



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 17-1086 **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: Request to Amend Parking-in-Common Plan by Removing Lots 16 & 17 for Tract 2211, Block 2, 2941 & 2945 Maricopa Avenue
Sponsors:
Indexes:
Code sections:
Attachments: 1. Tract 2211 PIC, Block 2, 2. Block 2 Aerial

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

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request to Amend Parking-in-Common Plan by Removing Lots 16 & 17 for Tract 2211, Block 2, 2941 & 2945 Maricopa Avenue

GENERAL INFORMATION:

Application No.: 17-01700002
Property Legal: Tract 2211 Block 2, Lots 16 & 17
Lot Size: 100 x 250
Applicant: Lenny Matzdorff
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 Rolling Hills Drive and Melrose Drive. Lots 18-24 have all been removed from parking-in-common for RV display and sales. The subject properties have a 20-foot City owned parcel between them. An aerial photo of Block 2 is provided as Attachment #2.

The applicant requests removal of Lots 16 & 17 from the Parking-in-Common Plan to allow for the display 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 18 of the 24 properties within the block, which equals 75% 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 either undeveloped or not using parking in common. All the properties east of the subject parcels are being used for display of RV's. Therefore, the proposed lots can be easily eliminated and should have no impact on parking-in-common. The only concern is that a 20-foot City parcel sits in-between lots 16 & 17. The City must ensure that the property is not incorporated into the proposed development.

ATTACHMENTS:

1. Tract 2211 PIC, Block 2
2. Block 2 Aerial Photo

STAFF RECOMMENDATIONS:

Staff recommends that Parking-in-Common Amendment No. 17-1086 be approved allowing Lots 16 & 17 of Block 2 to be removed from the master Parking-in-Common Plan of Tract 2211.

SUGGESTED MOTION

I move to approve Parking-in-Common Amendment No. 17-1086 removing Lots 16 & 17 from the Parking-in-Common Plan for Tract 2211, Block 2.