



REQUEST FOR ACTION

Vacation Petition No. CD2026-002VAC by City of Rochester

MEETING DATE:

May 4, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Vacation Petition No. CD2026-002VAC, by City of Rochester, to vacate a 66-foot-wide public right-of-way (ROW), approximately 125 feet in length, dedicated for 2nd Ave NW, north of 26th St NW and south of the Riverview West Replat Subdivision.

Report Narrative:

The Rochester Public Works Department is requesting Council to vacate a 125-foot-long segment of 2nd Ave NW in the Valhalla Second Subdivision. The subject site is located immediately north of 26th St NW between 203 26th St NW on the west side and 133 26th St NW on the east side. The Valhalla Second Subdivision plat was recorded in 1967.

When the Valhalla Second subdivision was developed, it was anticipated that 2nd Ave NW would eventually extend into the residential property to the north of the subdivision. However, when the subdivision to the north, Riverview West Replat Subdivision, was platted in 1986, it did not extend 2nd Ave NW into the development. The Riverview West Replat development terminated two local residential streets, Westridge Ln NW and Westview Ln NW, as cul-de-sacs in the south portion of the development. Presently, 2nd Ave NW is stubbed into the rear side of lots within the Riverview West Subdivision. Therefore, the 2nd Ave NW street stub no longer serves its intended purpose as public ROW at this time, nor will it in the future. The current street stub contains no public improvements and currently appears to be the side yards of the two homes located at 203 and 133 26th St NW.

If approved, a Council Resolution vacating the right-of-way segment will be recorded, and the property records office will remove the subject right-of-way. The determination of which property the right-of-way is vacated to is a function of the County Property Records Office, which they will consider after receiving the Council Resolution on the vacation request.

Since both lots were created via the Valhalla Second Subdivision, the Development Review Team anticipates that half of the 66-foot-wide right-of-way will be absorbed into the lot on the west side of the street stub, and the other half will be absorbed by the lot on the east side. Therefore, it is expected that the homes at 203 and 133 26th St NW will now share a common property line in the middle of the existing ROW upon completion of the vacation request. Since public street or utility infrastructure was never developed within the right-of-way, nothing will change from a neighborhood appearance perspective, unless the owners of the adjoining lots wish to extend fences to the new property at some point in the future.

Both the Development Review Committee and the Planning and Zoning Commission are recommending

approval of the subject application. At the April 8th 2026, Planning and Zoning Commission Meeting, the Commission recommended, by a vote of 9-0, that the Council approve Zone Change No. CD2026-002VAC.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Policy Considerations & DEI Impact:

The proposed vacation achieves the Comprehensive Plan's core principles of Economic Vibrancy & Growth Management and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:

April 8, 2026: Planning and Zoning Commission - Report and Recommendation

April 24, 2026: Notice of Public Hearing mailed to surrounding properties and forwarded to the newspaper for publication

Fiscal & Resource Impact:

No Fiscal & Resource Impacts at this time.

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Desmond McGeough

Attachments:

[Cover Page](#)

[Community Development Memo - CD2026-002VAC 2nd St NW Vacation](#)

[Notification Map - CD2026-002VAC - 2nd Ave. NW Vacation](#)

[Location Map Exhibit - CD2026-002VAC - 2nd Ave. NW Vacation](#)

[Legal Description - CD2026-002VAC - 2nd Ave. NW Vacation](#)

[Valhalla Second Subdivision Plat - CD2026-002VAC - 2nd Ave. NW Vacation](#)

[Agency Review Comments - CD2026-002VAC - 2nd Ave. NW Vacation](#)

[PZ Minutes 4-8-2026 CD2026-002VAC](#)

[Resolution - CD2026-02VAC - 2nd Ave. NW Vacation](#)