

ORDINANCE NO. 248 - A-84

AN ORDINANCE TO REGULATE AND RESTRICT THE USE OF LAND AND STRUCTURES BY DIVIDING THE CITY OF WESTLAND INTO DISTRICTS AND ESTABLISHING THE LOCATION AND BOUNDARIES THEREOF BY ADOPTION OF AN OFFICIAL ZONING DISTRICT MAP; TO SPECIFY THE DISTRICTS WITHIN WHICH LANDS MAY BE USED FOR BUSINESS, INDUSTRIAL, RESIDENCE AND OTHER SPECIFIED PURPOSES; TO ESTABLISH STANDARDS, REGULATIONS, RESTRICTIONS AND PROHIBITIONS GOVERNING THE LOCATION, ERECTION, CONSTRUCTIONS, RECONSTRUCTION, ALTERATION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN SUCH DISTRICTS; TO LIMIT THE HEIGHT AND BREADTH OF BUILDINGS, SIGNS AND OTHER STRUCTURES; TO REGULATE THE INTENSITY OF USE OF LOT AREAS AND TO DETERMINE THE SIZE OF YARDS AND OTHER OPEN SPACES; TO ESTABLISH SITE DESIGN REGULATIONS AND TO PROVIDE SITE DESIGN REVIEW PROCEDURES AND STANDARDS; TO ESTABLISH PROCEDURES AND STANDARDS FOR SPECIAL LAND USE AND SPECIAL PLANNED DEVELOPMENT; TO LIMIT CONGESTION IN THE PUBLIC STREETS BY PROVIDING OFF-STREET PARKING AND LOADING REQUIREMENTS; TO PROVIDE FOR THE RESTRICTION AND GRADUAL ELIMINATION OF NON-CONFORMING USES OF LAND, BUILDINGS AND STRUCTURES, TO REGULATE SIGNS BY ESTABLISHING RESTRICTIONS UPON THE SIZE, HEIGHT, LOCATION AND NUMBER OF PERMISSIBLE SIGNS AND PROHIBITING CERTAIN SIGNS; TO PROVIDE FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THE ORDINANCE, TO DEFINE CERTAIN TERMS, TO ESTABLISH PROCEDURES AND STANDARDS WITH RESPECT TO ADMINISTRATIVE FUNCTIONS AND TO PROVIDE PENALTIES FOR THE VIOLATION OF THE ORDINANCE; AND TO REPEAL THE PRIOR ZONING ORDINANCE.

THE CITY OF WESTLAND ORDAINS:

Section 1. That the zoning map of Ordinance No. 248 of the City of Westland be and the same is hereby amended to show PUD district classification where R-5 district classification is now shown in the area situated in the City of Westland, Wayne County, Michigan, described as:

56-001-99-0003-701

PART OF THE NORTHEAST ¼ OF SECTION 1, T. 2 S., R. 9 E., CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 1; THENCE N. 00° 12' 00" W. 830.59 FEET ALONG THE NORTH/SOUTH ¼ LINE OF SAID SECTION 1 TO A POINT ON THE CENTERLINE OF ANN ARBOR TRAIL (120 FEET WIDE) SAID POINT BEING S. 00° 12' 00" E. 1866.56 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 1; THENCE N. 77° 23' 10" E. 200.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE CONTINUING N. 77° 23' 10" E. 299.25 FEET ALONG SAID CENTERLINE; THENCE S. 00° 12' 00" E. 275.00 FEET; THENCE N. 77° 23' 10" E. 245.75 FEET; THENCE S. 00° 12' 00" E. 524.39 FEET; THENCE S. 63° 56' 01" W. 431.07 FEET TO A POINT ON THE EAST/WEST ¼ LINE OF SAID SECTION 1; THENCE S. 89° 13' 59" W. 144.38 FEET ALONG SAID EAST/WEST ¼ LINE; AND THENCE N. 00° 12' 00" W. 871.70 FEET TO THE POINT OF BEGINNING. CONTAINING 9.00 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 60 FEET FOR ANN ARBOR TRAIL (120 FEET WIDE). ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY. SPLIT/COMBINED ON 01/26/2017 FROM 001 99 0005 000, 001 99 0003 000, 001 99 0004 000, 001 99 0006 000, 001 99 0007 000;

