



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 18-1609 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 4/17/2018 **In control:** Planning and Zoning Commission
On agenda: 5/2/2018 **Final action:**
Title: Request to Amend the Parking-In-Common for Tract 2194, Block 7, El Camino Drive and Alley 21, by Removing Lots 5-7 to Allow for Outdoor Storage of Vehicles as a Primary Use in the C-2 (General Commercial) District
Sponsors:
Indexes:
Code sections:
Attachments: 1. Block 7 Aerial Photo, 2. Tract 2194, 3. Proposed Site Plan

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------------------------|----------|--------|
| 5/2/2018 | 1 | Planning and Zoning Commission | Approved | Pass |

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request to Amend the Parking-In-Common for Tract 2194, Block 7, El Camino Drive and Alley 21, by Removing Lots 5-7 to Allow for Outdoor Storage of Vehicles as a Primary Use in the C-2 (General Commercial) District

GENERAL INFORMATION:

Application No.: 18-01700002
Property Legal: Tract 2194 Block 7, Lots 5-7
Lot Size: 150 x 225
Applicant: JR Motors
Owner: JR Motors
Staff Project Manager: Stuart Schmeling
Current Zoning: C-2 (General Commercial) District
Existing / Proposed Use: Vacant/Outdoor Vehicle Storage

PROPERTY AND APPLICATION BACKGROUND:

The subject properties are located at the corner of El Camino Drive and Alley 21. Block 7 does not have an approved Parking-In-Common Masterplan, but Parking-In-Common is designated on the tract map for this block. The tract map indicates a 90-foot building area in the front of the lots, leaving 135 feet of parking area in the rear.

The applicant requests elimination from Parking-In-Common restrictions to allow the perimeter of the property to be walled/fenced in for a vehicle storage yard. The proposed site plan is provided as an attachment.

FINDINGS

A Parking-in-Common amendment requires approval from the owners of a minimum of 75% of the properties within the block. There are five remaining lots in this block. The applicant submitted an approval from the owner of Lot 4. Including their own lots, 80% of the properties approve of the request. Staff finds the overall impact of the proposed outdoor storage area to the Parking-In-Common to be negligible.

ATTACHMENTS:

Block 7 Aerial Photo

Tract 2194

Proposed Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that the Parking-in-Common area for Block 7 of Tract 2194 be amended, by removing Lots 5-7 from the requirements, to allow an outdoor storage area.

SUGGESTED MOTION

I move to approve an amendment to the Parking-in-Common area for Block 7 of Tract 2194, by removing Lots 5-7 from the requirements to allow an outdoor storage area.