

ORDINANCE NO. 30-____

AN ORDINANCE TO AMEND THE CODE OF ZONING ORDINANCE, APPENDIX A, TO ADD ARTICLE IV-H PERTAINING TO OVERLAY DISTRICTS

THE CITY OF WARREN ORDAINS:

SECTION 1. That Article IV of Appendix A of the City of Warren Code of Ordinances, as amended (“Zoning Code”), entitled “General Provisions” is amended to add Article IV-H to create special public purpose overlay districts on certain specific areas of land, and to adapt the development and use standards to shifting housing, economic and demographic trends.

IV-H – Overlay Districts.

Section 4H.01 – Intent and Purpose. The purpose of public purpose overlay districts is to enhance certain lands, which by virtue of their type or location, have distinct characteristics. It is the intent of the City of Warren to adapt the standards for the use and development of certain areas of land within zoning districts to respond to shifting housing, economic and demographic trends. Overlay districts are recognized as a valuable means to enhance the supply, design quality and affordability of residential and commercial developments.

DIVISION I

IV-A – General.

- A.** The provisions of this article 4 apply to all land, uses and structures in areas approved by the City as overlay districts. Such lands, uses and structures are also subject to the provision of their underlying zoning designation, except in the case of a direct conflict, in which case provisions of this article 4 shall apply.
- B.** The special public interest overlay districts established in this article contain standards for development within certain zoning districts. Except as otherwise provided, they do not supersede the regulations of the underlying district.
- C.** Land lying within an overlay district shall remain part of the underlying zoning districts established by other provisions of the Zoning Code, and may, in addition lie in one or more overlay districts within the designation of each.

- D. Unless otherwise specified in this article, land that is partially located within an overlay district is subject to the overlay district standards, and the remainder of the lot is not subject to the overlay district standards.**
- E. A transfer or lease of land or zoning approval from the City on land within an overlay district that is subject to an agreement, conditions, or restrictions pertaining to development or use standards, the standards of such agreement, restriction or zoning approval use condition shall control over any conflicting provision in this article.**
- F. Creation of special public interest overlay districts.**
- i) Amendments to this article shall be adopted in accordance with article 24 of the Zoning Code as an amendment to boundaries or regulations.**
 - ii) The Zoning Code creating the overlay district shall contain a statement of the special and substantial public interest involved and objectives to be achieved by the overlay district; and regulations designed to address the special purposes of the overlay district and submission of detained site plans, building plans elevation and maps showing the relation of the development to surrounding or otherwise affected property in terms of location, scale or intensity, character and continuity;**
 - iii) Protections of special land features; mixed or permitted uses and special performance standards and development regulations; and other matters as appropriate to promote the special interests of the district.**

Section 4H.02 – Mapping of special interest overlay districts.

Upon approval of a special overlay district, by adoption of an ordinance by the City Council, a map of the overlay district boundaries shall be incorporated into the zoning maps of the city.

DIVISION II

IV-B – Missing Middle Overlay District.

Section 4H.03 – Purpose.

The Missing Middle Overlay District (MMOD) is intended to:

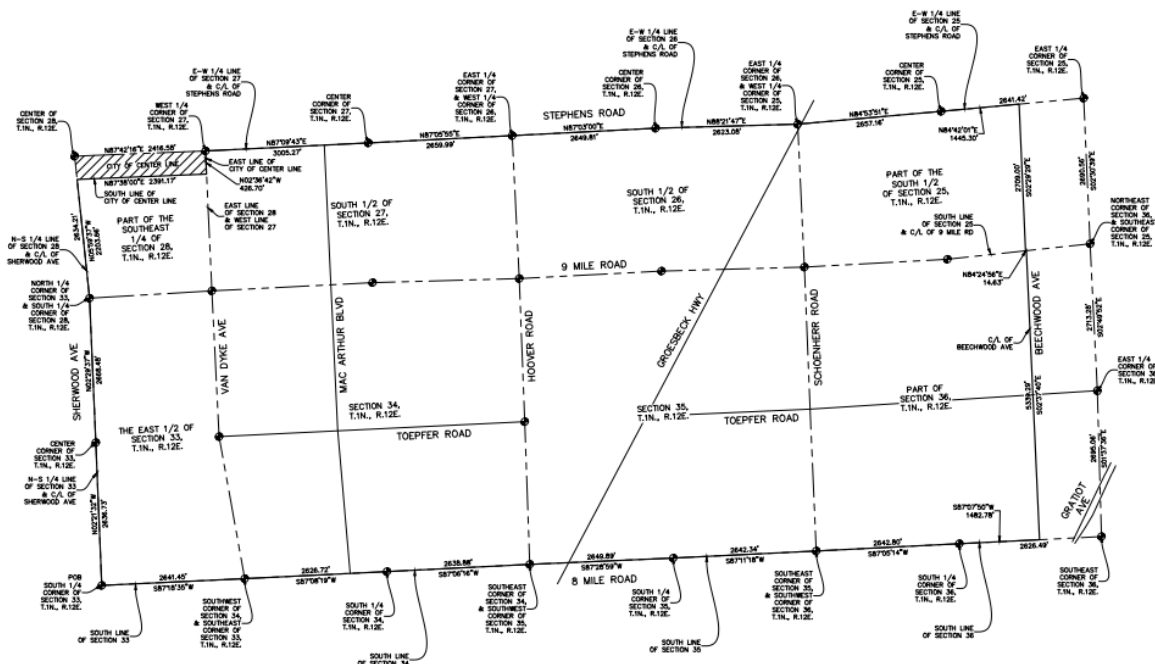
- A. Allow for incremental increases in residential density through the construction of two, three, and four-family dwellings, where contextually appropriate. This district encourages housing variety, affordability, and efficient use of infrastructure in areas originally zoned for single-family use.
- B. To allow for a diverse housing stock that accommodates Warren residents through all life stages and all income levels.
- C. Integrate new housing types into existing neighborhoods.