56-001-99-0003-702

PART OF THE NORTHEAST ¼ OF SECTION 1, T. 2 S., R. 9 E., CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 1; THENCE N. 00° 12' 00" W. 830.59 FEET ALONG THE NORTH/SOUTH ¼ LINE OF SAID SECTION 1 TO A POINT ON THE CENTERLINE OF ANN ARBOR TRAIL (120 FEET WIDE) SAID POINT BEING S. 00° 12' 00" E. 1866.56 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 1; THENCE N. 77° 23' 10" E. 663.08 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE CONTINUING N. 77° 23' 10" E. 81.92 FEET ALONG SAID CENTERLINE; THENCE S. 00° 12' 00" E. 275.00 FEET; THENCE S. 77° 23' 10" W. 81.92 FEET; AND THENCE N. 00° 12' 00" W. 275.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 60 FEET FOR ANN ARBOR TRAIL (120 FEET WIDE). ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY. SPLIT/COMBINED ON 01/26/2017 FROM 001 99 0005 000, 001 99 0003 000, 001 99 0004 000, 001 99 0006 000, 001 99 0007 000;

56-001-99-0004-701

PART OF THE NORTHEAST ¼ OF SECTION 1, T. 2 S., R. 9 E., CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 1; THENCE N. 00° 12' 00" W. 830.59 FEET ALONG THE NORTH/SOUTH ¼ LINE OF SAID SECTION 1 TO A POINT ON THE CENTERLINE OF ANN ARBOR TRAIL (120 FEET WIDE) SAID POINT BEING S. 00° 12' 00" E. 1866.56 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 1; THENCE N. 77° 23' 10" E. 581.17 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE CONTINUING N. 77° 23' 10" E. 81.92 FEET ALONG SAID CENTERLINE; THENCE S. 00° 12' 00" E. 275.00 FEET; THENCE S. 77° 23' 10" W. 81.92 FEET; AND THENCE N. 00° 12' 00" W. 275.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 60 FEET FOR ANN ARBOR TRAIL (120 FEET WIDE). ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY. SPLIT/COMBINED ON 01/26/2017 FROM 001 99 0005 000, 001 99 0003 000, 001 99 0004 000, 001 99 0006 000, 001 99 0007 000;

56-001-99-0004-702

PART OF THE NORTHEAST ¼ OF SECTION 1, T. 2 S., R. 9 E., CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 1; THENCE N. 00° 12' 00" W. 830.59 FEET ALONG THE NORTH/SOUTH ¼ LINE OF SAID SECTION 1 TO A POINT ON THE CENTERLINE OF ANN ARBOR TRAIL (120 FEET WIDE) SAID POINT BEING S. 00° 12' 00" E. 1866.56 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 1; THENCE N. 77° 23' 10" E. 499.25 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE CONTINUING N. 77° 23' 10" E. 81.92 FEET ALONG SAID CENTERLINE; THENCE S. 00° 12' 00" E. 275.00 FEET; THENCE S. 77° 23' 10" W. 81.92 FEET; AND THENCE N. 00° 12' 00" W. 275.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 60 FEET FOR ANN ARBOR TRAIL (120 FEET WIDE). ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY. SPLIT/COMBINED ON 01/26/2017 FROM 001 99 0005 000, 001 99 0003 000, 001 99 0004 000, 001 99 0006 000, 001 99 0007 000;

Section 2. The other classifications in effect in all other areas of the zoning map shall remain in full force and effect.

Section 3. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. Repeal. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Publication. The City Clerk shall cause this Ordinance to be published in the manner required by law.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication thereof.

Adopted: November 20, 2017

Effective: November 30, 2017

Published: November 30, 2017