



CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Pulte Homes of Michigan, LLC is requesting the acceptance of a Warranty Deed conveying 43 feet of proposed half-width right-of-way along the west side of the Garfield Road frontage that abuts the proposed Ballantyne development. The proposed right-of-way dedication will bring this segment of Garfield Road to its full master planned right-of-way width.

Pulte Homes of Michigan, LLC is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. As part of the approved site plan the developer proposed a sidewalk along the west side of Garfield Road. Because of the wetland conservation easement proposed, the sidewalk along Garfield Road extends outside of the Garfield Road public right-of-way.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, September 14, 2022) and City's Engineering Consultant, Spalding DeDecker (December 4, 2023). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).