



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 16-0861, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Approval of a Conditional Use Permit to Allow an Open Storage Yard in the C-2, General Commercial District

GENERAL INFORMATION:

Application No.: 17-00300001
Property Legal: Tract 2289 Block 2, Lot 2; 3570 Sweetwater Avenue
Lot Size: 12,500 sq. ft.
Applicant: Michael and Cherri Aiken
Owner: Brian Jackson
Staff Project Manager: Stuart Schmeling
Current Zoning: C-1, Limited Commercial District
Existing / Proposed Use: Open storage yard

PROPERTY AND APPLICATION BACKGROUND:

The 12,500 square foot site is currently zoned C-1, Limited Commercial, and is located at 3570 Sweetwater Avenue. The applicant has submitted a rezone request from C-1 to C-2 in addition to the application for conditional use permit. Outdoor storage requires a conditional use permit in the C-2 District. No improvements are being proposed to the site at this time. The Letter of Intent is included as Attachment #1.

ATTACHMENTS:

1. Letter of Intent
2. Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that Conditional Use Permit #16-0861 be approved with the following conditions:

1. The rezone request from C-1, Limited Commercial, to C-2, General Commercial, must be approved by City Council prior to the allowance of the conditional use permit.
2. A 10-foot landscape area provided along the right-of-way shall be completed within one year.
3. All required off-site improvements shall be completed within one year of approval.

SUGGESTED MOTION

I move to approve Conditional Use Permit #16-0861 allowing a storage yard with the following conditions:

1. The rezone request from C-1, Limited Commercial, to C-2, General Commercial, must be approved by City Council prior to the allowance of the conditional use permit.
2. A 10-foot landscape area provided along the right-of-way shall be completed within one year.
3. All required off-site improvements shall be completed within one year of approval.

