



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 21-3034, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Zone Change for 2972 Amigo Drive, Tract 2240, Block 1, Parcel A, from Public Lands and Facilities (P-1) District to Single-Family Residential (R-1) District.

GENERAL INFORMATION:

Application No.:	21-3034 (P&Z #21-00400014)
Property Legal:	Tract 2240, Block 1, Parcel A
Address:	2972 Amigo Drive
Lot Size:	5.01 acres
Applicant:	James Hudson
Owner:	Equity Trust Company
Staff Project Manager:	Luke Morris
Current/Proposed Zoning:	Public Lands and Facilities (P-1) to Single-Family Residential (R-1)
Existing/Proposed Use:	Vacant/Residential
Proposed Number of Lots/Units:	N/A

SITE ANALYSIS:

The property is located between Amigo Drive and Simitan Drive in the north central part of the City. The odd-shaped, multi-sided property is approximately 5 acres and is currently vacant. The property's elevation ranges from about 1,040 feet near Simitan Drive to about 960 feet at Amigo Drive. The abutting properties are a mix of single-family homes and a couple undeveloped properties.

The abutting properties are zoned Single-Family Residential (R-1) and the properties across Simitan Drive are zoned Two-Family Residential (R-2).

Area and Zoning Maps are included as attachments.

PROPERTY AND APPLICATION BACKGROUND:

The property was originally City-owned and was sold at auction in 2018. The applicant was the winning bidder.

The applicant's Citizens' Meeting Letter states a desire to rezone the property from P-1 to R-1 in order sell a portion of the Amigo Drive frontage to an adjacent property owner and build a single-family home on the balance of the lot. The property is currently zoned P-1, which does not allow a single-family home; therefore, the applicant is asking to re-zone the property as R-1 to allow the future residence. All uses allowed in the R-1 zoning district are shown in the attached Permitted Uses Table.

A Citizens' Meeting was held on September 23, 2021, at 10:00 AM, near the site. The Meeting Summary indicates that no objections were received from the meeting attendees. The Citizens' Meeting Summary is provided as an attachment.

GENERAL PLAN CONFORMANCE:

The Future Land Use Map of the General Plan designates this area as Low Density Residential. The proposed zoning classification is in conformance with the General Plan Land Use Map.

Below is the General Plan definition for Low Density Residential:

- Characteristic of the majority of the City's original single-family neighborhoods.
- Suitability for new Low-Density Residential neighborhoods is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints.

Primary use is single-family housing. Secondary uses are schools, parks, recreation, and religious uses in a neighborhood setting; accessory uses.

The following are goals and policies within the General Plan, which support the proposed rezone:

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.

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.

HN.1.1.f - Remnant Parcels: Consider the sale of individual City-owned remnant parcels in the originally platted areas for conversion to residential uses or private open space based on an evaluation of access, site size, and other considerations as opportunities arise. Maintain ownership of parcels needed to support existing or planned City-facilities.

HN.2.1.b - Infill Development: Support the development of new homes on remaining vacant lots available on currently subdivided residential streets to promote the efficient use of existing utilities and services and encourage reinvestment in established neighborhoods.

The proposed rezoning complies with the goals and policies of the City's General Plan.

FINDINGS REQUIRED FOR REZONING:

Section 14.05.04 of the Lake Havasu City Development Code sets forth the criteria to be used in the evaluation of all requests for rezoning. Staff findings for each of the criteria are as follows:

Section 14.05.04(K)(6)(a)(1)

The proposed amendment is consistent with the policies of the General Plan and would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The General Plan designates this property as Low Density Residential. Any development allowed within the zoning district would be in keeping with existing adjacent properties.

Section 14.05.04(K)(6)(a)(2)

The proposed rezoning is consistent with the applicable provisions of the Development Code as residential uses are allowed within the proposed zoning district. Any specific development will be required to secure building permit approval.

Section 14.05.04(K)(6)(c)(1)

The area under consideration is of adequate size and density to allow for the development of any permitted uses within the proposed zoning district.

Section 14.05.04(K)(6)(c)(2)

The current public need for residentially zoned property is demonstrated throughout the General Plan as well as within the local real estate market.

Section 14.05.04(K)(6)(c)(3)

The public need is best met by property being zoned appropriately for single-family residential uses.

Section 14.05.04(K)(6)(c)(4)

Surrounding properties have the same or a similar zoning designation and will not be adversely affected.

Section 14.05.04(K)(6)(c)(5)

All utilities are readily available to the property or within a reasonable distance.

Section 14.05.04(K)(6)(c)(6)

The subject property is included within a City drainage, water, and sewer service district. The rezone will have no adverse impact to the existing drainage, water, or wastewater systems.

COMMENTS FROM OTHER REVIEWERS:

No objections were received from any other reviewing agencies or departments.

ADDITIONAL REQUIRED ACTIONS:

Future development of the property will require the appropriate building permits. Any lot alterations or splits will require review and approval by City staff.

This item will be scheduled to be heard by the City Council at its December 14, 2021, meeting.

CONCLUSION:

Based on the above information, staff finds that the request meets all review criteria necessary to approve the zone change from P-1 to R-1.

ATTACHMENTS:

1. Area Map
2. Zoning Map
3. Permitted Uses Table
4. Citizen's Meeting Summary

STAFF RECOMMENDATIONS:

Staff recommends that the Commission forward a recommendation of approval to the City Council for Land Use Action No. 21-3034, a Zone Change for 2972 Amigo Drive, Tract 2240, Block 1, Parcel A, from Public Lands and Facilities (P-1) to Single-Family Residential (R-1) District.

SUGGESTED MOTION:

I move to recommend that the City Council approve Land Use Action No. 21-3034, a Zone Change for 2972 Amigo Drive, Tract 2240, Block 1, Parcel A, from Public Lands and Facilities District to Single-Family Residential District.