Section 4H.04 – Boundaries.

A. The Missing Middle Overlay District is established within the boundaries legally described in Appendix 1.

B. In general, the Development Area includes lands within the City of Warren generally bounded by Eight Mile Road on the south, Nine Mile Road on the north, and extending east–west across multiple sections between Van Dyke Avenue, Beechwood Avenue, and adjacent major road corridors. The area encompasses portions of Sections 25 through 28 and Sections 33 through 36 in Town 1 North, Range 12 East, excluding those portions located within the City of Center Line. Primary east–west boundaries generally follow Stephens Road and section lines, while north–south boundaries generally follow Sherwood Avenue and Beechwood Avenue.

Map of Boundaries – The Appendix 1 depicts the larger map of the boundaries.



Section 4H.05 – Applicability.

The MMOD shall overlay parcels within the R-1-C, R-1-P, R-2, and R-3 zoning districts as specified by the **Map depicted in the map amendment** set forth above. Provisions herein shall supersede conflicting standards of the underlying zoning district unless otherwise stated.

Section 4H.06 – Permitted Uses.

In the MMOD, the following uses are permitted:

- Two-family dwellings (duplexes)
- Three-family dwellings (triplexes)
- Four-family dwellings (quadplexes)

All uses permitted in the underlying zoning district shall remain permitted unless otherwise modified herein.

Section 4H.07 – Lot Area and Lot Width Requirements.

Dwelling Type	Min. Lot Area (sf)	Min. Lot Width (ft)
One-family (Single)	3,000	35
Two-family (Duplex)	4,000	35
Three-family (Triplex)	6,000	60
Four-family (Quadplex)	6,000	60

- These standards override the requirements of Section 8.03 (R-1-P), Section 7.03 (R-1-C), and equivalent standards in Articles IX and X, provided however that provisions applicable to legal non-conforming lots shall remain unchanged. These standards shall override equivalent standards in Articles IX and X.

Section 4H.08 – Setbacks.

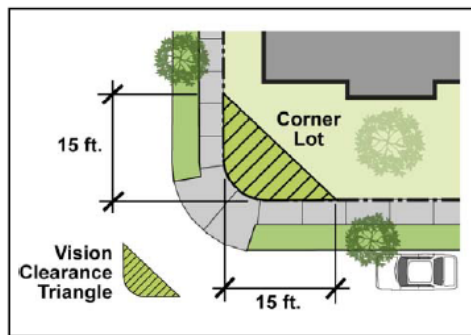
Setback Type Standard (MMOD)

Front Either 15 feet; or the average of the 5 adjacent lot front setbacks, whichever is less.
Yard No less than 10 ft.

**Setback
Type Standard (MMOD)**

Side Yards 10 feet combined, as measured from leading edge (overhang); less than 5 ft. from property line will need to meet MBC 2021 Fire Resistant Construction.

Street-Side Yard On every corner lot a clear vision area shall be provided and maintained in accordance with the following: At a street intersection, a triangular clear vision area shall be established by measuring fifteen (15) feet along each lot line from the intersection of the street right-of-way lines and connecting those points. Within this area, no plantings, structures, signs, walls, or other obstructions exceeding thirty (30) inches in height shall be placed or maintained.



Rear Yard 20 feet (primary structure)

- Supersedes Sections 8.05 through 8.08 of R-1-P.

Front and back porches, stoops, and balconies are excluded from the above setback requirements. However, the following setbacks shall apply: No closer than 9 ft. from front property line, 15 ft. from the rear property line and 5 ft. from the side property lines.

Section 4H.09 – Building Height.

Maximum building height shall be 35 feet or two and one-half (2½) stories. **Rooftop mechanical equipment shall be screened and any rooftop mechanical equipment on buildings exceeding 2½ stories shall not be permitted. All rooftop mechanical equipment shall be screened.**

Section 4H.10 – Lot Coverage.

All structures combined shall meet a 40% lot coverage.

Section 4H.11 – Off-Street Parking.

Each dwelling unit shall provide one (1) off-street parking space. Parking may be located in the rear or side yard and may include tandem configurations. Parking may also be located within a driveway in front of the principal structure, provided the vehicle is parked fully on private property and not within the public sidewalk or right-of-way. Tandem driveway parking is permitted and encouraged where driveway length allows multiple vehicles to be parked in a linear configuration.

- This provision supersedes Article XVI and Section 8.09 of the R-1-P District.

Parking pads or detached garages or auxiliary buildings may occupy part of the rear setback if screened with fencing or landscaping.

