



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 18-1483, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator, Community Investment Department

SUBJECT:

Adopt Ordinance No. 18-1193 Approving a Major Amendment to Planned Development No. 00-007 to Allow 12 Accessory Courtesy Docks and Overnight Mooring

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance amending Planned Development No. 00-007 to allow 12 accessory courtesy docks and overnight mooring.

BACKGROUND:

The subject property was approved as a Planned Development in 2000 (No. 00-007). The development was amended in 2003 by Conditional Use Permit and again in 2006 by Ordinance No. 06-851. The property is fully developed as a mixed use development. The development includes: five residential condominiums, twenty-one hotel rooms, four commercial units, a restaurant, and a vacant commercial building under the arch of the London Bridge.

The amendment in 2003 consisted of a conditional use permit to allow the docking/mooring of boats. The approval was limited to four boat spaces, based on the proposed location along the seawall and four recessed staircases into the existing seawall. The request was approved; however, never constructed. An approved site plan, including the mooring and seawall modifications is provided as an attachment.

The proposed docks are a significant departure from the original approval. A site plan of the proposed construction is provided as an attachment. The docks will also provide overnight mooring. Two of the docks will be ADA accessible. No commercial use of the docks has been requested at this time. The applicant's letter of intent is provided as an attachment.

The Planning Commission recommended approval with a vote of 6-1. Condition number six, limiting the

distance of the dock projection, was added by the commission, as a result of concerns expressed regarding possible impact on travel lanes within the channel.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 18-1193

Adopted Site Plan

Proposed Site Plan

Letter of Intent

SUGGESTED MOTION:

I move to adopt Ordinance No. 18-1193 approving a major amendment to Planned Development No. 00-007 to allow 12 accessory courtesy docks and overnight mooring with the following conditions:

1. The applicant shall be responsible to obtain all necessary permits from outside agencies, including the Army Corps of Engineers;
2. The applicant shall be responsible for obtaining all necessary building permits;
3. The proposed improvements must meet all ADA standards;
4. No fueling of boats shall be allowed at the docks;
5. The docks must comply with the 2012 IFC, Chapter 36 (Marinas); and
6. The proposed dock shall extend no further than 58 feet from the seawall.