



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
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Legislation Details (With Text)

File #: ID 21-3052 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 10/26/2021 **In control:** Planning and Zoning Commission
On agenda: 11/17/2021 **Final action:**
Title: Request for a Planned Development Rezone for 3204 & 3208 Sweetwater Avenue, Tract 2289, Block 6, Lots 2C & 2D, from Multiple-Family/Planned Development (R-M/PD) to General Commercial/Planned Development (C-2/PD) to Allow Storage Units per the Submitted Development Plan

Sponsors:

Indexes:

Code sections:

Attachments: 1. Area Map, 2. Zoning Map, 3. Letter of Intent, 4. Site Plan Sketch, 5. Building Elevations, 6. Citizens' Meeting Report

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

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request for a Planned Development Rezone for 3204 & 3208 Sweetwater Avenue, Tract 2289, Block 6, Lots 2C & 2D, from Multiple-Family/Planned Development (R-M/PD) to General Commercial/Planned Development (C-2/PD) to Allow Storage Units per the Submitted Development Plan

GENERAL INFORMATION:

Application No.:	21-3052, P&Z Case #21-00200007
Property Legal:	Tract 2289, Block 6, Lots 2C & 2D
Property Address:	3204 & 3208 Sweetwater Ave
Lot Size:	2.28 Acres
Applicant:	SJ Associates
Owner:	SJ Associates
Staff Project Manager:	Luke Morris

Current/Proposed Zoning:	Multiple-Family/Planned Development (R-M/PD) to General Commercial/Planned Development (C-2/PD)
Existing/Proposed Use:	Vacant/Storage Units
Proposed Number of Lots/Units:	NA

SITE ANALYSIS:

The subject property is located on Sweetwater Avenue near the southeast corner Oro Grande Boulevard. An alley abuts the rear of the property. The 2.28-acre property measures approximately 400 feet wide by 250 feet deep. The site is currently undeveloped.

The properties to the south, across the alley, are zoned Limited Multiple-Family (R-3) and developed as single-family homes. The property to the east is zoned General Commercial (C-2) and is undeveloped. The property to the east is zoned Multiple-Family/Planned Development (R-M/PD) and is home of the South Point Condominium development. The properties fronting Sweetwater Avenue to the east of the condominium development from Osborn Drive to Candlewood Drive are zoned C-2 and C-2/PD and are developed with six storage unit complexes. The Bashas' shopping center is the north, across Sweetwater Avenue and Highway 95, and is zoned Limited Commercial/Planned Development (C-1/PD).

Area and Zoning Maps are attached.

PROPERTY AND APPLICATION BACKGROUND:

The subject property was originally part of the adjacent South Point Condominium project, but was not developed. In 2008, the property was split off and abandoned from the South Point Condominium development.

The applicant's Letter of Intent requests to develop the property as storage units for boats and RVs as Phase 2 of the existing development at the southwest corner of Sweetwater Avenue and Osborn Drive. The Letter of Intent is included as an attachment.

At the time of the writing of this staff report, the C-2 zoning district allows storage units as a permitted use. However, a Development Code amendment potentially eliminating storage units from some zoning districts was heard by the Planning Commission on October 20, 2021. At that meeting, the Commission forwarded a recommended to the City Council to eliminate storage units as an allowed use in the C-2 district. The City Council will hear that item at its November 23, 2021, meeting and make a decision as to if storage units will continue to be allowed in the C-2 district.

Because of the uncertainty of whether storage units will be allowed in the C-2 district, and pending the City Council's action, the applicant submitted this request for a Planned Development Rezone to C-2/PD, tied to the submitted development plan, to allow storage units. If this PD request is approved by the City Council, the property owner will be allowed to develop the property with storage units as shown on the plan.

The submitted site plan sketch and building elevations shows the property developed with two storage buildings. One building is horseshoe shaped and wraps around the perimeter of the lots. The second building is inside the horseshoe with frontage on Sweetwater Avenue. The building exteriors show a mixture metal siding and a stucco look finish for walls facing the right-of-way. The maximum building height in the C-2 zoning district is 25 feet. The buildings shown in the elevations are about 20 feet tall and will not exceed the 25-foot height limit. The Site Plan Sketch and Building Elevations are included as attachments.

