



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 17-1152 **Version:** 1 **Name:**
Type: Ordinance **Status:** Agenda Ready
File created: 4/3/2017 **In control:** City Council
On agenda: 4/25/2017 **Final action:**
Title: Adopt Ordinance No. 17-1175 Approving a Request to Rezone Tract 2289, Block 6, Part of Lot 2, APN 114-20-094E, From R-4/PD (Multi-Family Planned Development District) to C-2 (General Commercial District)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. 17-1175, 2. Zoning Map, 3. Letters of Objection, 4. Citizens Meeting Summary

Date	Ver.	Action By	Action	Result
4/25/2017	1	City Council	Adopted	Pass

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator, Community Investment Department

SUBJECT:

Adopt Ordinance No. 17-1175 Approving a Request to Rezone Tract 2289, Block 6, Part of Lot 2, APN 114-20-094E, From R-4/PD (Multi-Family Planned Development District) to C-2 (General Commercial District)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance rezoning Tract 2289, Block 6, Part of Lot 2 from R-4/PD (Multi-Family Planned Development District) to C-2 (General Commercial District).

BACKGROUND:

South Point Condominiums were originally developed in 1990. The property stretched from Oro Grande on the west, to Osborn on the east. In 1995, the westernmost property along Oro Grande Boulevard was rezoned to C-1 anticipating commercial development. In 2008, the subject property was divided into a separate 2.46 acre parcel. This property was originally scheduled to be developed as Phase II of the South Point Condominium

project.

The applicant requests to rezone the subject property to C-2 to allow the site to develop within the scope of allowed uses within the C-2 District. At the Citizens Meeting on February 27, 2017, at 9:00 a.m., the applicant offered the buyer's intent to be condominium storage units much like the recently approved complex at 3350 Sweetwater Avenue. The condominium owners had many questions for the applicants regarding the specific location of buildings, etc. The full summary of the Citizens Meeting is included as Attachment #4. The applicants promised to work with the association regarding site design; however, it was pointed out by staff during the Commission public hearing, that a site plan was not required as part of this rezoning process.

The proposed rezoning is in compliance with the goals and policies of the City's General Plan. Staff received two emails objecting to the rezoning request. Copies are provided as Attachment #3.

The Planning Commission recommended unanimous approval with a vote of 5-0.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 17-1175

Zoning Map

Letters of Objection

Citizens Meeting Summary

SUGGESTED MOTION:

I move to adopt Ordinance No. 17-1175 rezoning Tract 2289, Block 6, Part of Lot 2, APN 114-20-094E, from R-4/PD (Multi-Family Planned Development District) to C-2 (General Commercial District).