



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 17-1241 **Version:** 1 **Name:**

Type: Planning Item **Status:** Agenda Ready

File created: 6/2/2017 **In control:** Planning and Zoning Commission

On agenda: 6/21/2017 **Final action:** 6/21/2017

Title: A Request for a Preliminary Subdivision Plat a Replat of Grand Island Estates Parcel "D" Reducing the Lots from 48 to 33 Residential Lots.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Preliminary Plat, 2. Current Plat

Date	Ver.	Action By	Action	Result
6/21/2017	1	Planning and Zoning Commission	Tabled	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Preliminary Subdivision Plat a Replat of Grand Island Estates Parcel "D" Reducing the Lots from 48 to 33 Residential Lots.

GENERAL INFORMATION:

Application No.:	17-1241 (17-01400008)
Property Legal:	Metes and Bounds Description
Lot Size:	12.57 Acres
Applicant:	APL Surveying
Owner:	Trinity Land Development
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	RE (Residential Estates)
Existing/Proposed Use:	Residential
Proposed Number of Lots/Units:	33 Lots

PROPERTY AND APPLICATION BACKGROUND:

Grand Island Estates was originally approved in 1994. The entire development was originally zoned CRMU

(Commercial Residential Mixed Use). Parcel “D” is a residential element of the overall development intended to provide large lots for residential development much like the RE (Residential Estates) properties; therefore, when the new development code/zoning map was adopted, these lots were rezoned to RE/PD (Residential Estates/Planned Development).

Parcel “D” was last amended in 2014. At that time, the private street width was reduced from a public street Right-of-Way at 50 feet to 37 feet. As a result of that amendment, there is a 14.5 foot Public Utility and Drainage Easement across the front of all the lots. All utilities are located within the first 8 feet behind the curb.

The proposed amendment reduces the total number of buildable lots from 48 to 33. In addition, the change has been made to reduce the Public Utility Easement along the private streets back to 8 feet from 14 feet on the current plat. The Preliminary Plat is provided as Attachment #1.

SITE ANALYSIS:

The entire property is approximately 12.57 acres. The property is zoned RE/PD (Residential Estates/Planned Development), which is not changing as a result of the proposed plat changes.

ATTACHMENTS:

1. Preliminary Plat
2. Current Plat

STAFF RECOMMENDATIONS:

Staff recommends that land use action ID #17-1241 Preliminary Plat for 33 residential lots be approved.

SUGGESTED MOTION:

I move to approve land use action ID #17-1241 approving the Preliminary Subdivision Plat for an amendment of Parcel “D” of Grand Island Estates.