

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, February 5, 2025

9:00 AM

1. CALL TO ORDER

Chair Harris called the meeting to order at 9:07 a.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

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

Absent: 1 - Suzannah Ballard

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

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert provided an update on the General Plan.

5. MINUTES

[ID 25-4658](#) Approval of the Minutes of the January 15, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Vice Chair Wilson moved to approve the Minutes of the January 15, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:

Aye: 7 - Dzuro, Lehr, Wilson, Harris, Medley, Costa and Thornton

6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process.

[ID 25-4639](#) A Request for a Minor General Plan Amendment Revising the Future Land Use Map Designation for 60 Retail Centre Boulevard, Parcel B1 of Parcel

Plat of Retail Centre-2, approximately 2.0 acres, from Medium Density Residential (MDR) to Commercial Mixed Use (CMU) (Chris Gilbert)

Mr. Gilbert explained the three projects on today's agenda are related. The project representative is present and the owner is attending virtually.

He reviewed the Staff Report [displayed PowerPoint], highlighting the following:

- The subject property is approximately 2 acres and is undeveloped.
- Surrounding development to the south and the east is commercial, with vacant land to the north and west. The Shops at Lake Havasu are to the north.
- The General Plan Land Use was changed from Commercial Mixed Use (CMU) to Medium Density Residential (MDR) in 2022 to facilitate the development of a manufactured home park that was never constructed.
- The applicant's request is for a Minor General Plan Amendment to return the parcel to the MDR land use category to facilitate a commercial gym development with outdoor amenities and landscaped parking.
- Immediately following this item, Staff will present a Planned Development/Rezone request for this parcel.

With no questions from the Commission for Staff or the applicant, Chair Harris opened the Public Hearing. Seeing no comments, he closed the Public Hearing.

Mr. Gilbert stated the requested Minor General Plan Amendment is consistent with the surrounding land use designations.

Commissioner Lehr moved to recommend approval to the City Council of Land Use Action No. 24-4639, a Minor General Plan Amendment revising the Future Land Use Map Designation for Parcel B1 of the Parcel Plat of Retail Centre-2, from Medium Density Residential to Commercial Mixed Use.

The motion was seconded by Vice Chair Wilson and passed with the following vote:

Aye: 7 - Dzuro, Lehr, Wilson, Harris, Medley, Costa and Thornton

[ID 25-4643](#) A Request for Approval of a Planned Development Rezone and General Development Plan for 60 Retail Centre Boulevard, Parcel B1 Parcel Plat of Retail Centre-2, Approximately 2.0 acres, from Manufactured Home District (RMH) to Mixed Use - General/Planned Development District (MU-G/PD), to Permit Construction of a 2-story Gymnasium with an Exterior Pool and Parking Areas with Requested Exceptions for Height, Materials, and Setbacks (Chris Gilbert)

Mr. Gilbert stated this is the companion Planned Development/Rezone (PD/Rezone) request for the previously discussed parcel. He reviewed the Staff Report [displayed

PowerPoint]:

- The property is currently zoned Manufactured Home Park (RMH) District.
- The applicant is requesting Mixed Use - General/Planned Development (MU-G/PD) District to accommodate development of a commercial gym.
- The next item on the agenda is a PD/Rezone request for the adjacent parcel. They will be requesting the same zoning for a multi-family development.
- MU-G/PD is a mixed-use zone that compliments the General Commercial (C-2) zoning on surrounding properties.

Mr. Gilbert explained the General Development Plan shows a 14,800 sq. ft. gymnasium building with an outdoor pool and parking area. Two access points off Retail Centre Blvd are proposed, one at the north end and the other at the south end. The project will meet all requirements for parking and landscaping.

The applicant is requesting the following exceptions to the MU-G District standards:

1. Maximum building height shall not exceed 35-feet in height above the approved maximum grade.
2. The 30% alternate material requirement of City Code Section 14.04.07.C.2 is not applicable to the east building façade facing Retail Centre Boulevard.
3. City Code Section 14.02.04.B.4.b is not applicable to this development.

Mr. Gilbert displayed the North & South Facades slide, explaining the north and south sides will have a lot of glass, as well as different articulations, angles, and colors. The east elevation, which faces Retail Centre Blvd, does not contain any alternate materials and therefore doesn't meet the façade requirements, which is why the applicant is requesting the second exception.

Commissioner Dzuro asked why the applicant is unable to use the options for alternate materials required in the Code.

Mr. Gilbert provided background on the Code update approved by City Council in 2024 relating to design standards for metal buildings. The update requires a minimum of 30% of a metal building facing primary frontage be an alternate material of stucco, stone, or brick. While the applicant has offered a lot of architectural features on the building, the side facing Retail Centre Blvd is not included.

