



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 17-1242 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 6/2/2017 **In control:** Planning and Zoning Commission
On agenda: 6/21/2017 **Final action:**
Title: A Request for a Preliminary Subdivision Plat Being a Replat of Parcel "A" to include Lot A-1 (1.07 acres), Lot A-2 (3.4 acres), and Lot A-3 (4.5 acres) to Divide Out Existing Buildings and Associated Parking.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
6/21/2017	1	Planning and Zoning Commission	Approved	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Preliminary Subdivision Plat Being a Replat of Parcel "A" to include Lot A-1 (1.07 acres), Lot A-2 (3.4 acres), and Lot A-3 (4.5 acres) to Divide Out Existing Buildings and Associated Parking.

GENERAL INFORMATION:

Application No.:	17-1242 (17-01400007)
Property Legal:	Tract 2392, Block 1, Parcel A
Lot Size:	56 Acres
Applicant:	APL Surveying
Owner:	Capital Real Estate Ventures
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	C-2/PD (General Commercial Planned Development)
Existing/Proposed Use:	Commercial
Proposed Number of Lots/Units:	3 Lots

PROPERTY AND APPLICATION BACKGROUND:

The Shops at Lake Havasu were originally subdivided and developed in 2007. Shortly thereafter, parcels were divided out for Wal-Mart, Dillard's, and JC Penney's. This plat will create three additional lots. Lot A-1 at 1.068 acres will include a commercial strip center and associated parking. Lot A-2 at 3.421 acres includes PetSmart, Kirkland's, and Great Clips and their associated parking area. Lot A-3 at 4.54 acres includes Star Cinemas and parking.

The proposed changes to the plat will also include an ingress/egress access easement allowing the new parcels to utilize the entire tract for access to the public right-of-way. In addition, Unisource Gas commented that easement language must be provided on the plat for existing gas facilities in, across, and through Parcel A. The Preliminary Plat is provided as Attachment #1.

SITE ANALYSIS:

The entire property is approximately 56 acres. The property is zoned C-2/PD (General Commercial Planned Development), which is not changing as a result of the proposed plat changes.

ATTACHMENTS:

1. Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends that land use action ID #17-1242 Preliminary Plat for three additional lots be approved.

SUGGESTED MOTION:

I move to approve land use action ID #17-1242 approving the Preliminary Subdivision Plat for The Shop at Lake Havasu Tract 2396.