

LIVERNOS OAKS
IDD INTEGRATED COMMUNITY
PROPOSAL

The major elements of our proposed community are:

1. Two properties at 3271 South Livernois Road containing approximately 8.8 acres.
2. A small ditch that our wetland consultant has flagged and deemed to be a regulated wetland bisects the site.
3. There is significant tree growth on the eastern half of the site.
4. The property is zoned R-4, single family.
5. Our proposal is to develop an integrated for sale residential community that includes single family detached homes, duplexes, and small 4 plex condominium buildings or small cottages. The fourplexes and cottages are designed and sold to adults with intellectual and developmental disabilities (IDD).
6. The IDD homes have space for caregivers to provide on site care.
7. The project is intended to be affordable with housing for the general public to start below \$300,000 and IDD units for sale between \$100,000 and \$180,000.
8. The attached site sketch shows:
 - a. A program of 17-20 single family lots, 6 duplex units and 16 units of IDD housing.
 - b. The only wetland impacts being where we have to cross the ditch to connect the roadway and utilities.
 - c. The IDD housing could be any combination of the fourplexes and cottages totally 8 units on each of 2 "flex" lots that would be approved for up to 8 total dwelling units.
9. Would intend to pursue this as a Planned Unit Development. Request is for approximately 42 units.