Rob Sampson, Selberg Associates, stated this is a project they are very excited to present. It has been the culmination of many hours of work from a group of talented, passionate people and it will be an extension of the Paradyme brand. He highlighted the following project features:

- The gym will be a multi-story building with a full square footage of 32,000 sq. ft.

- It incorporates a parking garage and all required parking is provided on site.
- The pool will be Dubai-inspired with a resort feel.

Mr. Sampson explained this project will be unique in compared to anything else offered in the City. The owner is working with an established brand in California and has an extensive marketing plan. If the adjacent residential component is approved, owners will receive a gym membership through the HOA, but they will also target residents, visitors, and surrounding communities. It will be an expensive project, but the owner is looking to invest in the Lake Havasu community.

He noted the following project advantages:

- This development will create a unique and needed service, which will bring more visitors to the north side of town on a daily basis.
- The proposed zoning change from residential use to commercial use will generate more tax revenue and create employment opportunities.
- The owner would like to encourage young athletes and plans to incorporate a training facility element.
- They have a detailed marketing plan to help expand membership.

Addressing the requested exceptions, Mr. Sampson explained the MU-G District allows a building height of 30-feet. Their proposed design is 32-feet, but they are requesting a maximum height of 35-feet in case they encounter something during the design or construction phase that requires some flexibility.

In terms of the façade exception, Mr. Sampson stated the owner is looking for a masculine design. Along with the ownership team at Paradyme, Selberg Associates has been engaging with PLACE Designers, a Texas-based design architect, and HOK, a structural engineering firm in Houston whose projects include major sports stadiums. The idea behind the design is to limit the amount of materials and use darker colors to make an impactful statement. He reviewed the proposed materials and facade, which include a charcoal grey metal siding with striations that will continue up and over the building. There will be accents of fiber cement with wood finish. The design and layout will facilitate an open view from the front doors to the resort style pool.

The final exception is for an increased setback. Mr. Sampson noted the MU-G District requires buildings to be within 20-feet of the street, but expanding the setback will allow them to expand the parking and landscape areas.

Chair Harris opened the Public Hearing.

Emiliano Torres, resident, explained that during discussions about metal building design

standards, City Council was adamant about the inclusion of natural materials. He does not see natural materials on the proposed design, especially the side facing the street. Second, as a 2 acre property, he doesn't see why they need a setback exception to accommodate their design.

With no additional comments, Chair Harris closed the Public Hearing.

Addressing Mr. Torres's comment about setbacks, Mr. Gilbert noted the applicant is requesting an increased setback, not a decrease.

Mr. Gilbert stated the requested MU-G/PD rezone is a mixed-use District containing many uses consistent with C-2 District permitted uses. The requested exceptions are consistent with design strategies in the area, however, the submitted exterior materials exception request does not meet the intent of the Code, as this section was recently amended to approve the appearance of commercial buildings facing public streets.

Commissioner Medley asked if memberships will be available to the public, or only to Paradyme HOA members. Mr. Samson confirmed membership will be open to the public.

Commissioner Lehr asked for more details regarding roof design on the east elevation, specifically if it is staggered to show some of the detail under the roof line.

Mr. Sampson explained there is an approximately 75-foot cantilever on the south side of the building over the pool. The roof line itself is one gable all the way through, with the exception of the cantilever, which does not go all the way across. From Retail Centre Blvd, you would not be able to see the underside of the sloped cantilever.

Commissioner Dzuro asked if Staff believes the exception to the required natural materials meets the intent of the Code change and discussion that was had regarding façade.

Mr. Gilbert stated the materials as presented do not meet the Code as it is written, which is why it is being presented to the Commission to determine if the exception is acceptable.

Referencing the east façade, Chair Harris noted there is not much variation in materials and asked if it was all metal siding. Mr. Sampson explained the grey area will be metal paneling and the brown area is a fiber cement board with a natural wood look.

Chair Harris suggested the east façade be dressed up more with natural materials. Mr. Sampson responded they have approximately 20% coverage now, so it will not take much for them to get to the required 30% coverage. His understanding is that the requirement only applies to the wall, not the roof.

Commissioner Dzuro asked if the Commission can approve the request without the exception for façade materials. Chair Harris responded affirmatively, noting it was up to the maker of the motion.

Mr. Sampson requested that if the materials exception is denied, the current Code apply so they can present their request to Council and move forward to submit building plans.

