1364.22 FT FROM THE S 1/4 CORNER OF SEC 3 AND PROCEEDING TH N 0D 44M 22SEC W 209.55 FT TH N 53D 23M 20SEC E 150 FT TH S 0D 44M 22SEC E 209.55 FT TH S 53D 23M 20SEC W ALONG SAID CENTER LINE 150 FT TO THE POB



ADOPTED, APPROVED, AND PASSED by the City Council of the City of Romulus this 11th day of May 2026.

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the Romulus City Hall Council Chambers on the 11th day of May 2026.

I further certify that the foregoing was published in the Associated Newspapers, a newspaper of general circulation in the City of Romulus, on the 21st day of May 2026.



ELLEN L. CRAIG-BRAGG, CMC,
Romulus City Clerk

COMPLETE COPY OF ORDINANCE ON FILE IN THE CITY CLERK'S OFFICE,
11111 WAYNE ROAD, ROMULUS, MI.

Pursuant to MCL 125.3402 of the Michigan Zoning Enabling Act (PA 110 of 2006) Within 7 days after publication of a zoning ordinance under section 401, a registered elector residing in the zoning jurisdiction of a county or township may file with the clerk of the legislative body a notice of intent to file a petition under this section. The petitioner shall have 30 days following the publication of the zoning ordinance to file a petition signed by a number of registered electors residing in the zoning jurisdiction not less than 15% of the total vote cast within the zoning jurisdiction for all candidates for governor at the last preceding general election at which a governor was elected, with the clerk of the legislative body requesting the submission of a zoning ordinance or part of a zoning ordinance to the electors residing in the zoning jurisdiction for their approval.

Introduced: 4-27-2026
Adopted: 5-11-2026
Published Effective: 5-21-2026