

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, January 15, 2025

9:00 AM

1. CALL TO ORDER

Vice Chair Wilson called the meeting to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Wilson led the Pledge of Allegiance.

Present: 6 - Suzannah Ballard, Tiffany Wilson, Gabriele Medley, Mary Costa, JP Thornton and Phil Annett

Excused: 3 - Joan Dzuro, Lonnie Stevenson and Jim Harris

Absent: 1 - Paul Lehr

3. ROLL CALL

Vice Chair Wilson invited Commissioners Annett & Costa to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert stated the City Council approved the Mulberry Treatment Plant rezone at its recent meeting. He explained Staff will present a contract for approval with a consultant for the General Plan update at the January 28, 2025, City Council Meeting.

Vice Chair Wilson asked for the record to reflect that Commissioner Lehr arrived and took his seat at the dais.

5. MINUTES

[ID 25-4622](#) Approval of the Minutes of the December 18, 2024, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Ballard moved to approve the Minutes of the December 18, 2024, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:

Aye: 7 - Ballard, Lehr, Wilson, Medley, Costa, Thornton and Annett

The Recording Secretary incorrectly announced the motion passed on a vote of 6-0, but Commissioner Lehr's vote was cast in the system and the motion passed on a vote of 7-0.

6. PUBLIC HEARING

Vice Chair Wilson provided an overview of the Public Hearing process.

[ID 25-4606](#) A Request for a Minor General Plan Amendment Revising the Future Land Use Map Designation for 1719 Magnolia Drive, Tract 2304, Block 1, Lot 38, Approximately 0.31 Acres, from High Density Residential (HDR) to Medium Density Residential (MDR) (Trevor Kearns)

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

- The subject property, located on Magnolia Drive, is 0.31 acres and vacant.
- The abutting property to the east is developed with a 4-unit residential complex, the property to the west is developed with a single-family home, and the property to the north is undeveloped.
- The General Plan Future Land Use Map designates the property as High Density Residential (HDR), which allows primary uses like attached single-family residences, townhouses, patio homes, apartments, and condos.
- The applicant's Letter of Intent asks to amend the City's General Plan Future Land Use Map for the subject property from HDR to Medium Density Residential (MDR) to facilitate development for a two-unit residential use.
- The General Plan Amendment is the first step in this process, with a rezone request to immediately follow.

Mr. Kearns stated the proposed amendment is in conformance with many goals and policies within the City's General Plan and is compatible with the surrounding neighborhood.

The applicant is present. There were no questions from the Commission for Staff or the applicant.

Vice Chair Wilson opened the Public Hearing. Seeing no comments, she closed the Public Hearing.

With no further discussion, Vice Chair Wilson asked if there was a motion on the table.

Commissioner Ballard moved to recommend approval of Land Use Action No. 24-4606, a Minor General Plan Amendment revising the Future Land Use Map Designations for 1719 Magnolia Drive, Tract 2304, Block 1, Lot 38, approximately 0.31 acres, from High Density Residential to Medium Density Residential.

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

Aye: 7 - Ballard, Lehr, Wilson, Medley, Costa, Thornton and Annett

[ID 25-4607](#) A Request for a General Development Plan and Planned Development Rezone of 1719 Magnolia Drive, Tract 2304, Block 1, Lot 38, from Residential - Commercial Health (R-CHD) District to Residential - Commercial Health/Planned Development (R-CHD/PD) District to Reduce the Minimum Required Dwelling Unit Density from 15 Units Per Acre to 5 Units Per Acre and Eliminate the Requirement for 50% of the Structure to be Two-Story (Trevor Kearns)

Mr. Kearns reviewed the Staff Report [displayed PowerPoint], explaining it is the same property from the previous item. He noted the following:

- The property is zoned Residential - Commercial Health (R-CHD) District, which requires a 15 unit/acre minimum density and for 50% of the structure to be two-story.
- The property measures 0.31 acres, therefore the minimum number of dwelling units required is 4.65, which rounds up to 5 units.
- The applicant's Letter of Intent asks to reduce the minimum density from 15 units per acre to 5 units per acre to build a single-story two-family residence.
- The General Development Plan shows a single-story two-family home with attached garages. The proposal meets all the R-CHD development standards except for the minimum dwelling unit density and 50% two-story height.

Mr. Kearns stated the rezone request complies with the required findings of the Development Code and is compatible with the surrounding neighborhood.

As there were no questions from the Commission for Staff or the applicant, Vice Chair Wilson opened the Public Hearing. Seeing no comments, she closed the Public Hearing.

Commissioner Medley moved to recommend approval to the City Council of Land Use Action No. 25-4607, for a General Development Plan and Planned Development Rezone of 1719 Magnolia Drive, Tract 2304, Block 1, Lot 38, from Residential - Commercial Health (R-CHD) District to Residential - Commercial Health/Planned Development (R-CHD/PD) District to reduce the minimum required dwelling unit density from 15 units per acre to 5 units per acre and eliminate the requirement for 50% of the structure to be two-story.

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

Aye: 7 - Ballard, Lehr, Wilson, Medley, Costa, Thornton and Annett

7. CALL TO PUBLIC

Vice Chair Wilson provided an overview of Call to Public and opened Call to Public. Seeing no comments, she closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, February 5, 2025.

9. ADJOURNMENT

Vice Chair Wilson adjourned the meeting at 9:16 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary