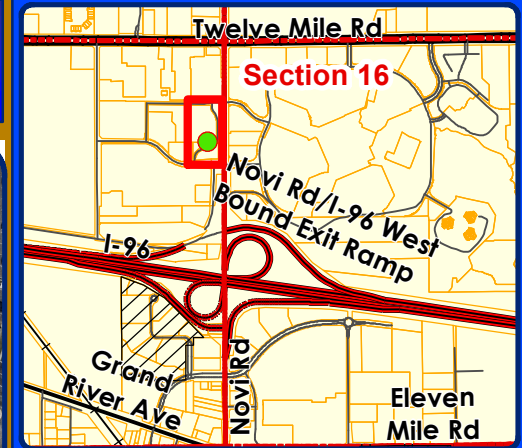
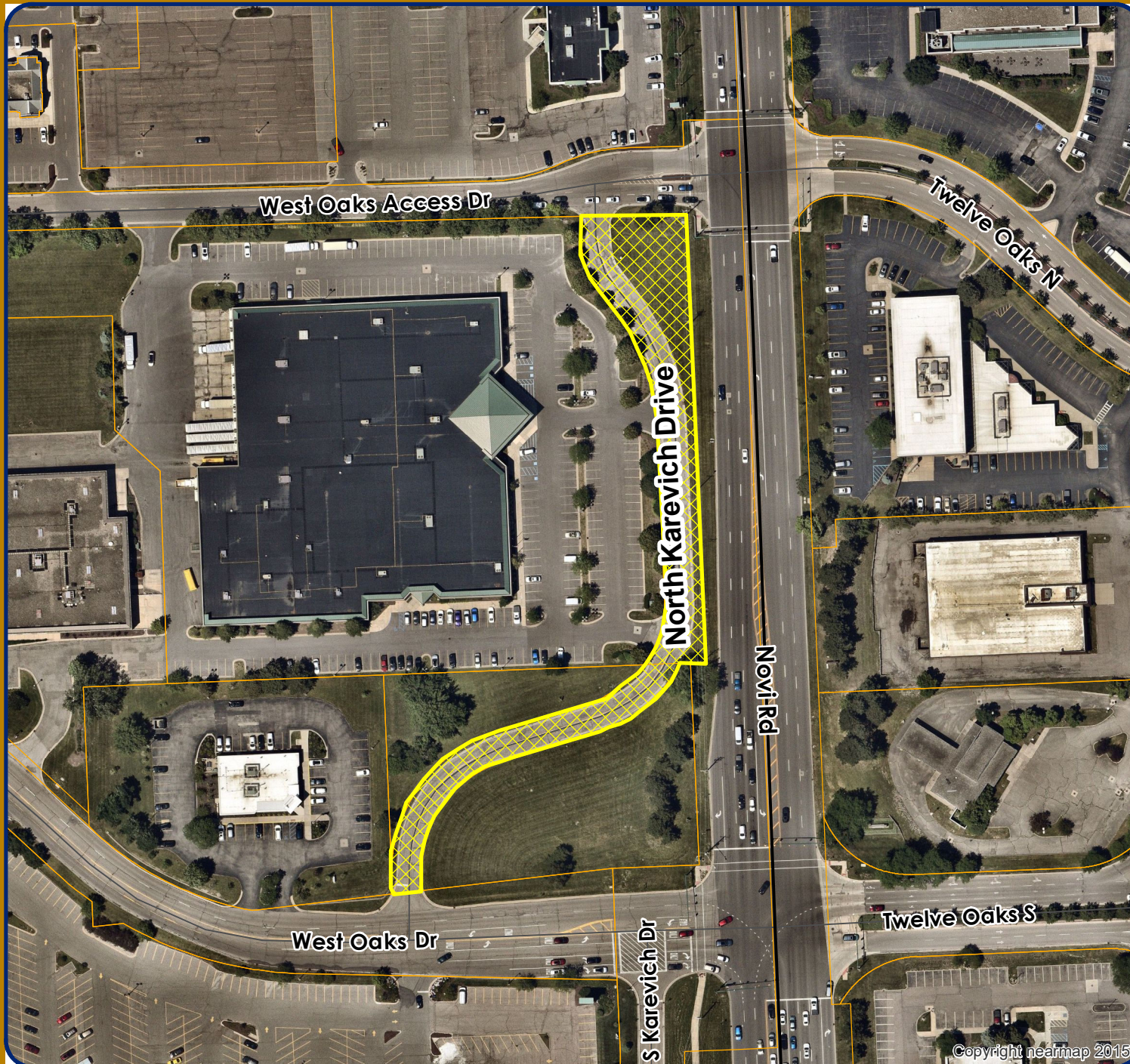


