

ITEM #:	25
DATE:	07-28-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: MINOR FINAL PLAT FOR MONTE'S SUBDIVISION AT 2100 SE 16TH STREET&NBSP;

BACKGROUND:

The owner of 2100 SE 16th Street, Brian Patel of HGIK Hospitality LLC, is requesting approval of a Final Plat for Monte's Subdivision for the property. The site is currently developed with the Hampton Inn and includes undeveloped land to the west of the hotel.

A minor subdivision includes three or fewer lots and does not require additional public improvements. A minor subdivision does not require a Preliminary Plat and may be approved by the City Council as a Final Plat only, subject to the applicant completing the necessary requirements.

The Final Plat includes approximately 3.49 acres and will divide one existing lot into two lots. The proposed Lot 1 is approximately 1.24 acres and is vacant land suitable for commercial development. Lot 2 is 2.25 acres and contains the existing Hampton Inn Hotel.

Lot 2 will continue to have direct access to SE 16th Street. No additional access to Lot 1 will be permitted from S Dayton Avenue or SE 16th Street. An access easement is proposed that utilizes the existing access from SE 16th Street and will extend through Lot 1 to grant access to Lot 2 (see Access Easement Exhibit).

Per Chapter 23 of the Subdivision Code, a sidewalk is required along the full frontage of the south side of SE 16th Street. Lot 2 already has an existing sidewalk, but an extension would be required for the proposed Lot 1 frontage.

Due to the existing grades and the high volumes of traffic at the intersection of S Dayton Avenue and SE 16th Street, staff determined that a sidewalk installation along the full frontage of Lot 1 connecting to the intersection was not desirable. The applicant and Public Works agreed to design an appropriate crossing along the west end of Lot 2 that provides a pedestrian crossing across SE 16th Street and connects to existing sidewalk north of SE 16th Street in lieu of a sidewalk extension all the way to the Dayton intersection. The crossing has been completed and accepted by City staff. (See Location Map)

The applicant requests a waiver of extending the sidewalk along the full frontage of Lot 1 with the Final Plat due to site constraints and the installation of a mid-block crossing. However, with development of Lot 1 in the future, an additional sidewalk extension along SE 16th Street can be required as needed to provide pedestrian access to Lot 1 and connect to the sidewalk of Lot 2.

Both Lot 1 and Lot 2 were evaluated to determine that each lot as proposed is in full

compliance with the requirements of the Zoning Ordinance and the Highway Oriented Commercial District as well as the Subdivision Ordinance. The existing hotel site was determined to comply with zoning standards with approval of the new lot configuration. The new vacant lot can feasibly be developed with a commercial building and related site improvements. Public utilities currently serve the proposed lots.

ALTERNATIVES:

1. Approve the Final Plat for Monte's Subdivision with a waiver to extend additional sidewalk along Lot 1 South East 16th frontage until Lot 1 is developed.
2. Deny the Final Plat for Monte's Subdivision and waiver, based on a finding that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. Refer the request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat for Monte's Subdivision is consistent with the City's existing subdivision and zoning regulations for the lot configuration. The cross-access easement ensures that access is provided across the property line that separates the two sites and limits additional access to S Dayton Avenue and SE 16th Street.

A mid-block pedestrian crossing has been installed and accepted by the City as an alternative to providing a sidewalk along the full frontage of Lot 1 with a crossing at the intersection of S Dayton Avenue and SE 16th Street. The waiver of sidewalk requirements for the installation of sidewalk along the full frontage of Lot 1 is supported by staff. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[2100 SE 16th Sidewalk Waiver Email.pdf](#)

[S24254 - MONTE'S SUBDIVISION - Signed 4-22-2026.pdf](#)

[Access Easement Exhibit](#)

[Location Map](#)