

Notice of Public Meeting

Regarding vacant property on Lake Havasu Avenue

386 N. Lake Havasu Avenue

1.40 Acres

APN #107-18-011 and 107-18-010

You are invited to participate and provide comment regarding a proposed zoning use change for the above mentioned project - see attached exhibit for location. A public scoping meeting, a part of the City's review process, will be on the property to present the proposed project and provide opportunity for public comment.

The applicant is seeking a zoning use change for this parcels from C/RPD to R-M original zoning.

When: Saturday May 2, 2020

Time: 10:00 am

Where: 386 Lake Havasu Avenue

Lake Havasu City, AZ

Additionally, comments and concerns may be submitted directly through the following methods:

Email: mikedagon@hotmail.com

Mail:

Lake Havasu City, AZ 86406

Email: schmelings@lhcaz.gov

Mail:

Lake Havasu City

Stuart Schemling

2330 McCulloch Blvd

Lake Havasu City, AZ 86403

300' RADIUS REPORT
107-18-010 AND 011

Owner	Situs Address	Mailing Address	City	State	Zip
107-96-001	381 LAKE HAVASU AVE N				
107-23-027	441 LAKE HAVASU AVE N				
107-23-026	431 LAKE HAVASU AVE N				
107-06-004	421 SEDONA DR				
107-82-002	406 NOLAND CT				
107-82-004	418 NOLAND CT				
107-82-005	424 NOLAND CT				
107-82-006	425 NOLAND CT				
107-82-008	413 NOLAND CT				
107-06-009	408 SEDONA DR				
107-06-023	396 SABINO DR				
107-82-009	407 NOLAND CT				
107-18-010	386 LAKE HAVASU AVE N				
17-18-011	390 LAKE HAVASU AVE N				
107-18-009	380 LAKE HAVASU AVE N				
107-06-021	392 SABINO DR				
107-06-051	1705 PAPAGO DR				
107-06-052	1681 PAPAGO DR				
107-18-014	420 LAKE HAVASU AVE N				
107-82-001	400 NOLAND CT				
107-82-003	412 NOLAND CT				
107-82-007	419 NOLAND CT				
107-18-007	360 LAKE HAVASU AVE N				
107-18-008	370 LAKE HAVASU AVE N				
107-23-025	421 LAKE HAVASU AVE N				
107-47-044	401 LAKE HAVASU AVE N				
107-06-003	417 SEDONA DR				
107-06-001	401 SEDONA DR				
107-06-002	409 SEDONA DR				
107-06-008	400 SEDONA DR				
107-06-022	394 SABINO DR				
107-06-024	398 SABINO DR				
107-06-049	1725 PAPAGO DR				

107-06-050		1715 PAPAGO DR		
107-06-053		1671 PAPAGO DR		
107-06-054		1661 PAPAGO DR		
107-06-055		1651 PAPAGO DR		
107-06-056		1641 PAPAGO DR		

10:0 AM

5-2-2020

PHONE #
OR
EMAIL

NAME

ADDRESS

NO ONE IN

ATTENDANCE

RE: apn 107-18-010 / 011

Stuart Schmeling <SchmelingS@lhcaz.gov>

Fri 5/1/2020 8:19 AM

To: Casey Elliott [REDACTED] Mike Dagon <mikedagon@hotmail.com>

Casey;

I believe the properties are zoned MU-N/PD, Mixed Use Neighborhood Planned Development. Underlying zoning districts allow a variety of uses. The Mixed Use neighborhood district allows things such as offices, medical offices, alcohol beverage sales, restaurants, and retail to name a few. By adding the "planned development" to the site it allows Council to approve a specific use from that list, including a site plan so they can more effectively determine possible impacts on the surrounding properties and determine if specific conditions are warranted to mitigate possible impacts. This particular planned development was approved several years ago and the new owner has no intention of developing a hotel. Prior to the planned development, these properties were zoned R-4, which was high density residential in our previous code prior to 2016. In today's code, RM-Residential Multifamily has the same standards as the old R-4 District. More importantly, the entire east side of Lake Havasu Avenue from Papago to the wash north of your property was zoned R-4 (RM) before the planned development changed these lots. The applicant is simply asking to have the lots return back to the zoning that was in place for many years. The RM district allows different styles of multi-family including attached and detached single family homes, to apartments and condos, but only residential uses. Residential uses traditionally have a lesser impact on adjacent properties than mixed use or commercial developments.

If you have further questions, please let me know, I would be happy to answer them.

Stuart Schmeling, AICP
Development Services Director
schmelings@lhcaz.gov
(928) 453-4149 Direct # 928-854-0714



From: Casey Elliott [REDACTED]
Sent: Thursday, April 30, 2020 4:24 PM
To: Mike Dagon <mikedagon@hotmail.com>

Cc: Stuart Schmeling <SchmelingS@lhcaz.gov>

Subject: Re: apn 107-18-010 / 011

Isn't RPD "residential planned development" whereas RM is medium density housing ie apartments

Thank you for your time

Casey Elliott



On Apr 30, 2020, at 4:04 PM, Mike Dagon <mikedagon@hotmail.com> wrote:

Thank you for your comments, I will add them to the filing. I do hope you understand that the property is presently zoned for Hotel/Motel and we are asking for it to be put back to its original zoning.

Regards

From: [REDACTED]
Sent: Thursday, April 30, 2020 2:43 PM
To: mikedagon@hotmail.com <mikedagon@hotmail.com>
Cc: schmelings@lhcaz.gov <schmelings@lhcaz.gov>
Subject: apn 107-18-010 / 011

To whom it may concern

I am writing you in regards to the proposed rezoning near my home at [REDACTED] I will make it easy, if this rezoning goes through not only will I be selling this house I will sell my other 2 homes and pull my business out of Lake Havasu, which has been in business for almost 20 years in the city of Lake Havasu, as this re-zoning is unacceptable to our neighborhood. Recently the city decided to add a lane in this area already which has resulted in us being limited on getting in and out of our neighborhood, it has made it extremely difficult to get a boat into our community although every single house in our community has a boat deep garage and was a huge selling point. I am the only person who still has my boat parked in my garage due to not being able to safely get boats into most garages. Furthermore the street is so close to our community property line there has been numerous accidents with people leaving our community, we have to have our front end of our cars almost on the street to be able to see oncoming traffic, I had a gentleman towing a trailer hit the front of my truck with his fender although my truck was still on our "property". This zoning would allow them to build a 30' tall building which would also destroy the views we have of the lake, we all have views that would be obstructed for the greed of other people but it would also increase traffic in a area that already has a lot of traffic noise as well as congestion especially during the summer. Its unacceptable to think that the city of Lake Havasu has zero care about existing property and business owners and are only looking out for large developers.

Thank you in advance for you time; please let me know if you have any questions.

Casey Elliott

5/1/2020

Mail - Mike Dagon - Outlook



<image001.jpg>