



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
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Legislation Details (With Text)

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Title: A Request to Rezone Tract 2307, Block 4, Lot 1, 2050 Kiowa Boulevard N., from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District, Removing Lot 1 from the Planned Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. Approved General Development Plan, 2. Ordinance No. 04-734, 3. Permitted Uses Table, 4. Citizen's Meeting Summary

Date	Ver.	Action By	Action	Result
10/5/2016	1	Planning and Zoning Commission	Approved	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request to Rezone Tract 2307, Block 4, Lot 1, 2050 Kiowa Boulevard N., from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District, Removing Lot 1 from the Planned Development

GENERAL INFORMATION:

Application No.:	17-00400002
Property Legal:	Tract 2307 Block 4, Lot 1, 2050 Kiowa Boulevard N.
Lot Size:	100 x 215
Applicant:	Michael and Sandra Smith
Owner:	Michael and Sandra Smith
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	C-2/PD, General Commercial Planned Development/C-2, General Commercial District
Existing/Proposed Use:	Vacant
Proposed Number of Lots/Units:	N/A

PROPERTY AND APPLICATION BACKGROUND:

The property is located at the corner of Kiowa Boulevard and Runabout Drive. The applicant expressed a desire to remove their property from the restrictions imposed by the planned development.

In January of 2003, this property was one of five adjacent parcels to be rezoned from R-4, Multi-Family, to C-2/PD. At the time, the owners were marketing the properties to a particular type of commercial business, which included a specific site design which resembles that of parking in common. The Approved General Development Plan is provided as Attachment #1. The planned development included several conditions of approval, which were a result of concerns raised by the adjacent residential properties to the east. The conditions are included in Ordinance No. 04-734. (Attachment #2) The current Development Code Permitted Uses Table is provided as Attachment #3, which indicates all uses allowed in the C-2 District. The Development Code also contains a section regarding neighborhood protection standards which will provide additional restrictions such as; lighting, 6-foot separation wall, and 6-foot minimum landscaping to minimize the impact on adjacent residential uses. The five lots included in the planned development have remained vacant since the rezoning in 2003. Staff was approached by another owner within this planned development who will also be requesting removal from the planned development.

The proposed rezoning is in compliance with the goals and policies of the City's General Plan.

A Citizen's Meeting was held on September 6, 2016, at 9:30 am. Three people attended the meeting. The Citizen's Meeting Summary is provided as Attachment #4.

GENERAL PLAN CONFORMANCE:

The Future Land Use Map of the General Plan designates this area as Commercial. The proposed zoning classification is in conformance with the General Plan Land Use Map.

Below is the General Plan definition for Commercial:

Commercial. Denotes areas where the most intensive types of commercial applications are desired. Commercial is intended to provide the necessary "retail shopping and services" (such as: health facilities, night clubs, studios, artisan shops, grocery/retail stores, restaurants, banks, medical office/hospital/clinics, veterinary clinics, parking facilities, personal services, etc.) for the community's current and future needs. Commercial use is critical to the community's quality of life and financial stability. It is important to have adequate but controlled access to arterial streets. Upper McCulloch, Main Street Area, should receive attention to encourage development or redevelopment at increased land use intensities and types. Uses in the Main Street Area may include Commercial and/or multifamily development with increased densities, provided however, that no more than 20 percent of any commercial center may be devoted to residential uses.

The following are goals and policies within the General Plan, which support the proposed rezone:

3.7 COMMERCIAL GROWTH ANALYSIS

This analysis was performed to ensure that adequate space is set aside to accommodate commercial activities to support projected build-out populations and provide employment opportunities for current and future community residents. Build-out population projections the consultant made based on proposed residential land uses were used in the following analyses. Assumptions are based on proposed land uses, land character, industry standards, and the consultant's experience on similar projects. Ensuring that the community can accommodate commercial activities (retail shopping and services for current and future residents) is critical to quality of life and financial stability.

Goal: Carefully manage and phase development that is compatible with the existing development pattern while achieving orderly, sustainable development. (PAGE 16)

Policy #8. Support development proposals that replace incompatible existing zoning with uses that are compatible with the general plan.

Goal: To promote and maintain a balanced economy that provides jobs, is responsive to the needs of the community, and positions Lake Havasu City to be the major retail center for the Colorado Basin.

Policy #2. Retain, expand, and attract business and industry uses that meet the overall well balanced economic diversification structure of the community. Such opportunities should provide for economic opportunities through employment that improves the overall quality of life for all Lake Havasu City residents. The City should adopt and encourage policies that maximize Lake Havasu City's fair share of high quality business development from the national economy and insulate the local economy from major economic cycles or industry driven cycles of economic dependence on any one type of industry or business sector.

Policy #4. Concentrate commercial uses in clusters at the intersections of arterial and collector streets.

Policy #14. Maintain an aggressive market share in the increasing leisure-service industry by ensuring amenities, support services, additional hotels, name franchise restaurants and resorts, and accommodations conducive of a world-class destination. The Future Land Use Map of the General Plan designates this area as Commercial.

FINDINGS REQUIRED FOR REZONING:

Section 14.05.04 of the Lake Havasu City Development Code sets forth the criteria to be used in the evaluation of all requests for rezoning. Staff findings for each of the criteria are as follows:

Section 14.05.04(K)(6)(a)(1)

The proposed amendment is consistent with the policies of the General Plan and would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city. The General Plan designates this property as Commercial. Any commercial development allowed within the zoning district would be in keeping with existing adjacent properties.

Section 14.05.04(K)(6)(a)(2)

The proposed rezoning is consistent with the applicable provisions of the Development Code as many commercial uses are allowed within the proposed zoning district. Any specific development will be required to secure building permit approval.

Section 14.05.04(K)(6)(c)(1)

The area under consideration is of adequate size and density to allow for the development of any permitted uses within the proposed zoning district.

Section 14.05.04(K)(6)(c)(2)

The current public need for storage facilities has been demonstrated throughout the General Plan as well as within the local real estate market.

Section 14.05.04(K)(6)(c)(3)

The public need is best met by property being zoned appropriately for commercial uses.

Section 14.05.04(K)(6)(c)(4)

Surrounding properties have the same or similar zoning designation and will not be adversely affected.

Section 14.05.04(K)(6)(c)(5)

All utilities are readily available to the property or within a reasonable distance.

Section 14.05.04(K)(6)(c)(6)

The subject property is included within a City drainage, sewer, and water service district and will not create any new water or sewer infrastructure thus having no adverse impact to the existing water or wastewater systems.

SITE ANALYSIS:

The property is approximately 23,000 square feet and is currently vacant. It is very similar to the adjacent commercial lots within the block. The property to the west and south are zoned LI, Light Industrial. The property to the east is R-3, limited Multi-Family, and North C-2/PD, General Commercial Planned Development.

CONCLUSION:

Based on the above information, Staff finds that the request meets all review criteria necessary to approve the zone change from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District.

ATTACHMENTS:

1. Approved General Development Plan
2. Ordinance No. 04-734
3. Permitted Uses Table
4. Citizen's Meeting Summary

STAFF RECOMMENDATIONS:

Staff recommends that the Commission forward a recommendation of approval to the City Council to rezone the property located at 2050 Kiowa Boulevard N.

SUGGESTED MOTION:

I move to recommend approval to the City Council of land use action #16-0923 rezoning Tract 2307, Block 4, Lot 1 from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District.