



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 17-1110, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Zone Change of Tract 2194, Block 5, Lots 1-3 from C-1 (Limited Commercial District) to C-2 (General Commercial District) Located at 375, 385, and 395 El Camino Way.

GENERAL INFORMATION:

Application No.:	17-00400004
Property Legal:	Tract 2194, Block 5, Lots 1-3
Lot Size:	27,900 square feet 3@ 50 x 186
Applicant:	Bill McLaren
Owner:	Bill McClaren
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	C-1/C-2, General Commercial
Existing/Proposed Use:	Vacant, commercial/storage units:
Proposed Number of Lots/Units:	N/A

PROPERTY AND APPLICATION BACKGROUND:

The properties total 27,900 square feet. A commercial building is located on Lot 3; the other two lots are currently vacant. The applicant's Letter of Intent (Attachment #1) states a desire to rezone the property to C-2 to allow the site to develop with uses similar to those on the adjacent C-2 zoned 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 February 8, 2017, at 10:00 a.m., on site. The meeting summary is provided as Attachment #3.

GENERAL PLAN CONFORMANCE:

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

Below is the General Plan description for Resort Related:

- Areas intended to serve and support the tourism-oriented resort industry.
- Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws should be incorporated.
- RV or manufactured home parks are not permitted within the Resort-Related classification.
Primary: Service, commercial, and retail uses, such as boat rentals, sales and repairs, hotels, motels, restaurants
Secondary: Recreational uses such as marinas, golf courses, parks, and recreation trails; accessory structures

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

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.

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 Resort Related. The General Plan anticipates intense commercial uses locating which support the tourism industry.

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

The proposed rezoning is consistent with the applicable provisions of the Development Code as commercial 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 commercially 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 redevelopment of general commercial uses.

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

Surrounding properties to the south and west are zoned C-2 and contain heavy commercial uses. Properties to the north and east are zoned C-1 and contain mostly retail uses. None of the surrounding uses should be adversely affected by the proposed rezoning.

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 27,900 square feet. Lot three has an existing commercial building and parking area. Lots one and two are vacant. The property to the south and west are zoned C-2 and contain heavy commercial uses. Properties to the north and east are zoned C-1 and contain mostly retail uses. The property is separated by a wash on the north and alleys to the south and west. This area has been moving toward general commercial uses as allowed within the C-2 District.

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 C-2 (General Commercial District).

ATTACHMENTS:

1. Letter of Intent
2. Permitted Uses Table
3. Citizens Report Summary

STAFF RECOMMENDATIONS:

Staff recommends that the Commission forward a recommendation of approval to the City Council to rezone the property located at 375-395 El Camino Way from C-1 (Limited Commercial) to C-2 (General Commercial District).

SUGGESTED MOTION:

I move to recommend approval to the City Council of land use action #17-1110 rezoning lots 1-3 of Tract 2194 Block 5, located at 375, 385, and 395 El Camino Way, from C-1 (Limited Commercial) to C-2 (General Commercial District).