

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

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Wednesday, October 15, 2025

9:00 AM

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#### 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:** 6 - Paul Lehr, Lonnie Stevenson, Jim Harris, Gabriele Medley, Mary Costa and JP Thornton

**Absent:** 4 - Suzannah Ballard, Joan Dzuro, Tiffany Wilson and Phil Annett

With three vacancies, Chair Harris invited Commissioners Stevenson and Costa to the dais.

#### 4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert reviewed upcoming General Plan Update events:

- Public open houses will be held October 29 & 30, 2025.
- A virtual workshop will be available from October 31 - November 23, 2025.

#### 5. MINUTES

[ID 25-4964](#) Approval of the Minutes of the September 17, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

**Commissioner Medley moved to approve the Minutes of the September 17, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Stevenson. The motion passed with the following vote:**

**Aye:** 6 - Lehr, Stevenson, Harris, Medley, Costa and Thornton

[ID 25-4965](#) Approval of the Minutes of the October 1, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Thornton asked if the meeting location was changed in the header of the

final Minutes to reflect the meeting being held in the Police Department Meeting Room. Recording Secretary Shelby Hennigan responded affirmatively.

**Commissioner Medley moved to approve the Minutes of the October 1, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:**

**Aye:** 6 - Lehr, Stevenson, Harris, Medley, Costa and Thornton

## 6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process.

[ID 25-4958](#) Request for a Planned Development Rezone and Amended General Development Plan of 5601 Highway 95 Building I, Tract 2396, Lot A-3, from General Commercial/Planned Development (C-2/PD) District to General Commercial/Planned Development (C-2/PD) District, to Allow Multi-Family Residential, a Maximum of 32-Feet Above the Approved Designed Building Pad Height for Each of the Buildings, and an Exception to the Residential Covered Parking Requirement (Trevor Kearns)

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

- The subject property is located on the west side of The Shops at Lake Havasu. Wal-Mart is to the north, a commercial retail building to the east, and undeveloped State land is to the west.
- It measures 4.54 acres and consists of a theater, restaurant, and parking area.
- The adjacent properties are zoned General Commercial (C-2) District and General Commercial/Planned Development (C-2/PD) District.
- The General Plan designates this area for commercial mixed use.

Mr. Kearns explained the applicant's Letter of Intent proposes a 102-unit multi-family project consisting of six buildings with a mix of one-bedroom and two-bedroom units. The buildings will be three-stories with exterior access. Each unit will have a balcony or patio. The structures will be modular construction, meaning they will be built off-site and brought on location for assembly. The applicant has committed to developing a high-quality community that meets city standards, complies with The Shop's CC&Rs, and provides well-designed, energy-efficient homes.

He stated The Shop's CC&Rs requires shared parking and cross access easements throughout the development. The applicant provided parking calculations for the current existing uses, which indicate there are 713 more parking spaces than City Code requires. This project will remove 322 spaces and provide 176 new spaces. After completion, there will be 576 more parking spaces than required. There is currently no covered parking at The Shops.

Aside from the requested exceptions, Mr. Kearns stated the request complies with the findings of the Development Code and he reviewed the recommended conditions:

1. The development of the property shall substantially match the General Development Plan.
2. Multi-family residential is allowed only on the northern half of the subject property as identified on the Amended General Development Plan. A lot alteration is required to create a separate lot for the proposed multi-family project. The lot alteration and parcel plat must be completed prior to any future City approvals.
3. The current shared parking and cross access easements for the subject property and surrounding properties must remain shared.
4. Building Permits and Design Review for compliance with City Codes will be required prior to development of the property.

Commissioner Stevenson asked which areas are included in the parking calculations and if Wal-Mart is included.

Mr. Kearns explained Wal-Mart and Dillard's are not included in the shared parking, per the CC&Rs, and were not included in the calculations. Even with their parking removed, there will still be excess parking spaces for the shared parking areas.

The applicant and design team are present. With no further questions for Staff, Chair Harris offered the opportunity to address the Commission.

James Gray, Partnership for Economic Development, explained a housing study was completed in 2023. It showed apartments make up approximately 2.7% of the City's housing inventory, with the City about 84-86% built out. There have been previous proposals to expand options for higher density housing, but integrating higher density into established neighborhoods can be challenging, both for the City and developers. He referenced comments received for the multi-family proposal at Delta Drive and McCulloch, which is in the middle of an established, lower density neighborhood.

Noting Havasu's mantra of "Live, Work, Play," Mr. Gray explained this project will support that vision by offering residential units near The Shops, allowing people to walk to shopping, restaurants, entertainment, and possibly work. He acknowledged this may not appeal to all residents, but it is a popular concept in other cities. It will help boost business for the restaurants and retail stores in The Shops. In contrast to other neighborhoods throughout the City, the adjacent property owners and businesses believe high density will enhance and improve their area, making it a win for the residents and businesses alike.

