



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 17-1305, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

To Approve Conditional Use Permit #17-00300009, Repealing and Replacing Conditional Use Permit #91-022, To Allow RV Parking for Elks Lodge Guests and Provide an Additional 13 RV Spaces, Accessory Covered Picnic Area, Walls, and Landscaping

GENERAL INFORMATION:

Application No.: 17-00300009
Property Legal: 3532 McCulloch Blvd. N.
Lot Size: NA
Applicant: Gary Parsons
Owner: Elks Lodge
Staff Project Manager: Stuart Schmeling
Current Zoning: C-2, General Commercial District
Existing / Proposed Use: Elks Lodge RV Park

PROPERTY AND APPLICATION BACKGROUND:

The original Conditional Use Permit #91-022 was approved in 1991 and allowed short term RV lodging for a maximum of 5 days. The 1991 permit included the following conditions:

- Lodging shall be limited to not exceed 5 days
- Limited to six RV spaces
- All units shall be self-contained and proper sanitary disposal made off-site
- If electrical service is provided it must be an approved receptacle
- The request shall be brought to Commission in two years:

The Commission reviewed the permit in 1993 and added:

- Elks shall submit a revised plan showing relocation of RV spaces
- The RV spaces shall be paved and signs posted indicating RV owners must check in.

An aerial photo is provided as Attachment #1 to illustrate the current conditions. Over the years, staff has found it very difficult to enforce the length of stay and relied mostly on the Elks to manage this aspect of the Conditional Use Permit. In addition, over time, the Elks have made requests to allow for minor changes including the relocation of the spaces, which was allowed by previous staff. Because of those approvals, the current conditions look very little like the original plan.

The applicant's letter of intent includes updates to the overall Elks' facility such as an outdoor smoking patio, a 6,500 square feet building expansion, and parking expansion, only to provide the Commission with the long range plans for the Elks' updates and are not related to this request for a new Conditional Use Permit. Many of these projects can be constructed simply by obtaining a permit. The Elks include the information so the Commission has a feel for how all the proposed improvements will come together to improve

the overall site. A timeline is also provided in the letter of intent as Attachment #2.

Items specifically related to the Conditional Use Permit include: a relocated eastern entrance onto McCulloch Boulevard N.; a sight obscuring wall along the McCulloch right-of-way; a shade cover over the picnic area; and 13 additional RV spaces. The timeline suggests that a shade cover over existing picnic area, 13 new RV spaces, and a 2,000 square foot picnic area along the alley will be improved in 2017. The narrative also mentions a desire to extend the length of stay to a maximum of 10 days. The proposed overall site plan is provided as Attachment #3.

STAFF ANALYSIS

Development Code Section 14.03.03 (19) provides requirements for Recreational Vehicle Parks. Although the proposed is not a traditional RV park, staff used this section as a guideline to make recommended conditions to minimize the impact of the proposed development.

- Newly created RV spaces shall be of pull-through design and measure 20 feet by 50 feet, in order to accommodate space for pop-outs, etc.
- Any RV spaces and maneuvering areas proposed shall be paved.
- A 6 foot wall shall be provided along McCulloch Boulevard N., including a 10 foot landscape strip outside the wall, as part of Phase I of the project.
- The proposed easternmost entrance onto McCulloch Blvd shall be constructed, as part of Phase I of the development.
- A designated point of access/entrance shall be established along the alley, to prevent traffic from accessing from any undeveloped area and to minimize RV use of the alley.
- In order to permit a building/structure outside the buildable area, the plat setback restriction must first be modified or removed, to allow a cover over the outdoor patio proposed along the eastern property line.
- Outdoor patio cover shall be setback at least 5 feet from any property line.

ATTACHMENTS:

Attachment 1- Aerial Photo

Attachment 2 - Letter of Intent

Attachment 3 - Proposed Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that Conditional Use Permit #17-00300009 be approved, repealing and replacing Conditional Use Permit #91-022, with the following conditions:

1. All of the proposed improvements shall go through staff design review approval process.
2. Proposed eastern driveway onto McCulloch Boulevard N. shall be done as a part of phase I to promote proper ingress/egress to the RV Park.
3. A 10 foot landscape strip shall be provided on private property along the McCulloch Boulevard right of way from the western park entrance to the proposed eastern entrance.
4. Adjacent to the landscape buffer, a 5 or 6 foot solid masonry wall shall be constructed to identify the RV park, and minimize the impact along McCulloch Boulevard.
5. The newly created 12 RV Spaces shall measure at least 20 foot by 50 foot in order to accommodate large RV and accessory slide-outs, etc.
6. The proposed RV spaces, associated drive isles, and maneuvering areas shall be hard surfaced.
7. Covers for proposed picnic areas shall be setback from any property line at least 5 feet or more if building code requires it.
8. An apron shall be constructed for access onto the alley in a location approved by Lake Havasu City.

SUGGESTED MOTION

I move to approve item No. 17-1305 approving Conditional Use Permit #17-00300009, repealing and replacing Conditional Use Permit #91-022, with the following conditions:

1. All of the proposed improvements shall go through staff design review approval process.
2. Proposed eastern driveway onto McCulloch Boulevard N. shall be done as a part of phase I, to promote proper ingress/egress to the RV Park.
3. A 10 foot landscape strip shall be provided on private property along the McCulloch Boulevard right of way from the western park

entrance to the proposed eastern entrance.

4. Adjacent to the landscape buffer, a 5 or 6 foot solid masonry wall shall be constructed to identify the RV park, and minimize the impact along McCulloch Boulevard.
5. The newly created 12 RV Spaces shall measure at least 20 foot by 50 foot in order to accommodate large RV and accessory slide-outs, etc.
6. The proposed RV spaces, associated drive isles, and maneuvering areas shall be hard surfaced.
7. Covers for proposed picnic areas shall be setback from any property line at least 5 feet or more if building code requires it.
8. An apron shall be constructed for access onto the alley in a location approved by Lake Havasu City.