

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: 1201 Lakeview Avenue– Replat (Case #130-2026)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would result in the subdivision of a part of Lot 52 of the “E C More Subdivision” into two lots. The resultant lots would be known as Lots 101 and 102 of “Lakeview Plat 2”. The dimensions of Lots 101 and 102 would only support the development of single-family attached dwellings.

Discussion

A Civil Group (agent), on behalf of Helmka Construction and Remodeling LLC (owner), is seeking approval of a 2-lot replat of R-MF (Multiple-family Dwelling) zoned property, to be known as “Lakeview Plat 2”. The 0.27-acre subject site is located at 1201 Lakeview Avenue and includes part of Lot 52 of the “E C More Subdivision”. The dimensions of the resultant lots, 101 and 102, would be large enough to solely support single-family attached dwellings.

The structure that was previously situated on this lot caught on fire and was subsequently demolished. The plat includes all easements of record, as well as the required standard 10-foot utility easement along the subject site's Lakeview Avenue frontage. An existing 16-foot sanitary sewer easement is shown bisecting Lot 101, spanning the entire length of said lot, running north and south.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a “resubdivision/replat,” is subject the following three (3) criteria. Staff analysis follows each criterion.

- 1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.**

The proposed plat would not remove any restrictions from the existing plat. All easements of record are depicted on the plat, and no additional easements or rights-of-way are necessary at this time.

- 2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

Staff has evaluated the existing utility infrastructure, and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was previously installed. No

additional upgrades or extensions are required; however, any necessary improvements to serve future development on the property would be installed at the owner's expense.

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. The property was previously occupied by a single-family structure, and the proposal utilizes the lot's capacity for additional density.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the final plat, and no additional right-of-way dedications are required at this time.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the City. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of "Lakeview Plat 2."