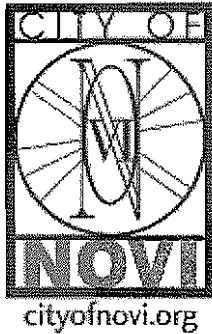


MEMORANDUM



TO: Clay Pearson, City Manager
FROM: ^{Bavh} Barbara McBeth, AICP, Community Development
SUBJECT: Karevich Drive Public Hearing
DATE: December 9, 2008

Public Hearing #1
Dec 15, 2008
[Signature]

On December 15th, the City Council will be asked to hold a public hearing on the matter of the proposed Karevich Drive street vacation. Following the public hearing, and at a subsequent meeting, the City Council will be asked to consider adoption of a resolution to vacate the street and approve a conveyance agreement containing the terms and conditions of the transfer and the future use of the vacated areas. An affirmative vote of 5 or more members of Council is necessary to vacate a public street.

The applicant has worked to address most of the issues raised at previous City Council meetings regarding this street vacation, including the provision of an eight foot wide sidewalk along Novi Road, the addition of landscaping trees and shrubs along the Novi Road frontage, and the addition of two pedestrian plazas with a number of features: brick seat wall, benches, trash receptacle, bronze people sculpture, special paving and landscaping.

At the November 24th City Council meeting, Council raised the questions regarding the impact of the street vacation on future Novi Road right-of-way (ROW) needs and the location of the pedestrian path along Novi Road. City Engineer Rob Hayes has provided the following comments on those questions:

- The existing Novi Road ROW adjacent to Karevich is 75 feet wide, measured from the centerline of Novi Road (this is also the width shown on Art Van's site plan). ROW on the east side of Novi Road's centerline is 60 feet, for a total existing Novi Road ROW width of 135 feet.
- The Thoroughfare Plan (a component of the Master Plan for Land Use) shows Novi Road between I-96 and 12 Mile as "6 lanes divided or 7 lanes".
- Existing Novi Road pavement adjacent to Karevich varies from 7 lanes total, to 7 lanes divided (counting an intermittent center median).

Therefore, because this portion of Novi Road pavement is at its master-planned width, the 135-foot wide right-of-way remaining for Novi Road after Karevich Drive is vacated will be sufficient to meet future needs (i.e., the master plan doesn't call for Novi Road to be widened in this area in the future).

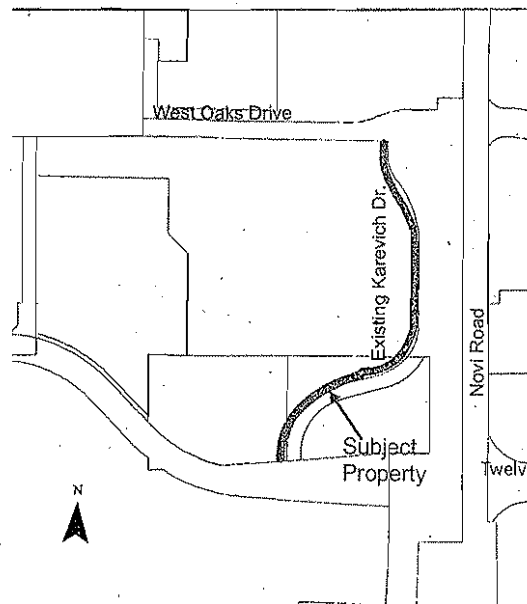
Concerning the proposed pathway along Novi Road: for pedestrian/bicyclist safety we prefer to have a 5-foot wide area between back-of-curb and the edge of sidewalk, but Art Van's plan shows the walk 2-3 feet from the Novi Road curb for the 70 feet or so north of West Oaks Drive. The adjacent lane of traffic is a deceleration lane and the walk is wider at 8 feet, so our safety concerns would be somewhat diminished. However, Art Van staff have indicated that they might be willing to shift the walk to the west to provide the 5-foot safety buffer, and as a consequence they would also have to grant an easement to the city for this part of the pathway that would be moved outside of the right-of-way. We are waiting to receive Art Van's confirmation on this item.

Following the public hearing, staff and the City Attorney's office will work with the applicant to draft the final resolution and conveyance documents. This matter will be placed on an upcoming City Council agenda for consideration and approval.

**CITY OF NOVI
NOTICE OF PUBLIC HEARING
PROPOSED VACATION OF KAREVICH DRIVE
RIGHT OF WAY, A FRONTAGE ROAD IN THE
WEST OAKS II SHOPPING CENTER**

NOTICE IS HEREBY GIVEN that the City of Novi Council will hold a public hearing on Monday, December 15, 2008, at 7:00 p.m., or as soon thereafter as the same may be reached, on the proposed vacating of Karevich Drive Right of Way, a frontage road in the West Oaks II shopping Center.

NOTICE IS FURTHER GIVEN that this hearing will be held in the Council Chambers of the Novi Civic Center, 45175 W. Ten Mile Road, Novi, Michigan. All interested persons will be heard at this Hearing.



Questions regarding this matter may be directed to the City Clerk at 248-347-0456.

MARYANNE CORNELIUS
CITY CLERK

Publish: December 4, 2008

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