



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 15-0353, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Zone Change From A-1, Limited Agricultural, to M-2, Heavy Manufacturing, for the 10 Acres of Property Located at 6600 and 6700 Chenoweth Drive

GENERAL INFORMATION:

Application No.: 15-0353 (16-00400001)
Property Legal: APN 120-03-042 and 120-03-043
Lot Size: 10 acres
Applicant: Victor Zaharachenko
Owner: Petunia Thirteen, LLC
Staff Project Manager: Stuart Schmeling
Current / Proposed Zoning: A-1, Limited Agricultural/ M-2, Heavy Manufacturing
Existing / Proposed Use: None

PROPERTY AND APPLICATION BACKGROUND:

The applicant is requesting a zone change from A-1 (Limited Agricultural) to M-2 (Heavy Manufacturing). The properties include 10 acres of vacant land located along Chenoweth Drive.

The applicant's Letter of Intent, Attachment #1, states a desire to rezone the property to the appropriate zoning designation per the City Future Land Use designation of Employment (Industrial). The proposed rezoning is in compliance with all aspects of the City's General Plan.

A Citizen's Meeting was held on July 6, 2015, at 8:00 a.m., in which one person attended. The Citizen's Meeting Summary is provided as Attachment #4.

GENERAL PLAN CONFORMANCE:

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

Below is the General Plan definition for Employment:

Employment. Denotes areas appropriate for employment-related uses. The particular type of use will be determined based upon its potential impact on adjacent land uses and the intensity of development. In particular, the development of industrial parks shall be such that the light industrial uses (e.g., knowledge-based companies, entrepreneurial small companies, light manufacturing, research and development, professional office, office/showroom, retail, service, and related uses) shall be located along arterial streets where visibility to the public is likely. Heavier industrial uses (e.g., intense manufacturing, warehousing and distribution) shall be located away from the arterial streets, buffered by the light industrial uses. Typical techniques such as screening, landscaping buffers, separation of incompatible uses, lighting, design, and architectural standards may be used.

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

3.8 EMPLOYMENT GROWTH ANALYSIS

The designation of an appropriate amount of property for employment uses is critical for the community's long-term sustainability. Employment property must be vigorously protected from being changed to residential uses since once residential development begins to occur it is very difficult to bring employment uses into the vicinity. The key factor that must be determined is what employment-to-population ratio the community desires. Typical bedroom communities will have between two and three jobs for every ten residents (an employment-to-population ratio of .2 and .3 respectively). A well-balanced and sustainable economy needs to approach the .5 employment-to-population ratio. Some of these jobs are in the retail and service sector, while others will be in manufacturing or technology firms (these types of jobs are anticipated to be developed in the employment-designated parcels within the community).

Goal: To promote and maintain a balanced economy that provides jobs, is responsive to the needs of the community, and positions Lake Havasu City to be the major retail center for the Colorado Basin. Page 20

Policy #2: Retain, expand, and attract business and industry uses that meet the overall well-balanced economic diversification structure of the community. Such opportunities should provide for economic opportunities through employment that improves the overall quality of life for all Lake Havasu City residents. The City should adopt and encourage policies that maximize Lake Havasu City's fair share of high quality business development from the national economy and insulate the local economy from major economic cycles or industry driven cycles of economic dependence on any one type of industry or business sector. Page 21

Policy #10: Encourage the expansion of employment-related uses around the airport. Page 21

Policy #11: Encourage and master plan the North Highway 95 Corridor Area around the airport for the attraction of new knowledge-based companies and air industry related types of businesses that create employment opportunities for existing and new Lake Havasu City residents. The Airport/North 95 Corridor Area should become a signature project area that is master planned and funded through the City's capital improvement plan to achieve the long range goals of the citizens with living wage and economic opportunities. Page 21

Policy #12: Encourage the relocation of industrial uses along the lakeshore to the airport area. Page 21

FINDINGS REQUIRED FOR REZONING:

Section 14.56.080(B) of the Lake Havasu City Development Code sets forth the criteria to be used in the evaluation of all requests for rezoning. Staff findings for each of the criteria are as follows:

Section 14.56.080(B)(1)(a)&(b)

The proposed amendment is consistent with the maps and 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 Employment. The M-2 zoning district is an implementation district for the Employment classification.

Section 14.56.080(B)(2)

The proposed rezoning is consistent with the applicable provisions of the Development Code as any proposed industrial use is allowed within the zoning district. Any specific development will be required to secure design review approval pursuant to Chapter 14.44 of the Lake Havasu City Development Code.

Section 14.56.080(B)(3)(a)

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 14.56.080(B)(3)(b)

The current public need for industrial land has been demonstrated throughout the General Plan as well as within the local real estate market.

Section 14.56.080(B)(3)(c)

The public need is best met by property along Chenoweth Drive being zoned appropriately for heavy industrial uses.

Section 14.56.080(B)(3)(d)

Surrounding properties have the same or similar zoning designation and will not be adversely affected.

Section 14.56.080(B)(3)(e)

All utilities are readily available to the property or within a reasonable distance.

Section 14.56.080(B)(3)(f)

The subject property is included within a City drainage, sewer, and water service district and will not create any new water or sewer infrastructure thus having no adverse impact to the existing water or wastewater systems.

SITE ANALYSIS:

The parcels are approximately 5 acres each and are currently vacant. The properties to the north and west are zoned M-1P/PD. The properties to the south and east are zoned A-1. This entire area has been designated for industrial uses; however, several parcels remain with the A-1, Limited Agricultural, zoning designation.

CONCLUSION

Based on the above information, Staff finds that the request meets all review criteria necessary to approve the zone change from A-1, Limited Agricultural District, to M-2, Heavy Manufacturing District.

ATTACHMENTS:

1. Letter of Intent
2. A-1 Permitted Uses
3. M-2 Permitted Uses
4. Citizens Meeting Summary

STAFF RECOMMENDATIONS:

Based on the findings, the Development Review Committee recommends that land use action 15-0353 be forwarded to the City Council with a recommendation of approval.

SUGGESTED MOTION:

I move that land use action 15-0353 be forwarded to the City Council with a recommendation of approval.