



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2010-0106 V5

TO: Mayor and City Council Members

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

DATE: March 28, 2013

SUBJECT: Request for Final Planned Unit Development (PUD) Agreement Approval – City File No. 04-037.2 – Harvard Place, a proposed 168-unit development. MJC Harvard Place, LLC, Applicant

REQUEST:

Approval of an amended and restated Final Planned Unit Development (PUD) Agreement 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 amends the existing Oakville Estates PUD plan, which was approved in 2007 and included 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 656 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. The applicant is proposing to retain all applicable conditions from the original PUD agreement, including constructing a pathway on John R and contributing for the future paving of School Road.

Finding that the modified final PUD plan meets the intent and requirements of the PUD Ordinance, the Planning Commission recommended approval of the final PUD agreement at its March 19, 2013 meeting with findings and conditions. The applicant has submitted a revised site plan and PUD agreement to address the conditions of Planning Commission's approval recommendation.

RECOMMENDATION:

The proposed final PUD agreement was determined to meet the criteria and objectives of the Zoning Ordinance, and the Planning Commission recommended approval of the final PUD agreement for Harvard Place, City File No. 04-037.2 subject to the findings and conditions noted in the Planning Commission's recommendation and listed in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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