



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 18-1692 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 6/19/2018 **In control:** City Council

On agenda: 7/10/2018 **Final action:**

Title: Adopt Ordinance No. 18-1201 Implementing Phases II and III of the Havasu Riviera Specific Plan Adopted in 2008, Revising the District Boundary by Rezoning Approximately 64.24 Acres of the 250-Acre Development to Include 151 Residential Lots, Metes and Bounds Description in the SE1/4 NE1/4NW1/4 and a portion of the N1/2NE1/4 SECTION 25 T13N, R20W, G&SRM, from A-P (Agricultural - Preservation) to R-M (Residential Multi-Family), and Applying Previously Approved Setbacks (Stuart Schmeling)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. 18-1201, 2. Havasu Riviera Land Use Plan, 3. Ordinance No. 08-939, 4. Zoning Exhibit

Date	Ver.	Action By	Action	Result
7/10/2018	1	City Council	Adopted	Pass

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator, Community Investment Department

SUBJECT:

Adopt Ordinance No. 18-1201 Implementing Phases II and III of the Havasu Riviera Specific Plan Adopted in 2008, Revising the District Boundary by Rezoning Approximately 64.24 Acres of the 250-Acre Development to Include 151 Residential Lots, Metes and Bounds Description in the SE1/4 NE1/4NW1/4 and a portion of the N1/2NE1/4 SECTION 25 T13N, R20W, G&SRM, from A-P (Agricultural - Preservation) to R-M (Residential Multi-Family), and Applying Previously Approved Setbacks (*Stuart Schmeling*)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance to revise and implement Phases II and III of the Mixed Use Project known as The Havasu Riviera Specific Plan adopted in 2008 by rezoning a 64.24-acre portion of the 250-acre development to include 151 residential lots from A-P District to R-M District and applying previously approved setbacks.

BACKGROUND:

The City adopted the Havasu Riviera Specific Plan for a 250-acre parcel in 2008. The adopted Land Use Plan designated 142 acres of residential, 80 acres of mixed use, and approximately 28 acres of open space and trails. The Land Use Plan is provided as an attachment. Ordinance No. 08-939 included 17 conditions of approval from the Planning Division, the Fire Department, and the Bureau of Land Management, provided as an attachment. In the 2008 approval, the applicant requested two zoning designations, MU (Mixed Use) District and R-4 (High Density Multi-Family) District. The approval included modifications to the R-4 setbacks. The City's current Development Code does not include an R-4 District. The current R-M District is very similar to the old R-4 District of the previous code.

The request to rezone approximately 64.24 acres is represented by Areas 6 (approximately 25 acres) and 7 (approximately 32 acres) of the adopted Land Use Plan. Area 6 was originally established for residential uses while Area 7 was established as a mixed use portion of the plan. It is now the Developer's intent to reduce the area of the development dedicated to mixed use area by changing Area 7 to residential uses only. The proposed use change for Area 7 reduces the total area dedicated for mixed use from 80 acres down to 48 acres for the entire 250-acre development. The addition of the 32 acres to residential meets the original intent of the development, in the sense that the Developer anticipated residential uses within the MU designation, but at a greater density. This proposed change eliminates the potential for commercial uses and lowers the residential density allowed in areas 6 and 7. If approved, the maximum allowable densities will not be exceeded. Based on the lot configuration and single family residential uses proposed, the R-M zoning is more applicable for Area 7 than any of the current mixed use zoning districts.

Ordinance No. 08-939 specified setback standards for the R-4 (R-M) areas to be modified to allow detached accessory structures a 10-foot side setback on corner lots and 15-foot setback on reverse corner lots. The ordinance also limited each area within the development to a density of no more than six residential units per acre and a maximum unit count for the entire 250 acres of 1,048 residential units. The proposed density of Area 7 is 2.3 units per acre and Area 6 is 3.08 units per acre.

The Planning Commission recommended approval with a vote of 6-0.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 18-1201
Havasu Riviera Land Use Plan
Ordinance No. 08-939
Zoning Exhibit

SUGGESTED MOTION:

I move to adopt Ordinance No. 18-1201 implementing Phases II and III of the Havasu Riviera Specific Plan adopted in 2008, revising the District Boundary by rezoning a 64.24-acre area of the 250-acre Development from A-P District to R-M District, and applying previously approved setbacks.