



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 17-1084 **Version:** 1 **Name:**

Type: Planning Item **Status:** Agenda Ready

File created: 2/8/2017 **In control:** Planning and Zoning Commission

On agenda: 3/1/2017 **Final action:**

Title: Approval of a Conditional Use Permit to Allow the Docking of the Dixie Belle on an Existing Dock Located at 1425 McCulloch Boulevard North to be Used for Tours and Small Private Events

Sponsors:

Indexes:

Code sections:

Attachments: 1. Letter of Intent, 2. Proposed Site Plan

Date	Ver.	Action By	Action	Result
3/1/2017	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 the Docking of the Dixie Belle on an Existing Dock Located at 1425 McCulloch Boulevard North to be Used for Tours and Small Private Events

GENERAL INFORMATION:

Application No.: 17-00300004
Property Legal: 2336-01-Par A
Lot Size: NA
Applicant: Keith Fernung
Owner: Tim Shugrue
Staff Project Manager: Stuart Schmeling
Current Zoning: C-1/PD District
Existing / Proposed Use: Commercial Docking

PROPERTY AND APPLICATION BACKGROUND:

The dock, which will support the proposed use is adjacent to the property located at 1425 McCulloch Boulevard North. The property includes the Island Fashion Mall as well as other commercial uses on the existing docks. The Applicant proposes to use the second dock north of the bridge to store the Dixie Belle while not in operation. The Letter of Intent, provided as Attachment #1 suggests one daily tour of approximately one hour on weekdays, two daily one hour tours on weekends, and a three hour dinner tour on Saturday evenings.

The Dreamcatcher operated from this location several years ago. The dock was modified since the departure of the Dreamcatcher. Based on the proposed activity schedule, the Dixie Belle should have less impact on the surrounding uses and less impact on boat traffic within the channel than the Dreamcatcher had. The applicant's Letter of Intent did not

specify the existing commercial uses on the existing dock.

ATTACHMENTS:

1. Letter of Intent
2. Proposed Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that Conditional Use Permit #17-1084 be approved with the following conditions:

1. The existing dock shall be enlarged/modified as a result of the proposed business.
2. Fueling of vessel shall be in conformance with Lake Havasu City Fire Code and all applicable laws and regulations.
3. Vessel repair, outside of routine maintenance, shall be prohibited at the dock.
4. All loading and unloading of passengers shall be done from this location. Passenger pickup from other locations shall be prohibited.
5. No additional signage allowed on or near the dock. Directional signage can be allowed on the property not to exceed 2 signs at 6 square feet per sign.
6. The dinner cruise shall be anchored outside the channel in order to minimize potential impact on traffic within the channel.
7. The Island Fashion Mall shall be responsible for the dedication of parking spaces on-site to address the added demand as a result of this use.

SUGGESTED MOTION

I move to approve Conditional Use Permit #17-1084 allowing the operation of the Dixie Belle from the existing dock in front of 1425 McCulloch Boulevard North, with the following conditions:

1. The existing dock shall be enlarged/modified as a result of the proposed business.
2. Fueling of vessel shall be in conformance with Lake Havasu City Fire Code and all applicable laws and regulations.
3. Vessel repair, outside of routine maintenance, shall be prohibited at the dock.
4. All loading and unloading of passengers shall be done from this location. Passenger pickup from other locations shall be prohibited.
5. No additional signage allowed on or near the dock. Directional signage can be allowed on the property not to exceed 2 signs at 6 square feet per sign.
6. The dinner cruise shall be anchored outside the channel in order to minimize potential impact on traffic within the channel.
7. The Island Fashion Mall shall be responsible for the dedication of parking spaces on-site to address the added demand as a result of this use.