
Planning & Zoning Commission Report

Prepared by Planning Division Staff

Hearing Date: January 15, 2014

Application Number: 14-00200001

Request:

A request for a major amendment to the approved general development plan for Parcel "I" of Grand Island Estates to allow a clubhouse and pool to be located on Lot 40 instead of the originally proposed single-family residence.

Property Legal: APN: 107-83-326; Parcel "I" Lot 40
Applicant: Greg Clarke

Owner: Trinity Land Development

Staff Project Manager: Stuart Schmeling

GENERAL INFORMATION

Current Zoning	CRMU
Proposed Zoning	CRMU
Existing Use	vacant/residential
Proposed Use	pool/clubhouse
Lot Size	103.9 acres
Proposed Number of Lots	N/A
Proposed Number of Units	Not to exceed 402

PROPERTY AND APPLICATION BACKGROUND

The original development was approved in 1994. The 103.9 acre site included the following parcels and land use restrictions:

Parcel A:	5.4 acres	commercial
Parcel B:	6.6 acres	Casitas (single story) (45 units)
Parcel C:	11.2 acres	Resort
Parcel D:	12.5 acres	single-family residential
Parcel E:	10.9 acres	single-family residential
Parcel F:	18.9 acres	Townhouses (no sideyard setback)

Parcel G:	15.0 acres	Park to be dedicated to City
Parcel H:	13.8 acres	Patio Homes (side setbacks 0 and 10)
Parcel I:	11.3 acres	Dual Homes (side setbacks 0 and 5)

Phase I included the 15 acre park property. (Parcel G) The park is completely developed and dedicated to the City. Parcels A, B, and C representing the commercial element and resort property, have not been developed to date. The proposed amendment includes a single lot (Lot 40) within Parcel "I". Attachment #2.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY

The currently approved masterplan for this development was adopted under a different General Plan. At that time, the General Plan allowed mixed use development and regulated/limited the number of residential units on the island. The current Future Land Use map designates this area as Resort-Related. The Resort-Related land use designation allows all commercial aspects of this development, however, does not allow a residential component. The proposed change does not increase residential densities and therefore, will not require a General Plan amendment at this time. The General Plan was amended in 2006 to include the land use designation of Resort-Related Island which allows a residential element on the island. A general plan amendment would be necessary if the proposal increased residential densities.

SITE ANALYSIS/CODE ELEMENTS

The proposed change is within the walls of a gated residential development including private streets. The proposed addition of a pool and clubhouse will be required to meet the same setbacks as if a home was being developed on the site. Impacts of the proposed change on properties outside the subdivision should be minimal. The proposed site plan, Attachment #5, indicates an 1,110 square foot building including bathrooms, kitchen, gym, multi-purpose room and outdoor cooking area and a swimming pool and spa.

FINDINGS REQUIRED FOR PLANNED DEVELOPMENTS

Section 14.44.070(G) of the Lake Havasu City Development Code requires eight findings be met before a planned development is approved. Those eight findings and Staff's analysis of each finding is as follows:

1. The proposed development shall be consistent with and conform to the Lake Havasu City General Plan.

The proposed amendment was consistent with the maps and policies of the General Plan when it was originally adopted. The General Plan contains many policies which support and promote the creation of a variety of residential types and supporting amenities such as a clubhouse.

2. The exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program

The exceptions approved through the original approval, allows for efficient design of the site yet providing adequate facilities to meet the public's needs. No additional exceptions are being requested as part of this application.

3. The proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatment

The proposed change, allowing a clubhouse and swimming pool, is a permitted use within the CRMU zoning district. The improvements will be reviewed by the homeowners association design review board. The materials will be of the same composition of the residences within the surrounding area.

4. The system of ownership and the means of developing, preserving, and maintaining open spaces is suitable

The property is owned by the homeowners association, which will retain ownership and be responsible for the cost of construction and maintenance of the facility.

5. The approval will have a beneficial effect on the area which could not be achieved under the primary planning designation for the area

The current request is technically a rezoning of the property. The original planned development (general development plan) indicated this property as an ordinary residential lot. The current request is to amend an approved general development plan for Lot 40 to allow for public amenity of a pool and clubhouse to be used by the owners of the association..

6. The proposed development, or a unit thereof, can be substantially completed within 3 years from the date of approval

The applicant does not provide a specific timeframe of development; however, the project is one building with a swimming pool. The project can receive permit approval and be built within one year.

7. Adequate public facilities and services are available or are proposed to be made available in the construction of the project

The subject property's water and sewer service were designed to accommodate a single-family home. As a result of the proposed change the water and sewer services will have to be sized appropriately.

8. The general objectives of the PD district and the applicable objectives of the various categories of planned development have been met

The proposed use meets the general objectives of the PD district and all other objectives of the planned development section of the Lake Havasu City Development Code.

Conclusion

Based on the above information, Staff finds that the request meets all review criteria necessary to approve the requested major amendment to planned development 14-00200001.

STAFF RECOMMENDATIONS

Staff recommends that land use action 14-00200001 be forwarded to the City Council with a recommendation of approval with the following condition.

1. The sewer lateral be appropriately sized to accommodate the proposed clubhouse and pool facility.

ATTACHMENTS

1. Location Map
2. Area Map
3. Adopted General Development Plan
4. Site Plan
5. Letter of Intent
6. Citizen Meeting Summary