



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 21-3062 **Version:** 1 **Name:**

Type: Planning Item **Status:** Agenda Ready

File created: 11/2/2021 **In control:** Planning and Zoning Commission

On agenda: 11/17/2021 **Final action:**

Title: Request for a Preliminary Subdivision Plat for La Cholla Condos, 2501 McCulloch Boulevard N., Tract 121, Block 2, Lot 1, Creating an 8-Unit Residential Condominium Subdivision in the Multiple Family (R-M) District

Sponsors:

Indexes:

Code sections:

Attachments: 1. Area Map, 2. Zoning Map, 3. Preliminary Plat Map

Date	Ver.	Action By	Action	Result
11/17/2021	1	Planning and Zoning Commission	Approved	Pass

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request for a Preliminary Subdivision Plat for La Cholla Condos, 2501 McCulloch Boulevard N., Tract 121, Block 2, Lot 1, Creating an 8-Unit Residential Condominium Subdivision in the Multiple Family (R-M) District

GENERAL INFORMATION:

Application No.:	21-3062 (21-01400029)
Property Legal:	Tract 121, Block 2, Lot 1
Property Address:	2501 McCulloch Blvd N
Lot Size:	.36 Acres
Applicant:	APL Surveying Inc.
Owner:	DPSW, LLC
Staff Project Manager:	Luke Morris
Current/Proposed Zoning:	Multiple Family (R-M)
Existing/Proposed Use:	Vacant/Residential Condominiums
Proposed Number of Lots/Units:	8 Residential Condominium Units

SITE ANALYSIS:

The .36-acre property is located at the northeast corner of McCulloch Boulevard N. and Nolina Lane. The complex is comprised of eight individual units with access from McCulloch Boulevard.

The property is zoned Multiple Family (R-M). The R-M zone allows multi-family residential as a permitted use.

Area and Zoning Maps are attached.

PROPERTY AND APPLICATION BACKGROUND:

Design Review and building permits are in review.

The proposed plat will allow the eight units to be individually owned as part of an association for the common portions of the site. The owner proposed a condominium plat in order to sell each of the residential units. The project includes:

- 8 residential units with carports
- Parcel A, common area

All on-site sewer and water services will be privately owned. The project will have a property owners association to manage and maintain the private drives and improvements.

The Preliminary Plat Map is attached.

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES:

No objections were received from other departments or agencies.

ATTACHMENTS:

Area Map

Zoning Map

Preliminary Plat Map

STAFF RECOMMENDATIONS:

Staff recommends approval of land use action ID #21-3062, a preliminary subdivision plat for La Cholla Condos, 2501 McCulloch Blvd N., Tract 121, Block 2, Lot 1, creating an 8-unit residential condominium subdivision in the R-M District.

SUGGESTED MOTION:

I move to approve land use action ID #21-3062, a preliminary subdivision plat for La Cholla Condos, 2501 McCulloch Blvd N., Tract 121, Block 2, Lot 1, creating an 8-unit residential condominium subdivision in the Multiple Family District.