

Jim Harris, Chair
Tiffany Wilson, Vice Chair
Suzannah Ballard
Joan Dzuro
Paul Lehr
Gabriele Medley
JP Thornton
Phil Annett, Alternate
Mary Costa, Alternate
Lonnie Stevenson, Alternate



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

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, June 4, 2025

9:00 AM

1. CALL TO ORDER

Vice Chair Wilson called the meeting to order at 9:09 a.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Wilson led the Pledge of Allegiance.

3. ROLL CALL

Present: 8 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Gabriele Medley, Mary Costa and JP Thornton

Absent: 2 - Jim Harris and Phil Annett

With one vacancy, Vice Chair Wilson invited Commissioner Stevenson to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert stated the Sunset Ridge at Riviera Planned Development Amendment was approved by City Council, with a reduction in the approved height from 60-feet to 45-feet.

City Staff and the Technical Advisory Committee are reviewing the draft Existing Conditions Report for the General Plan Update. A public workshop is planned for July. There have been over 750 responses to the first questionnaire, which is great engagement. The General Plan Steering Committee has been selected and will have a kickoff meeting at the end of June.

5. MINUTES

[ID 25-4827](#) Approval of the Minutes of the May 7, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Ballard move to approve the Minutes of the May 7, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Dzuro. The

motion passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Medley and Thornton

6. PUBLIC HEARING

Vice Chair Wilson provided a brief overview of the Public Hearing process.

[ID 25-4811](#) Request for a Planned Development Rezone and Amended General Development Plan for 700 Delta Drive, Tract 2222, Block 5, Lots 1 Through 9, from Multiple-Family/Planned Development (R-M/PD) District to Multiple-Family/Planned Development (R-M/PD) District, and Permitting a Maximum Density Increase From 20 Dwelling Units Per Acre to 22 Dwelling Units Per Acre (Chris Gilbert)

Mr. Gilbert explained in October 2023, City Council approved a General Development Plan for a single apartment building with a density of 37 units per acre at this location. The applicant has reworked the design and is presenting a new General Development Plan. He reviewed the Staff Report [displayed PowerPoint]:

- The property is 2.16 acres of vacant land at the northwest intersection of McCulloch Blvd S and Chemehuevi Blvd.
- It is zoned Multiple Family/PD (R-M/PD) District and is surrounded by Limited Commercial (C-1) and Two-Family Residential (R-2) Districts.
- The proposed General Development Plan will replace the high-density apartment building with a development consisting of 45 3-story town homes.
- The proposed density is approximately 22 units per acre.

Mr. Gilbert reviewed the building elevations and facades. The buildings will have a stucco exterior with bottom floor garages and balconies on the second and third levels. Building height will be 42-feet to the peak of the roof.

The only exception requested in the Letter of Intent is a density increase from 20 units per acre to 22 units per acre.

Seeing no questions for Staff, Vice Chair Wilson invited the applicant to speak.

Mac Hall, Iris Development Services, explained the owner is looking to reduce the density of the project by developing it as a 45 unit town home project instead of a 78 unit apartment. The access points will remain the same, with access from Delta Drive.

Commissioner Dzuro inquired about the grading and maximum height, noting in 2023 the project was approved for a height of 47-feet.

Mr. Hall explained the site will be graded down about 12 to 15-feet from the height marker

of McCulloch Blvd, so the building heights will not exceed 30-feet from the maximum grade point on McCulloch Blvd.

Commissioner Stevenson inquired about the unit size. Mr. Hall confirmed they will be 3-bedrooms.

Referencing the applicant's Letter of Intent, Commissioner Stevenson noted they mention a need for workforce housing and asked how they envision this project filling that need.

Mr. Hall explained the owner has employees looking for housing who will utilize some units. They looked at construction costs for the larger apartment building, but it wasn't feasible to offer the apartment units at an affordable rate. By scaling back the project, the construction costs decrease and the units can be offered at a more affordable rate.

Noting the garages, Commissioner Stevenson asked if there is parking for boats or trailers.

Mr. Hall stated there is guest parking and the garages have a boat deep bay, so there will be parking options for oversized vehicles or trailers.

Commissioner Ballard asked if the intention is to sell or lease the units. Mr. Hall explained a final determination has not been made, but the owner will likely retain some units to lease and may opt to sell some based on demand.

Vice Chair Wilson opened the Public Hearing. With no comments, she closed the Public Hearing.

Mr. Gilbert reviewed the Code Compliance Conditions:

1. The development shall substantially match the conceptual Site Plan provided with the request.
2. Address all outstanding comments from other agencies and reviewers, which includes working with local utility companies.
3. Building Permits and Design Review for compliance with City Codes, including the Lake Havasu City Public Works Department traffic impact comments, will be required prior to development of the property.