MAP OF NORTH KAREVICH DRIVE

NORTH KAREVICH DRIVE

REQUESTED STREET VACATION



 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 8/9/24
Project: KAREVICH DRIVE
Version #: 1

0 30 60 120 180 Feet
1 inch = 156 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

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APPLICANT REQUEST TO VACATE



August 21, 2024

Ms. Lindsay Bell
Planner
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

***RE: Request to Vacate Karevich Drive
Culver's - JSP 23-27***

Dear Lindsay,

We are writing you on behalf of our Client and Applicant, UPH Novi Property, LLC (UPH), to formally request the City of Novi to vacate North Karevich Drive between West Oaks Drive and West Oaks II Drive (12 Oaks Mall Drive) in conjunction with the development of the proposed Culver's restaurant.

We are fully aware that vacating a public road involves a standard review process with the City, including public hearings and assessments. The client is prepared to comply with all necessary procedures and to provide any additional information or documentation that may be required to support this request.

Summary of Community Benefits:

The Applicant has carefully considered the City's best interests as well as the local community in the request to vacate North Karevich Drive such as; improved pedestrian walkability, connectivity and safety, future maintenance costs removed from City, taxable income for the City, and improved landscaping along Novi Road. Please see the attachments which depict the vacation sketch for Karevich Drive and the color landscape rendering for the walk improvements.

In addition to the benefits identified above, the Applicant has agreed to perform pavement replacement (2" mill/overlay) to improve the condition of the pavement at an estimated cost of \$75,000. The Applicant will be responsible for future maintenance as stated above which is an estimated cost savings to the City of \$20,000 to \$30,000 per year.



The Applicant will also install 8-foot wide concrete multi-use path between West Oaks Drive and West Oaks II Drive along the west side of Novi Road. Included with the multi-use path is additional landscaping and park benches. The location, number, and specific types of plants will be subject to City review and approval. The Applicant will be responsible for future maintenance of the proposed landscaping. Improved wayfinding signage is also included in the vacation proposal. Overall, the cost of the path, signage, landscaping, and benches is estimated over \$80,000.

On behalf of the Applicant, we would appreciate the City's support to vacate the roadway for the benefit of the City and the community. Thank you very much for your attention to this request.

Sincerely,
KIMLEY-HORN OF MICHIGAN, INC.

A handwritten signature in black ink that reads "Tyler E. Smith". The signature is written in a cursive, flowing style.

Tyler E. Smith, P.E.
Project Manager

CC: Mr. Charles Paisley, Union Pacific Holdings, LLC (Applicant)

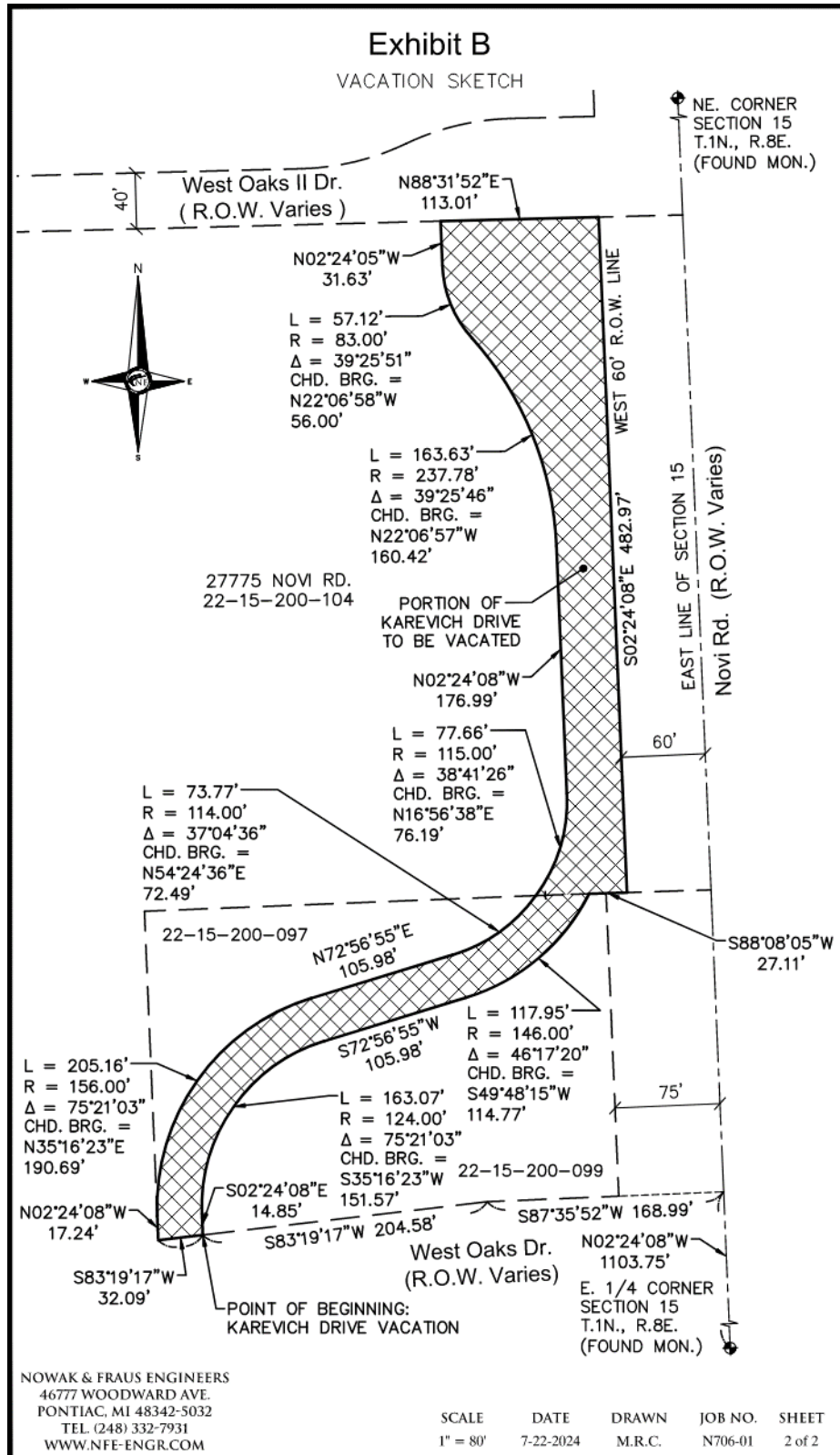
Attachments:

