

CITY COMMISSION AGENDA ITEM

TITLE	Request for Parking Pass Reservation Agreement at South Lafayette Garage
SUBMITTING DEPARTMENT	Community Development - Planning
PRESENTER	Joseph Murphy
MEETING DATE	June 9, 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 *(include history of previous Commission action/discussion, background, scope of work, etc.):*



Akouri Group of Royal Oak LLC, (Akouri) of West Bloomfield, Michigan owns the vacant, approximately 4,000 sq. ft. one-story commercial building at the southeast corner of S. Lafayette Ave. and W. Fifth St.

Akouri proposes to demolish the existing building and construct their approved project:

- 10-story, mixed-use building
- Ground floor retail
- 54 dwelling units
- 0 parking spaces.

The site is in the city's Central Business District (CBD) zoning district. Provisions in the city's zoning ordinance do not require off-street parking for the ground floor retail tenant space. However, 1.5 parking spaces are required for each dwelling unit in the CBD. The proposed mixed-use building does not provide any off-street parking spaces.

At their June 13, 2024, meeting, the Royal Oak Zoning Board of Appeals granted a variance to waive all 81 of the required parking spaces associated with 54 dwellings.

The city maintains nearby public parking spaces including those within the South Lafayette garage. Akouri is gaging the city commission's interest to enter into an agreement regarding use of the city's parking supply.

Akouri requests an agreement for:

- 15-year agreement
- Up to 81 monthly parking passes be reserved for purchase and utilized for the South Lafayette parking garage
- The reservation of monthly parking passes; not the designation of physical parking spaces.

Attached for review is their April 7, 2025, letter of request along with an attachment regarding their analysis of usage data.

The city's independent parking management company confirmed the following regarding the South Lafayette parking garage:

- 483 parking spaces designated within the garage
- 471 parking spaces currently in use
(corner parking spaces unused due to high accident ratio & those for equipment storage)
- 435 monthly parking passes sold during July 2024
- 304 monthly parking passes sold during May 2025
- Average monthly ratio: 70% passes / 30% independent pay
- Estimated 35-45 of the monthly parking passes for residents that park overnight
- Not all monthly parking passes utilized at the same time of day or duration of the day

Fiscal Impact

BUDGET SUMMARY	
EXPENDITURE REQUIRED	\$0.00
AMOUNT CURRENTLY BUDGETED	\$0.00
BUDGET AMENDMENT REQUIRED	\$0.00 (BA between dept; net -0- effect on FB)
FUNDING SOURCE/ GL NUMBER	N/A
WAS THIS A BUDGETED EXPENSE?	<input 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)

REVENUE IMPACT: *Provide a description of how this item will impact revenue. (Is this item expected to create additional/new revenue? Will this item have a negative impact on revenue? Which funds would be impacted? Provide additional details, as necessary.)*

The purchase of parking passes would contribute to the parking system fund.

WORKLOAD IMPACT: *If this item will require staff time to implement, operate or maintain, provide a description of the workload impact. (Will more staff be needed? Is this workload able to be absorbed by existing staff? If new FTE(s) are needed, provide details of position classification and duties. Provide additional details, as necessary.)*

N/A

OPERATIONS IMPACT: *If the item requires a budget adjustment, please identify source of additional funds and any proposed cuts to other operations, programs and services.*

N/A

ALIGNMENT WITH COMMISSION APPROVED PLANS, POLICIES, AND PROGRAMS

Provide a description of how this item aligns with the strategic plan, aging in place plan, and sustainability and climate action plans. Include any specific goals or action steps it supports.

N/A

COMMUNITY ENGAGEMENT

Provide a description of any community engagement efforts made for this item. Include information on tools used, participation information, and general sentiments.

N/A

BOARD AND COMMISSION FEEDBACK

Was an advisory board or commission engaged in discussion on this item? If yes, please provide a summary of feedback received:

N/A

LEGAL COMMENTS

PROPOSED COMMISSION RESOLUTION:

If the city commission wishes to entertain an agreement with Akouri, the following resolution is offered.

Whereas the Royal Oak City Commission received a request from Akouri Group of Royal Oak, LLC of West Bloomfield, Michigan that up to 81 monthly parking passes be reserved for purchase at the city's South Lafayette Parking Garage for a term of fifteen (15) years.

Be it resolved, the Royal Oak City Commission hereby directs the City Attorney to work with Akouri Group of Royal Oak, LLC to develop an agreement for consideration at a future meeting.

ATTACHMENT: 2025 04-07 Letter Request for Parking Agreement.pdf