



Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, November 2, 2022

9:00 AM

1. CALL TO ORDER

Chairman Harris called the meeting to order at 9:00 a.m

2. PLEDGE OF ALLEGIANCE

Chairman Harris led the Pledge of Allegiance.

3. ROLL CALL

Alternate member Wilson was seated.

Present: 7 - Jim Harris, Gabriele Medley, David Diaz, Suzannah Ballard, Joan Dzuro, Paul Lehr and Tiffany Wilson

Absent: 2 - Matthew Mitchell and Dane Hatch

4. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Morris informed the Commission that applications to fill the open Regular seat on the Commission are due into the City Clerk's office by this Friday. Appointments may be made in December.

Mr. Morris also stated the sign code amendments were approved by City Council at their last meeting.

5. MINUTES

Approval of Regular Meeting Minutes from October 5, 2022.

Mr. Diaz made a motion to approved the Minutes of the last meeting. The motion was seconded by Ms. Ballard and carried by the following vote:

Aye: 7 - Harris, Medley, Diaz, Ballard, Dzuro, Lehr and Wilson

6. PUBLIC HEARING

[ID 22-3499](#) A Request for a Zone Change from Golf Course District (GC) to Residential Estates District (R-E) for the Portions of the Following Lots that were Purchased from the Golf Course:

Tract 2316, Block 11, Lot 8A, 2718 Paseo Verde;
Tract 2316, Block 11, Lot 9A, 2720 Paseo Verde;
Tract 2316, Block 11, Lot 10A, 2724 Paseo Verde;
Tract 2316, Block 11, Lot 11A, 2728 Paseo Verde;
Tract 2316, Block 6, Lots 55A & 56A, 650 Via Del Lago;
Tract 2317, Block 3, Lot 8A, 2654 Plaza Del Sol (Luke Morris)

Mr. Morris thanked the Chairman and presented a PowerPoint slideshow and narrative including some of the following key points:

- Each of the six subject properties abut a fairway of the Lake Havasu Golf Club.
 - Each property owner recently purchased an approximate 15 to 20-foot strip of the golf course property to add to their existing residential property.
 - The residential properties in the area are zoned R-E and are vacant or developed as single-family homes.
 - The Lake Havasu City Golf Club abuts each property and is zoned CG.
 - Each of the combined properties currently have two zonings.
 - The original lots are zoned R-E and the portions purchased from the golf course are zoned GC.
 - In 2016, the City adopted the current Development Code.
 - Prior to that adoption, the golf course was zoned R-E just like all the adjacent residential lots.
 - Concern was expressed at that time regarding the impending sale and possible redevelopment of the course.
 - As a result, the Golf Course District was created ensuring the area would remain a golf course.
 - The new owners embarked on a plan to upgrade the golf course, which resulted in unused portions being sold to many of the adjacent residential owners.
 - The Zoning Administrator determined these small pieces needed to be rezoned for the residential owners to develop their newly acquired property.
 - This request is to rezone the old golf course portion of each property from GC to R-E, so it will match the balance of the residential lots
 - The rezone will allow each property owner to apply the R-E building setbacks and uses to the entire combined property.
 - Without the rezone, the GC portion of each property is limited to improvements such as landscaping, grading, swimming pools, and retaining walls.
- [Slide providing a table which describes the subject properties was shown on screen.]
- Five of the six properties are less than the current 15,000 sq. ft. minimum for R-E zoned lots. However, these lots are considered legal non-conforming (grandfathered) because they were established prior to the current development standards.
 - The proposed additional lot area will allow them to become more compliant with the current R-E standards.

Ms. Dzuro asked for clarification on the use of the purchased property. Mr. Morris explained the different zoning uses and setbacks for the newly purchased and existing properties for this item.

Chairman Harris rephrased that the applicant is rezoning the additional portion of the property to the current underlying zoning of the residence as opposed to leaving it as golf course zoning.

Mr. Diaz added, for the record, that the home owners are purchasing the extra feet/land from the golf course.