Where a driveway terminates at or near the front building façade and is intended to accommodate parking, a physical barrier such as a wheel stop, raised curb, landscape edge, or similar feature may be required to prevent vehicles from encroaching into required pedestrian areas, sidewalks, or the public right-of-way.

Section 4H.12 – Recreational Open Space.

The recreational open space requirements of Section 10.14 shall not apply to developments of fewer than five (5) dwelling units.

Section 4H.13 – Design Standards.

All residential buildings shall be designed such that garages do not dominate the street-facing façade and do not project forward of the primary habitable portion of the dwelling. No snout homes.

Figure 1 - Snout homes – Not permitted



Section 4H.14 – Size of Residential Dwellings.

Minimum square footage of dwelling is-680 sq. ft. No Tiny Homes on Wheels (THOWs) permitted. All homes must have permanent foundations.

Section 4H.15 – Garages.

- Detached garages may occupy part of the rear setback if screened with fencing or landscaping. They may sit as close as 5 feet (as measured from the leading edge) from side property lines.

Section 4H.16 – Site Plan and Administrative Review.

All projects under the MMOD shall be reviewed and administered by the **Building Director** and are exempt from site plan review required under Section 10.11, unless more than four units are proposed, signified by permit application within a thirty (30) day time period.

The Planning Director or designee has the right to administratively review and approve up to 30% reduction in any setbacks, 20% in lot area and width requirements, 10% in lot coverage and any number of required parking spaces without a variance from the Zoning Board of Appeals. A front setback minimum requirement of nine (9) ft. including porch, balcony, and stoops shall still apply. A minimum side setback of five (5) ft. measured from leading edge shall also still apply.

The Planning Director, or Building Director, for lots outside purview of site plan review, may require a setback increase upon making written findings that the proposed structure will: (1) cast a shadow on a habitable window (bedroom, living room, or kitchen) of an abutting dwelling for more than four (4) consecutive hours between 9:00 a.m. and 3:00 p.m. on December 21st; or (2) eliminate all direct sunlight to the principal outdoor living area of an abutting lot between 9:00 a.m. and 3:00 p.m. on December 21st. Any required modification shall be the minimum necessary to mitigate the identified solar impact. The Planning Director may not require modifications on grounds of architectural character, building massing, or other aesthetic considerations not expressly stated above, and may not deny a project on these grounds.

In addition, the Planning Director or Building Director is authorized to require an increase to the front, rear or side yard setbacks upon a finding that one or more of the conditions apply:

- 1) Tree preservation. To protect the critical root zone of an existing living tree of six inches or greater in diameter or measured at least four and one-half (4.5) feet above grade, located on the subject lot or within five feet of the subject lot line**

- 2) **Physical encroachment impact.** The proposed structure would, due to its proximity to an existing structure on an abutting lot, foreseeably to prevent required egress, block access to required mechanical equipment, or violate fire separation requirements under the Michigan Building Code; or
- 3) **Minimize any unreasonable separation among building lines of adjacent dwelling structures.**

Any such setback increase shall be the minimum necessary to address the identified condition.

DIVISION 3

IV-C – Van Dyke Mixed-Use District (VDMUD) Overlay.

Section 4H.17 – Purpose.

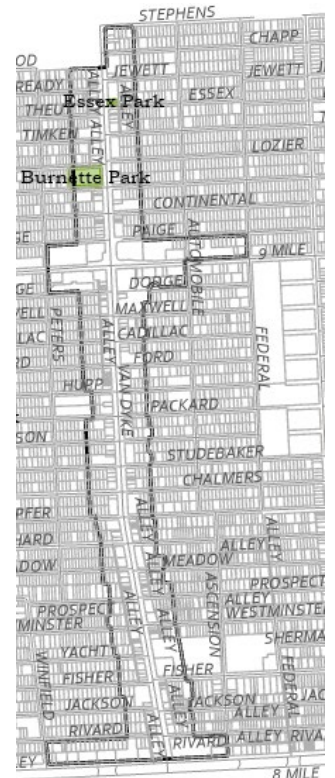
The Van Dyke Mixed-Use District (VDMUD) Overlay is intended to:

- A. Provide a comprehensive, collaborative planning and zoning review process for new projects within the overlay district. This process will provide support for redevelopment of mixed-use buildings, new developments, and infill projects along Van Dyke Avenue and along the local City streets within the VDMUD. This overlay shall supersede underlying zoning unless explicitly stated.
- B. The boundary of the district shall follow the TIFA (Tax Increment Financing Authority) per the TIFA Development Plan described as follows:

In general, the Development Area includes those properties south of the City of Centerline which are along Van Dyke Avenue. For the most part, it includes lands which are within 350 feet east and west of the centerline of Van Dyke. At the Nine Mile intersection, it includes the entire area bordered by Automobile Street on the east, Dodge Street on the south, Peters Street on the west, and Paige Street on the north. At Eight Mile Road, it includes the area from the centerline of Eight Mile on the south, to Winfield Street on the west, Rivard Street on the north, and Ascension Street on the east.

– See appendix 2 for full legal description.

