



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 15-0285, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for Approval of a Preliminary Condominium Subdivision Plat for 4 Existing Residential Units Located at 1145 Rolling Hills Drive

GENERAL INFORMATION:

Application No.: 15-01400001
Property Legal: Tract 2257, Block 3, Lot 4 (APN 114-10-013)
Lot Size: 16,500 sq. ft.
Applicant: APL Survey Inc.
Owner: Steve and Donna Barrett
Staff Project Manager: Stuart Schmeling
Current / Proposed Zoning: R-3, Limited Multi-Family
Existing / Proposed Use: Residential
Proposed Number Lots/Units: 4

PROPERTY AND APPLICATION BACKGROUND:

A building permit was issued on March 10, 2015, for the construction of two duplexes. To date, the units are not complete. The applicant requests a condominium subdivision plat be approved to allow for the four individual units to be sold/owned as condominiums.

The infrastructure improvements of the development will not be affected by the condominium plat and no additional construction will occur as part of this land use request.

An association of the unit owners will be created to maintain all common aspects of the development as required and outlined in Section 13.24.100 of the Lake Havasu City Subdivision Code.

SITE ANALYSIS:

The subject property is .38 acres and has 2 buildings with a total of 4 units. The development has two vehicular accesses off of the adjacent alley.

FINDINGS REQUIRED FOR SUBDIVISIONS:

Section 13.24.110 of the Subdivision Code allows the existing development to be converted to a condominium as long as the existing development meets all applicable Development Code and Subdivision Code provisions. In addition, Section 13.24.120 requires that all existing buildings shall comply with all codes and ordinances, current at the time of conversion and all existing developments proposed for conversion to condominiums shall meet all requirements and standards as set forth in this chapter.

The Subdivision Code provisions and the Development Code provisions (parking, lot coverage, building height, etc.) were met with the original construction of the development and those approvals are still valid at the time of this request. In addition, the buildings meet all applicable building and fire codes. The buildings were constructed with a fire suppression system.

ATTACHMENTS:

Location Map

Rolling Hills Condominium Preliminary Plat Map

STAFF RECOMMENDATIONS:

Staff recommends that land use action 15-0285 be approved.

SUGGESTED MOTION:

I move to approve land use action 15-0285 approving the proposed preliminary condominium subdivision plat for 4 existing residential units located at 1145 Rolling Hills Drive.