



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 17-1345, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Preliminary Subdivision Plat, Window Rock Road Estates, to Include 85 Single Family Lots and Public Streets

GENERAL INFORMATION:

Application No.:	17-1345
Property Legal:	Metes and Bounds
Lot Size:	80 Acres
Applicant:	Slater Hanifan Group.
Owner:	Terry Brierton
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	AP, Agricultural Preservation/R-1 or RE
Existing/Proposed Use:	Single-Family Residential
Proposed Number of Lots/Units:	85 single family lots and open space

PROPERTY AND APPLICATION BACKGROUND:

The subject property was annexed into Lake Havasu City in 2016. The 80 acre parcel is zoned AP (Agricultural Preservation). The proposed Preliminary Plat indicates 85 single family lots with about 40% remaining as open space.

SITE ANALYSIS:

The 80 acre property is located east of the City's platted area adjacent to Window Rock Road, which is currently under Mohave County jurisdiction. The site includes: a wash, steep slopes, and poses challenges to provide services for the proposed development. Elevations on the site range from 1540 to 1250, making it difficult to develop the site with traditional development patterns. Title 13, Subdivisions, has a specific section regarding hillside developments to address this type of situation.

The proposed plat includes:

- 49 lots of at least 10,800 square feet

- 31 lots of at least 15,000 square feet
- 5 flag lots at 21,000 square feet

Zoning: The Development Code minimum lot size for an R-1 zoned lot is 10,000 square feet and 15,000 square feet for RE (Residential Estates) lots. At this time, staff has not received a request to rezone the property. Staff recommends the applicant rezone a portion of the site R-1 and a portion RE to allow a mixture of housing styles and building heights. Further, the portion of the site left as open space should remain zoned as such.

Subdivision: One of the proposed cul-de sacs exceeds 2,500 feet. The Subdivision Code allows no more than a 1,500 foot cul-de-sac in which case all homes must include sprinklers. The applicant may request an exception from the standard allowing for a longer cul-de-sac if it is deemed necessary to develop the topographically challenging site.

UES Electric: UES requires all lots to have an 8-foot Public Utility and Drainage Easement along the front property line to provide underground utilities.

ATTACHMENTS:

Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends that land use action ID #17-1345 Preliminary Plat for Window Rock Road Estates, to Include 85 Single Family Lots and Public Street, be approved with the following conditions:

1. An 8-foot Public Utility and Drainage Easement should be dedicated along the fronts of all lots within the subdivision.
2. The property should be rezoned to R-1 and RE to accommodate the residential lots proposed.
3. A 60 foot right-of-way shall be dedicated between lots 6 and 7 to allow for a possible connection to the 80 acre parcel to the west.

SUGGESTED MOTION:

I move to approve land use action ID #17-1345 Preliminary Plat for Window Rock Road Estates, to Include 85 Single Family Lots and Public Street, with the following conditions:

1. An 8-foot Public Utility and Drainage Easement should be dedicated along the fronts of all lots within the subdivision.
2. The property should be rezoned to R-1 and RE to accommodate the residential lots proposed.
3. A 60 foot right-of-way shall be dedicated between lots 6 and 7 to allow for a possible connection to the 80 acre parcel to the west.