



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 17-1151 **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. 17-1174 Approving a Request to Rezone Tract 2194, Block 5, Lots 1-3 From C-1 (Limited Commercial District) to C-2 (General Commercial District)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 17-1174, 2. Zoning Map, 3. Permitted Uses Table, 4. Letter of Petition

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. 17-1174 Approving a Request to Rezone Tract 2194, Block 5, Lots 1-3 From C-1 (Limited Commercial District) to C-2 (General Commercial District)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance rezoning Tract 2194, Block 5, Lots 1-3 from C-1 (Limited Commercial District) to C-2 (General Commercial District).

BACKGROUND:

The three lots total 27,900 square feet at the corner of El Camino Way and an alley. The properties are bordered by a wash to the north, alleys to the south and west, and El Camino Way to the east. The entire block is currently zoned C-1 (Limited Commercial District) as seen on the Zoning Map, Attachment #2. The area to the west, zoned C-2, has developed with heavier commercial uses including storage units and outdoor display and sale. The owner requested C-2 zoning to allow his lots to develop similar to the existing uses to the west.

Staff provided the Permitted Uses Table as Attachment #3 indicating uses allowed in both C-1 and C-2 Districts.

The proposed rezoning is in compliance with the goals and policies of the City's General Plan. Staff received a Letter of Petition signed by two adjacent owners provided as Attachment #4.

The Planning Commission recommended approval with a vote of 6-1.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 17-1174

Zoning Map

Permitted Use Table

Letter of Petition

SUGGESTED MOTION:

I move to adopt Ordinance No. 17-1174 rezoning Tract 2194, Block 5, Lots 1-3 from C-1 (Limited Commercial District) to C-2 (General Commercial District).