



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 19-1873, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

An Appeal of an Approved Lot Line Adjustment that Enlarged Tract 135D, Block 2, Lot 15, a Residential Property Abutting the Lake Havasu Golf Course Property, by 4,893 Square Feet

GENERAL INFORMATION:

Application No.:	19-1873
Property Legal:	Tract 135D, Block 2, Lot 15
Lot Size:	.35 Acres
Appeal Applicant:	Gerald Szymanski
Owner:	Seville Builders Inc.
Staff Project Manager:	Luke Morris
Current/Proposed Zoning:	RE (Residential Estates) and GC (Golf Course)
Existing/Proposed Use:	Vacant Graded/Single Family Residential Lot
Proposed Number of Lots/Units:	N/A

PROPERTY AND APPLICATION BACKGROUND:

In October 2018, planning staff received a total of five applications for lot alterations on properties adjacent to the Lake Havasu Golf Course. Properties included in the request were located on Player Lane, Hogan Lane, Leonard Lane, and two on Palmer Drive. Each of the proposed lot alterations included land determined to be no longer necessary for golf course purposes and a request to add these lands to adjacent residential lots.

SITE ANALYSIS:

The subject property is located at 2276 Leonard Lane. The dimensions of the original five-sided wedge-shaped lot are approximately 60 feet of street frontage by 135 feet left side by 43 feet left rear by 185 feet rear by 111 feet right side. A parcel plat showing the property is attached. The parcel plat also shows the additional 4,893 square feet added along the rear property line, which was transferred as a result of the lot alteration.

CODE ANALYSIS:

Chapter 13.28 of the Lake Havasu City Code regulates lot ties, lot alterations, and lot splits. During the review of an application for a lot alteration, staff applies the criteria set forth within Section 13.28.040 of the City Code. The criteria contained in Section 13.28.040, Review Criteria, is set forth below as well as staff's analysis and response to each criterion:

§ 13.28.040 REVIEW CRITERIA

A parcel plat for a proposed lot split or lot tie shall not be approved unless:

- A. The lot split or lot tie does not require the creation of a road or street;

Staff response: *No road or street is being created as a result of the proposed lot alteration.*

- B. The lot split or lot tie complies with all applicable zoning district and General Plan standards;

Staff Response: *The residential property already exceeds the minimum requirement of 15,000 square feet in the R-E District. There is no minimum lot size in the GC District.*

- C. The lot split or lot tie is served with adequate water, sewerage facilities, street access, and drainage;

Staff Response: *The property is currently served with all the necessary services. Therefore, the lot alteration will have no impact on services to the subject property.*

- D. Adjoining land can be developed or is provided access that will allow its development in accordance with the code;

Staff Response: *The reduction of 4,893 square feet to the adjoining golf course property does not prevent it from being developed in accordance with the code.*

- E. Lots thus created are compatible with the lot development pattern and densities in the immediately surrounding area;

Staff Response: *The lots in the RE area were created in a wide range of sizes. More specifically, the lots in Tract 135D in this area range in size from 11,600 square feet to just over 23,500 square feet. The subject lot measures just over 20,000 square feet after the adjustment. The Development Code describes the Residential Estates area as large lot single family residential encouraging recreation and open space.*

- F. In residential zoning districts, accessory structures constructed on lots enlarged by combination under the provisions of this section shall be architecturally finished so as to be compatible with the existing principal dwelling.

Staff response: *In the event of the construction of an accessory structure on the subject property, the accessory structure must be compatible with the primary structure in accordance with the code.*

During the review process, staff determined the proposed lot line alteration met each of the six criteria listed

above and there are no grounds for denial of the request.

ATTACHMENTS:

Parcel Plat Map

STAFF RECOMMENDATIONS:

Staff recommends the Commission uphold the Zoning Administrator's decision to approve the lot alteration.

SUGGESTED MOTION:

I move to uphold the Zoning Administrator's approval of item ID #19-1873.