



Rochester Hills

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Master

File Number: 2012-0166

File ID: 2012-0166

Type: Project

Status: To Council

Version: 2

Reference: 04-037.2

Controlling Body: City Council
Regular Meeting

File Created Date : 05/02/2012

File Name: Harvard Place

Final Action:

Title label: Request for Approval of Final Site Plan - Harvard Place Planned Unit Development (PUD), a 168-unit residential development, located on 26 acres east of John R and north of School Road

Notes: MJC Harvard Place, LLC
Attn: Louie Chirco
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Macomb, MI 48044
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City File No. 04-037.2

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Drawings C1-C11.pdf, Site Plans.pdf, Elevations.pdf, Exterior Elevations.pdf, Landscape Plans.pdf, Tree Plans.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/19/2013	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	04/08/2013					

Text of Legislative File 2012-0166

Title

Request for Approval of Final Site Plan - Harvard Place Planned Unit Development (PUD), a 168-unit residential development, located on 26 acres east of John R and north of School Road

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plans for Harvard Place PUD, a 168-unit apartment complex on approximately 26 acres located east of John R, north of School Rd., Parcel Nos. 15-24-100-009, -010, -018, -019, -028, -029, -037, -038 and -040, zoned PUD overlay, based on plans

dated received by the Planning and Economic Development Department on February 26, 2013, with the following findings and conditions:

Findings:

1. The Site Plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets .
3. Automobile parking areas have been designed to avoid common traffic problems and promote safety .
4. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
5. The proposed development does not have an unreasonably detrimental, nor an injurious effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
6. The proposed Final Site Plans promote the goals and objectives of the Master Plan that the City provides a variety of housing.
7. The proposed Final Site Plans provide appropriate transition between the existing land uses surrounding the property.

Conditions:

1. All remaining engineering issues identified in the memo dated March 11, 2013 from DPS/Engineering shall be addressed prior to issuance of a Land Improvement Permit.
2. All comments from the Fire Department memo dated March 12, 2013 shall be addressed prior to Final Staff Approval of the plans.
3. Provision of a performance guarantee in the amount of \$232, 113.00, as adjusted if necessary by the City, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
4. Submittal of an irrigation plan prior to Final Staff Approval of the plans .
5. Obtain appropriate Permit from Engineering Services for any work in the John R right-of-way and dedicate and convey to the City a right-of-way along the John R and School Road frontages, both prior to obtaining a Land Improvement Permit.