



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 18-1482, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator, Community Investment Department

SUBJECT:

Adopt Ordinance No. 18-1192 Approving a Major Amendment to Planned Development No. 97-005 (The Centre) by Removing from the Planned Development and Rezoning APN 120-54-013 (Parcel G, 17.87 Acres, 5601 North Highway 95) from C-2/PD (General Commercial Planned Development District) to C-2 (General Commercial District)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance removing from the planned development and rezoning APN 120-54-013 from C-2/PD to C-2.

BACKGROUND:

The 215-acre Centre Planned Development was amended in 1997 rezoning the entire acreage to C-2/PD (General Commercial Planned Development District) and approving a General Development Plan that designated three commercial areas and one regional mall area, provided as an attachment. The 17.87-acre area under consideration did not include a specific site plan with proposed uses. Therefore, any development of the site would require Planning Commission and City Council review and approval. In December of 2014, the five lots just to the south of the subject site went through a similar rezoning process and were removed from the Planned Development. If rezoned, the property will be allowed to develop with any use allowed within the C-2 (General Commercial District). The permitted use table is provided as an attachment.

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

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 18-1192

Adopted General Development Plan

Permitted Uses Table

Zoning Map

SUGGESTED MOTION:

I move to adopt Ordinance No. 18-1192 amending Planned Development No. 97-005 by removing from the planned development and rezoning APN 120-54-013 from C-2/PD (General Commercial Planned Development District) to C-2 (General Commercial District).