



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 18-1471, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator

SUBJECT:

Adopt Resolution No. 18-3200 Granting a Three-Year Extension of Time for Planned Development No. 08-00200003, Millennium Plaza Project, on a 4.2-Acre Parcel Located at 1440 McCulloch Boulevard North

FUNDING SOURCE:

N/A

PURPOSE:

To adopt a resolution extending zoning entitlements originally approved by Ordinance No. 08-941 and extended for a three-year period in 2011 and 2015 for the property located at 1440 McCulloch Boulevard North as requested by the property owner in accordance with Lake Havasu City Code Section 14.05.04(L)(6)(c).

BACKGROUND:

On September 9, 2008, the City Council adopted Ordinance No. 08-941 approving the rezoning of the property located at 1440 McCulloch Boulevard North from C-1 (Limited Commercial District) to CRW/PD (Channel Riverwalk Planned Development District). Lake Havasu City Code Section 14.05.04(L)(6)(c) provides if substantial construction of a planned development has not taken place within three years of approval, Council shall review and determine if the plan is still in the public interest. In 2011 and again in 2015, the City Council extended the entitlements for this property. The property owner submitted a request for an additional three-year extension. The letter of request is provided as an attachment. If the City Council determines the zoning is no longer relevant, it can act to remove the planned development entitlements from the property by directing staff to initiate the rezoning process. The adopted planned development includes eighty-eight residential units and forty-nine thousand square feet of commercial/retail space. The adopted site plan and ordinance are attached.

COMMUNITY IMPACT:

The extension of zoning entitlements allows the property owner more time to develop the property. If the property were to develop as proposed, there are many potential impacts to the community including construction, additional commercial space, and additional condominium units.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 18-3200

Letter of Request

Ordinance No. 08-941

Adopted Site Plan

SUGGESTED MOTION:

I move to adopt Resolution No. 18-3200 granting a three-year extension of Planned Development No. 08-00200003, known as the Millennium Plaza Project, located at 1440 McCulloch Boulevard North.