Figure 2 - TIFA DISTRICT



- C. Allow for uses, development and redevelopment of property in a manner which is flexible and allows for the enhancement and redevelopment of existing sites with dynamic uses that are integrated into a well-planned corridor that best positions the VDMUD, the adjoining area, and the city as a whole for continued, long-term economic vitality and sustainability.
- D. Allows for a higher intensity/density of overall site usage, encouraging a critical mass of people, buildings, uses, activities, and an overall more efficient, attractive use of land while still minimizing impacts to abutting uses through careful attention to building design, lighting, use, orientation and materials paired with appropriate, abundant landscaping.
- E. The traditional street grid of the VDMUD with short City blocks is well-suited for increased pedestrian activity. The close proximity between the commercial corridor, housing, greenspaces and parks, and local schools, provides for all the ingredients of a complete neighborhood as well as an environment ripe for emerging businesses and entrepreneurs.
- F. Within the VDMUD, safe and efficient integrated access including on-site circulation for automobiles, nearby public transportation options, active mobility opportunities, an increased level of comfort for pedestrians and users of all ages and abilities through well-designed sidewalks, paths, and public areas will be vital for success, and shall be incorporated into site plan designs.
- G. Allow a mixture and types of uses, building designs and overall layout, that can be responsive to changes in market demands while still promoting quality through a variety of compatible uses, services and building types throughout the VDMUD.
- H. Promote development that meets the goals of the City's 2021 Master Plan which includes the development of a vibrant and attractive commercial district for businesses and residents alike. The 2021 Warren Master Plan encourages a wide implementation of a traditional/commercial mixed-use district along the City's southern corridors to allow flexible development centered on promoting a vibrant atmosphere.

Section 4H.18 – **Process.**

The city's standard review processes for site plan and special land use approval shall apply to any proposed development or redevelopment of sites within the VDMUD, except as modified in this article.

Section 4H.19 – **Existing Uses and Developments.**

Shall adhere to the existing section on non-conforming uses (Section 4.17).

Section 4H.20 – Permitted Uses.

Uses that cater to the immediate needs of residents and local businesses.

- Retail: Apparel, electronics, home goods, convenience stores/corner stores, small grocers
- Food & Drink: Restaurants with indoor and outdoor seating, cafes, bakeries, bars and pubs
- Professional Services: Banks and financial institutions, real estate offices, insurance, legal, other general office uses
- Health & Wellness: Health services, dental offices, clinics, medical offices, wellness centers, pharmacies, small-scale fitness
- Entertainment: Small scale movie theaters, performance spaces, unique retail experiences
- Pop-Ups: Temporary art galleries, markets, food vendors, seasonal shops
- Fitness/Arts: Dance studios, yoga, martial arts, music instruction studios, health clubs
- Workspaces: Coworking spaces and flexible offices
- Personal and Business Services: Laundry and dry-cleaning services, beauty salons and barber shops, child care facilities

Civic and Public Uses: These facilities provide essential community functions

- Post offices or satellite government offices
- Police and Fire departments
- Libraries
- Museums and art galleries

Mixed-Use Integration:

- Residential: Apartments or condos with active lobbies and street-facing entrances
- Healthcare: Urgent care, specialized medical facilities
- Education/Workforce: Skilled trades training, IT centers, daycare facilities
- Community Centers: Pop-up libraries, community gathering spots, public art
- A range of housing options, including multi-family housing, apartments, and senior living facilities. The goal is to provide diverse housing options for a diverse population

Section 4H.21 – Uses that Require Special Land Use Permit.

The following uses may be permitted if they are able to achieve a design that will be conducive to the VDMUD and allow for the enhancement and redevelopment of existing sites with dynamic uses that are integrated into a well-planned corridor. Sites previously developed for drive-through window services are allowed for reuse as drive-through window services without a special land use permit.

- Drive-through window services
- Large-scale regional commercial center uses over 13,000 sq. ft.

Section 4H.22 – Maximum Height.

Buildings within the VDMUD may have a maximum height of forty-eight (48) feet or four (4) stories, whichever is less.

Building height shall be measured in accordance with the City's standard method of measurement as defined in Section 2.28.

Where a building within the VDMUD abuts or is directly adjacent to a residential zoning district, upper stories may be stepped back, or additional setbacks or design techniques may be utilized, to provide an appropriate transition in scale and massing, as determined through site plan review. Buildings of four (4) stories may be required to utilize stepped back, additional setback or design techniques determined by the Planning Director or designee during site plan review.

Height permitted under this Section shall be allowed by right and shall not require a variance or special approval, provided all other applicable standards of this Article are met.

Section 4H.23 – Prohibited Uses.

To maintain compatibility and a pedestrian-oriented environment, the following uses are prohibited:

- Businesses with outdoor storage
- Manufacturing or warehousing as a primary use
- Non-commercial indoor storage as a primary use
- Gas Stations
- Auto Sales

- Car Washes
- Vehicle repair shops
- Firearms Sales
- **Marihuana sales, growth or distribution**
- **Adult or sexually-oriented uses**
- **Vaping or hookah lounges**

Sites previously developed as gas stations or vehicle repair are permitted for **expansion**.

Section 4H.24 – Setbacks.

A. Front Yard Setback

Within the VDMUD, buildings may be constructed up to the front property line, including a zero (0) foot front setback, in order to support a continuous street wall, pedestrian-oriented development pattern, and an active streetscape along Van Dyke Avenue and adjacent City streets.

