



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 17-1240, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Major Amendment to the Anderson Autoplex Planned Development 07-00200007 in the C-2/PD (General Commercial Planned Development) District to Change the General Development Plan for Lots 6, 11, and 12 from Car Dealerships and Retail/Restaurant to Storage Units.

GENERAL INFORMATION:

Application No.:	17-1240 (17- 01000001 amending 07-00200007)
Property Legal:	Tract 2395, Block 1, Lots 6, 11, and 12
Lot Size:	37 Acres
Applicant:	George Sharma
Owner:	Lakeside Development, LLC
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	C-2/PD (General Commercial Planned Development)
Existing/Proposed Use:	Vacant/Storage Units
Proposed Number of Lots/Units:	NA

PROPERTY AND APPLICATION BACKGROUND:

The 215-acre Centre Planned Development was amended in 1997 rezoning the entire acreage to C-2/PD (General Commercial Planned Development) and approving a general development plan that designated three commercial areas and one regional mall area. In 2007, the Havasu Auto Complex General Development Plan for the 37.38 acre portion was approved as indicated in Adopted General Development Plan, Attachment #1. The original planned development included the allowance of a 36 foot building height to accommodate the proposed Toyota Dealership. The architectural features of the Toyota building exceeded 30 feet and similar architectural features were anticipated on the remaining properties. Ordinance No. 07-883 provided as Attachment #2 indicates all the conditions associated with the original approval.

Below is a table, which identifies the intended uses for each of the parcels:

Lot Number	Size (Acres)	Anticipated Use
Lot 1	1.2	Retail
Lot 2	1	Public Safety Facility
Lot 3	8	Toyota Car Dealership
Lot 4	6	Car Dealership
Lot 5	6	Car Dealership
Lot 6	3.6	Car Dealership
Lot 7	1.51	Car Dealership
Lot 8	1.27	Car Dealership
Lot 9	1.27	Car Dealership
Lot 10	1.27	Car Dealership
Lot 11	1.36	Retail/Restaurant
Lot 12	1.36	Retail/Restaurant

The applicant requests a change in use for lots 6, 11, and 12 highlighted in the table above to allow a storage unit development. Storage units are a permitted use in the underlying C-2 (General Commercial) District within the current Development Code. The Proposed Site Plan, Attachment #3, indicates the building configuration of the properties. The proposed site plan has not yet been through the design review process to determine if Development Code requirements have been met.

During the original approval, a storage facility was not discussed nor considered as a viable land use for the parcels within the development. Testimony at the time, focused on revenue-generating land uses for the properties as mentioned in the table above.

The lots in question have been graded between a 702 and a 706 elevation, which is approximately 18 feet below the centerline of Highway 95. If the storage facility complex is to be allowed on these parcels, staff suggests removal of the 36 foot height allowance on these properties to minimize potential negative impact.

The citizen meeting was held on May 15, 2017. The Citizen's Meeting Summary and Letter of Intent have been provided as Attachment #4.

SITE ANALYSIS:

The development is 37.38 acres. The property slopes from east to west with the entire property being below the Highway 95 centerline elevation. The properties are adjacent to Showplace Avenue. The Lake Havasu City Airport is across Highway 95. The building pads are graded and generally slope in a westerly direction.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

The General Plan Future Land Use map designates the property as Commercial. The commercial classification

is appropriate for “multi-use nodal” or “non-strip” commercial development. The commercial areas are intended to develop as the community’s major commercial and service activity centers. The proposed commercial development is in conformance with the General Plan Land Use Map as well as the goals and policies of the General Plan.

FINDINGS REQUIRED FOR PLANNED DEVELOPMENTS:

Section 14.05.04(L)(4)(a-h) of the Lake Havasu City Development Code requires eight findings be met before a Planned Development is approved. Those eight findings and Staff’s analysis of each finding is as follows:

a. The proposed development shall be consistent with and conform to the Lake Havasu City General Plan.

The proposed amendment is consistent with the maps and policies of the currently adopted General Plan. The General Plan contains many policies that support and promote development of the mall and the infill of the commercial property ready for development.

b. The exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.

This proposed rezoning request does not include any exceptions. The exception of 36 foot building height was to allow for architectural elements specific to car dealerships and similar uses. The proposed uses should not benefit from additional height allowances granted for other uses.

c. The proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatment.

The change in use will allow the parcels to develop more quickly and may encourage investment in the other vacant properties. The storage of cars, boats and RV’s can be considered a complimentary use to the sales and display of vehicles.

d. The system of ownership and the means of developing, preserving, and maintaining open spaces is suitable.

The property is owned by an individual company, which is suitable for development. The development, if approved will be required to go through the design review process during which it will be reviewed for compliance with the currently adopted Development Code including landscaping, open space and drainage requirements.

e. The approval will have a beneficial effect on the area which could not be achieved under the primary planning designation for the area.

The original planned development (General Development Plan) included all the same uses proposed. The proposed changes allow more variety within the commercial element and may encourage additional development.

f. The proposed development, or a unit thereof, can be substantially completed within 3 years from the date of approval.

The applicant indicated they will be able to complete the necessary improvements to the site within the three year limitation.

g. Adequate public facilities and services are available or are proposed to be made available in the construction of the project.

Adequate facilities were installed as a result of the original approval and are currently available to the parcels.

h. The general objectives of the PD district and the applicable objectives of the various categories of planned development have been met.

The proposed use meets the general objectives of the PD District and all other objectives of the planned development section of the Lake Havasu City Development Code.

ATTACHMENTS:

1. Adopted General Development Plan
2. Ordinance No. 07-883
3. Proposed Site Plan
4. Citizen's Meeting Summary/Letter of Intent

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission recommend approval of an amendment to the Anderson Autoplex Planned Development 07-00200007 in the C-2/PD (General Commercial Planned Development) District to change the general development plan for lots 6, 11, and 12 from car dealerships and retail/restaurant to storage units.

SUGGESTED MOTION:

I move to recommend approval of amendment to the Anderson Autoplex Planned Development 07-00200007 in the C-2/PD (General Commercial Planned Development) District to change the general development plan for lots 6, 11, and 12 from car dealerships and retail/restaurant to storage units.