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Jim Harris
Paul Lehr
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Matthew Mitchell, Alternate
Lonnie Stevenson, Alternate
JP Thornton, Alternate



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

Planning and Zoning Commission Regular Meeting Agenda

Wednesday, July 17, 2024

9:00 AM

One or more members may be participating and voting via remote conferencing.

In accordance with A.R.S. § 38-431.02, the public will have physical access to the meeting place fifteen (15) minutes prior to the start time as noticed on the meeting agenda.

Lake Havasu City endeavors to ensure the accessibility of all of its programs, facilities, and services to all persons with disabilities in accordance with the Americans with Disabilities Act. If you need an accommodation for a meeting, please contact the City Clerk's Office at 453-4142 at least 24 hours prior to the meeting so that an accommodation can be arranged.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda under A.R.S. § 38-431.03(A)(3).

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CORRESPONDENCE AND ANNOUNCEMENTS**
5. **SELECTION OF CHAIR**
6. **SELECTION OF VICE CHAIR**
7. **MINUTES**

[ID 24-4313](#) Approval of the Minutes of the June 19, 2024, Planning & Zoning Commission Regular Meeting (*Shelby Hennigan*)

8. **PUBLIC HEARING**

[ID 24-4372](#) Request to Approve Resolution No. 24-08, Amending the Parking-In-Common Masterplan for 1780 McCulloch Boulevard N, Tract 2345, Block 1, Lot 3 (*Trevor Kearns*)

Attachments: [Resolution 24-08](#)
 [Area Map](#)
 [Zoning Map](#)
 [PIC Masterplan](#)
 [Letter of Intent](#)
 [Site Plan/New PIC Masterplan](#)

[ID 24-4378](#) A Request for a Major General Plan Amendment Revising the Future Land Use Map Designations for 1850 Bahama Avenue, Tract 115, Block 4, Lots 11 through 13 and 21 through 23, and Block 5, Lots 1 through 9, 14.08 Acres, from High Density Residential to Resort Related-Mainland (*Chris Gilbert*)

Attachments: [Area Map](#)
 [General Plan Map](#)
 [Zoning Map](#)
 [Letter of Intent](#)
 [General Development Plan](#)
 [Traffic Study](#)
 [Neighborhood Meeting Invite and Citizens'](#)
 [Meeting Summary](#)
 [Draft Minutes of the Public Hearing held June](#)
 [19, 2024](#)

[ID 24-4379](#) A Request for Approval of a Planned Development Rezone and Multi-Phased General Development Plan for 1850 Bahama Avenue, Tract 115, Block 4, Lots 11 through 13 and 21 through 23, and Block 5, Lots 1 through 9, 14.08 Acres, from Residential Multiple-Family (R-M) to Residential Multiple-Family/Planned Development (R-M/PD) to Accommodate a Resort-Style Development with a Combination of Commercial and Residential Uses and to Allow a Maximum of 65-feet Above the Approved Designed Building Pad Height for Each of Six Residential Multiple Family Buildings (*Chris Gilbert*)

Attachments: [Area Map PC Case 24-4379](#)
 [General Plan Map PC Case 24-4379](#)
 [Zoning Map PC Case 24-4379](#)
 [Letter of Intent](#)
 [General Development Plan](#)
 [Traffic Impact Study](#)
 [Citizens Review Documents](#)

[ID 24-4380](#) Request to Amend City Code Sections: 14.02.03.E, Table 2-6, to Increase the Maximum Density in R-3 District from 10 Dwelling Units Per Acre to 16;

14.04.01.A.1, Table 4.01-1, to Revise the Min/Max Density in R-3 District from 4-10 Dwelling Units Per Acre to 4-16; and 14.04.01.A.1, Table 4.01-1, to Revise Maximum Height of Developments Adjacent to Single and Two-Family Uses Existing Prior to the Effective Date of the Development Code in R-SGD District From 18 Feet to 30 Feet

Attachments: [TRACKED CHANGES R-3 Density and R-SGD Height](#)

[ID 24-4396](#)

Request to Amend City Code Sections: 14.03.02, Permitted Use Table, Table 3-1, to Add Backyard Fowl as a Permitted Accessory Use on Single-Family Residential Properties; 14.03.03.E, Use-Specific Standards, Accessory Uses, to Add Regulations for the Keeping of Backyard Fowl; and 14.06.03, to Add a Definition of "Fowl" (*Chris Gilbert*)

Attachments: [Tracked Changes Development Code Amendments](#)
[HB 2325 - Backyard Fowl](#)

9. CALL TO PUBLIC

10. FUTURE MEETING

The next Regular Meeting of the Planning & Zoning Commission will be Wednesday, August 7, 2024, at 9:00 a.m. in the Lake Havasu City Municipal Courthouse Meeting Room at 92 Acoma Blvd S.

11. ADJOURNMENT