

Jim Harris, Chairman
Mychal Gorden,
Vice-Chairman
Don Bergen
Doug Hardy
Dan McGowan
Chad Nelson
Lucas Still

Suzannah Ballard, Alternate
Sam Levin, Alternate
Matthew Mitchell, Alternate



Lake Havasu City
Police Facility
2360 McCulloch Blvd North
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, December 16, 2020

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

Present: 8 - Jim Harris, Mychal Gorden, Donald Bergen, Dan McGowan, Chad Nelson, Suzannah Ballard, Matthew Mitchell and Sam Levin

Absent: 2 - Lucas Still and Doug Hardy

Alternate Member Ballard was seated.

4. MINUTES

Minutes not available for approval.

5. CORRESPONDENCE AND ANNOUNCEMENTS

None.

6. PUBLIC HEARING

[ID 20-2625](#) A Request for a Preliminary Subdivision Plat for Tract 2405, a Re-Subdivision of Tract 2295, Block 4, Lot 8, for a 4-Lot Residential Subdivision in the R-A (Residential Agriculture District).

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

- Subject property on Colt Drive, surrounded by BLM (north), State land (east), private land (south), and a wash (west). Property slopes upward from Colt Drive to the northeast.
- BLM and State land zoned Agricultural - balance zoned Residential Agricultural (minimum 1-acre lot size).
- 4.45 acres overall.

- 20-foot Equestrian Easement (abandoned years ago).
- Public Utility Easement around east and north property lines still remain.
- Proposing 4 lots, all at least 1 acre in size, as required.
- No public streets- a pair of 23-foot wide Ingress and Egress Public Utility and Drainage Easements to come into the property.
- 48-foot radius cul-de-sac bulb.
- Lots 2 and 3 will have a pair of 15-foot ingress/egress easements for a 30-foot access.
- 46-foot wide private driveway/cul-de-sac.
- City water.
- Two fire hydrants required- one on Colt Drive, the other at the end of the cul-de-sac.
- Not on City sewer, will require individual onsite wastewater treatment septic tanks.

Britten Wolf stated he was available for questions; however, there were none.

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 Preliminary Subdivision Plat for Tract 2405, a re-subdivision of Tract 2295, Block 4, Lot 8, for a 4-lot residential subdivision in the R-A (Residential Agriculture) District, be approved with the following conditions:

1. A development agreement addressing access to, and maintenance of, city water utilities within the subdivision shall be reviewed and approved by the City,
2. All homes will require fire sprinklers,
3. Fire hydrant(s) shall be installed to serve the development,
4. On-site wastewater treatment systems (septic tanks) will be required when each lot is developed.

Chairman Harris asked why the requirements for fire sprinklers to which Mr. Morris stated the Fire Department requires homes in all new subdivisions to be fire sprinklered. In addition to that, if the max grade of the property is greater than 20 feet above the 101 elevation, then it requires fire sprinklers also.

Mr. Gorden made a motion to approve ID 20-2625, a Preliminary Subdivision Plat for Tract 2405, a re-subdivision of Tract 2295, Block 4, Lot 8, for a 4-lot residential subdivision in the Residential Agriculture District, be approved with the following conditions:

- 1. A development agreement addressing access to, and maintenance of, City water utilities within the subdivision shall be reviewed and approved by the City,**
- 2. All homes will require fire sprinklers,**
- 3. Fire hydrant(s) shall be installed to serve the development,**
- 4. On-site wastewater treatment systems (septic tanks) will be required when each lot is developed.**

The motion was seconded by Mr. McGowan, and carried by the following vote:

Aye: 6 - Harris, Gorden, Bergen, McGowan, Nelson and Ballard

Absent: 2 - Still and Hardy

[ID 20-2622](#) A Request for a Zone Change for 3448 Oro Grande Boulevard, Tract 2217, Block 7, Lot 2, from C-2 (General Commercial District) to R-3 (Limited Multiple-Family District).

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

- Subject property at corner of Oro Grande Blvd. and Buena Vista Ave.
- Surrounded by residential and church (west), residential (north and east), vacant land (south), and fire station (south east).
- .5 acre in size.
- Abutting properties to east, north, and west are all R-3, across Buena Vista (south) is C-1.
- All uses of R-3 allowed on this property.
- Proposed use has not been specified.
- Building permits and design review will be required.
- Request to rezone from C-2 to R-3.

Michael D’Agostino was available for questions; however, there were none.

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 that the Commission forward a recommendation of approval to the City Council for a Zone Change for 3448 Oro Grande Blvd; Tract 2217, Block 7, Lot 2; from C-2 (General Commercial) to R-3 (Limited Multiple-Family). This item is scheduled to be heard by the City Council at their January 12, 2021 meeting.

Mr. Nelson made a motion to approve ID 20-2622 [recommend that the City Council approve Land Use Action No. 20-2622, for a Zone Change for 3448 Oro Grande Boulevard, Tract 2217, Block 7, Lot 2, from General Commercial District to Limited Multiple-Family District] based on staff recommendation. The motion was seconded by Mr. McGowan, and carried by the following vote:

Aye: 6 - Harris, Gorden, Bergen, McGowan, Nelson and Ballard

Absent: 2 - Still and Hardy

[ID 20-2623](#) A Request for a Zone Change for 2190 Acoma Boulevard West, Tract 2199, Block 3, Lot 9, from R-3 (Limited Multiple-Family District) to C-1

(Limited Commercial District).

