



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Lakeview Plat 1 – Final Plat (Case # 30-2022)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Lakeview Plat 1*.

Discussion

A Civil Group (agent), on behalf of New Haven Custom Homes LLC (owner), requests a one-lot final plat to be known as "Lakeview Plat 1". The proposed plat includes 0.18-acres of land that is located on the north side of Lakeview Avenue, approximately 700 feet east of Range Line Street, and is commonly addressed 1203 Lakeview Avenue.

The subject site contains part of Lot 52 of E C More's subdivision recorded in 1896. The site is vacant following a structure fire within the past two years. The aforementioned parcel is proposed to be platted into one lot containing 0.18-acres. This platting action would bestow legal lot status to the tract allowing a building permit to be issued.

Proposed Lot 1 would take access from Lakeview Avenue. Additional right-of-way dedication is not required. Sidewalk does not exist along the street frontage and will be required to be constructed when the site is developed. A standard 10' utility easement is being dedicated by the plat. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their December 9, 2021 meeting. Staff presented their report and the applicant was available to answer questions. No one from the public spoke on the matter. A motion to recommend approval of the final plat was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Lakeview Plat 1* as recommended by the Planning and Zoning Commission.