

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, April 16, 2025

9:00 AM

1. CALL TO ORDER

Chair Harris called the meeting to order at 9:01 a.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

Present: 9 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Mary Costa, JP Thornton and Phil Annett

Absent: 1 - Gabriele Medley

With one vacancy, Chair Harris invited Commissioner Annett to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert stated the Planned/Development Rezone request for the mini golf project on Maricopa Avenue was approved by City Council. Logan Simpson presented an update on the General Plan to City Council on April 8, 2025, and they approved the Public Education Plan.

5. MINUTES

[ID 25-4752](#) Approval of the Minutes of the March 19, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Vice Chair Wilson moved to approve the Minutes of the March 19, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Dzuro. The motion passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Harris, Thornton and Annett

6. PUBLIC HEARING

Chair Harris gave an overview of the Public Hearing process.

[ID 25-4739](#) Request for a Planned Development Rezone and General Development Plan Approval of 2250 Marina View Avenue, Tract 2399, Block 1, Lot 75, Approximately 2.31 Acres, from Mixed Use-Neighborhood/Planned Development (MU-N/PD) to Mixed Use-Neighborhood/Planned Development (MU-N/PD), Retaining the Previously Approved Maximum Allowable Building Height of Up to 60 Feet, Applying Single-Family Residential (R-1) Setback Standards, and Exempting the Requirements of City Code Section § 14.02.04.A.4.b (Chris Gilbert)

Mr. Gilbert explained this property is part of the Havasu Riviera master planned community and has undergone two previous changes to its use. He reviewed the Staff Report [displayed PowerPoint] highlighting the following:

- The subject property is 2.31 acres and vacant.
- The property and those to the west and south are zoned Mixed Use - Neighborhood/Planned Development (MU-N/PD) and developed as single-family residential uses. The property to the north is federally owned land zoned Public Facilities (P-1) District. The property to the east is zoned Mixed Use – General (MU-G) District and is being developed with a community pool and amenities.

Mr. Gilbert reviewed the 2022 General Development Plan. It allowed a higher density townhome development, but was not built. The proposed General Development Plan and Letter of Intent requests to amend the approved Planned Development (PD) overlay of townhomes with eight lower density single-family lots. If approved, the development will go through the full planning process to ensure compliance with all Codes.

Mr. Gilbert explained the applicant is requesting several exceptions from Development Code Section 14.02.04.A.4, which pertains to standards specific to the MU-N District. He provided an overview of the exceptions:

- Direct path from a building door to a sidewalk.
- Non-residential uses on ground floors.
- Window transparency requirements.
- Certain types of curb-cuts.
- On-site loading.

Additionally, the applicant is requesting to maintain the 60-foot maximum height allowance that was approved under the previous two General Development Plans. For Code Compliance, Staff recommends all principal and accessory structures meet the Single-Family Residential (R-1) District setback standards, since the property will be developed for single-family uses.

Commissioner Thornton asked for clarification on the zoning classification, as the Staff Report shows both the current and proposed zoning as MU-N/PD.

Mr. Gilbert explained the zoning district will be the same because they are both PD overlays. What is changing is the approved General Development Plan to reflect a new kind of development.

Chair Harris invited the applicant to the podium.

Mychal Gorden, Desert Land Group, explained the initial idea for this property was a hotel. Due to lack of interest, it was changed to a lower density townhome development. They have marketed the townhome concept for the past several years, but there does not appear to be the appetite for it. As the community continues to build out, the interest is in single-family lots. The townhome concept called for 17 units, which will be replaced with eight single-family homes. While they had hoped to incorporate townhomes into The Riviera, it just hasn't worked and they would like to move forward to develop this lot that has remained vacant in the neighborhood. The concept is consistent with the overall Masterplan and the adjacent properties in Marina View.

Chair Harris inquired about the need for 60-foot height for single-family development.

Mr. Gorden explained 60-feet was approved in the original PD of Marina View for the hotel component, but applies to all the residential lots. He conceded they don't need 60-feet, however, they will likely need more than 30-feet, which is typical for similar residential zoning districts. The homes will be two-story, so it is unlikely that they will be much higher than 30 to 40-feet, but this will give them flexibility in design.

Chair Harris confirmed all the Marina View residential lots have a 60-foot height limit.

