



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Legislation Details (With Text)

File #: ID 17-1303 **Version:** 1 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 7/17/2017 **In control:** City Council

On agenda: 8/8/2017 **Final action:**

Title: Approval of a Final Subdivision Plat for Tract 2396, a Replat of Tract 2392 Block 1, Parcel "A" to Include Lot A-1, Lot A-2 and Lot A-3 at the Shops at Lake Havasu to Divide Out Existing Buildings and Associated Parking

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat of Tract 2396

Date	Ver.	Action By	Action	Result
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COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator

SUBJECT:

Approval of a Final Subdivision Plat for Tract 2396, a Replat of Tract 2392 Block 1, Parcel "A" to Include Lot A-1, Lot A-2 and Lot A-3 at the Shops at Lake Havasu to Divide Out Existing Buildings and Associated Parking

FUNDING SOURCE:

N/A

PURPOSE:

To approve a Final Subdivision Plat for Tract 2396, a replat of Tract 2392, Block 1, Parcel "A" to include Lot A-1, Lot A-2, and Lot A-3, to divide out existing buildings and associated parking.

BACKGROUND:

The Shops at Lake Havasu were originally subdivided and developed in 2007. The entire property is approximately 56 acres. The property is zoned C-2/PD (General Commercial Planned Development District), which is not changing as a result of the proposed plat changes. Originally, parcels were divided out for Wal-Mart, Dillard's, and JC Penney.

This plat will create three additional lots. Lot A-1 at 1.068 acres will include a commercial strip center and associated parking. Lot A-2 at 3.421 acres includes PetSmart, Kirkland's, and Great Clips, and their associated parking area. Lot A-3 at 4.54 acres includes Star Cinemas and parking. The proposed plat also includes an ingress/egress access easement allowing the new parcels to utilize the entire tract for access to the public right-of-way. In addition, Unisource Gas commented that easement language must be provided on the plat for existing gas facilities in, across, and through Parcel A. The Final Plat is provided as an attachment labeled Final Plat of Tract 2396.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Final Plat of Tract 2396

SUGGESTED MOTION:

I move to approve the Final Plat of Tract 2396, a replat of Tract 2392, Block 1, Parcel "A" to include Lot A-1, Lot A-2, and Lot A-3 to divide out existing buildings and associated parking.