



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## Legislation Text

File #: ID 18-1476, Version: 1

### COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Zoning Administrator, Community Investment Department

**SUBJECT:**

Adopt Ordinance No. 18-1190 Rezoning a 29.35-Acre Portion of APNs 110-05-003, 110-05-023, 110-05-025, and 110-05-027 Adjacent to Window Rock Road; From RA (Residential Agricultural) to RE (Residential Estates) and R-1 (Single-Family Residential)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To adopt an ordinance rezoning a 29.35-acre portion of a 40-acre property from RA, (Residential Agricultural) to R-1 (Residential Single-Family) and RE (Residential Estates).

**BACKGROUND:**

The subject properties total 80 acres and are located adjacent to Window Rock Road. The properties were annexed into the City on June 28, 2016. Upon annexation, the properties were given an RA (Residential Agricultural) zoning designation, which was most similar to its County zoning. A Preliminary Plat was reviewed and approved by the Planning Commission on September 20, 2017. The proposed rezoning is in compliance with the Preliminary Plat. This request includes 48 lots to be rezoned to R-1 (Single-Family Residential) (approximately 14.47 acres) and 36 larger residential lots to be rezoned to RE (Residential Estates) (approximately 14.88 acres). The balance of the property, approximately 56 acres, will remain RA Zoning District. Some of the property will remain in its natural state and some will be used to accommodate storm water retention.

The proposed rezoning is in compliance with the goals and policies of the City's General Plan.

The Planning Commission recommended unanimous approval with a vote of 7-0.

**COMMUNITY IMPACT:**

City services, including sewer and water, will have to be extended to serve the newly created properties. The City will eventually have to maintain the improvements. Ultimately, an additional 84 residential lots will be available to develop into single-family homes.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. 18-1190

Preliminary Plat

Zoning Map

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 18-1190 rezoning approximately 29.35-acre portion of APNs 110-05-003, 110-05-023, 110-05-025, and 110-05-027 from RA, (Residential Agricultural) to RE (Residential Estates) and R-1 (Single-Family Residential).