



Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2010-0106

File ID: 2010-0106

Type: Project

Status: To Council

Version: 3

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 modified Preliminary Planned Unit Development (PUD) Plan - Harvard Place PUD, a 168-unit housing development, 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 R-4 with a PUD overlay, One Family Residential, MJC Harvard Place, LLC, Applicant

Notes: Shamik Tripathi
Shamikt@ldcs.ldmi.net
Louie Chirco (810) 602-5364
chircolou@mjccompanies.com

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Minutes PC 082112.pdf, Staff Report Pre PUD 081012.pdf, Back Up Staff Report.pdf, Memo Anzek 120111.pdf, Resolution.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	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					

Text of Legislative File 2010-0106

Title

Request for Approval of the modified Preliminary Planned Unit Development (PUD) Plan - Harvard Place PUD, a 168-unit housing development, 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 R-4 with a PUD overlay, One Family Residential, MJC Harvard Place, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for a modified Preliminary Planned Unit Development Plan for Harvard Place, a 168-unit apartment complex on approximately 26 acres located east of John R and north of School Rd., zoned R-3, One Family Residential with a PUD Overlay, Parcel Nos. 15-24-100-009, -010, -018, -019, -028, -029, -037, -038 and -040 with the following findings and conditions:

Findings:

1. The revised PUD significantly increases the amount of preserved natural features.
2. The PUD as proposed provides a transitional use between industrial and landfill uses to single-family residential uses.
3. The PUD represents an aesthetic improvement over the previously approved PUD for the site.

Conditions:

1. Conceptual plan approval is for up to 168 units, with the understanding that a reduction in units may be necessary to meet engineering design requirements.
2. Address all comments in City Department review letters in the PUD Agreement and/or Site Plan, whichever is most appropriate.
3. The developer and the City will investigate the need for headlight screening on both School Rd. and John R.
4. The development, including underground construction, installation of utilities and dewatering, shall not cause damage to nor interfere with the neighbor's well and water supply at 1247 John R., Rochester Hills, MI 48307. The developer shall be responsible for repairing or restoring the neighbor's well or water supply or costs associated with the neighbor connecting to the public watermain, if that becomes necessary due to any such damage or interference occurring during or within one year after completion of the project's underground development activities.