- Exhibit B: Karevich Drive Vacation Sketch
- Landscape Rendering Exhibit

Landscape Render – Karevich Drive



Exhibit B: Karevich Drive Vacation Sketch



Description of Community Benefits for Culver's Novi Project

In consideration of the City of Novi's (the "City") approval of the Culver's Novi Project, including approval of the (1) site plan and (2) vacation of Karevich road between West Oaks Drive and West Oaks II Drive, the applicant, UPH Novi Property, LLC, ("UPH") will provide the following community benefits to the City of Novi and its citizens:

1. Construction, at UPH's expense, of an eight-foot (8 foot) wide concrete multi-use path between West Oaks Drive and West Oaks II Drive, along the west side of Novi Road. This path will be approximately 695 feet in length. The plans and specifications for the path will be subject to City approval. Upon completion of construction of the path, the City will be responsible for all future maintenance of the path.
2. Additional landscaping and park benches along the west of Novi Road between West Oaks Drive and West Oaks II Drive. The location, number, and specific types of plants will be subject to City approval. UPH will be responsible for future maintenance of the landscaping.
3. The provision of these community benefits is subject to the City's approval of the site plan, vacation of Karevich road, and all other approvals necessary for UPH's development of a Culver's Restaurant on its property in Novi, Michigan.
4. The terms of this agreement will be incorporated into a detailed community benefits agreement between UPH and the City.

RESOLUTION TO HOLD A PUBLIC HEARING

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

**RESOLUTION TO SET PUBLIC HEARING TO CONSIDER VACATING
NORTH KAREVICH DRIVE IN THE CITY OF NOVI**

At a meeting of the City Council of the City of Novi, Oakland County, Michigan, held on the 26 day of August 2024, at the City Hall, 45175 West Ten Mile Road, Novi, Michigan 48375.

The following resolution was offered by _____ and supported by _____.

WHEREAS, a request has been received by the City Council seeking the vacation, discontinuance, or abolition of the following portion of a public road within the City of Novi, legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.

WHEREAS, the road at issue is known as North Karevich Drive, located north of West Oaks Drive and south of West Oaks Access Drive, a service drive west of Novi Road;

WHEREAS, the request for vacation asserts that North Karevich Drive sought to be vacated would continue to allow public access via an easement to access adjacent businesses;

WHEREAS, the request for vacation states that UPH Novi Property, LLC (UPH), if deeded the vacated road, would construct a multi-use path along the Novi Road right-of-way (approximately 695 feet), as well as provide additional landscaping and park benches;

WHEREAS, the City Council has considered such request and has determined to proceed to further consideration of such action in accordance with the requirements of the applicable statutory, charter, and ordinance provisions, and pursuant to the terms of the attached proposed resolution;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Novi City Council that:

1. That the City Council deems it advisable to consider the vacation, discontinuance, or abolition of the portion of a public road located north of West Oaks Road, within the City of Novi, County of Oakland, State of Michigan, and which is legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.