Mr. Gray stated infrastructure improvements, such as traffic, water, or sewer are often a

point of discussion when it comes to new developments. The proposed development is entirely on private property, with private roadways and infrastructure currently in place and underutilized.

Chair Harris opened the Public Hearing.

Emiliano Torres, resident, inquired about the rationale for allowing an exception to covered parking, noting it is required for residential developments.

Mr. Kearns explained that because the CC&Rs require parking for this development to be shared with The Shops, they would be prohibited from designating covered parking for use by the apartment residents, meaning it could be used by customers or employees of the commercial areas. Currently no covered parking is required at The Shops, so it would be an unusual feature for the development.

Mr. Torres stated that his question was answered, but he doesn't feel it is a rationale for the exception.

Chad Nelson, a member of the development team, explained he has been looking for an appropriate place for higher density residential development since 2018 and there are few places that it would work. In discussions with The Shops, this seems to be one of the few places that it would be accepted. There has been a focus on integrating apartments into low density areas with residential standards. Instead, they looked for non-residential areas that could incorporate apartments and The Shops is a good fit. He noted the cost of adding covered parking as part of the rationale for requesting an exception.

Chair Harris asked if the City Code requires covered parking for residential developments and if this request could set a precedent.

Jeff Thuneman, Development Services Director, confirmed the Code has a residential covered parking requirement, but does not feel this would set a City-wide precedent for covered parking exceptions. He explained the apartments are proposed in the C-2 District, which has commercial standards that vary greatly from residential standards. As Mr. Kearns noted, The Shops does not have covered parking. This is very different from building an apartment in a residential area surrounded by single family or low density developments that has a neighborhood feel. This exception makes sense in the context of commercial zoning, but it may not in a residential district.

Don Cantral, a member of the development team, wanted to touch on the affordability aspect of the project. He explained they are developing similar projects in other cities with the objective of lowering rent. They look at this location as hyper efficient in terms of

cost, which will help lower rent. Forgoing covered parking will also aid affordability. They plan to rent the units for at- or below-market costs, which will be inclusive of utilities. The units will be at or above the average size for square footage with TVs, appliances, and washer & dryers provided. Even with the expected price point, they do not want to compromise living standards and will be offering the experience of a high-quality, new apartment at an affordable cost.

Mr. Cantral has had a home in Havasu for approximately 25 years and, along with Mr. Nelson, has wanted to bring new housing options here. They've looked at various locations but the cost of property and development would not support construction. He explained it is not that people don't want to build in the City, but the numbers in most areas do not add up for development and lenders. With the existing infrastructure and site prep at The Shops, they found an opportunity to make this work. He explained the average construction cost for an apartment is about \$300 per square foot, which means an average size apartment would need to rent for approximately \$2,000/month. They won't know until they have final figures, but their target range is significantly lower, possibly closer to the \$1,200/month. Saving costs on covered parking is a bonus to them as developers, but it will be transferred to residents in the form of lower rent.

Mr. Cantral explained that if you visit many of the existing apartments in the City, particularly those that are rentals, you'll see the parking lots empty during the day because they tend to house working-class residents. Their cars are often parked at work during the day and they don't benefit as much from covered parking as residents who are retired or have multiple cars. These residents will be home during the nights and weekends and will benefit more from having a modern, nice complex to live in at an affordable rate, rather than a covered parking space. He stated they are using their own money for this development and are not accepting subsidies. They are looking to do it hyper efficiently in order to pass cost savings along to the community.

Commissioner Thornton thinks this is a phenomenal project. It is clear they love this community and understand the needs of both residents and businesses. He hopes this will resonate with the community and encourage others to look for creative solutions, noting this will support and improve the quality of life for the City's workforce, while also benefiting businesses throughout the City.

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

Mr. Kearns reviewed the requested exceptions, noting that aside from these items, the project meets all other Code requirements:

1. Allow multi-family residential uses in the C-2 zoning district pursuant to the Amended General Development Plan provided.

- 2. Allow 32-foot maximum building height measured from the approved maximum grade.
- 3. Residential parking spaces shall be exempt from the requirement to provide covered parking.

**Commissioner Medley moved to recommend approval of Land Use Request Land Use Request 25-4958 to the City Council for a Planned Development Rezone and Amended General Development Plan for 5601 Highway 95 Building I, Tract 2396, Lot A-3, from General Commercial/Planned Development District to General Commercial/Planned Development District, to allow multi-family residential uses, a maximum of 32-feet above the approved designed building pad height for each of the buildings, and an exception to the residential covered parking requirement.**

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

**Aye:** 6 - Lehr, Stevenson, 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 November 5, 2025.

**9. ADJOURNMENT**

Chair Harris adjourned the meeting at 9:26 a.m.

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Jim Harris, Chair

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Shelby Hennigan, Recording Secretary