



# 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 18-1624, Version: 1

### COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Zoning Administrator, Community Investment Department

**SUBJECT:**

Adopt Ordinance No. 18-1199 Approving the Rezoning of a 19.6-Acre Parcel APN 110-05-063 South of the Chemehuevi Wash from A-P (Agricultural Preservation) District to R-1 (Single Family Residential) District  
(*Stuart Schmeling*)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To adopt an ordinance rezoning APN 110-05-063, a 19.6-acre parcel, from A-P (Agricultural Preservation) District to R-1 (Single-Family Residential) District.

**BACKGROUND:**

The City annexed this 19.6-acre property in May of 2016. Upon annexation, the property was zoned A-1 (Limited Agricultural) District, which most closely represented the County zoning for the property. Ordinance No. 16-1150 is provided as an attachment. The owner also owns the 40 acres immediately south of this parcel. They plan to develop the entire 58.83 acres by creating a residential subdivision. The proposed subdivision includes: City streets, utility services, a retention basin and 102 single-family lots. The proposed lots meet the R-1 minimum lot size of 10,000 square feet. The Preliminary Plat is provided as an attachment.

The Planning Commission recommended approval with a vote of 6-1.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. 18-1199

Ordinance No. 16-1150  
Permitted Uses Table  
Preliminary Plat

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 18-1199 approving the rezoning of a 19.6-Acre Parcel APN 110-05-063 south of the Chemehuevi Wash from A-P District to R-1 District.