



Lake Havasu City

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

File #: ID 17-1085 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
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On agenda: 3/1/2017 **Final action:**
Title: A Request to Amend Parking-in-Common Plan for Tract 2217, Block 18, 3437 Maricopa Avenue, by Removing Lot 18
Sponsors:
Indexes:
Code sections:
Attachments: 1. PIC Tract 2217, 2. Block 18 Aerial

Date	Ver.	Action By	Action	Result
3/1/2017	1	Planning and Zoning Commission	Continued	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request to Amend Parking-in-Common Plan for Tract 2217, Block 18, 3437 Maricopa Avenue, by Removing Lot 18

GENERAL INFORMATION:

Application No.: 17-01700001
Property Legal: Tract 2217 Block 18, Lot 18
Lot Size: 50 x 250
Applicant: Shawn Emmert
Owner: Same
Staff Project Manager: Stuart Schmeling
Current Zoning: C-SGD, Commercial Southgate District
Existing / Proposed Use: Outdoor Display and Sales

PROPERTY AND APPLICATION BACKGROUND:

The subject property is located along Maricopa Avenue between Lobo Drive and Pecos Drive. Lot 20 was removed from parking-in-common by the Commission earlier this year. Statewide is currently using Lots 21-23 for display and sales of inventory. Block 18 is not the traditional parking-in-common for the Southgate area because the Buena Vista wash structure divides the eastern 13 lots from the western 10 lots. An aerial photo of Block 18 has been provided as Attachment #2. As illustrated, the majority of the eastern portion of the block is either undeveloped or not using the parking-in-common as originally adopted.

The applicant requests removal of Lot 18 from the Parking-in-Common Plan to fence the entire area and allow for the display of pools and related items within the area typically reserved for parking.

FINDINGS

A Parking-in-Common Amendment requires approval from the owners of a minimum of 75% of the properties within the block. The applicant submitted approvals from owners of 10 of the 12 properties within the eastern half of the block, which equals 84% of the properties. The Development Code relieves the property owners of any parking requirements for proposed improvements as long as the Master Plan is followed. However; once removed from parking-in-common, future development on any removed lot will require the owner to provide parking based on the proposed use. Since the property will be one large sales lot, the applicant is not concerned with the parking requirements. The majority of the block is undeveloped. If the remaining lots develop as intended, the Parking-in-Common Plan can function as originally created for the easternmost properties. Staff finds the overall impact to the parking-in-common will be negligible and the existing businesses will not see any negative impact to their customers' ability to park or maneuver within the parking-in-common area.

ATTACHMENTS:

1. PIC Plan Tract 2217, Block 18
2. Block 18 Aerial Photo

STAFF RECOMMENDATIONS:

Staff recommends that Parking-in-Common Amendment No. 17-1085 be approved allowing Lot 18 of Block 18 to be removed from the master Parking-in-Common Plan of Tract 2217.

SUGGESTED MOTION

I move to approve Parking-in-Common Amendment No. 17-1085 removing Lot 18 from the Parking-in-Common Plan for Tract 2217, Block 18.