



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
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.