



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## Legislation Text

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File #: ID 17-1077, Version: 1

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## COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Zoning Administrator, Community Investment Department

**SUBJECT:**

Adopt Ordinance No. 17-1172 Approving a Request to Rezone Tract 2271, Block 10, Lots 12-14 From C-1 (Limited Commercial District) to R-3 (Limited Multi-Family District)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To adopt an ordinance rezoning Tract 2271, Block 10, Lots 12-14 from C-1 (Limited Commercial District) to R-3 (Limited Multi-Family District).

**BACKGROUND:**

The three lots total 1.3-acres at the corner of Chemehuevi and Jamaica Boulevards. The lots were tied for development purposes. The entire block is currently zoned C-1 (Limited Commercial District) as seen on the zoning map, Attachment #2. This area was originally to develop as a neighborhood commercial center; however, many properties within our originally platted neighborhood commercial areas 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. At the Planning Commission hearing, the applicant stated a desire to develop the property with multi-family residential units.

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

The Planning Commission recommended unanimous approval with a vote of 4-0.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. 17-1172

Zoning Map

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 17-1172 rezoning Tract 2271, Block 10, Lots 12-14 from C-1 (Limited Commercial District) to R-3 (Limited Multi-Family District).