Mr. Gorden responded affirmatively, explaining The Riviera's Design Review Board reviews and approves all designs and it is unlikely they would allow the height to exceed 40-feet unless it was for a reasonable design feature. This flexibility allows variety in designs. The Board hasn't allowed anything close to 60-feet. They take into consideration the placement and elevations, meaning higher roof lines have been allowed at the rear of the development. He thought the MU-N District has a 25-foot height limit, which would greatly restrict the ability to build two-story homes with varying ceiling heights and roof lines. He requested the 60-foot exception will be consistent with the other lots in Marina View.

Noting the 60-foot height limit is already approved, Commissioner Ballard asked why the height needs to be included as a condition in this approval.

Mr. Gilbert clarified the height exception for this development had been carried through as a condition of the various PDs approved over time. Because they are presenting a new layout, they must include any exceptions to the underlying zoning district each time. He confirmed the max height in the MU-N District is 25-feet. This is less than the Residential Estates (RE) District, where many two-story homes are located.

Vice Chair Wilson asked what the highest home in Marina View built to date is. Mr. Gorden stated he did not know the exact height, but thought it was 36 to 40-feet above the base elevation.

Referencing the MU-N District Land Use standards, Commissioner Dzuro stated the District is meant to encourage mixed-use development patterns. She acknowledged they have tried to do so by exploring hotel and townhome options and asked how they will meet that goal if this property is rezoned to single-family housing.

Mr. Gorden explained the adjacent parcel to the east, which is zoned MU-G, will have a community pool and a commercial building with mixed uses. They are still exploring what the uses might be, but the intent is to have non-residential uses on that property. He noted the remainder of The Riviera is single-family residential.

Commissioner Annett asked if it would be problematic to amend the height limit to 40-feet, since none of the existing houses have exceeded that. Additionally, the proximity of these homes appears to be more in the line of sight than some of the others.

Mr. Gorden stated it likely wouldn't be an issue, if that is the recommendation of the Commission. Since the request was to amend the site plan only, they carried over the exiting conditions to match the surrounding properties. The Design Review Board will do what is best to ensure all homeowners and neighbors aren't negatively affected by new construction.

Mr. Annett asked if the lots will be sold for public consumption or developed in-house. Mr. Gorden confirmed they will be sold.

Chair Harris opened the Public Hearing. Seeing no comments, he closed the Public Hearing.

Mr. Gilbert reviewed the requested exceptions and compliance recommendations:

A. Exceptions from Development Code Section 14.02.04.A.4 as follows:

1. A primary building must have at least one operable pedestrian door leading directly from the primary building onto a sidewalk. For primary buildings located on corner lots, the required pedestrian entrance may be located on the primary street façade or at the corner where the two streets intersect.
 2. Ground floor street frontages on each primary building may not be occupied by residential uses but may be occupied by a lobby or entrance to residential portions of the building.
 3. At least 50% of the building front façade area between three (3) and eight (8) feet above grade shall be of windows or other transparent materials allowing views into the building.
 4. No on-site loading requirements shall be required.
 5. Curb cuts shall only be permitted if access cannot be provided from an alley. Where curb cuts are permitted, they shall not exceed 24 feet in width.
- B. Retention of the previously approved 60-foot maximum allowable building height from Ordinances No. 18-1191 and No. 22-1281.
- C. All principal and accessory structures shall meet the R-1 setback standards. (Staff recommended.)

Chair Harris asked the applicant if they agreed to the conditions. Mr. Gorden responded affirmatively.

Commissioner Ballard moved to recommend the City Council approve the Planned Development Rezone and General Development Plan of 2250 Marina View Avenue, Tract 2399, Block 1, Lot 75, from Mixed Use -Neighborhood/Planned Development to Mixed Use-Neighborhood/Planned Development, retaining the previously approved maximum allowable building height of up to 60 feet, applying single-family residential setback standards, and exempting the requirements of City Code Section 14.02.04.A.4.b.

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

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Harris, Thornton and Annett

7. CALL TO PUBLIC

Chair Harris opened Call to Public. Seeing no comments, he closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, May 7, 2025.

Logan Simpson will present an update on the General Plan update and answer any questions the Commission might have.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 9:21 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary