



# 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 18-1609, Version: 1

## STAFF REPORT

**TO:** Planning & Zoning Commission Members

**FROM:** Planning Division Staff

### **REQUEST:**

Request to Amend the Parking-In-Common for Tract 2194, Block 7, El Camino Drive and Alley 21, by Removing Lots 5-7 to Allow for Outdoor Storage of Vehicles as a Primary Use in the C-2 (General Commercial) District

### **GENERAL INFORMATION:**

Application No.: 18-01700002  
Property Legal: Tract 2194 Block 7, Lots 5-7  
Lot Size: 150 x 225  
Applicant: JR Motors  
Owner: JR Motors  
Staff Project Manager: Stuart Schmeling  
Current Zoning: C-2 (General Commercial) District  
Existing / Proposed Use: Vacant/Outdoor Vehicle Storage

### **PROPERTY AND APPLICATION BACKGROUND:**

The subject properties are located at the corner of El Camino Drive and Alley 21. Block 7 does not have an approved Parking-In-Common Masterplan, but Parking-In-Common is designated on the tract map for this block. The tract map indicates a 90-foot building area in the front of the lots, leaving 135 feet of parking area in the rear.

The applicant requests elimination from Parking-In-Common restrictions to allow the perimeter of the property to be walled/fenced in for a vehicle storage yard. The proposed site plan is provided as an attachment.

### **FINDINGS**

A Parking-in-Common amendment requires approval from the owners of a minimum of 75% of the properties within the block. There are five remaining lots in this block. The applicant submitted an approval from the owner of Lot 4. Including their own lots, 80% of the properties approve of the request. Staff finds the overall impact of the proposed outdoor storage area to the Parking-In-Common to be negligible.

### **ATTACHMENTS:**

Block 7 Aerial Photo  
Tract 2194  
Proposed Site Plan

### **STAFF RECOMMENDATIONS:**

Staff recommends that the Parking-in-Common area for Block 7 of Tract 2194 be amended, by removing Lots 5-7 from the requirements, to allow an outdoor storage area.

### **SUGGESTED MOTION**

I move to approve an amendment to the Parking-in-Common area for Block 7 of Tract 2194, by removing Lots 5-7 from the requirements to allow an outdoor storage area.