Where existing development establishes a prevailing front building line, new construction shall generally align with that building line to the extent practicable, unless an alternative placement is demonstrated to better achieve the intent of this Article.

B. Permitted Encroachments and Outdoor Activity

The following features may be located within the front setback, including where a zero (0) foot setback is utilized, provided pedestrian movement, accessibility, and public safety are maintained:

1. Outdoor dining areas, café seating, and associated tables, chairs, planters, and low decorative fencing;
2. Building elements such as awnings, canopies, cornices, balconies, stoops, and entry features;
3. Streetscape elements including planters, landscaping, decorative paving, lighting, and seating.

Outdoor dining and seating areas located within the front setback or within the public sidewalk area shall be subject to applicable City approvals, encroachment permits, and compliance with accessibility requirements.

C. Minimum Pedestrian Clear Zone

Where outdoor dining or other encroachments are proposed adjacent to a public sidewalk, a continuous, unobstructed pedestrian clear zone shall be maintained in accordance with City standards and applicable accessibility requirements.

D. Side and Rear Yard Setbacks

Buildings within the VDMUD may build up to the lot line for side setbacks, including zero (0) foot lot lines. Where a property abuts a residential zoning district in the rear, increased screening may be required to provide an appropriate transition, as determined through site plan review.

Section 4H.25 – Parking.

Within the VDMUD parking is accommodated by private off-street parking lots, on-street parking, and City owned parking lots.

Within the VDMUD, the total number of parking spaces provided on site may be reduced administratively by the Planning Director or designee, if the applicant can provide verifiable justification for such a reduction. Justification may be in the form of parking studies, regional/national standards, similar developments within the community/abutting communities, and if a City owned parking lot is located within 1,000 ft.

Parking lots shall be provided with screening in the form of landscaping or a decorative fence or wall to shield vehicle headlights from surrounding residential areas.

Section 4H.26 – Signage, Displays, and Public Art.

Within the VDMUD, signage, decorative displays, and public or private art installations are permitted where integrated into building architecture, storefront design, site furnishings, or pedestrian-oriented site features, subject to applicable building, **sign**, construction, and safety codes.

A. Prohibited Sign Types

Pole signs and other freestanding signs supported primarily by a single vertical support or column extending from the ground are prohibited within the VDMUD.

B. Permitted Signage, Displays, and Art

Signage, displays, and art installations are encouraged where they contribute to pedestrian activity, placemaking, architectural character, or the mixed-use environment intended by this Article.

C. Administrative Approval Authority

The Planning Director or designee **and the TIFA Board** may approve signage, displays, or art installations that further the intent of the VDMUD, even where such elements do not fully conform to the dimensional, placement, or design standards of the underlying zoning district, provided:

1. The proposed element supports pedestrian-oriented development, mixed-use character, or placemaking objectives;
2. The proposed element does not create a public safety hazard; and
3. The proposed element is not a prohibited sign type under this Section.

Approvals granted under this subsection shall be documented in writing and maintained as part of the official zoning record.

D. City-Sponsored Installations

Signage, displays, or art installations sponsored, commissioned, or installed by the City, or as part of an officially adopted City program, shall be permitted and are not subject to the requirements of this Section or the underlying zoning district, provided such installations comply with applicable building, construction, and safety codes.

Section 4H.27 – Structured At-Grade Parking.

Within the VDMUD, off-street parking may be located at-grade beneath upper-story residential or mixed-use buildings, provided such parking is integrated into the overall building design and does not dominate the street frontage.

At-grade parking located beneath a building may be partially or fully open-air and may be located between ground-floor commercial or active uses, including configurations where retail or commercial spaces are located on either side of the parking area.

A. Street Frontage and Screening

Where at-grade parking is visible from a public street or sidewalk, the parking area shall be screened along the front building façade through one or more of the following methods:

1. Ground-floor commercial, retail, or active uses located along the street frontage;
2. Decorative fencing, gates, or architectural elements integrated into the building façade;
3. Landscaping, planters, or other streetscape features designed to maintain a pedestrian-oriented environment.

Screening shall be designed to allow visibility and access while minimizing the visual impact of parked vehicles from the public right-of-way.

B. Security and Access Control

At-grade parking areas located beneath a building may be secured through the use of decorative fencing, gates, controlled access points, or similar security measures to protect vehicles from theft or vandalism.

Where access to at-grade parking is provided from an alley or rear service drive, gates or controlled access features may be permitted and are encouraged.

C. Design Integration

At-grade parking shall be designed as an integral component of the building and site, with attention to lighting, ventilation, pedestrian safety, and compatibility with adjacent uses.

Parking areas located beneath residential uses shall comply with applicable building and fire safety codes.

Section 4H.28 – Screening.

A greenbelt shall be planted according to Section 2.26, if abutting a residential zoned property. The Planning Director or designee may approve alternative means of screening when it can be shown the same level of screening will be accomplished.

Section 4H.29 – Building Site Design.

