Lake Havasu City

Legislation Text

File #: ID 24-4380, **Version:** 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request to Amend City Code Sections: 14.02.03.E, Table 2-6, to Increase the Maximum Density in R-3 District from 10 Dwelling Units Per Acre to 16; 14.04.01.A.1, Table 4.01-1, to Revise the Min/Max Density in R-3 District from 4-10 Dwelling Units Per Acre to 4-16; and 14.04.01.A.1, Table 4.01-1, to Revise Maximum Height of Developments Adjacent to Single and Two-Family Uses Existing Prior to the Effective Date of the Development Code in R-SGD District From 18 Feet to 30 Feet

APPLICATION BACKGROUND:

The text amendments contained in this request, and attached as tracked changes, are necessary for various reasons as explained below:

Amendments to maximum unit density for R-3, Limited Multiple Family Residential: The Limited Multiple- Family Residential District (R-3) limits building height to 15 feet, essentially requiring all structures to be one story. As R-3 developments are required to go through design review, landscaping, recently updated parking requirements, setbacks, dumpster enclosures, drive aisles, and buffers all take up space, limiting the number of units that can physically be built on a particular lot. Even with these additional requirements, many R-3 development proposals are over 10 units per acre just to be financially feasible to develop with high land and construction costs in Lake Havasu City. These projects require Planned Development (PD) rezoning and, in some cases recently, also amending the underlying General Plan Future Land Use map. Staff believes increasing the number of units to a maximum of 16 with a full range of 4-16 units per acre will remove some barriers to, and facilitate, cost effective construction of single-story housing in R-3 zones around the City. Another factor to consider is that the Residential Multiple Family District (R-M) is the 10-20 units per acre range, so the R-3 zone at 4-16 units per acre will continue to fill an in-between density category, overlapping partly or wholly with low, medium, and high density.

Amendment to Residential Southgate District (R-SGD) Maximum Height next to Existing Residential Prior to Adoption of Development Code: This amendment is being requested to bring the R-SGD Maximum Height Limit of 18 feet next to pre-existing residential within the same district (not the same category as being next to single family zoning which is a consistent 18 feet maximum height across all listed districts) to be consistent with the similar Residential Multiple Family (R-M) District which is set at 30 feet as shown in the attached Tracked Changes document. Both Districts share almost the same permitted and conditional use table breakdown and are buffers to lower density residential development from major roadways, commercial, and industrial districts. The R-SGD District is underdeveloped today with a lot of vacant lots for the length of time

the District has existed. This change would encourage higher density residential development with 2-story buildings throughout the zone instead of just areas where there happens to not be a single or two-family existing development adjacent. It is important to note again that this change does not affect the 18-foot height limit for developments on lots in this district that are adjacent to single family residential zoning districts.

ATTACHMENTS:
Tracked Changes Development Code Amendments

STAFF RECOMMENDATIONS:
Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Land Use Action No. 24-4380, amending City Code Sections: 14.02.03.E, Table 2-6; Section 14.04.01.A.1, Table 4.01-1; and Section 14.04.01.A.1, Table 4.01-1.

SUGGESTED MOTION
I move to recommend approval of Land Use Action No. 24-4380 to the City Council amending City Code Sections: 14.02.03.E, Table 2-6; 14.04.01.A.1, Table 4.01-1; and 14.04.01.A.1, Table 4.01-1.
.