Vice Chair Wilson moved to recommend approval to the City Council of Land Use Action No. 24-4643, regarding the Planned Development Rezone and General Development Plan for 60 Retail Centre Boulevard, Parcel B1 of Parcel Plat of Retail Centre-2, from Manufactured Home District to Mixed Use - General/Planned Development District, to permit construction of a 2-story gymnasium with an exterior pool and parking areas with the following conditions:

1. Maximum Building Height shall not exceed 35-feet in height above the approved maximum grade;
2. The exterior materials shall meet the City's Development Code standards;
3. The setback exceptions as requested.

The motion was seconded by Commissioner Dzuro.

City Attorney Kelly Garry requested clarification on the intent of the second condition.

Vice Chair Wilson stated the intent is for the project to meet the City's design requirement of 30% of alternate materials.

Ms. Garry suggested that since the motion is not seeking to offer an exception for the materials, the second condition be removed. Conditions should generally reference an exception for something that wouldn't normally be allowed, not something that already is allowed. She explained the options of voting down the motion or amending the motion.

Vice Chair Wilson requested to amend her motion.

Vice Chair Wilson moved to recommend approval to the City Council of Land Use Action No. 24-4643, regarding the Planned Development Rezone and General Development Plan for 60 Retail Centre Boulevard, Parcel B1 of Parcel Plat of Retail Centre-2, approximately 2-acres, from Manufactured Home District to Mixed Use - General/Planned Development District, to permit construction of a 2-story gymnasium with an exterior pool and parking areas with the requested exceptions as presented for height and setbacks.

The amended motion was seconded by Commissioner Dzuro and passed with the

following vote;

Aye: 7 - Dzuro, Lehr, Wilson, Harris, Medley, Costa and Thornton

[ID 25-4644](#) A Request for Approval of a Planned Development Rezone and General Development Plan for 40 Retail Centre Boulevard, Parcel B2 of the Parcel Plat of Retail Centre-2, approximately 15.92 acres, from Manufactured Home District (RMH) to Mixed Use - General/Planned Development District (MU-G/PD), to Permit Construction of 97 Detached, Single Family Dwelling Units with Outdoor Recreation Improvements (Chris Gilbert)

Mr. Gilbert explained this parcel is adjacent to the parcel discussed in the previous two items. He reviewed the Staff Report [displayed PowerPoint], noting the following:

- The parcel is 15.92 acres and undeveloped.
- It is surrounded with commercial properties to the south and east and vacant land to the north and west. The land to the west is State owned and is also the City boundary.
- The parcel is currently zoned Manufactured Home (RMH) District.
- The applicant is requesting Mixed Use - General/Planned Development (MU-G/PD) District to accommodate a 97-unit single-family development with outdoor recreation facilities.

Mr. Gilbert displayed the General Development Plan, explaining it shows a 97-unit barn cave style development that will have privately owned lots and an HOA to maintain the development's amenities, including detention basin, landscaping, shared common areas, driveways, and private streets. The project will meet all building and development standards, except the applicant has requested one exception from the Lake Havasu City Development Code to permit the addition of the permitted use category of Single-Family, Detached, for this project.

He stated the development is at a lower elevation than the gym development and will not have good visibility from Retail Centre Blvd due to topography. The gym will also act as a screen. The buildings will incorporate a variety of elevation changes, materials, and colors to add interest to the project.

Commissioner Dzuro asked when the traffic study was completed. Mr. Gilbert deferred to the applicant.

Mr. Sampson explained this project is planned in conjunction to the gym and will be under the same ownership. Like the gym, Paradyme is collaborating with Selberg Associates and PLACE Designers. They opted to split the parcels and proceed with developing them separately as they explored density options for the residential component. They started with a plan for 135 units, but have reduced it to 97 units. Paradyme feels strongly about

their investment in Lake Havasu and is looking to build something that will enhance the community. This will be a lock-and-leave development, where owners can come enjoy their time here, knowing an HOA will take care of maintenance and other aspects of ownership when they are gone.

Highlighting the project's advantages, Mr. Sampson stated this will be a unique residential product offering. While there are similar mancave concepts in Havasu Heights and Desert Hills, this project will be high quality, upscale bandominums. Selberg Associates has had several clients inquire about the largest RV garage with a smaller residential add-on to allow them to enjoy the lake and have a space for their toys while they are visiting. Ryan Garland, with Paradyme, wanted to expand on the success of Paradyme Storage by offering a true residential component that is not allowed in storage complexes. The solution they came up with was to create an RV garage with full residential use on top, which also allows for an increased density.

Mr. Sampson explained that an exciting feature of this project is that it is designed to be a fabricated metal building model that will be fabricated right here in Lake Havasu using local talent. Lake Havasu City will be ground zero for this vision, with the prefabricated design eventually offered for sale to qualified contractors to build throughout the USA. He noted the City has for years asked for new industries to come to town and that is what Paradyme is hoping to accomplish.

