



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 17-1046, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Zone Change of Tract 2271, Block 10, Lots 12-14 from C-1 (Limited Commercial District) to R-3 (Limited Multi-family District) Located at 2878 Jamaica Boulevard South

GENERAL INFORMATION:

Application No.:	17-00400003
Property Legal:	Tract 2271, Block 10, Lots 12-14
Lot Size:	58,000 square feet
Applicant:	Dan Labriola
Owner:	Dan Labriola
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	C-1/R-3, Limited Multi-Family
Existing/Proposed Use:	Vacant:
Proposed Number of Lots/Units:	N/A

PROPERTY AND APPLICATION BACKGROUND:

The properties total 1.3-acres at the corner of Chemehuevi and Jamaica Boulevards. The three lots were tied for development purposes. The entire block is currently zoned C-1 (Limited Commercial District). This area was originally to develop as a neighborhood commercial center. However, many of the properties sat vacant for years. Due to the lack of demand for these neighborhood commercial areas, the General Plan anticipates the conversion of many of these areas to residential uses. In this case, the properties have R-3 zoned properties and multi-family uses on two sides and one developed commercial lot immediately to the south.

The applicant's Letter of Intent (Attachment #1) states a desire to rezone the property to R-3. The applicant felt it appropriate to request R-3 zoning to better complement the existing developed properties.

The proposed rezoning is in compliance with the goals and policies of the City's General Plan.

A Citizen's Meeting was held on December 3, 2016, at 8:00 a.m., on site. No one objected to the proposed rezoning request.

GENERAL PLAN CONFORMANCE:

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

Below is the General Plan description for Low Density Residential:

- Includes 4-6 dwelling units per acre.
- Single Family housing (Primary)
- Schools, parks, religious uses in neighborhood setting
- Characteristic of the majority of the City's original single-family neighborhoods
- Suitability for new low density residential neighborhoods is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints

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

Goal GM.1.1: Promote a compact and efficient pattern of growth that is compatible with the City's existing development pattern.

GM.1.1.c - Service levels: Allow development in areas that can be reasonably serviced by police, fire, and emergency response services without negatively impacting service levels or increasing costs for current users.

GM.1.1.d - Infill and Redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, the adaptive reuse of vacant structures for new uses, and the promotion of State Trust Land on the Island and adjacent to the perimeter of the originally platted area as a means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

Goal LU.1.1: Plan for the ongoing growth and development of the community.

LU.1.1.b - Mix of housing options: Encourage a mix of housing options in Lake Havasu City, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents) as appropriate based on goals and policies for individual character areas within the City and the Future Land Use Plan map.

LU.1.1.c - Infill and redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, and the adaptive reuse of vacant structures for new uses as means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

HN.2.1.a - Mix of Housing Types: Encourage a mix of housing types, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents). Support a mix of lot sizes, densities, and housing prices and styles in locations designated for Medium or High Density Residential on the Future Land Use Plan map or as part of a larger planned development in accordance with City Standards and Ordinances.

HN.2.1.b - Infill Development: Support the development of new homes on remaining vacant lots available on currently subdivided residential streets to promote the efficient use of existing utilities and services and encourage reinvestment in established neighborhoods.

Goal HN.2.2: Create high quality residential neighborhoods that provide safe and convenient access to open-

space and recreational opportunities, schools, and essential services.

HN.2.2.c - Siting of Higher Density Uses: Locate higher-density residential uses near major roadway corridors to promote an efficient transportation system and prevent an excessive amount of vehicular traffic from using minor residential streets.

Goal PF.2.1: Carefully manage financial resources to ensure that new development pays its fair share and does not burden existing residents.

PF.2.1.a - Infill Development: Maximize the existing investment in infrastructure by encouraging infill development within the existing platted area of the City.

FINDINGS REQUIRED FOR REZONING:

Section 14.05.04 of the Lake Havasu City Development Code sets forth the criteria to be used in the evaluation of all requests for rezoning. Staff's findings for each of the criteria are as follows:

Section 14.05.04(K)(6)(a)(1)

The proposed amendment is consistent with the 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 Low density Residential. The General Plan anticipates the reduction of originally platted neighborhood commercial areas to residential uses.

Section 14.05.04(K)(6)(a)(2)

The proposed rezoning is consistent with the applicable provisions of the Development Code as residential uses are allowed within the proposed zoning district. Any specific development will be required to secure building permit approval.

Section 14.05.04(K)(6)(c)(1)

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 14.05.04(K)(6)(c)(2)

The current public need for residentially zoned property is demonstrated throughout the General Plan as well as within the local real estate market.

Section 14.05.04(K)(6)(c)(3)

The public need is best met by property being zoned for residential uses.

Section 14.05.04(K)(6)(c)(4)

Surrounding properties have either commercial or a multi-family zoning designation and should not be adversely affected by multi-family development.

Section 14.05.04(K)(6)(c)(5)

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

Section 14.05.04(K)(6)(c)(6)

The subject property is included within a City drainage, sewer, and water service district and may require new water or sewer infrastructure thus having no adverse impact to the existing water or wastewater systems.

SITE ANALYSIS:

The property is approximately 1.3-acres and is currently vacant. Three lots were combined to create the site. The property to the east and west are zoned R-3 (Limited Multi-family District). The properties to the north and south are zoned C-1 (Limited Commercial).

CONCLUSION:

Based on the above information, Staff finds that the request meets all review criteria necessary to approve the zone change from C-1 (Limited Commercial) to R-3 (Limited Multi-Family District).

ATTACHMENTS:

1. Letter of Intent
2. Permitted Uses Table

STAFF RECOMMENDATIONS:

Staff recommends that the Commission forward a recommendation of approval to the City Council to rezone the property located at 2878 Jamaica Boulevard from C-1 (Limited Commercial) to R-3 (Limited Multi-Family).

SUGGESTED MOTION:

I move to recommend approval to the City Council of land use action #17-1046 rezoning the 1.3-acre parcel located at 2878 Jamaica Boulevard South from C-1 (Limited Commercial) to R-3 (Limited Multi-Family District).