



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 17-1239, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request to Rezone APN 120-03-015, A 9 Acre Parcel from M1-P/PD (Light Industrial Planned Development) to I (Industrial) District.

GENERAL INFORMATION:

Application No.:	17-1239 (17- 00400008)
Property Legal:	APN 120-03-015
Lot Size:	9 Acres
Applicant:	Desert Land Group
Owner:	HHH Properties, LLC
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	M1-P/PD (Light Industrial Planned Development), I (Industrial)
Existing/Proposed Use:	Vacant/Propane Distribution
Proposed Number of Lots/Units:	NA

PROPERTY AND APPLICATION BACKGROUND:

The subject property was part of a 129 acre rezoning in 2007 to M-1P/PD (Light Industrial Planned Development) to allow for a 1,350 lot RV Park. The 40 acre parcel to the west was rezoned to LI (Light Industrial) and removed from the Planned Development earlier this year. The applicant requests the property to be removed from the Planned Development to be rezoned to I (Industrial).

The Citizen's Meeting was held on Monday June 5, 2017. The Citizen's Meeting Summary is provided as Attachment #4

SITE ANALYSIS:

The property is 9 acres and was a small portion of the original Planned Development. The owner intends to develop the property with a use allowed within the I (Industrial) Zoning District.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

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

Below is the General Plan definition for Employment:

The particular type of use will be determined based upon its potential impact on adjacent land uses and the intensity of development.

- Heavier industrial uses-such as intense manufacturing, warehousing and distribution- should be located away from arterial streets and buffered by light industrial uses-such as light manufacturing, research and development, professional office, office/showroom, retail, service, and other related uses where feasible.
- Typical techniques such as screening, landscaping buffers, separation of incompatible uses, lighting, design, and architectural standards may be used to promote compatibility with adjacent uses.

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

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

GROWTH MANAGEMENT

GM.1.1.a - Urban Containment Boundary: Implement the Urban Containment Boundary as the limit line for City financed infrastructure, beyond which any development will be at the developer's sole expense. Monitor services and resource capacity for residential, commercial, and employment uses consistent with the City's Capital Improvement Program to match investment with growth. Beyond the boundary, continue to accommodate very low density residential development (less than 1 unit/acre) that is compatible with the goals and policies of the General Plan.

GM.1.1.b - Adequate public facilities: Allow development outside the Water Resources Boundary only if an identified minimum level of public facilities is available or can be made available in conjunction with development.

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.

GUIDING PRINCIPLE LU.1: A BALANCED LAND USE PATTERN

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

LU.1.1.a - Range of development opportunities: Maintain a Future Land Use Plan and map that clearly identifies the location and distribution of densities and preferred uses-residential, commercial, employment, resort-oriented, and recreational uses- within the planning area.

GUIDING PRINCIPLE SA.1: REDUCED RISK AND EFFECTS OF FROM NATURAL AND MANMADE HAZARDS

Goal SA.1.1: Limit development in high risk areas.

FINDINGS REQUIRED FOR REZONINGS:

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 rezoning 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 Employment. The General Plan anticipates intense industrial uses to be located along Vitoria Farms Road.

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

The proposed rezoning is consistent with the applicable provisions of the Development Code as industrial 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 industrial 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 development of large parcels allowing heavy industrial uses.

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

Surrounding properties to the west is zoned LI, light Industrial; to the east, north and south, M-1P/PD, Light Industrial Planned Development and are mostly vacant. None of the surrounding uses should be adversely affected by the proposed rezoning.

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

All utilities are 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.

ATTACHMENTS:

1. Adopted General Development Plan
2. Land Use Table
3. Letter of Intent
4. Citizen's Meeting Summary

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend approval of the rezoning of APN 120-03-015 from M-1P/PD (Light Industrial Planned Development) to I (Industrial) District.

SUGGESTED MOTION:

I move to recommend approval of the rezoning of APN 120-03-015 from M-1P/PD (Light Industrial Planned Development) to I (Industrial) District.