



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 19-1874, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request to Rezone Lots 1&2 of Tract 2192, Block 9, 2100 Kiowa Blvd. N., from RM (Residential Multi-Family) to C-2 (General Commercial)

GENERAL INFORMATION:

Application No.:	19-1874 (19-00400004)
Property Legal:	Tract 2192, Block 9, Lot1 and 2
Lot Size:	1.13 acres
Applicant:	Jerry Pikolycky
Owner:	Jerry Pikolycky
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	RM (Residential Multi-Family)/C-2 (General Commercial)
Existing/Proposed Use:	Commercial
Proposed Number of Lots/Units:	NA

PROPERTY AND APPLICATION BACKGROUND:

The subject lot is two lots, which were combined into one property on October 2, 2018. It is a vacant lot along the south side of Kiowa Boulevard between Runabout and Amapola Drive. The five lots to the south were rezoned from multi-family to C-2 in 2003. The four lots to the north were also rezoned to C-2/PD in 2003. Other than the residentially developed lot at the corner of Kiowa and Amapola, the subject property is the only remaining residential lot. A zoning map has been provided as an attachment.

The Citizens' meeting was held on November 7, 2018, at 9:00 am. One adjacent owner attended the meeting. The Citizens' Meeting/Letter of Intent is provided as an attachment.

SITE ANALYSIS:

The property is currently vacant and is approximately 1.13 acres. It is located in the middle of the block between Amapola and Runabout Drives. The lot is about 194 feet wide and 256 feet deep. There are no parking-in-common plat restrictions on the property. The subject lot backs up to residential lots along Sandwood Drive. If rezoned, careful consideration will be given for potential impacts on adjacent residential lots.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

The General Plan Future Land Use map designates the property as Employment. The Employment classification is appropriate for areas of light manufacturing, research and development, offices, commercial, retail and office/showrooms. The proposed development is in conformance with the goals and policies of the Lake Havasu City General Plan.

The following General Plan Goals and Policies support the request:

Goal GM.1.1: Promote a compact and efficient pattern of growth that is compatible with the City's existing development pattern.

GM.1.1.c - Service levels: Allow development in areas that can be reasonably serviced by police, fire, and emergency response services without negatively impacting service levels or increasing costs for current users.

GM.1.1.d - Infill and Redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, the adaptive reuse of vacant structures for new uses, and the promotion of State Trust Land on the Island and adjacent to the perimeter of the originally platted area as a means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

Goal LU.1.1: Plan for the ongoing growth and development of the community.

LU.1.1.c - Infill and redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, and the adaptive reuse of vacant structures for new uses as means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

Goal PF.2.1: Carefully manage financial resources to ensure that new development pays its fair share and does not burden existing residents.

PF.2.1.a - Infill Development: Maximize the existing investment in infrastructure by encouraging infill development within the existing platted area of the City.

FINDINGS REQUIRED FOR PLANNED DEVELOPMENTS:

Section 14.05.04(L)(4)(a-h) of the Lake Havasu City Development Code requires eight findings be met before a Planned Development is approved. Those eight findings and Staff's analysis of each finding is as follows:

a. The proposed development shall be consistent with and conform to the Lake Havasu City General

Plan.

The proposed amendment is consistent with the maps and policies of the currently adopted General Plan.

b. The exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.

This proposed rezoning request does not include any exceptions from the current code. Any future development on the properties shall meet the current Development Code standards.

c. The proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatment.

All the adjacent lots along Kiowa have been rezoned to C-2. This is the last remaining residentially zoned lot in the area. Heavy commercial development is more in line with how this block has developed over time.

d. The system of ownership and the means of developing, preserving, and maintaining open spaces is suitable.

The property is owned by an individual company, which is suitable for development.

e. The approval will have a beneficial effect on the area which could not be achieved under the primary planning designation for the area.

The original zoning along this block of Kiowa Boulevard was multi-family. As demand for commercial property increased, the lots along the south side of Kiowa were rezoned to C-2. The lot sits in the middle of an entire block of C-2 zoning and heavy commercial uses. It is unlikely this lot will develop residentially.

f. The proposed development, or a unit thereof, can be substantially completed within 3 years from the date of approval.

The rezoning will encourage commercial development which could occur within 3 years. Therefore, development should occur sooner than if the property were to remain multi-family.

g. Adequate public facilities and services are available or are proposed to be made available in the construction of the project.

Adequate facilities are currently available to the parcel.

h. The general objectives of the PD district and the applicable objectives of the various categories of planned development have been met.

The rezoning meets the general objectives of the C-2 zoning district and all other objectives of the Lake Havasu City Development Code.

ATTACHMENTS:

Permitted Uses Table

Zoning Map

Citizens' Meeting/Letter of Intent

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission recommend approval of land use action 19-1874, rezoning the property from RM to C-2.

SUGGESTED MOTION:

I move to recommend approval of land action 19-1874 rezoning Lots 1&2 of Tract 2192, Block 9, 2100 Kiowa Blvd. N., from RM (Residential Multi-Family) to C-2 (General Commercial).