2. That the City Council will meet and hear objections, if there are any, to such vacation, discontinuance, or abolition on the ____ day of _____ 2024, at 7:00 p.m. at the City of Novi City Hall.

3. The City Clerk is hereby directed to publish notice of such meeting in the newspaper of general circulation in the City, not less than seven days before the time appointed for such meeting. The City Clerk shall also give notice by first class mail to the owners of all property abutting the portion of such platted public road that is legally described in paragraph 1, as shown upon the assessment rolls of the City.

AYES:

NAYES:

ABSTENTIONS:

Resolution declared adopted.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City Council of the City of Novi at the regular meeting held on _____, 2024.

CORTNEY HANSON, CITY CLERK

Drafted by:

Elizabeth Saarela

ROSATI SCHULTZ JOPPICH & AMTSBEUCHLER, P.C.

27555 Executive Drive, Suite 250

Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:

Cortney Hanson, Clerk

45175 Ten Mile

Novi, Michigan 48375

ENGINEERING MEMO

MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: HUMNA ANJUM, PROJECT ENGINEER
SUBJECT: N. KAREVICH DRIVE RIGHT-OF-WAY VACATION
DATE: 8/1/2024

Overview

Union Pacific Holdings LLC (UPH) has requested the vacation of the N. Karevich right-of-way (0.9 acres), and then convey the property to UPH to be included with their proposed Culver's development. S. Karevich will remain in place without any change.

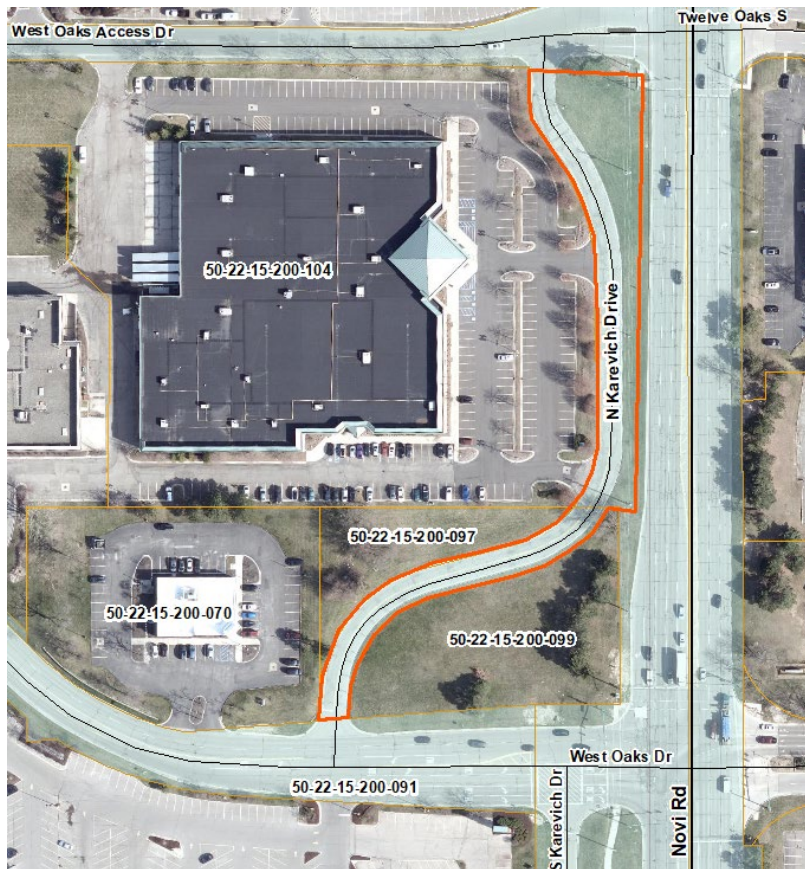


Figure 1- Approximate Road ROW Vacation Area

The applicant had originally only requested the southern portion of the road right-of-way to be vacated, but staff recommended that the applicant acquire all of N. Karevich Drive. The portion to the south will be part of the Culver's restaurant parking lot, and the northern portion will continue to be an access drive for Value City Furniture and the Culver's restaurant. UPH has proposed a public access easement over the access road and has accepted responsibility for all future road maintenance. As an added public

benefit, the applicant has proposed an 8-foot-wide pathway along the west side of Novi Road (695 feet in length).

There is an existing 8-inch water main along N. Karevich Drive that will require an easement to be dedicated to the city, which will occur when the proposed water main for the project is dedicated. Engineering also requests that the applicant must provide a utility easement for any franchise utilities in this area (DTE, AT&T, Consumers Energy, etc.).

Engineering has no objections to the proposed vacation of N. Karevich Drive as long as the applicant provides a maintenance and access agreement to the city and dedicates the necessary easements. All future maintenance of the roadway will be the responsibility of the applicant if the vacated street is conveyed to them.