



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek/Jim Breuckman
To: Planning Commission
Date: 12/1/2011
Re: Oakville Estates

As most of you will recall much time was spent on the review and approval of a proposed development known as Oakville Estates. This project assembled 9 parcels of land wrapping around the Northeast corner of John R and School Roads. The project was targeted for "empty-nesters" and put together a series of 2, 3, and 4 unit buildings with a total count of 122 units. All the structures were one-story. The Planned Unit Development Overlay was used for this project to support the variety of unit counts and some flexibility in setbacks.

The project received approval in June 2007; just in time for the economic meltdown. The land was taken over by the bank and has been on the market for sale. Over the past 2 years staff has had several inquiries from individuals looking to buy a portion of or one of the 9 parcels. Due to complications with the approved PUD no one pursued the cessation of the PUD.

For the past few months staff has been working with Lou Chirco of MJC who has obtained control of the land. Mr. Chirco would like to build an apartment style complex that he has built in numerous communities. Some have been built and sold as individual condo units and some are rented.

We have suggested Mr. Chirco meet with the Planning Commission to discuss his project and present some concepts that have been under development.

We will not go into a lot of detail in this memo but we will discuss them Tuesday evening.

If Planning Commissioners would like to see a similar project that has been built by Mr. Chirco, please visit the development at the NW corner of Dequindre and Parkdale in Rochester across from the Onyx Skating Center. About 70% of this project is on the north side of Parkdale and the remainder is on the southside. Mr. Chirco has informed us that he has built about 25+ of these developments throughout southeast Michigan.

Thank you.