



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Legislation Text

File #: ID 14-0109, **Version:** 1

TO: Honorable Mayor and Council

FROM: Community Services Department Stuart Schmeling, Senior Planner

SUBJECT:

A request for a major amendment to the approved general development plan for Parcel "I" of Grand Island Estates to allow a clubhouse and pool to be located on Lot 40 instead of the originally proposed single-family residence (14-00200001)

FUNDING SOURCE:

N/A

PURPOSE:

Adopt an ordinance amending the approved general development plan for Parcel "I" of Grand Island Estates to allow a clubhouse and pool on Lot 40.

BACKGROUND:

The original development was approved in 1994. The 103.9 acre site included the following parcels and land use restrictions:

Parcel A:	5.4 acres	commercial
Parcel B:	6.6 acres	Casitas (single story) (45 units)
Parcel C:	11.2 acres	Resort
Parcel D:	12.5 acres	single-family residential
Parcel E:	10.9 acres	single-family residential
Parcel F:	18.9 acres	Townhouses (no sideyard setback)
Parcel G:	15.0 acres	Park to be dedicated to City
Parcel H:	13.8 acres	Patio Homes (side setbacks 0 and 10)
Parcel I:	11.3 acres	Dual Homes (side setbacks 0 and 5)

The overall plan is included as Attachment #4. The requested action is to amend the approved general development plan for Lot 40 to allow a pool and clubhouse to be used by the members of the homeowners association. The proposed change is within the walls of a gated residential development (Parcel I) including private streets. The proposed addition of a pool and clubhouse will be required to meet the same setbacks as if a home was being developed on the site. Impacts of the proposed change on properties outside the subdivision will be minimal. The proposed site plan, Attachment #2, indicates a 1,110 square foot building including bathrooms, kitchen, gym, multi-purpose room and outdoor cooking area and a swimming pool and spa.

COMMUNITY IMPACT:

None

FISCAL IMPACT:

None

ATTACHMENTS:

Ordinance No. 14-1110

Site Plan

Planning Commission Staff Report

Location Map

Tract Map

SUGGESTED MOTION:

I move to adopt Ordinance No. 14-1110 amending the general development plan for Parcel "I" of Grand Island Estates to allow a clubhouse and pool to be located on Lot 40.