



# Lake Havasu City

Lake Havasu City  
Council Chambers  
92 Acoma Boulevard South  
Lake Havasu City, Arizona  
86403  
www.lhcaz.gov

## Legislation Details (With Text)

**File #:** ID 17-1194    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Agenda Ready

**File created:** 5/4/2017    **In control:** City Council

**On agenda:** 5/23/2017    **Final action:**

**Title:** Adopt Ordinance No. 17-1179 Approving a Request to Amend Planned Development No. 07-00200001, Havasu Foothills Estates, to Rezone the Four Commercial Parcels at the Intersection of Cherry Tree Boulevard and Foothills Avenue from C-1/PD (Limited Commercial Planned Development) and MU-N (Mixed Use Neighborhood) to MU-G (Mixed Use General) and Rezone the 4.12 Acre Parcel "M" from C-1 (Limited Commercial) to RE (Residential Estates)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance No. 17-1179.pdf, 2. Current Zoning Map, 3. Proposed Zoning Map

Date	Ver.	Action By	Action	Result
5/23/2017	1	City Council	Adopted	Pass

## COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Zoning Administrator, Community Investment Department

**SUBJECT:**

Adopt Ordinance No. 17-1179 Approving a Request to Amend Planned Development No. 07-00200001, Havasu Foothills Estates, to Rezone the Four Commercial Parcels at the Intersection of Cherry Tree Boulevard and Foothills Avenue from C-1/PD (Limited Commercial Planned Development) and MU-N (Mixed Use Neighborhood) to MU-G (Mixed Use General) and Rezone the 4.12 Acre Parcel "M" from C-1 (Limited Commercial) to RE (Residential Estates)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To adopt an ordinance rezoning the four commercial parcels at the intersection of Cherry Tree Boulevard and Foothills Avenue from C-1/PD (Limited Commercial Planned Development) and MU-N (Mixed Use Neighborhood) to MU-G (Mixed Use General) and rezone the 4.12 acre Parcel "M" from C-1 (Limited Commercial) to RE (Residential Estates).

**BACKGROUND:**

Havasu Foothills Estates was originally approved by City Council in October of 2003. The most recent changes to Phase II of this development were approved in 2016. The Current Zoning Map is provided as Attachment #2.

The current rezoning request includes five properties. Four of the five, Parcels A-D, are at the intersection of Cherry Tree Boulevard and Avienda De Las Foothills. These properties represent the remaining commercial element. Parcels A and B, located on the southern side of the intersection, were originally platted as part of Phase I and are zoned C-1/PD. Parcel C and D, platted in Phase II, are currently zoned MU-N (Mixed Use Neighborhood). Together, these lots represent the balance of the commercial element for the Foothills. The developer has requested that all four corner parcels be rezoned MU-G (Mixed Use General) to promote continuity of future development. The fifth parcel, Parcel M, is located easterly of the intersection along Avienda De Las Foothills. The 4.12 acre site was originally approved as an additional commercial site and zoned C-1 (Limited Commercial). The applicant has determined it more appropriate for residential use and has platted a cul-de-sac and residential lots to be rezoned to RE (Residential Estates), the same zoning as the existing adjacent lots. The size of each parcel included in this request is listed below:

- Parcel A: 5.54 acres; from C-1 to MU-G
  - Parcel B: 1.16 acres; from C-1 to MU-G
  - Parcel C: 1.62 acres; from MU-N to MU-G
  - Parcel D: 1.81 acres; from MU-N to MU-G
  - Parcel M: 4.12 acres; from C-1 to RE
- The Proposed Zoning is indicated on Attachment #3.

The Planning Commission recommended unanimous approval with a vote of 4-0.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

- Ordinance No. 17-1179
- Current Zoning Map
- Proposed Zoning Map

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 17-1179 amending the zoning classification and district boundary for Tract 2384, Lots 1 and 2, from C-1/PD (Limited Commercial Planned Development) to MU-G (Mixed Use General), and Tract 2392, Parcels "C" and "D," from MU-N (Mixed Use Neighborhood) to MU-G (Mixed Use General), and Tract 2392, Parcel "M," from C-1 (Limited Commercial) to RE (Residential Estates) in the Havasu Foothills Estates Development.