



Lake Havasu City

Lake Havasu City
Council Chambers
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Legislation Details (With Text)

File #: ID 21-3069 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 11/5/2021 **In control:** City Council

On agenda: 11/23/2021 **Final action:**

Title: Adopt Ordinance No. 21-1274 Amending Title 14, Zoning (Development Code), Section 14.03.02, Table 3-1, Permitted Use Table, to Remove Self-Storage (Mini-Storage) from the List of Permitted Uses in the General Commercial (C-2), Mixed-Use General (MU-G), and Commercial Southgate (C-SGD) Districts (Luke Morris)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. 21-1274, 2. Permitted Uses Table, 3. Zoning Maps, 4. Planning Commission Meeting Minutes

Date	Ver.	Action By	Action	Result
11/23/2021	1	City Council	Adopted	Pass

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Development Services Director

SUBJECT:

Adopt Ordinance No. 21-1274 Amending Title 14, Zoning (Development Code), Section 14.03.02, Table 3-1, Permitted Use Table, to Remove Self-Storage (Mini-Storage) from the List of Permitted Uses in the General Commercial (C-2), Mixed-Use General (MU-G), and Commercial Southgate (C-SGD) Districts (*Luke Morris*)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance Amending Title 14, Zoning (Development Code), Section 14.03.02, Table 3-1, Permitted Use Table, to Remove Self-Storage (Mini-Storage) from the List of Permitted Uses in the General Commercial (C-2), Mixed-Use General (MU-G), and Commercial Southgate (C-SGD) Districts.

PROPERTY AND APPLICATION BACKGROUND:

Lake Havasu City has processed many applications for storage unit projects over the past few years. Council expressed concerns regarding prime commercial properties along Highway 95 being used to accommodate storage unit developments. Further, Council stated publicly that the north and south entrances of the community

should be protected from becoming overrun with storage unit complexes. As a result, planning staff reviewed the current code relative to “Self-Storage (Mini-Storage)” and where they are permitted throughout the community. Staff initiated a proposed text amendment to allow for public discussion of the topic and possibly modify the Permitted Uses Table to eliminate “Self-Storage (Mini-Storage),” from General Commercial (C-2), Mixed-Use General (MU-G), and Commercial Southgate (C-SGD) Districts.

Storage units are currently allowed in five zoning districts throughout the community: C-2, MU-G, C-SGD, LI (Light Industrial), and I (Industrial) Districts as shown on Page 2 of the attached Permitted Uses Table.

In recent years, there has been an influx of new storage unit projects developed in the City. Many of these developments have been on properties zoned C-2, MU-G, and C-SGD, with relatively few developments in the LI and I zoning districts.

The following background information on these five zoning categories may be helpful in determining which districts are more suitable for storage unit development. The purpose statements below describe the intended land uses for each of the five zoning districts.

The C-2 District purpose statement is as follows:

This district is intended to accommodate a broader range of commercial uses than C-1, including heavier vehicle-related sales, service, and repair facilities. The uses in this district are generally oriented toward automobile access and visibility from arterial streets. The district standards allow for adequate but controlled vehicular access and protect nearby residential areas from these higher intensity land uses. The principal land use is commercial, as provided in Table 3-1 (Permitted Use Table).

The MU-G District purpose statement is as follows:

This district is intended to provide for a broad range of medium to high-intensity commercial uses, including retail, office, service, and resort-related facilities, integrated with high-density multi-family residential uses, with densities of up to 40 dwelling units/acre. Development standards facilitate pedestrian connections between residential and non-residential uses. The principal land uses are commercial, service, and recreational activities, as well as high-density residential, as provided in Table 3-1 (Permitted Use Table).

The C-SGD District purpose statement is as follows:

This district is the commercial component of the Southgate area and serves as the southern gateway into the city. It is intended to provide for a broad range of commercial and community service uses and encourage multimodal connections internally between permitted commercial uses and with the adjacent R-SGD district. Nearly all commercial uses are permitted in this district, except outdoor recreation and entertainment uses, as indicated in Table 3-1 (Permitted Use Table).

The LI District purpose statement is as follows:

This district is intended to provide for a broad range of commercial, office, and light industrial uses in close proximity to each other. Development standards encourage the use of innovative and flexible designs, such as campus-type settings, to buffer potential impacts of each use from surrounding uses, protect adjacent residential areas, and foster efficient land use. The wide variety of commercial, office, research and development, and clean industrial uses permitted in this district are provided in Table 3-1 (Permitted Use Table).

The I District purpose statement is as follows:

This district is intended to provide for a wide range of heavy commercial, industrial, and manufacturing activities, including extraction and processing of raw materials and hazardous waste storage. This district accommodates those land uses having greater than average impacts on the environment, or on the use and enjoyment of other surrounding properties. While development standards protect surrounding areas from the adverse impacts of these industrial activities, this district should be applied in locations away from residential areas. The commercial and industrial uses permitted in this district, as shown in Table 3-1 (Permitted Use Table), may also include accessory office uses.

Recent storage unit complexes developed on C-2, MU-G, and C-SGD properties have eliminated lots that could be used for a broad range of other commercial uses. Storage unit complexes occupy a large footprint and do not generate retail sales, lodging, or restaurant and bar taxes. Allowing storage units in the C-2, MU-G, and C-SGD districts will continue to remove lots that may be developed for more traditional commercial development within these zoning districts.

The LI and I zoning districts are traditionally buffered from residential and neighborhood commercial land uses and are more appropriate for storage units. Development on LI and I properties will not erode the number of lots available for typical commercial and office uses in the C-2, MU-G, and C-SGD zoning districts.

Maps showing the current locations for C-2, MU-G, C-SGD, LI, and I zoning districts are attached.

A full-sized zoning map is too large to include as an attachment to this staff report. However, an interactive version of the City's zoning map may be found using the following link and clicking on the "Explore" tab of the "Zoning Districts Map":

<https://mapping2.lhcaz.gov/lhcportal/apps/sites/#/lhcazgis> <<https://mapping2.lhcaz.gov/lhcportal/apps/sites/>>

COMMENTS FROM OTHER REVIEWERS:

No objections were received from any other reviewing agencies or departments.

The Planning Commission heard this request at its October 20, 2021, meeting and recommended approval with a vote of 6-1 to remove self-storage units from the General Commercial (C-2) and Commercial Southgate (C-SGD) Districts, but to continue to allow them in the Mixed-Use General (MU-G) district. Commission Member Bergen provided the lone descending vote. He explained that he voted against because he was in favor of eliminating self-storage use from the MU-G zoning district as well, as presented by staff.

Based on comments made at the public hearing, Commission members generally felt that additional self-storage facilities as a land use, are not appropriate in the C-2 and C-SGD districts. Its motion to leave the MU-G District as an allowable location for such use suggests this type of land use to be appropriate. Council's suggested motion reflects the Commission's recommendation to remove the use from the C-2 and C-SGD districts and continue to allow it in the MU-G district. Council has the ability to approve/deny self-storage units as a permitted use within any or all of the Districts mentioned in this report.

The Planning Commission meeting minutes are attached and video of the Planning Commission's meeting may be viewed at the following web site: <<https://lakehavasucity.legistar.com/Calendar.aspx>>

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 21-1274

Permitted Uses Table

Zoning Maps

Planning Commission Meeting Minutes

SUGGESTED MOTION:

I move to adopt Ordinance No. 21-1274 amending Title 14, Zoning (Development Code), Section 14.03.02, Table 3-1, Permitted Use Table, to Remove Self-Storage (Mini-Storage) from the List of Permitted Uses in the General Commercial and Commercial Southgate Districts.