Landscaping, screening, and parking are not shown on the plan. Building Permits and Design Review for compliance with the Development Code will be required prior to development of the property.

The citizens' meeting was held on October 21, 2021, at 9 AM at the property. Four property owners within 300 feet attended the meeting. The Citizens' Meeting Report is provided as an attachment.

COMMENTS RECEIVED FROM OTHER DEPARTMENTS/AGENCIES:

No objections were received from any other reviewing agencies or departments. ADOT commented that they will need a drainage report and Traffic Impact Analysis to review prior to development.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

The General Plan Future Land Use map designates the property as Commercial. The commercial classification is appropriate for "multi-use nodal" or "non-strip" commercial development. The commercial areas are intended to develop as the community's major commercial and service activity centers. The proposed commercial development is in conformance with the General Plan Land Use Map as well as the goals and policies of the General Plan.

FINDINGS REQUIRED FOR PLANNED DEVELOPMENTS:

Section 14.05.04(L)(4)(a-h) of the Lake Havasu City Development Code requires eight findings be met before a Planned Development is approved. Those eight findings and Staff's analysis of each finding is as follows:

a. The proposed development shall be consistent with and conform to the Lake Havasu City General Plan.

The proposed amendment is consistent with the maps and policies of the currently adopted General Plan. The General Plan supports commercial development in this area.

b. The exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.

The proposed building will be required to go through Design Review and meet all the requirements of the Development Code.

c. The proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatment.

There are currently six storage units located to the east of the property along Sweetwater Avenue from Osborn Drive to Candlewood Drive. The proposed storage units will not be out of place in this area.

d. The system of ownership and the means of developing, preserving, and maintaining open spaces is suitable.

The property is owned by an individual, and is suitable for development. The development, if approved will be required to go through the design review process during which it will be reviewed for compliance with the currently adopted Development Code including landscaping, open space and drainage requirements.

e. The approval will have a beneficial effect on the area which could not be achieved under the primary planning designation for the area.

The requested C-2 zoning is consistent with the General Plan Future Land Use designation for this area. The C-2 zoning currently allows storage units, and the requested PD, if approved, will continue to allow the use.

f. The proposed development, or a unit thereof, can be substantially completed within 3 years from the

date of approval.

The applicant indicated they will be able to complete the necessary improvements to the site within the three year limitation.

g. Adequate public facilities and services are available or are proposed to be made available in the construction of the project.

Adequate public facilities are currently available to the property.

h. The general objectives of the PD district and the applicable objectives of the various categories of planned development have been met.

The proposed use meets the general objectives of the PD District and all other objectives of the planned development section of the Lake Havasu City Development Code.

CONCLUSION:

The proposed zoning classification is in conformance with the goals and policies of the City's General Plan. Staff finds that the request meets all requirements set forth in Section 14.05.04(K)(6) of the Lake Havasu City Development Code to approve the zone change.

ADDITIONAL REQUIRED ACTIONS:

This item will be scheduled to be heard by the City Council at its December 14, 2021, meeting. Design Review and building permit review will be required prior to development of the property.

ATTACHMENTS:

Area Map
Zoning Map
Letter of Intent
Site Plan Sketch
Building Elevations
Citizens' Meeting Report

STAFF RECOMMENDATIONS:

Staff recommends that the Commission forward a recommendation of approval to the City Council for Land Use Action No. 21-3052, a Planned Development Rezone for 3204 & 3208 Sweetwater Avenue, Tract 2289, Block 6, Lots 2C & 2D, from R-M/PD to C-2/PD to allow storage units, per the submitted development plan.

SUGGESTED MOTION:

I move to recommend that the City Council approve Land Use Action No. 21-3052, a Planned Development Rezone for 3204 & 3208 Sweetwater Avenue, Tract 2289, Block 6, Lots 2C & 2D, from Multiple-Family/Planned Development to General Commercial/Planned Development to allow storage units, per the submitted development plan.