



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 18-1608, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request to Approve Conditional Use Permit #18-00300002 to Allow Open/Outdoor Storage as a Primary Use in the C-2 (General Commercial) District

GENERAL INFORMATION:

Application No.: 18-00300002
Property Legal: Tract 2194, Block 7, Lots 5-7; 1536 -1546 El Camino Dr.
Lot Size: NA
Applicant: JR Motors
Owner: JR Motors
Staff Project Manager: Stuart Schmeling
Current Zoning: C-2 (General Commercial) District
Existing / Proposed Use: Vacant/Open Storage

PROPERTY AND APPLICATION BACKGROUND:

The subject properties were rezoned in 2017 from C-1 (Limited Commercial) District to C-2 (General Commercial) District by the same applicant to allow for an RV sales/display business. Shortly after rezoning, the owner decided on a different location for his RV sales and service business. Now he is requesting removal from the parking-in-common requirements (by a separate action) to allow open storage of vehicles on the entire property. Open/outdoor storage requires a Conditional Use permit in the C-2 District.

STAFF ANALYSIS

Development Code Sections 14.03.03(D) and 14.04.04(G)(3) provide requirements for Outdoor Storage for primary or conditional uses, as follows:

- (1) Outdoor storage and display areas shall be designated with a perimeter masonry screen wall architecturally compatible with the primary structure.
- (2) The perimeter screen wall shall be 6 feet in height and be completely sight obscuring where the outdoor use abuts residential zoning districts.
- (3) Materials may be stored to a maximum height of 6 feet.
- (4) Fencing materials (e.g., chain link or wrought iron) may not be used, except for gates and loading areas, which shall be sight obscured with plastic lath or netting and shall be a compatible color to adjacent screen walls.

ATTACHMENTS:

Proposed Site Plan

STAFF RECOMMENDATIONS:

Staff recommends that Conditional Use Permit #18-00300002 be approved, with the following conditions:

1. Outdoor storage area shall be designated with a 6-foot masonry perimeter wall. Proposed gates shall include color compatible lath or netting to make them sight obscuring.
2. A 10-foot landscape strip entirely on private property, in front of the screen wall, shall be provided along the El Camino Drive right-of-way.
3. The proposed wall near the corner of El Camino Drive and Alley 21 shall be relocated to avoid the 25-foot site triangle.
4. All required off-site improvements shall be installed through the City permit process.

SUGGESTED MOTION

I move to approve item No. 18-1608 approving Conditional Use Permit #18-00300002 with the following conditions:

1. Outdoor storage area shall be designated with a 6-foot masonry perimeter wall. Proposed gates shall include color compatible lath or netting to make them sight obscuring.
2. A 10-foot landscape strip entirely on private property, in front of the screen wall, shall be provided along the El Camino Drive right-of-way.
3. The proposed wall near the corner of El Camino Drive and Alley 21 shall be relocated to avoid the 25-foot site triangle.
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