- A. Buildings shall be designed, where feasible, to be located along the front yard setback of Van Dyke Ave., with required off-street parking to be located to the rear of the building to create a more vibrant road frontage.
- B. Proposed buildings and the overall site shall be designed with particular attention to their arrangement, quality, and interrelationship of space and the way in which the building and overall site are designed to be useful.
- C. Buildings and the overall site design shall have the ability to create a sense of place and have a positive effect on the immediate area. Walkways from the access door to the building to the public sidewalk to allow for pedestrian access to the business.
- D. The parking provided onsite should be the minimum amount of parking needed to adequately service the site and the collection of uses proposed. The collective use of shared parking shall be encouraged and cross access easements provided which are approved by the City Attorney or appropriate designee.

Section 4H.30

Within the VDMUD, there shall not be a specified maximum lot coverage percentage. Any undeveloped area of the site which is not dedicated to required parking, loading, maneuvering lanes, landscaping, greenbelts, etc. may be developed.

Section 4H.31 – Appendix 1.

Legal Description for Missing Middle Overlay District

LAND IN THE CITY OF WARREN, COUNTY OF MACOMB, STATE OF MICHIGAN DESCRIBED AS:

THE SOUTHEAST 1/4 OF SECTION 28, T. 1 N., R. 12 E., EXCEPTING THAT PART LYING IN THE CITY OF CENTER LINE, THE SOUTH 1/2 OF SECTIONS 26 AND 27, T. 1 N., R. 12 E., PART OF SECTIONS 25 AND 36, T. 1 N., R. 12 E., ALL OF SECTIONS 34 AND 35, T. 1 N., R. 12 E., AND THE EAST 1/2 OF SECTION 33, T. 1 N., R. 12 E., BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 33 AND RUNNING THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, SAID LINE BEING ALSO THE CENTER LINE OF SHERWOOD AVENUE, NORTH 02 DEGREES 21 MINUTES 32 SECONDS WEST, 2636.73 FEET TO THE CENTER CORNER OF SAID SECTION 33; THENCE CONTINUING ALONG SAID NORTH-SOUTH 1/4 SECTION LINE, SAID LINE BEING ALSO THE CENTER LINE OF SAID SHERWOOD AVENUE, NORTH 02 DEGREES 29 MINUTES 37 SECONDS WEST, 2668.48 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 33 & SOUTH 1/4 CORNER OF SECTION 28; THENCE ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 28, SAID LINE BEING ALSO THE CENTER LINE OF SAID SHERWOOD AVENUE, NORTH 05 DEGREES 59 MINUTES 37 SECONDS WEST, 2203.66 FEET TO THE SOUTH LINE OF THE CITY OF CENTER LINE; THENCE ALONG SAID CITY LINE, NORTH 87 DEGREES 38 MINUTES 00 SECONDS EAST, 2391.17 FEET TO THE EAST LINE OF SAID SECTION 28, ALSO BEING THE WEST LINE OF SECTION 27; THENCE ALONG SAID SECTION LINE, SAID LINE BEING ALSO THE EAST LINE OF SAID CITY OF CENTER LINE, NORTH 02 DEGREES 36 MINUTES 42 SECONDS WEST, 426.70 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 27, SAID LINE BEING ALSO THE CENTER LINE OF STEPHENS ROAD, NORTH 87 DEGREES 09 MINUTES +43 SECONDS EAST, 3005.27 FEET TO THE CENTER CORNER OF SAID SECTION 27; THENCE CONTINUING ALONG SAID EAST/WEST 1/4 SECTION LINE, SAID LINE BEING ALSO THE CENTER LINE OF SAID STEPHENS ROAD, NORTH 87 DEGREES 05 MINUTES 55 SECONDS EAST, 2659.99 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 27, ALSO BEING THE WEST 1/4 CORNER OF SECTION 26; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 26, SAID LINE BEING ALSO THE CENTER LINE OF SAID STEPHENS ROAD, NORTH 87 DEGREES 03 MINUTES 00 SECONDS EAST, 2649.81 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE CONTINUING ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 26, SAID

