



Lake Havasu City

Lake Havasu City
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
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Legislation Details (With Text)

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Title: Adopt Resolution No. 24-3767 Approving a Minor General Plan Amendment Revising the Future Land Use Map Designations for 70, 80, 90 and 100 Inlet Drive, Tract 2293 Amended, Block 5, Lots 1 through 4, Approximately 2.5 Acres, from Low Density Residential to High Density Residential (Chris Gilbert)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution No. 24-3767, 2. Area Map, 3. General Plan Map, 4. Zoning Map, 5. Neighborhood Meeting Documents - REDACTED

Date	Ver.	Action By	Action	Result
7/9/2024	1	City Council		

COUNCIL COMMUNICATION

TO: Honorable Mayor and City Council

FROM: Jeff Thuneman, Development Services Director

SUBJECT:

Adopt Resolution No. 24-3767 Approving a Minor General Plan Amendment Revising the Future Land Use Map Designations for 70, 80, 90 and 100 Inlet Drive, Tract 2293 Amended, Block 5, Lots 1 through 4, Approximately 2.5 Acres, from Low Density Residential to High Density Residential (*Chris Gilbert*)

FUNDING SOURCE:

N/A

PURPOSE:

To consider a developer and property owner-filed application requesting approval of a minor General Plan amendment to bring the underlying Future Land Use Map category into conformance with the existing Limited Multiple Family District (R-3) zoning.

BACKGROUND:

Application No.:	24-4355 (24-00600003)
Property Legal:	Tract 2293 Amended, Block 5, Lots 1-4

Address:	70, 80, 90, and 100 Inlet Drive
Lot Size:	Approximately 2.5 acres combined
Applicant:	Desert Land Group
Owners:	Ramiran Holding, Inc
Staff Project Manager:	Chris Gilbert
Current/Proposed Land Use Designations:	Low Density Residential to High Density Residential
Existing/Proposed Use:	Vacant/Vacant
Proposed Number of Lots/Units:	None
Density:	N/A

SITE ANALYSIS:

The subject properties consist of four small, vacant parcels abutting Inlet Drive with a narrow contact onto Acoma Boulevard, comprising approximately 2.5 acres of land. They are at the western end of a narrow band of existing R-3 zoning abutted by R-1 zoning that stretches northeast almost a mile along both sides of McCulloch Boulevard N. from the City Hall complex to Tempest Lane. This Minor General Plan Amendment is necessary to bring the underlying land use category shown in the General Plan, previously Low Density Residential, and recommended for High Density Residential, into conformance with the existing R-3 zoning on the property. This zoning has been in place for at least 18 years, being shown on the 2006 and 2016 printed copies of the Official Zoning Map prior to being replaced by the current GIS mapping technology used by the City.

The subject properties are bounded on the west by Inlet Drive and Fire Station No. 1, to the south by Acoma Boulevard with mixed residential on the other side, also in R-3 zoning, to the east by single family residential use, and to the north by mixed residential. The requested General Plan Amendment will allow the properties to be developed at a density permitted by the existing zoning on the lots, even if a Planned Development Overlay is required. It is not ideal to have the Future Land Use Map anticipate land uses that the existing zoning does not permit.

MINOR GENERAL PLAN AMENDMENT REQUEST:

The 2016 General Plan determines when the City can review proposed changes as a minor or major amendment. The following passage from the plan indicates a minor amendment review process for this application:

Table 11-2 identifies the criterion for determining a major or minor amendment to the General Plan, based on whether the proposed change is located within or outside of the platted areas of the City. The platted areas are those areas that were originally platted at the time of City incorporation as well as any subsequently recorded subdivisions. The platted areas also include the mainland side of the channel but not the island side of the channel or the balance of the island.

Since the subject properties total less than 5 acres and are within the original platted area, the Commission and City Council can review this application as a minor amendment.

The applicant’s Letter of Intent asks to amend the City’s General Plan Future Land Use Map for the subject property from Low Density Residential to High Density Residential to facilitate development of the lots with a

Planned Development Overlay in the future without having to correct this incongruity first.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

The requested High Density Residential future land use designation allows primary uses such as attached single-family residences, townhouses, patio homes, apartments/condos, and co-housing and live/work dwellings as well as high density planned communities. High Density Residential uses should be adjacent to commercial corridors such as McCulloch Boulevard, Industrial Boulevard, and Acoma Boulevard. The High Density Residential designation contemplates a density range of 10 to 20 dwelling units per acre.

Area Map, General Plan Map, and Zoning Map are included as attachments.

The following General Plan Goals and Policies support the request:

GM.1.1.c - Service levels: Allow development in areas that can be reasonably serviced by police, fire, and emergency response services without negatively impacting service levels or increasing costs for current users.

GM.1.1.d - Infill and Redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, the adaptive reuse of vacant structures for new uses, and the promotion of State Trust Land on the Island and adjacent to the perimeter of the originally platted area as a means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

LU.1.1.b - Mix of housing options: Encourage a mix of housing options in Lake Havasu City, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents) as appropriate based on goals and policies for individual character areas within the City and the Future Land Use Plan map.

LU.1.1.c - Infill and redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, and the adaptive reuse of vacant structures for new uses as means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

HN.1.2.b - High-Density Development Standards: Recognize well-designed and constructed high-density development on appropriate sites as being a worthwhile addition to the community and tax base under conditions established in the General Plan and by zoning, subdivision, and other codes and ordinances.

HN.2.1.a - Mix of Housing Types: Encourage a mix of housing types, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents). Support a mix of lot sizes, densities, and housing prices and styles in locations designated for Medium or High Density Residential on the Future Land Use Plan map or as part of a larger planned development in accordance with City Standards and Ordinances.

HN.2.1.b - Infill Development: Support the development of new homes on remaining vacant lots available on currently subdivided residential streets to promote the efficient use of existing utilities and services and encourage reinvestment in established neighborhoods.

HN.2.2.a - Location Efficient Development: Strongly encourage new residential development in locations that promote the efficient use of existing utilities; offer reasonable response times by police, fire, and emergency services; provide reasonable access to schools; offer neighborhood or community shopping options within ½

mile and 1-2 miles respectively; reduce the need for long auto trips; and encourage the use of alternative modes of transportation-walking, bicycling, and taking public transit (as available).

HN.2.2.c - Siting of Higher Density Uses: Locate higher-density residential uses near major roadway corridors to promote an efficient transportation system and prevent an excessive amount of vehicular traffic from using minor residential streets.

PF.2.1.a - Infill Development: Maximize the existing investment in infrastructure by encouraging infill development within the existing platted area of the City.

CONCLUSION:

The proposed amendment is in conformance with many goals and policies within the City's General Plan and with the already existing Limited Multiple-Family (R-3) zoning on the subject lots. In addition, housing, especially workforce housing, continues to be a state-wide concern. Therefore, it is appropriate for the Planning Commission and City Council to consider how and where Lake Havasu City can address the housing problems in a more efficient manner.

CITIZEN'S MEETING

A Citizens' Meeting regarding the General Plan amendment was held on April 25, 2024. Several persons attended the meeting.

The Neighborhood Meeting Invite and the Citizens' Meeting Summary are provided as attachments.

COMMENTS FROM OTHER REVIEWERS:

No objections were received from any reviewing agencies.

PLANNING COMMISSION ACTION:

The Planning Commission voted to recommend approval of this application by a vote of 7-0 at its June 5, 2024, meeting.

COMMUNITY IMPACT:

The proposed amendment will make the subject lots significantly more developable in the future if a Planned Development Overlay can be added to the existing zoning without first requiring this step to be undertaken to correct the underlying land use incongruity.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 24-3767

Area Map

General Plan Map

Zoning Map

Neighborhood Meeting Invite and Citizens' Meeting Summary

SUGGESTED MOTION:

I move to adopt Resolution 24-3767 approving a Minor General Plan Amendment revising the Future Land Use Map Designations for 70, 80, 90 and 100 Inlet Drive, Tract 2293 Amended, Block 5, Lots 1 through 4, approximately 2.5 acres, from Low Density Residential to High Density Residential.