



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

---

Legislative File No: 2010-0106 V3

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572

**DATE:** August 31, 2012

**SUBJECT:** Request for Preliminary Planned Unit Development (PUD) Plan Approval – City File No. 04-037.2 – Harvard Place, a proposed 168-unit apartment complex on approximately 26 acres, located east of John R and north of School Rd., nine parcels zoned R-3, One-Family Residential with a PUD Overlay, MJC Harvard Place, LLC, Applicant

---

**REQUEST:**

Approval of a modified Planned Unit Development (PUD) concept plan for Harvard Place, a proposed 168-unit residential development consisting of fourteen buildings containing 12 units each, located on 26 acres east of John R and north of School Rd.

**BACKGROUND:**

This proposal is to amend the existing Oakville Estates PUD plan, which was approved in 2007 and includes 122 attached ranch units. The current applicant, Mr. Lou Chirco, purchased the property with the intent of amending the PUD to change the layout of the development and type of units proposed.

The proposed plan increases the number of units proposed for the site, but also makes more efficient use of the land allowing for a drastic increase in the amount of open space and number of trees preserved. Specifically, the prior plan preserved 202 trees, while the current plan preserves 707 trees. The proposed layout also provides much larger buffers between buildings and property lines compared to the previously approved Oakville Estates PUD. These layout changes mitigate the potential impact of the increase in units and thus the revised plan should result in no net negative impact to surrounding uses.

Finding that the modified PUD concept plan meets the intent and requirements of the PUD ordinance, the Planning Commission recommended approval of the PUD concept plan at its August 21, 2012 meeting with findings and conditions listed in the enclosed Resolution. The applicant is proposing to retain all applicable conditions from the existing PUD agreement, including constructing a pathway on John R and contributing for the future paving of School Road.

Review of the concept plan is the first step in the PUD process. At this stage the Planning Commission and City Council review general development characteristics such as road layout, number of units, and basic engineering design to determine if the proposed plan meets the criteria and objectives for of the PUD ordinance. If the concept plan is approved the applicant may proceed to the second step, which is to develop a detailed site plan and PUD agreement based on the approved concept plan.

**RECOMMENDATION:**

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for Harvard Place, City File No. 04-037.2 subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

---

<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		