Lee Johnson, APL Surveying, clarified that the land owners have already purchased the property for all these land portions over the last two years. At the Citizens Meeting, the major question was what could be built on that piece of property, after the rezoning happened? Since the overall setback is still less than what was purchased from the golf course, it would just be an accessory height structure. The concern was that RE zoning allowed 30 foot height limit; however, City Code caps the accessory structure height at 15 feet. Anything built back there could not be over 15 feet for auxiliary structures.

Ms. Wilson, stated there is nothing restricting for an already existing property there and asked if the existing garage is torn down and rebuilt, can they use the new RE standards and at that point go into that envelope that expands the property? Mr. Johnson stated that if it is attached to the house, they could go back to where the new setback would be. For vacant lots, they can go up to 30 feet. Mr. Johnson stated all this was explained at the Citizens Meeting.

Chairman Harris opened the Public Hearing, hearing none, he closed the Public Hearing.

Mr. Morris stated that based on the findings, the Development Review Committee recommends approval of land use action No. 22-3499, for a Zone Change from Golf Course District (GC) to Residential Estates District (R-E) for the portions of the following lots that were purchased from the golf course as shown on the attached Parcel Plat Maps: Tract 2316, Block 11, Lot 8A, 2718 Paseo Verde; Tract 2316, Block 11, Lot 9A, 2720 Paseo Verde; Tract 2316, Block 11, Lot 10A, 2724 Paseo Verde; Tract 2316, Block 11, Lot 11A, 2728 Paseo Verde; Tract 2316, Block 6, Lots 55A & 56A, 650 Via Del Lago; Tract 2317, Block 3, Lot 8A, 2654 Plaza Del Sol. This item will go to the City Council's December 13, 2022, meeting.

Ms. Ballard made a motion to approve [recommend approval] of land use action No. 22-3499, for a zone change from Golf Course District to Residential Estates District for the portions of the following lots that were purchased from the golf course as shown on the attached Parcel Plat Maps: Tract 2316, Block 11, Lot 8A, 2718 Paseo

Verde; Tract 2316, Block 11, Lot 9A, 2720 Paseo Verde; Tract 2316, Block 11, Lot 10A, 2724 Paseo Verde; Tract 2316, Block 11, Lot 11A, 2728 Paseo Verde; Tract 2316, Block 6, Lots 55A & 56A, 650 Via Del Lago; and Tract 2317, Block 3, Lot 8A, 2654 Plaza Del Sol. The motion was seconded by Ms. Dzuro and carried by the following vote:

Aye: 7 - Harris, Medley, Diaz, Ballard, Dzuro, Lehr and Wilson

[ID 22-3500](#) A Request for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Boulevard S., from Golf Course District (GC) to Limited Multiple-Family District (R-3) for the Portion of the Property Purchased from the Golf Course (Luke Morris)

Mr. Morris thanked the Chairman and presented a PowerPoint slideshow and narrative including some of the following key points:

- This request is very similar to previous request.
- The subject property abuts the fairway of the Lake Havasu Golf Club.
- The owner is purchasing an approximate 20-foot strip of property from the golf course and would like to tie it to their residential property.
- The residential properties in the area are zoned R-3 and developed as Multiple-family units.
- The Lake Havasu City Golf Club abuts the property and is zoned CG.
- The property currently has two zonings.
- The original lot is zoned R-3 and the portion to be purchased from the golf course is zoned GC.
- This request is to rezone the previous golf course portion of the property from GC to R-3, so it will match the balance of the residential lots.
- The rezone will allow the property owner to apply the R-3 building setbacks and uses to the entire combined property.
- Without the rezone, the GC portion is limited to landscaping, grading, swimming pools, and retaining walls.
- The property is currently under development as a six-unit multiple-family residential project.
- The lot meets the requirements of the R-3 development standards.

Lee Johnson, APL Surveying stated this item is slightly different than the previous item. This project was brought before the Commission and approved for a condominium townhouse subdivision project called Eagle View Estates. The project is in the Mapping stage. Since then, the owners have purchased 20 feet of property from the golf course-out of it, 16 feet is a utility easement. The only purpose for this is for additional landscaping for beatification of the 6 unit condominium townhouse development.

