



CITY OF NOVI CITY COUNCIL
SEPTEMBER 25, 2023

SUBJECT: Acceptance of an Open Space Preservation Easement from Toll Brothers being offered as a part of JSP 21-47 Parc Vista RUD, for property in Section 31, west of Garfield Road and north of Eight Mile Road.

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The applicant received site plan approval of a 54.3-acre, 44-unit single-family residential development west of Garfield Road and north of Eight Mile Road. The City Council approved the Residential Unit Development agreement and Concept Plan on August 8, 2022. The Planning Commission approved the Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan on September 28, 2022. Final approval was granted administratively on August 21, 2023.

The applicant is offering an Open Space Preservation Easement for the purpose of protecting and preserving Open Space, as well as wetland and woodland areas. The easement permits the mowing of certain general common elements of the condominium. The proposed preservation area is approximately $\pm$ 23.8 acres.

The easement has been reviewed by the City's professional staff and consultants. The easement is in a form acceptable to the City Attorney's office for acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of an Open Space Preservation Easement from Toll Brothers being offered as a part of JSP 21-47 Parc Vista RUD, for property in Section 31, west of Garfield Road and north of Eight Mile Road.