



# 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 17-1190    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 5/3/2017    **In control:** Planning and Zoning Commission  
**On agenda:** 5/17/2017    **Final action:**  
**Title:** A Request for a Conditional Use Permit to Allow an Animal Care Facility and Boarding in an Existing Building in the C-2 (General Commercial) District Located at 2213 Acoma Boulevard  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Letter of Intent, 2. Proposed Site Plan, 3. Development Code Section 14.03.03(C)(2)

Date	Ver.	Action By	Action	Result
5/17/2017	1	Planning and Zoning Commission	Approved	Pass

## STAFF REPORT

**TO:** Planning & Zoning Commission Members

**FROM:** Planning Division Staff

### REQUEST:

A Request for a Conditional Use Permit to Allow an Animal Care Facility and Boarding in an Existing Building in the C-2 (General Commercial) District Located at 2213 Acoma Boulevard

### GENERAL INFORMATION:

Application No.: 17-00300006  
Property Legal: 2213 Acoma Boulevard  
Lot Size: NA  
Applicant: Lisa Benz  
Owner: William and Viki Powell  
Staff Project Manager: Stuart Schmeling  
Current Zoning: C-2 (General Commercial)  
Existing / Proposed Use: Vacant Building

### PROPERTY AND APPLICATION BACKGROUND:

The applicant, Lisa Benz, is requesting a Conditional Use Permit to allow for the operation of an animal care and boarding facility in the C-2 (General Commercial) District. The property includes an existing building with parking area in front. The operational characteristics of the proposed business are outlined in the letter of intent provided as Attachment #1. The proposed site plan indicates a 2,500 square foot play area, two bathrooms, and a bar/seating area. The site plan is provided as Attachment #2.

Development Code Section 14.03.03(C)(2) regulates animal care and boarding facilities and is provided as Attachment #3. Ms. Benz's letter of intent describing her business plan appears to address many of the operational restrictions

included in the code.

**ATTACHMENTS:**

1. Letter of Intent
2. Proposed Site Plan
3. Development Code Section 14.03.03(C)

**STAFF RECOMMENDATIONS:**

Staff recommends that Conditional Use Permit #17-00300006 be approved with the following conditions:

1. The keeping and treatment of animals shall be in compliance with all applicable City, County, and State laws (particularly A.R.S. § 13-2910).
2. All animal activities shall be completely contained within the building.
3. Kennels shall be constructed to prevent direct access by animals to the outside.
4. Building shall be modified to mitigate noise and odor to limit negative impacts to adjacent properties.

**SUGGESTED MOTION**

I move to approve item No. 17-1190 approving Conditional Use Permit #17-00300006, with the following conditions:

1. The keeping and treatment of animals shall be in compliance with all applicable City, County, and State laws (particularly A.R.S. § 13-2910).
2. All animal activities shall be completely contained within the building.
3. Kennels shall be constructed to prevent direct access by animals to the outside.
4. Building shall be modified to mitigate noise and odor to limit negative impacts to adjacent properties.