Chairman Harris opened the Public Hearing, hearing none, he closed the Public Hearing.

Mr. Morris stated that based on the findings, the Development Review Committee recommends approval of land use action No. 22-3500 for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Blvd S, from Golf Course District (GC) to Limited Multiple-Family District (R-3) for the portion of the property purchased from the golf course as shown on the attached Parcel Plat map. This item will go to the City Council's December 13, 2022, meeting.

Ms. Dzuro made a motion to approve ID 22-3500, a request for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Boulevard S., from Golf Course District (GC) to Limited Multiple-Family District (R-3) for the portion of the property purchased from the Golf Course. The motion was seconded by Ms. Ballard and carried by the following vote:

Aye: 7 - Harris, Medley, Diaz, Ballard, Dzuro, Lehr and Wilson

[ID 22-3509](#) Request for a Preliminary Subdivision Plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Boulevard, Parcel C of Retail Centre-2, Creating a 208-Unit Storage Condominium Subdivision in the General Commercial (C-2) District

Mr. Kearns thanked the Chairman and presented a PowerPoint slideshow and narrative including some of the following key points:

- The subject property is located on Retail Centre Boulevard, between Highway 95 and London Bridge Road.
- The properties to the east and northeast are zoned General Commercial (C-2) District and developed for commercial uses.
- The property to the northwest is zoned Residential Manufactured Home (RMH) District and is currently vacant.
- The properties to the south and west are outside city limits and are in an unincorporated part of Mohave County.

[Prelim Plat Map shown on screen.]

- The site is currently being developed into a 208-unit storage complex that is under construction. The proposed condominium plat will convert the units into condominiums and allow them to be individually owned and included as part of an association along with the common portions of the development.
- The project includes:
 - 208 storage units
 - Common shared area for ingress, egress, maintenance and operation of utilities, sewage, drainage, refuse collection and emergency vehicles.

- In November 2021, the City Council amended the Development Code to no longer allow storage units in the C-2 zoning district. However, this project was submitted prior to adoption of that code change, so the storage unit use is allowed.
- The project will have a property owners association to manage and maintain the association improvements. Common area will be privately owned and the water and wastewater within the subdivision is installed and maintained by the association.

Ms. Dzuro stated that she did not see any parking, only buildings. Mr. Kearns indicated the location of the two (handicap and regular) spots provided and stated only two parking spaces are required for storage units.

Ms. Wilson questioned why this plat was coming before the Commission, since it meets all City requirements. Mr. Morris stated it is a requirement, per the Subdivision Code and gave a brief summary of the subdivision process.

Lee Johnson APL Surveying, stated Staff gave a good explanation of this process. The project is already in construction. Phase 1 is going vertical on both of their buildings. Phase 2 is into the City for permitting and is going through design review. This procedure is just really to be capable of changing ownership of the individual units.

Chairman Harris opened the Public Hearing, hearing none, he closed the Public Hearing.

Mr. Kearns stated that based on the findings, the Development Review Committee recommends approval of Land Use Action 22-3509, a Preliminary Subdivision Plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Blvd, Tract 0000, Block 4, Parcel C, creating a 208-Unit Storage Condominium Subdivision in the General Commercial (C-2) District.

Ms. Ballard made a motion to approve ID 22-3509, a request for a preliminary subdivision plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Boulevard, Parcel C of Retail Centre-2, creating a 208-unit storage condominium subdivision in the General Commercial (C-2) District. The motion was seconded by Mr. Lehr and carried by the following vote:

Aye: 7 - Harris, Medley, Diaz, Ballard, Dzuro, Lehr and Wilson

7. CALL TO PUBLIC

None.

8. FUTURE MEETING

The meeting scheduled for November 16, 2022 has been cancelled due to room availability. The next Regular meeting is scheduled for December 7, 2022.

9. ADJOURNMENT

Chairman Harris adjourned the meeting at 9:27 a.m.

Jim Harris, Chairman

Maria Hart, Recording Secretary