



# 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 18-1691, Version: 1

### COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

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

**SUBJECT:**

Adopt Ordinance No. 18-1200 Approving the Rezoning of Tract 2210, Block 3, Lots 8 - 12; 3031 through 3071 Palo Verde Boulevard North, from C-1(Limited Commercial District) to R-1 (Single-Family District) (*Stuart Schmeling*)

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To adopt an ordinance rezoning Tract 2210, Block 3, Lots 8 - 12; 3031 through 3071 Palo Verde Boulevard North, from C-1(Limited Commercial District) to R-1 (Single-Family District).

**BACKGROUND:**

The five lots are located at the corner of Palo Verde Boulevard North and Milan Drive. Each lot is approximately 50 feet by 255 feet. The lots were designed in a manner to encourage commercial use by the original developer. Demand for these neighborhood commercial nodes has not been realized over the last 50 years. The General Plan suggests many of these areas will ultimately be rezoned and integrated into the neighborhood as low density residential. The applicants own/represent five of the seven lots within the block. Lots 6 and 7 on the corner of Palo Verde Boulevard and Bentley Boulevard are not a part of this request. Upon rezoning, the applicant plans to submit a parcel plat to reconfigure the five lots into six lots more appropriately dimensioned for residential development.

The Citizens Meeting was held on April 2, 2018. Over twenty citizens attended the meeting. The attendees at the meeting were in favor of the proposed rezoning to single-family. The Planning Commission recommended approval with a vote of 7-0.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. 18-1200

Zoning Map

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 18-1200 approving the Rezoning of Tract 2210, Block 3, Lots 8 - 12; 3031 through 3071 Palo Verde Boulevard North, from C-1(Limited Commercial District) to R-1 (Single-Family District).