



Lake Havasu City

Legislation Text

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
www.lhcaz.gov

File #: ID 20-2422, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Director, Development Services Department

SUBJECT:

Adopt Ordinance No. 20-1235 Amending the Zoning Classification and District Boundary for 386 and 390 Lake Havasu Avenue N., Tract 2252, Block 2, Lots 6 & 7, from MU-N/PD (Mixed Use - Neighborhood/Planned Development District) to R-M (Multiple-Family Residential District) *(Luke Morris)*

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance to rezone the property at 386 and 390 Lake Havasu Avenue N., Tract 2252, Block 2, Lots 6 & 7, from MU-N/PD to R-M.

BACKGROUND:

The subject property is located on Lake Havasu Avenue N. at the southeast corner of Sabino Drive. It consists of two vacant lots that total 1.14 acres. An area map showing the property is attached.

In January 2008, the property was rezoned from R-4 (Multi-Family Residential District) to C-R/PD (Commercial Residential/Planned Development District) as part of a development that included Lots 3 through 7. That project included a specific development plan for Lots 3, 4, and 5. However, it did not include a plan for Lots 6 and 7, which were shown as vacant. That development has not occurred, and all five lots are vacant. The 2008 Planned Development Ordinance and Development Plan are attached.

In June 2012, the City Council approved an amendment to the 2008 Planned Development to allow a 57-unit hotel project on subject Lots 6 and 7. That development has not occurred, and the lots are vacant. The 2012 Planned Development Ordinance and Development Plan for Lots 6 and 7 are attached.

In 2016, the Development Code was updated and revised. As part of the update, the zoning designation for R-4 (Multiple-Family Residential District) was renamed R-M (Multiple-Family Residential District), and the C-R (Commercial Residential District) designation was replaced by MU-N (Mixed Use - Neighborhood District).

The applicant has requested to remove the current MU-N/PD zoning designation from Lots 6 and 7 and revert

to the previous R-M District. At this time, they have not presented a development plan for the property. Lots 3, 4, and 5 are not included in this request. If the rezone is approved, they will be able to develop any of the uses allowed in the R-M zoning district on Lots 6 and 7. The R-M zoning allows building height of up to 30 feet and up to 20 residential units per acre.

The owner/applicant intends to develop residential uses on the property, but has not presented specific development plans to staff. If rezoned, any future development is required to meet the R-M development standards and go through design review as applicable. Please see the R-M column on the attached Permitted Uses Table for a list of allowed uses.

A Citizen's Meeting was held on May 2, 2020. No property owners within 300 feet of the subject property attended the meeting. Staff also received an email from a nearby property owner with concerns about the request that has been included in the attached Citizen's Meeting Summary.

The Planning Commission heard this request at its June 3, 2020, meeting and recommended approval with a vote of 7-0. Video of the Planning Commission's meeting may be viewed at the following web site:

<https://lakehavasucity.legistar.com/Calendar.aspx>

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 20-1235

Area Map

2008 PD Ordinance and Development Plan

2012 PD Ordinance and Development Plan

Citizen's Meeting Summary

Current Zoning Map

Permitted Uses Table

SUGGESTED MOTION:

I move to adopt Ordinance No. 20-1235 rezoning 386 & 390 Lake Havasu Avenue N, Tract 2252, Block 2, Lots 6 & 7, from MU-N/PD to R-M.