Vice Chair Wilson asked if the applicant understood the conditions. Mr. Hall responded affirmatively.

Commissioner Stevenson noted a traffic study was required for the previous General Development Plan and asked if revised study was requested. Mr. Gilbert explained that due to the density reduction, the Engineering Manager did not ask for a revised study.

Commissioner Ballard moved to recommend approval of Land Use Request 25-4811 to the City Council for a Planned Development Rezone and Amended General Development Plan for 700 Delta Drive, Tract 2222, Block 5, Lots 1 Thru 9, from Multiple-Family/Planned Development District to Multiple-Family/Planned Development District, and permitting a maximum density increase from 20 dwelling units per acre to 22 dwelling units per acre.

The motion was seconded by Commissioner Thornton and passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Medley and Thornton

[ID 25-4802](#) A Request for a Minor General Plan Amendment Revising the Future Land Use Map Designation for 2441, 2443, 2445, 2447 & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, Approximately 0.7 Acres, from Low Density Residential (LDR) to High Density Residential (HDR) (Trevor Kearns)

City Planner Trevor Kearns reviewed his Staff Report [displayed PowerPoint] highlighting the following:

- The subject properties total 0.7 acres and are undeveloped.
- They are located on Anita Avenue, between Avalon Avenue and Pebble Drive.
- The abutting property to the east is zoned Limited Commercial (C-1) District. The properties to the south and north are zoned Residential Two-Family (R-2) District. The properties to the west are zoned Residential Single-Family (R-1) District.
- The eastern side of the commercial node has been rezoned from C-1 to R-1.
- The General Plan Future Land Use Map designates the properties as Low Density Residential (LDR), which allows single-family housing.

Mr. Kearns explained the applicant's Letter of Intent requests to amend the Future Land Use Map from LDR to High Density Residential (HDR) to facilitate construction of a multi-family project. The General Plan Amendment is the first step in the process, with a companion rezone request to follow. Mr. Kearns stated the proposed amendment is in conformance with many goals and policies within the City's General Plan. This item will be presented to City Council on July 8, 2025.

Commissioner Stevenson confirmed there are two lots in the middle of the block zoned for commercial use, but the lots on the far side were rezoned to R-1 and are being graded and developed for that use. Mr. Kearns responded affirmatively.

Steve Palmieri, Palmieri Construction, is representing the applicant and is happy to answer any questions. There were no questions from the Commission for the applicant.

Vice Chair Wilson opened the Public Hearing. Seeing no comments, she closed the Public Hearing.

Commissioner Dzuro moved to recommend approval of Land Use Action No. 25-4802, a Minor General Plan Amendment revising the Future Land Use Map Designations for 2441, 2443, 2447, & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, from Low Density Residential to High Density Residential.

The motion was seconded by Commissioner Ballard and passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Medley and Thornton

[ID 25-4803](#) Request for a Rezone of 2441, 2443, 2445, 2447, & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, Approximately 0.7 Acres, from Limited Commercial (C-1) District to Residential - Limited Multi-Family (R-3) District (Trevor Kearns)

Mr. Kearns explained this is the companion Rezone to the Minor General Plan Amendment just discussed and reviewed his Staff Report [displayed PowerPoint]. The applicant's Letter of Intent suggests they plan to combine the five lots into one and develop it as a multi-family project containing five duplex units.

Mr. Kearns stated the rezone request complies with the required findings of the Development Code and will be presented to the City Council on July 8, 2025.

Commissioner Lehr asked for details about the Parking in Common on the adjacent commercial lots, as it isn't complete. He wants to ensure the rezone won't create future issues for the shared parking.

Mr. Kearns explained this block has deed restrictions which state parking in common only applies to properties zoned C-1. The rezone will remove these lots from parking in common, as was done with the rezoned residential lots on the east side of the node.

Commissioner Lehr asked if the remaining commercial lots haven been combined. Mr. Kearns confirmed the two lots have not been combined, and if developed further, would be subject to parking in common.

Steve Palmieri, Palmieri Construction, is available to answer any questions. There were no questions for the applicant.

Vice Chair Wilson opened the Public Hearing. Seeing no comments, she closed the Public Hearing.

Commissioner Dzuro moved to recommend that the City Council approve Land Use Action No. 24-4803, rezoning Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, from Limited Commercial District to Residential Limited Multi-Family District.

The motion was seconded by Commissioner Medley and passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Medley and Thornton

7. CALL TO PUBLIC

Vice Chair Wilson opened Call to Public. Seeing no comments, she closed Call to Public.

8. FUTURE MEETING

The regular Planning & Zoning Commission Meeting scheduled for Wednesday, June 18, 2025, has been cancelled.

The next scheduled meeting is Wednesday, July 2, 2025.

9. ADJOURNMENT

Vice Chair Wilson adjourned the meeting at 9:36 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary