



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 16-0861 **Version:** 1 **Name:**

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

File created: 8/2/2016 **In control:** Planning and Zoning Commission

On agenda: 9/7/2016 **Final action:**

Title: Approval of a Conditional Use Permit to Allow an Open Storage Yard in the C-2, General Commercial District

Sponsors:

Indexes:

Code sections:

Attachments: 1. Letter of intent, 2. Site Plan

Date	Ver.	Action By	Action	Result
9/7/2016	1	Planning and Zoning Commission	Approved	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:
Approval of a Conditional Use Permit to Allow an Open Storage Yard in the C-2, General Commercial District

GENERAL INFORMATION:
 Application No.: 17-00300001
 Property Legal: Tract 2289 Block 2, Lot 2; 3570 Sweetwater Avenue
 Lot Size: 12,500 sq. ft.
 Applicant: Michael and Cherri Aiken
 Owner: Brian Jackson
 Staff Project Manager: Stuart Schmeling
 Current Zoning: C-1, Limited Commercial District
 Existing / Proposed Use: Open storage yard

PROPERTY AND APPLICATION BACKGROUND:
 The 12,500 square foot site is currently zoned C-1, Limited Commercial, and is located at 3570 Sweetwater Avenue. The applicant has submitted a rezone request from C-1 to C-2 in addition to the application for conditional use permit. Outdoor storage requires a conditional use permit in the C-2 District. No improvements are being proposed to the site at this time. The Letter of Intent is included as Attachment #1.

ATTACHMENTS:
 1. Letter of Intent
 2. Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that Conditional Use Permit #16-0861 be approved with the following conditions:

1. The rezone request from C-1, Limited Commercial, to C-2, General Commercial, must be approved by City Council prior to the allowance of the conditional use permit.
2. A 10-foot landscape area provided along the right-of-way shall be completed within one year.
3. All required off-site improvements shall be completed within one year of approval.

SUGGESTED MOTION

I move to approve Conditional Use Permit #16-0861 allowing a storage yard with the following conditions:

1. The rezone request from C-1, Limited Commercial, to C-2, General Commercial, must be approved by City Council prior to the allowance of the conditional use permit.
2. A 10-foot landscape area provided along the right-of-way shall be completed within one year.
3. All required off-site improvements shall be completed within one year of approval.