



Rochester Hills

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Master

File Number: 2010-0106

File ID: 2010-0106

Type: Project

Status: To Council

Version: 5

Reference: 04-037.2

Controlling Body: City Council
Regular Meeting

File Created Date : 02/25/2010

File Name: Discuss Revised PUD Oakville Estates Apartment

Final Action:

Title label: Request for Approval of the Amended and Restated Final Planned Unit Development (PUD) Agreement - Harvard Place PUD, a 168-unit apartment complex development on approximately 26 acres, located east of John R, north of School Rd., zoned PUD overlay, MJC Harvard Place, LLC, Applicant

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City File No. 04-037.2

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Amended PUD Agreement.pdf, Map.pdf, Minutes PC 031913 (excerpt).pdf, Letter Suhy 031913.pdf, Report Staff 031513.pdf, Minutes PC 082112.pdf, 091012 Agenda Summary.pdf, Staff Report Pre PUD 081012.pdf, Back Up Staff Report.pdf, Memo Anzek 120111.pdf, 091012 Resolution.pdf

Enactment Number: RES0180-2012

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	12/06/2011	Discussed				
2	Planning Commission	08/21/2012	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	09/10/2012	Adopted by Resolution				Pass
4	Planning Commission	03/19/2013	Recommended for Approval	City Council Regular Meeting			Pass
5	City Council Regular Meeting	04/08/2013					

Text of Legislative File 2010-0106

Title

Request for Approval of the Amended and Restated Final Planned Unit Development (PUD) Agreement - Harvard Place PUD, a 168-unit apartment complex development on approximately 26 acres, located east of John R, north of School Rd., zoned PUD overlay, MJC Harvard Place, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Amended and Restated Final Planned Unit Development (PUD) Agreement for Harvard Place PUD, a 168-unit apartment complex development 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, MJC Harvard Place, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on February 26, 2013 with the following findings and subject to the following conditions:

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD concept plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
5. The proposed Plan provides appropriate transition between the existing land uses surrounding the property.

Conditions:

1. The appropriate sheets from the Approved Final Plan set shall be attached to the PUD Agreement as exhibits, including the color elevation of the buildings previously provided by the applicant to the Planning Commission.
2. All other conditions specifically listed in the Agreement shall be met, prior to Final Approval by Staff.