

CITY COMMISSION AGENDA ITEM

TITLE	Rochester Road - Parking in the Public Right-of-Way
SUBMITTING DEPARTMENT	Community Development - Engineering
PRESENTER	Holly Donoghue, P.E.
MEETING DATE	April 28, 2025
SECOND READING REQUIRED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CERTIFIED RESOLUTION	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

EXECUTIVE SUMMARY

The Rochester Road construction project from 13 Mile to 14 Mile is scheduled for 2026 and includes a 4-to-3 lane conversion and water main improvements. While designing this project, staff observed that there are several properties along the corridor that have parking in the public right-of-way without license agreements. These properties are located along the east side of Rochester Road, and are listed below. Attachment 1 includes photographs for each location.

Commercial / Multi-Family Properties		
Rochester Road Address	Property Type	Existing Parking Description
#4724, 4728, 4732	Businesses	Asphalt parking area, angled parking, poor condition
#4520	Apartments	Asphalt parking area, angled parking, allows backing onto sidewalk, poor condition
#4300, 4314, 4324	Businesses	Asphalt parking area, angled parking, moderate condition

Residential Properties	
Rochester Road Address	Existing Parking Description
#4610-4612	Asphalt parking pad each side, moderate condition (duplex)
#4616	Asphalt parking pad, moderate condition
#4622-4624	Concrete parking pad, moderate condition (duplex)
#4628	Shared gravel pad, horseshoe shape, poor condition
#4636	

The commercial properties and apartments have the required amount of parking available onsite per the zoning ordinance. The parking areas in the public right-of-way provide more direct access to the front of these properties, and appear to be regularly used.

Along this one-mile stretch of Rochester Road, there are 12 residential properties with driveways to Rochester Road. Five of the 12 properties currently have some type of unapproved parking area in the public right-of-way.

From the standpoint of sustainability and traffic safety, staff recommend that these existing parking areas to be removed and returned to green space for all the properties. This provides several benefits as follows:

- Avoids sight distance issues caused by vehicles parked in the right-of-way.
- Allows pedestrians to be more visible.
- Avoids potential pedestrian conflicts with overhanging and backing vehicles.
- Provides consistency for parking with other commercial properties along the corridor.
- Beautifies the corridor with more green space and opportunities for tree planting.
- Eliminates impervious areas, reducing stormwater runoff in the area.
- Each commercial property listed has a catch basin in front of the parking area, making them ideal locations for the installation of green infrastructure.
- Potential for placemaking opportunities at business locations.

The staff recommendation is reflected in the proposed resolution; however, the City may consider license agreements for continued parking in the right-of-way on a case-by-case basis, depending on the specific conditions of each property. As these parking areas primarily benefit private property owners, any improvements or reconstruction would be at their expense. The project budget includes funds to remove the paved areas and restore with grass. If the commission wishes to proceed with license agreements, the cost for the reconstruction should be assessed to the property owners.

Fiscal Impact

BUDGET SUMMARY	
EXPENDITURE REQUIRED	\$0.00
AMOUNT CURRENTLY BUDGETED	\$0.00
BUDGET AMENDMENT REQUIRED	N/A
FUNDING SOURCE/ GL NUMBER	
WAS THIS A BUDGETED EXPENSE?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

OTHER FISCAL IMPACTS: (Select all that apply.)

☒ No fiscal impact

☐ Revenue impact (details below)

☐ Workload impact (details below)

☐ Operations Impact (details below)

ALIGNMENT WITH COMMISSION APPROVED PLANS, POLICIES, AND PROGRAMS

The proposed elimination of parking in the public right-of-way meets several goals of the Sustainability and Climate Action Plan (S-CAP) by eliminating impervious areas to reduce stormwater runoff, planting new grass and trees, and the installation of green infrastructure (S-CAP goals 4.4.2, 5.1, 5.2.1). Providing safe transportation systems to reduce and eliminate crashes is also included as a goal in the Strategic Plan and in the S-CAP (2.4).

COMMUNITY ENGAGEMENT

Staff mailed letters to affected property owners notifying them of the commission meeting..

BOARD AND COMMISSION FEEDBACK

Not applicable.

LEGAL COMMENTS

PROPOSED COMMISSION RESOLUTION:

Be it resolved, the City Commission authorizes the City Engineer to implement improvements within the public right-of-way along Rochester Road as part of the 2026 corridor improvement project. The City Engineer shall have the discretion to engage with affected property owners and negotiate proposed right-of-way modifications in a manner consistent with the City's goals of sustainability, traffic safety, corridor beautification, and baseline support for commercial activity; and

Be it further resolved, that final recommendations, including any proposed removals, restorations, or license agreements, shall be presented to the City Commission for review and approval.

ATTACHMENTS: Rochester Road Parking in Right-of-Way