



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 16-0866, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator, Community Investment Department

SUBJECT:

Adopt Ordinance No. 16-1162 Amending Ordinance No. 16-1153 Regarding Lake Havasu City Code Title 14, Zoning, to Clarify the Renaming of the Business Park District

FUNDING SOURCE:

N/A

PURPOSE:

Adopt ordinance amending Ordinance No. 16-1153 to clarify the renaming of the Business Park District.

BACKGROUND:

On June 14, 2016, the City Council adopted Ordinance No. 16-1153, which made various and necessary corrections to Title 14 following the rewrite and reorganization to the Development Code.

During the Planning Commission's review of this item, a member of the public requested an additional amendment, specifically to revise the title of the Business Park District. The additional change was referenced in the City Council agenda packet materials and during the presentation, but it was not specifically stated that the additional change was not contained in the resolution and ordinance adopting the amendments. It is not clear whether the City Council intended to change the district name.

During the rewrite and reorganization of the Development Code (Title 14), the M-1-P (Industrial Park District) was retitled the Business Park District. The revamped Business Park District was created on the basis that "clean industry" and the economic business drivers that the City wants to attract can easily coexist in the same district. The purpose of the district was expanded to reflect the General Plan goals to promote economic development and include a greater variety of commercial, office, and research and development uses. It was believed that the title "Business Park District" exemplified the uses allowed by and desired in this district and would assist in attracting those types of businesses.

The Business Park District's purpose is described as follows in the current Development Code:

This district is intended to provide for a broad range of commercial, office, and light industrial uses in close proximity to each other. Development standards encourage the use of innovative and flexible designs, such as campus-type settings, to buffer potential impacts of each use from surrounding uses, protect adjacent residential areas, and foster efficient land use. The wide variety of commercial, office, research and development, and clean industrial uses permitted in this district are provided in Table 3-1.

Some of the uses permitted in the Business Park District include: clubs, lodges, and private meeting halls; funeral home or mortuary; golf course; hospital; public safety facility; public utility facility; animal care and boarding; community gardens; plant nursery or garden supply; veterinary hospital; bar or nightclub; restaurant; hotels, motels, and conference facilities; business, art or vocational schools; offices; medial offices and clinics; research and development laboratory; indoor/outdoor recreation or entertainment; studio; building material store; general retail; medical marijuana dispensary; light vehicle sales, rental, service or repair; parking facility; vehicle and freight terminals; warehouse and wholesale distribution; and light industry.

The comments made during the Planning Commission's meeting in favor of changing the Business Park District's name include: there is no longer a light industrial designation in the new Development Code; in order for realtors to list properties impacted by this change, will require a change to the Business Park designation which can be misleading; and request Business Park District to be changed back to M-1-P because it is a better description. The motion made by the Commission changed the Business Park District by retitling it to Light Industrial.

To further complicate the matter varying terms have been referenced. The initial request was to return the Business Park District to M-1-P. The previous M-1-P District was subtitled Industrial Park. The motion made by the Commission was to retitle Business Park to Light Industrial, which is a completely new term.

As a result of discussion, staff surveyed other Arizona communities on the American Legal website and found no consensus among cities. Casa Grande, Tucson, Yuma, and San Luis use the title light industrial. While Apache Junction, Chino, and El Mirage use the term commerce/business park to define comparable districts.

Staff recommends that the district remain the Business Park District. This title best describes the expanded range of uses allowed in this district. This title and the uses permitted were determined and recommended through a rigorous process by the consultants, committees, and staff that resulted in the rewrite and reorganize the Development Code, which was ultimately recommended by the Planning Commission and adopted by the City Council. A title of light industrial fails to illustrate the other uses permitted and desired in this district.

If the City Council chooses not to change the title of the Business Park District, no action is necessary. If the City Council chooses to change the title of the Business Park District, adoption of this ordinance is necessary. The intended title (and possible subtitle) should also be clarified. The current options include M-I-P (Industrial Park), M-I-P (Light Industrial), or Light Industrial (LI).

COMMUNITY IMPACT:

The Development Code protects and promotes the health, safety, and the general welfare of residents, and preserves and enhances the aesthetic quality of the City.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 16-1162

SUGGESTED MOTION:

I move to adopt Ordinance No. 16-1162 amending Ordinance No. 16-1153 regarding Title 14, Zoning, of the Lake Havasu City Code to rename every reference to the Business Park District (BP) to _____ *[Light Industrial District (LI)] or [M-1-P (Industrial Park)] or [M-1-P (Light Industrial)]*.