He reviewed the façade images, noting it will be integrated stucco along with wood and metal paneling, channeling more of a luxurious feel. While similar in idea to other mancaves, it will be enhanced with high-end residential finishings. They had meetings with City Staff to ensure the design, layout, and access are acceptable for the Fire Department and other divisions. He showed a preliminary interior design, noting that while the interior is still in the early stages of design, it showcases the quality that will be incorporated into the project.

Vice Chair Wilson inquired about the proposed square footage of residential space. Mr. Sampson stated 4-bedroom floor plans will be 3,000 sq. ft. and 3-bedroom floor plans will be 2,300 sq. ft.

Chair Harris asked for the average total height. Mr. Sampson's response was 40-feet.

Commissioner Thornton asked for parking details, acknowledging there will be large RV garages to accommodate RVs and boats, but what accommodation will there be for vehicles of residents and guests.

Mr. Sampson explained the HOA intends to have verbiage that owners will be required to

park within their property. Additional guest parking is scattered throughout the site.

Chair Harris asked if the HOA will require owners to park in their garages, noting parking enforcement within a HOA is not a City responsibility.

Mr. Sampson responded affirmatively, adding there may be times people park in the driveway, for example when unloading vehicles. The HOA will be responsible for enforcing parking requirements. The 4-bedroom units offer a two-car garage that is car height, in addition to the 60-foot deep RV garage, so they are designed to accommodate multiple vehicles.

Commissioner Dzuro asked when the traffic study was completed. Mr. Sampson explained the traffic study in the agenda packet was done by a local engineer based on the manual and is not date specific. The applicant has commissioned a full study by Green Light Traffic Engineers and will comply with necessary recommendations. Commissioner Dzuro requested they include higher traffic winter months in the study.

Commissioner Dzuro inquired about the target audience for the project, noting there are no yards.

Mr. Sampson explained the project will be open to all demographics, but expect it to appeal more to seasonal and part-time residents coming out to enjoy the lake and other recreational amenities. It will be available for full-time residents, although it probably isn't something a family with young kids would choose full-time. The retention pond will be landscaped and designed as a park with a dog walking area.

Commissioner Medley asked about the price point. Mr. Sampson stated it will be comparable to other residential homes on the north side of town at approximately \$300-400/square foot for living space.

Chair Harris opened the Public Hearing.

Mr. Torres expressed concern about parking overflow onto City streets, noting residents will likely have guests that bring additional cars and boats. The HOA can control who parks on private , but can't control who parks on public streets.

Seeing no additional comments, Chair Harris closed the Public Hearing.

Mr. Gilbert explained the applicant is only requesting one exception as a condition of the PD/Rezone. The MU-G District allows three different types of higher density residential uses and they would like to add single-family detached use. The property is currently

zoned for manufactured housing and has a land use category of MDR. The proposed plan density fits into the 4-10 unit per acre range and the MU-G/PD zoning with the requested exception is compatible with the surrounding area.

Vice Chair Wilson explained the site plan approved for the 2022 RMH rezone request proposed approximately 140 manufactured home units with garages. When considering traffic and parking, this proposal is a reduction from the currently approved density. She acknowledges that parking can be a concern when it comes to guests and boats, but thinks the HOA will be able to manage those issues. She stated she loves the newness of the idea and what it can bring to Lake Havasu. The growth of the town is moving in this direction and she appreciates the investment the applicant is making in the community.

Commissioner Dzuro agreed, noting that she likes the concept. The City often gets negative feedback about storage units, but they are in high demand. This project proposes a solution by offering the storage component and living space. It may even free up some traditional residential units for full-time residents, as people who might normally purchase those homes may consider this option instead.

Commissioner Thornton stated he loves this idea and believes it will be an amazing development. He encouraged the developer to really consider the parking layout because while it offers the required parking and large garages, he believes it will gain a lot of interest and on-street parking could become a problem in the future.

Commissioner Dzuro moved to recommend approval to the City Council of Land Use Action No. 24-4644, regarding the Planned Development Rezone and General Development Plan for 40 Retail Centre Boulevard, Parcel B2 of the Parcel Plat of Retail Centre-2, from Manufactured Home District to Mixed Use - General/Planned Development District, to permit construction of 97 detached, single family dwelling units with outdoor recreation improvements.

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

Aye: 7 - Dzuro, Lehr, Wilson, Harris, Medley, Costa and Thornton

7. CALL TO PUBLIC

Chair Harris provided an overview of Call to Public and 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, February 19, 2025.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 10:03 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary