



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 21-3047 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 10/22/2021 **In control:** City Council

On agenda: 11/9/2021 **Final action:**

Title: Adopt Ordinance No. 21-1272 Amending the Zoning Classification and District Boundary of The Centre Planned Development 97-005, Removing and Rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from General Commercial/Planned Development (C-2/PD) to a New C-2/PD, to Allow Self-Storage, Mini-Storage, Truck/Trailer Sharing, Covered RV Canopies, Delivery and Receiving Area, Showroom, and Related Retail Sales Uses and a 45-Foot Building Height Exception (Luke Morris)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Area Map, 2. Ordinance No. 21-1272, 3. Zoning Map, 4. Ordinance No. 97-522, 5. Ordinance No. 02-687, 6. Letter of Intent, 7. Site Plan Overview, 8. Site Plan, 9. Building Elevations, 10. Landscape Plan, 11. Citizens' Meeting Summary, 12. Planning Commission Meeting Minutes

Date	Ver.	Action By	Action	Result
11/9/2021	1	City Council	Denied	Pass

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Development Services Director

SUBJECT:
Adopt Ordinance No. 21-1272 Amending the Zoning Classification and District Boundary of The Centre Planned Development 97-005, Removing and Rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from General Commercial/Planned Development (C-2/PD) to a New C-2/PD, to Allow Self-Storage, Mini-Storage, Truck/Trailer Sharing, Covered RV Canopies, Delivery and Receiving Area, Showroom, and Related Retail Sales Uses and a 45-Foot Building Height Exception (*Luke Morris*)

FUNDING SOURCE:
N/A

PURPOSE:
To adopt an ordinance for a zone change to amend the zoning classification and district boundary of the Centre Planned Development 97-005, removing and rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from C-2/PD to a new C-2/PD, to allow self-storage, mini-storage, truck/trailer sharing, covered RV

canopies, delivery and receiving area, showroom, and related retail sales uses and a 45-foot building height exception.

SITE ANALYSIS:

The subject property is located at the northern entrance into the City at the northwest corner of London Bridge Road and Highway 95, directly north of the intersection of Showplace Avenue and London Bridge Road. It is a 10.26-acre triangular property with a base of about 564 feet abutting London Bridge Road and two sides that are each about 1,700 feet long. The site was rough graded in 2009 and is about 10 to 15 feet below the elevation of Highway 95. There is an existing signal light at the intersection of Highway 95 and London Bridge Road. The site is currently undeveloped.

The properties to the south, across London Bridge Road, are zoned C-2/PD and are a mix of storage units and vacant land. The vacant lands to the west are owned by the State of Arizona and the Bureau of Land Management and are zoned Agriculture/Preservation (A-P). The property to the east, across Highway 95, is part of the City Airport and is zoned A-P.

Area and Zoning Maps are attached.

PROPERTY AND APPLICATION BACKGROUND:

The subject property is the northernmost portion of the 215-acre Centre Planned Development that was approved in 1997. The Planned Development (PD) rezoned the entire acreage to C-2/PD (General Commercial/Planned Development District) and approved a general development plan that designated three commercial areas and one regional mall area. In 2002, the PD was amended to allow gas station/service stations as potential uses. That approval also included the stipulation that a PD be submitted for review and approval by the City Council prior to any development on the subject property. Ordinance Nos. 97-522 and 02-687, showing the subject property, are included as attachments.

The Letter of Intent submitted requests to develop the property with a three-story, 45-foot tall self-storage building, mini storage, truck/trailer sharing, covered RV canopies, delivery and receiving area, showroom, and related retail. The Letter of Intent is included as an attachment.

The submitted site plan shows the following development:

- A three-story, approximately 55,300 square foot building footprint structure, with indoor storage, showroom, and delivery/receiving. Total floor area of 143,000 square feet.
- 92 external mini storage units
- 84 covered RV storage spaces
- 13 open RV storage spaces
- A U-Haul vehicle display area
- A shunting area
- Customer parking

A Site Plan Overview, prepared by staff and labeling the various buildings and uses, is attached. The applicant's submitted site plan is also attached.

The maximum building height in the C-2 zoning district is 25 feet. The applicant is proposing a three story, 45-foot tall building and asking for a height exception to allow the building height as part of this Planned

Development application. The applicant provided exterior elevations showing a representation of how the proposed building would appear when viewed from Highway 95 and another view from London Bridge Road. The building elevations are attached.

The landscaping plan shows the required landscaping buffers, including trees and shrubs fronting the Highway 95 and London Bridge Road property lines. It also appears the 10% of the lot area (minimum requirement) has been met, however, formal Design Review has not been completed. The proposed trees should help act as a buffer between the rights-of-way and the subject development. The Landscape Plan is included as an attachment.

Building Permits and Design Review will be required prior to development of the property.

The citizens' meeting was held on July 29, 2021. No property owners within 300 feet attended the meeting. The Citizens' Meeting Summary is provided as an attachment.

COMMENTS RECEIVED FROM OTHER DEPARTMENTS/AGENCIES:

No objections were received from any other reviewing agencies or departments. Unisource Energy has comments that will be addressed upon development of the property. ADOT will require a site plan be submitted for their review before building permits are issued.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission heard this request at its October 6, 2021, meeting and recommended denial with a vote of 4-2. Several commissioners expressed concerns about the visual impact of the proposed 45-foot tall building and the covered storage areas at the northern gateway into the City. Video of the Planning Commission's meeting may be viewed at the following web site:

<https://lakehavasucity.legistar.com/Calendar.aspx> Minutes from the meeting are also attached.

Based on the Planning Commission's recommendation, the suggested motion is for denial of the request.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 21-1272

Area Map

Zoning Map

Ordinance No. 97-522

Ordinance No. 02-687

Letter of Intent

Site Plan Overview

Site Plan

Building Elevations

Landscape Plan

Citizens' Meeting Summary
Planning Commission Meeting Minutes

SUGGESTED MOTION:

I move to deny Ordinance No. 21-1272, amending the zoning classification and district boundary of the Centre Planned Development 97-005, removing and rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from General Commercial/Planned Development to a new General Commercial/Planned Development, to allow self-storage, mini-storage, truck/trailer sharing, covered RV canopies, delivery and receiving area, showroom, and related retail sales uses and a 45-foot building height exception, as shown on the attached development plan, including site plan, landscape plan, and building elevations.