



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## Legislation Text

File #: ID 21-3046, Version: 1

### COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Development Services Director

**SUBJECT:**

Approval of the Final Plat for Lago Villas Subdivision, 2080 Swanson Avenue, Tract 2268, Block 10, Lot 11, Creating a 9-Unit Residential Subdivision in the Residential Uptown McCulloch Main Street District (R-UMS)  
(Luke Morris)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To approve the final plat for Lago Villas Subdivision, 2080 Swanson Avenue, Tract 2268, Block 10, Lot 11, creating a 9-unit residential subdivision in the Residential Uptown McCulloch Main Street District (R-UMS).

**SITE ANALYSIS:**

The 0.58-acre property is located at the southwest corner of Swanson Avenue and Mulberry Avenue. The complex will have one access from Mulberry Avenue. The property is bordered by multi-family developments to the south and west, with vacant lots to the east, across Mulberry Avenue. Commercially developed properties are located to the north, across Swanson Avenue.

**PROPERTY AND APPLICATION BACKGROUND:**

The subject property is zoned Residential Uptown McCulloch Main Street District (R-UMS), which allows multi-family residential as a permitted use. The proposed plat will allow the nine units to be individually owned as part of an association for the common portions of the site. The owner proposed a condominium plat in order to sell each of the nine residential units.

The project includes:

- 9 residential units with attached garages
- Parcel A, common area
- Parcel B, common area and pool

The building setbacks for the project will be measured from the subdivision's exterior property lines with each

lot required to meet the minimum building separation requirements. Building plans have not been submitted at this time. The project will go through Design Review, and building permits will be required prior to development.

The project will have a property owners' association to manage and maintain the private drives and improvements.

The Final Plat Map is attached.

**COMMENTS FROM OTHER DEPARTMENTS/AGENCIES:**

No objections were received from other departments or agencies. The Planning and Zoning Commission approved the preliminary plat for the project by a vote of 5-2 at its July 7, 2021, meeting. Some of the commission members were concerned about parking for the development. Parking will be reviewed for compliance with the Development Code standards during Design Review for the project.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Final Plat

**SUGGESTED MOTION:**

I move to approve the Final Plat for Lago Villas Subdivision, 2080 Swanson Avenue, Tract 2268, Block 10, Lot 11, creating a 9-unit residential subdivision in the Residential Uptown McCulloch Main Street District (R-UMS).