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

- Subject property at northwest corner of Industrial Blvd. and Acoma Blvd. W.
- Located by The Office, Today's News Herald, former Jet Printing, Suddenlink, and vacant land.
- Currently zoned R-3.
- Surrounded by R-3, C-1, C-2, and C-2/PD
- Request to rezone from R-3 to C-1.
- Proposed use is drive-thru coffee shop.
- If approved to C-1, any use would be allowed for C-1 zoning. Approval of this item does not tie the property to a coffee shop.
- Any development would have to meet development code and go through design review process.

Jesse Sides, participating via zoom, commended Mr. Morris on his presentation and was available for questioning.

Mr. Nelson asked what his layout intention is with the traffic stop. Mr. Sides stated he intends to incorporate a dual drive thru in the interior most corner to allow the longest distance from driveway to drive-up window. Chairman Harris clarified that there will be an Ingress/Egress on Acoma and both ingress/egress off Industrial, furthest away from the intersections. Mr. Sides affirmed.

Mr. McGowan pointed out that the Starbucks currently has a problem with cars being out on the street and wants to ensure this will not be the case here.

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 that the Commission forward a recommendation of approval to the City Council for a Zone Change for 2190 Acoma Blvd W; Tract 2199, Block 3, Lot 9; from R-3 (Limited Multiple-Family) to C-1 (Limited Commercial). This item is scheduled to be heard by the City Council at their January 12, 2021 meeting.

Mr. Gorden made a motion to approve ID 20-2623 [to recommend that the City Council approve Land Use Action No. 20-2623, for a Zone Change for 2190 Acoma Boulevard West, Tract 2199, Block 3, Lot 9, from Limited Multiple-Family District to Limited Commercial District] based on staff recommendations. The motion was seconded by Ms. Ballard, and carried by the following vote:

Aye: 6 - Harris, Gorden, Bergen, McGowan, Nelson and Ballard

Absent: 2 - Still and Hardy

[ID 20-2621](#) A Request for a Planned Development Rezone of 321 Lake Havasu Avenue N, Tract 2305, Block 2, Lots 2, 3, & 4, from C-1 (Limited Commercial District) to C-1/PD (Limited Commercial/Planned Development District) to Allow Light Vehicle Sales, Service and Repair.

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

- The subject property is at HWY 95 and Palo Verde Blvd S with access off Lake Havasu Ave S., 2 acres in size.
- Located by residential condominium project (north), memory care facility (east), gas station (south) and residential multiple family (southeast).
- Currently zoned C-1, surrounded by C-1 and R-M.
- Request to rezone from C-1 to C-1/PD.
- Proposed use is vehicle sales, rental, and service, typically not allowed in C-1.
- PD would allow them to do light vehicle sales, service and repair.
- Options considered were C-2 or C-1/PD. Staff felt latter was better option.
- Minimal changes to former Hastings building proposed.
- Two glass roll up doorsto be added to west side front of building.
- Wrought iron fence around the property and sliding gate at the entrance.
- Proposing blue area to be UTV outdoor display of vehicles for sale.
- No changes to landscaping, just cleanup.
- Number of parking spaces is 103 - use only requires 50 spaces.
- Building and Fire permits will be required for change of use.

Mr. Nelson questioned the width of the entrance into the property.

James Gray, Partnership for Economic Development, stated Double R Engineering surveyed the turning radius to get a 47-foot semi and created a preliminary drawing to make sure that was available. Hastings was using 53-foot semis. With Hastings' previous scheduling and delivery of product, the applicant does not foresee any issues. Mr. Gray also highlighted the following:

- Unique site-land lease and cost for building requires large business to cover cost.
- \$250,000 investment into facility.
- Quality jobs and regional sales from Economic Development standpoint.
- Comments that came up from neighborhood meeting- traffic, noise, and lighting were addressed.

Arie Luyendyk stated the Hastings building is something Robby Gorden has wanted to purchase for quite some time. This will be one of three facilities Robby Gorden owns. He spoke about Robby Garden's history, perfectionism, and why the Lake Havasu facility is a

match for Speed UTV.

Mr. Nelson stated this is an exciting project being brought to Havasu and thanked Speed UTV as it will lighten up the center of town.

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 that the Commission forward a recommendation of approval to the City Council for a Planned Development Rezone of 321 Lake Havasu Ave N; Tract 2305, Block 2, Lots 2, 3, & 4; from C-1 (Limited Commercial) to C-1/PD (Limited Commercial/Planned Development) to allow light vehicle sales, service and repair. This item is scheduled to be heard by the City Council at their January 12, 2021 meeting.

Mr. Nelson made a motion to approve ID 20-2621[recommend approval of land use action 20-2621, for a Planned Development Rezone of 321 Lake Havasu Avenue N, Tract 2305, Block 2, Lots 2, 3, & 4, from (Limited Commercial District) to C-1/PD (Limited Commercial/Planned Development District) to allow light vehicle sales, service and repair.] with staff recommendations. The motion was seconded by Mr. Gorden and carried by the following vote:

Aye: 6 - Harris, Gorden, Bergen, McGowan, Nelson and Ballard

Absent: 2 - Still and Hardy

7. CALL TO PUBLIC

None.

8. FUTURE MEETING

The meeting scheduled for January 6, 2021 has been cancelled, as no items were submitted. The next Regular meeting is scheduled for January 20, 2021, items have already been submitted for that meeting.

9. ADJOURNMENT

Chairman Harris adjourned the meeting at 9:47 a.m.

Jim Harris, Chairman

Maria Hart, Recording Secretary