



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)

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Title: A Request for a Major Amendment to Planned Development No. 00-007, Heat Hotel, to Allow Three Commercial Suites to be Converted into Four Hotel Units

Sponsors:

Indexes:

Code sections:

Attachments: 1. Approved General Plan, 2. Letter of Intent, 3. Citizens Meeting Summary

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------------------------|----------|--------|
| 9/5/2018 | 1 | Planning and Zoning Commission | Approved | Pass |

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Major Amendment to Planned Development No. 00-007, Heat Hotel, to Allow Three Commercial Suites to be Converted into Four Hotel Units

GENERAL INFORMATION:

| | |
|---------------------------------------|-------------------------------|
| Application No.: | 18-1755 (19-00200001) |
| Property Legal: | APN 107-76-001 |
| Lot Size: | n/a |
| Applicant: | Selberg Associates |
| Owner: | Heat Property LLC |
| Staff Project Manager: | Stuart Schmeling |
| Current/Proposed Zoning: | C-1/PD |
| Existing/Proposed Use: | Commercial Suites/Hotel Rooms |
| Proposed Number of Lots/Units: | NA |

PROPERTY AND APPLICATION BACKGROUND:

The subject property was approved as a planned development in 2000 (PD No. 00-007). The development was amended in 2003 and again in 2007. The entire project is developed and consists of 5 residential condominiums, 4 commercial units, a restaurant, and a 25-room hotel. The applicant is requesting to amend the planned development to allow for three commercial units to be converted to hotel rooms. The request is for the change of use of approximately 2,500 square feet of commercial units. If approved, the hotel would increase from 25 rooms to 29 rooms. The approved general development plan is provided as an attachment.

In 2007, the owner submitted a request to change all of the commercial units into hotel suites. The commission expressed concern regarding the elimination of all commercial, especially the detached unit under the London Bridge. The request was denied by the commission. The applicant modified the request for City Council review to only modify six of the ten commercial suites and excluded the building under the bridge. City Council approved the request.

A Citizen's Meeting was held on July 27, 2018 and one adjacent resident attended. The Citizen's Meeting Summary is provided as an attachment.

SITE ANALYSIS:

The subject property is 2.18 acres and fully developed as a mixed use development. The development includes: five residential condominiums, twenty-five hotel rooms, four commercial units, a restaurant, and a vacant commercial building under the arch of the London Bridge. Staff finds that the requested change of use from commercial units to hotel units will have no negative impact to the existing built environment. The proposed hotel use will not require additional parking demand upon the property. The proposed change of use will have no negative impact to the parking's standards as the requested use would create a lower parking demand by current code requirements. The physical number of spaces being provided will not be changed.

Building permits will need to be obtained prior to the hotel uses going into effect and any building and/or fire code issues will be addressed at that time.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

The Future Land Use Map of the General Plan designates this area as Commercial. The proposed zoning classification is in conformance with the General Plan Land Use Map.

Below is the General Plan description for Commercial:

Primary: Retail shopping and services, such as health facilities, night clubs, studios, artisan shops, grocery/retail stores, restaurants, banks, medical office/ hospital/clinics, veterinary clinics, parking facilities, storage facilities, and personal services. Secondary: High density residential; accessory structures. Intended to provide the necessary retail and shopping services for the community's current and future needs; denotes areas where the most intensive types of commercial uses are desired.

The following are goals and policies within the General Plan, which support the proposed rezone:

Goal LU.2.3: Support ongoing efforts to implement McCulloch's original vision for the Island and Shoreline.

LU.2.3.a - Waterfront Development: Promote environmentally and aesthetically well-conceived waterfront development in conjunction with preservation efforts to enhance the City's quality of life related to the lake and its shoreline.

Goal LU.2.4: Promote efforts to revitalize the Bridgewater Channel and London Bridge area.

LU.2.4.a - Mix of Uses: Encourage the development of a mix of Commercial and Resort-Related/Resort-Related Mainland uses adjacent to the Bridgewater Channel and the London Bridge, in accordance with the Bridgewater Channel Redevelopment Plan and supporting studies, as applicable.

Goal EC.1.2: Strengthen Lake Havasu City's role as the regional center for entertainment, employment, shopping, educational, and health care within the Colorado Basin.

EC.1.2.b - Bridgewater Channel area: Continue to promote the redevelopment and revitalization of the Bridgewater Channel and London Bridge area through a variety of mechanisms, including, but not limited to public/private partnerships, investment in public infrastructure, and possible development incentives.

Goal EC.1.3: Continue to promote tourism as a key component of Lake Havasu City's economy.

EC.1.3.a-Leisure-Service Industry: Maintain an aggressive market share in the increasing leisure-service industry by continuing to enhance and expand amenities, support services, additional hotels, restaurants and resorts, and accommodations for visitors.

FINDINGS REQUIRED FOR REZONINGS:

Section 14.05.04 of the Lake Havasu City Development Code sets forth the criteria to be used in the evaluation of all requests for rezoning. Staff's findings for each of the criteria are as follows:

Section 14.05.04(K)(6)(a)(1)

The proposed amendment is consistent with the policies of the General Plan and would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The General Plan designates this property as Commercial. The General Plan anticipates both hotels and commercial uses.

Section 14.05.04(K)(6)(a)(2)

The proposed use is consistent with the applicable provisions of the Development Code as commercial and hotel uses are determined appropriate by the General Plan. Any specific development will be required to secure building permit approval.

Section 14.05.04(K)(6)(c)(1)

The area under consideration is of adequate size and density to allow for the development of any permitted uses within the proposed zoning district.

Section 14.05.04(K)(6)(c)(2)

The current public need for hotel uses and commercially zoned property is demonstrated throughout the General Plan as well as within the local real estate market.

Section 14.05.04(K)(6)(c)(3)

The public need is best met by the property providing additional amenities.

Section 14.05.04(K)(6)(c)(4)

Surrounding properties to the west are developed with condominiums. To the north is similar mixed use development which includes docks. City Park property to the south provide open space and public access to the channel. None of the surrounding uses should be adversely affected by the proposed changes.

Section 14.05.04(K)(6)(c)(5)

All utilities are available to the property.

ATTACHMENTS:

Approved Site Plan

Letter of Intent

Citizen Meeting Summary

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission recommend approval of a major amendment to Planned Development No. 00-007 to allow three commercial units to be converted to four hotel suites, with the following conditions:

1. The applicant shall be responsible to obtain all necessary building permits.
2. The applicant shall be responsible to meet fire sprinkler and alarm requirements.
3. The applicant shall be responsible for an evaluation of the existing lift station to determine if a replacement or upgrade is required.

SUGGESTED MOTION

I move to recommend approval of a major amendment to Planned Development No. 00-007 to allow three commercial units to be converted to four hotel suites, with the following conditions:

1. The applicant shall be responsible to obtain all necessary building permits.
2. The applicant shall be responsible to meet fire sprinkler and alarm requirements.
3. The applicant shall be responsible for an evaluation of the existing lift station to determine if a replacement or upgrade is required.