LINE BEING ALSO THE CENTER LINE OF SAID STEPHENS ROAD, NORTH 88 DEGREES 21 MINUTES 47 SECONDS EAST, 2623.08 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 26, ALSO BEING THE WEST 1/4 CORNER OF SECTION 25; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25, SAID LINE BEING ALSO THE CENTER LINE OF SAID STEPHENS ROAD, NORTH 84 DEGREES 53 MINUTES 51 SECONDS EAST, 2657.16 FEET TO THE CENTER CORNER OF SAID SECTION 25; THENCE CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25, SAID LINE BEING ALSO THE CENTER LINE OF SAID STEPHENS ROAD, NORTH 84 DEGREES 42 MINUTES 01 SECOND EAST, 1445.30 FEET TO A POINT ON THE CENTER LINE OF BEECHWOOD AVENUE (60 FEET WIDE), AS PLATTED IN THE PLAT OF CHARLES SCHOOK AND SON SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, ON PAGE 18, MACOMB COUNTY RECORDS; THENCE ALONG SAID CENTER LINE, SOUTH 02 DEGREES 29 MINUTES 29 SECONDS EAST, 2709.00 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SECTION LINE, SAID LINE BEING ALSO THE CENTER LINE OF NINE MILE ROAD, NORTH 84 DEGREES 24 MINUTES 56 SECONDS EAST, 14.63 FEET TO A POINT ON THE CENTER LINE OF BEECHWOOD AVENUE; THENCE ALONG THE CENTER LINE OF BEECHWOOD AVENUE (50 FEET WIDE), A PLATTED IN STAFFIN SUBDIVISION, AS RECORDED IN LIBER 8 OF PLATS, ON PAGE 3, MACOMB COUNTY RECORDS, ALSO AS PLATTED IN HALF-WAY LITTLE FARMS NO 1, AS RECORDED IN LIBER 3 OF PLATS, ON PAGE 143, MACOMB COUNTY RECORDS, ALSO PLATTED IN THE ASSESSORS PLAT OF GOETZ PARK SUBDIVISION, AS RECORDED IN LIBER 21 OF PLATS ON PAGE 15, MACOMB COUNTY RECORDS AND IN THE PLAT OF OBENAUER-BARBER-LANG CO'S EASTWOOD GARDENS SUBDIVISION, AS RECORDED IN LIBER 10 OF PLATS, ON PAGE 38, MACOMB COUNTY RECORDS, AND ALONG THE SOUTHERLY EXTENSION OF THE CENTER LINE OF SAID BEECHWOOD AVENUE, SOUTH 02 DEGREES 37 MINUTES 40 SECONDS EAST, 5339.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36; THENCE ALONG SAID SECTION LINE, SOUTH 87 DEGREES 07 MINUTES 50 SECONDS WEST, 1482.78 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 36, SOUTH 87 DEGREES 05 MINUTES 14 SECONDS WEST, 2642.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHEAST CORNER OF SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, SOUTH 87 DEGREES 11 MINUTES 18 SECONDS WEST, 2642.34 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 87 DEGREES 28 MINUTES 59 SECONDS WEST, 2649.89 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHEAST CORNER OF SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 87 DEGREES 06 MINUTES 16 SECONDS WEST, 2638.88 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 87

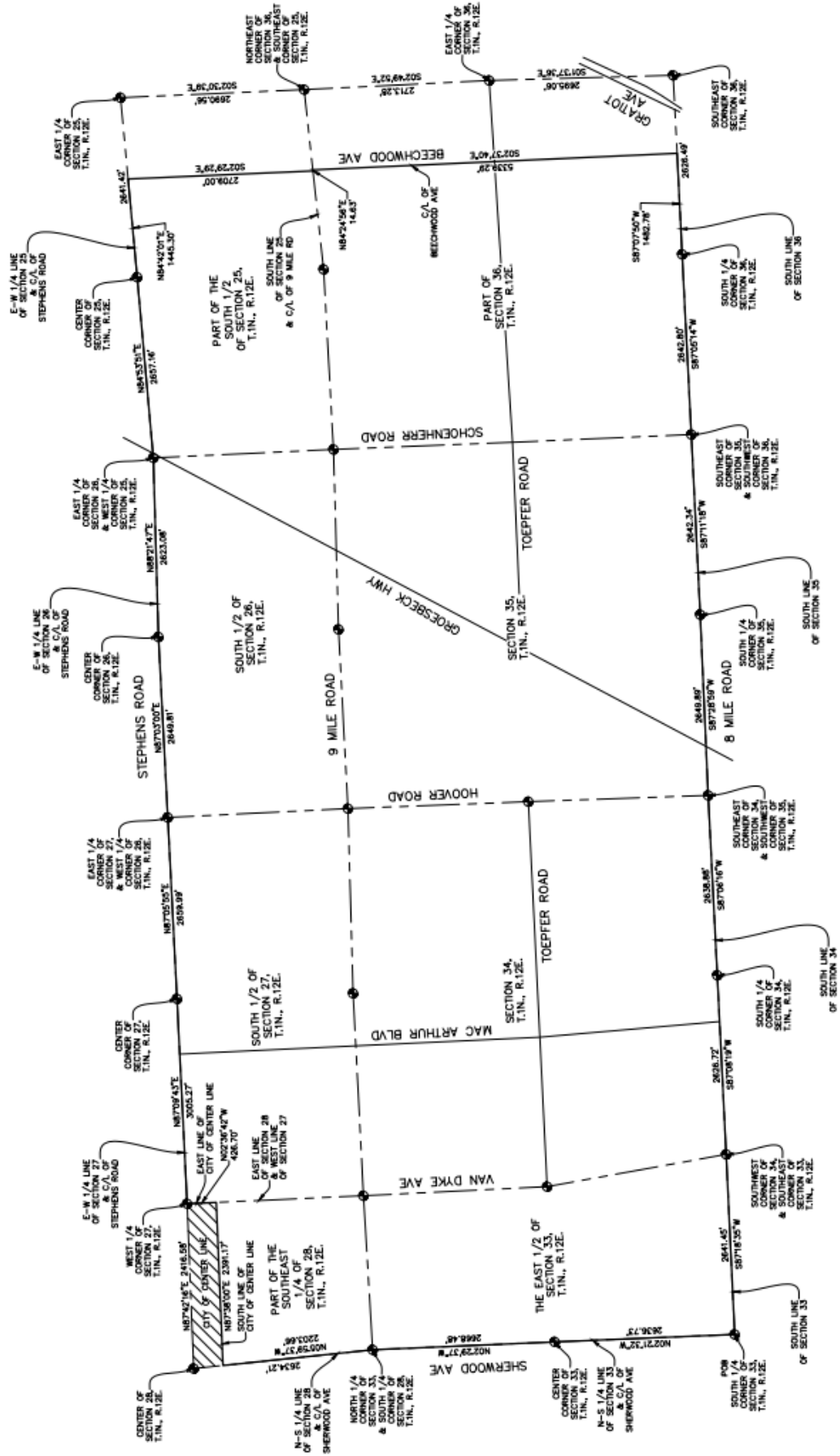
DEGREES 08 MINUTES 19 SECONDS WEST, 2626.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34, ALSO BEING THE SOUTHEAST CORNER OF SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, SOUTH 87 DEGREES 18 MINUTES 35 SECONDS WEST, 2641.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,132 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON RECORD INFORMATION INCLUDING SECTION CORNER REMONUMENTATION DATA, SUBDIVISION PLATS, AND METES AND BOUNDS LEGAL DESCRIPTIONS OF ADJOINING PARCELS. NO SURVEYS HAVE BEEN PERFORMED AND NO PROPERTY CORNERS HAVE BEEN SET.

