SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 207

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CHARTER TOWNSHIP OF SUPERIOR TO REZONE PROPERTY LOCATED AT 5485 HURON RIVER DRIVE FROM PC (PLANNED COMMUNITY) TO MS (MEDICAL SERVICES).

FIRST READING: NOVEMBER 16, 2026

THE CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF MICHIGAN, ORDAINS:

SECTION 1. AMENDMENT TO OFFICIAL ZONING MAP.
The Official Zoning Map of the Charter Township of Superior, adopted pursuant to Zoning Ordinance No. 206, as amended, is hereby amended to change the zoning classification of the following property from PC (Planned Community) to MS (Medical Services):

Property Address: 5485 Huron River Drive, Ypsilanti, Michigan 48197
Tax Parcel Number: J-10-31-400-004
Property Area: Approximately 2.60 acres

The property is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

The Township Clerk is hereby directed to revise the Official Zoning Map to reflect this amendment upon its effective date.

SECTION 2. FINDINGS.
The Township Board finds that the rezoning is consistent with the public health, safety, and general welfare of the Township based on the following:

1. The proposed rezoning is consistent with the Township's 2024 Master Plan, particularly the Hospital Sub-Area policies, which support medical office uses, reuse of existing buildings, and compatible development.

2. The MS (Medical Services) District is compatible with surrounding land uses and zoning and represents a logical extension of the established Medical Services District adjoining the property to the north, east, and west.

3. The rezoning provides an opportunity for productive reuse of an existing commercial property and is not anticipated to adversely affect surrounding properties.

4. The property is located within an established medical campus area served by existing infrastructure. The adequacy of utilities, access, parking, and other site improvements shall be evaluated through applicable development review procedures.

5. The Planning Commission held the required public hearing and unanimously recommended approval of the rezoning at its October 28, 2026, meeting.

SECTION 3. APPLICABILITY OF ZONING REGULATIONS.
Upon the effective date of this Ordinance, the subject property shall be subject to all applicable provisions of the MS (Medical Services) District and other applicable requirements of the Superior Charter Township Zoning Ordinance.

This rezoning does not constitute approval of any particular use, site plan, building modification, or development activity. Any future use or development of the property shall comply with applicable zoning requirements and approval procedures.

SECTION 4. SEVERABILITY.
If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remaining portions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE.
This Ordinance shall take effect seven (7) days after publication of the required notice of adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, subject to applicable referendum provisions.

SECTION 6. PUBLICATION.
The Township Clerk shall cause notice of adoption of this Ordinance to be published in accordance with applicable state law.