



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2012-0166 V2

**TO:** Mayor and City Council Members

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

**DATE:** March 28, 2013

**SUBJECT:** Request for Approval of the final site plans for Harvard Place – City File No. 04-037.2 – Harvard Place, a proposed 168-unit development. MJC Harvard Place, LLC, Applicant

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**REQUEST:**

Approval of the final site 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:**

At its March 16, 2013 meeting, the Planning Commission unanimously recommended approval of the final site plan with several findings and conditions. The applicant has submitted revised plans to address the conditions of approval recommendation, which is reflected in the attached Resolution. The Planning Commission also approved a Tree Removal Permit (please refer to attached Minutes dated March 19, 2013).

Several neighbors spoke at the Planning Commission meeting with concerns relating to the screening of headlights. A condition was added that additional evergreens be placed in the areas to the west of the parking areas on the west side of the site, and also to offer to plant trees on the south side of School Rd. across from the gated entrance if desired by the property owners to the south. One neighbor to the west also requested that the applicant provide a wall or fence along the property line, but the Planning Commission declined to require the wall or fence due to the location of existing trees to be preserved along the property line, the density of proposed landscaping, and consistency with past practice.

**RECOMMENDATION:**

Finding that the proposed final site plan meets the criteria and objectives of the Zoning Ordinance and the recommended PUD agreement, the Planning Commission recommends approval of the Final Site Plans for Harvard Place, City File No. 04-037.2 subject to the findings and conditions noted in the attached resolution.

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

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