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Appendix 1 – Map



Section 4H.32 – Appendix 2.

Legal description for Van Dyke Mixed-Use District

LANDS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN, BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, T.1N., R.12E., THENCE EAST ALONG THE CENTERLINE OF STEPHENS ROAD 350 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JEWETT AVENUE, THENCE SOUTH 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JEWETT AVENUE, THENCE WEST ALONG RIGHT-OF-WAY LINE 15 FEET, THENCE SOUTH 200 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PAIGE AVENUE, THENCE EAST 500 FEET ALONG SAID LINE TO THE EAST RIGHT-OF-WAY LINE OF AUTOMOBILE BOULEVARD, THENCE SOUTH ALONG SAID LINE APPROXIMATELY 610 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DODGE AVENUE, THENCE WEST 500 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE, THENCE SOUTH 109 FEET, THENCE WEST APPROXIMATELY 40 FEET, THENCE SOUTH APPROXIMATELY 2,350 FEET ALONG THE PROPERTY LINES WHICH ARE APPROXIMATELY 320 FEET FROM THE CENTERLINE OF VAN DYKE AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF TOEPHER AVENUE, THENCE EAST ALONG THE RIGHT-OF-WAY LINE 30 FEET, THENCE SOUTH 410 FEET TO THE CENTERLINE OF THE ALLEY, THENCE EAST 90 FEET, THENCE SOUTH 290 FEET TO THE CENTERLINE OF THE ALLEY, THENCE EAST 10 FEET, THENCE SOUTH 160 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESTMINSTER, THENCE EAST 20 FEET, THENCE SOUTH 130 FEET, THENCE EAST 10 FEET, THENCE SOUTHEASTERLY 480 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FISHER AVENUE, THENCE EASTERLY 20 FEET, THENCE SOUTHERLY 340 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE, THENCE EAST 30 FEET, THENCE SOUTH 215 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVARD AVENUE, THENCE EAST 380 FEET TO THE EAST RIGHT-OF-WAY LINE OF CASSINGTON AVENUE, THENCE SOUTH ALONG SAID LINE 300 FEET TO THE EIGHT MILE ROAD CITY LIMITS, THENCE WESTERLY ALONG THE CITY LIMITS TO THE WEST RIGHT-OF-WAY LINE OF WINFIELD AVENUE, THENCE NORTH 320 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVARD AVENUE, THENCE EAST ALONG SAID LINE 920 FEET, THENCE NORTH 390 FEET, THENCE WEST 50 FEET, THENCE NORTH 390 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF YACHT AVENUE, THENCE WEST 50 FEET ALONG SAID LINE, THENCE NORTH 157 FEET, THENCE WEST 10 FEET, THENCE NORTH 670 FEET, THENCE WEST 70 FEET, THENCE NORTH 570 FEET, THENCE WEST 40 FEET, THENCE NORTH 159 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOEPHER AVENUE, THENCE WEST ALONG SAID LINE 60 FEET, THENCE NORTH 2,380 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DODGE AVENUE, THENCE WEST ALONG SAID LINE 370 FEET TO THE WEST RIGHT-OF-

WAY LINE OF PETERS AVENUE, THENCE NORTH ALONG SAID LINE 606 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PAIGE AVENUE, THENCE EAST ALONG SAID LINE 370 FEET, THENCE NORTH 1,870 FEET TO THE CENTERLINE OF WOOD AVENUE AND THE CITY LIMITS, THENCE EAST 350 FEET ALONG THE CITY LIMITS TO THE CENTERLINE OF VAN DYKE AVENUE AND THE CITY LIMITS, THENCE NORTH ALONG SAID LINE 430 FEET TO THE CENTERLINE OF STEPHENS AVENUE TO THE POINT OF BEGINNING.

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SECTION 2. Should any section, subdivision, clause, or phrase of this ordinance be declared by the courts to be invalid, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated.

SECTION 3. That all proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

SECTION 4. This Ordinance shall take effect on _____, 2026.

I HEREBY CERTIFY that the foregoing Ordinance No. 30-____ was adopted by the Council of the City of Warren at its meeting held on _____.

SONJA BUFFA
City Clerk

Published: _____