



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 21-3068, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Development Services Director

SUBJECT:

Adopt Ordinance No. 21-1273 Amending the Zoning Classification and District Boundary for 2200 Victoria Farms Road, APN 120-03-024, a 10-Acre Metes & Bounds Parcel, from A-P (Agriculture/Preservation) District to LI (Light Industrial) District (*Luke Morris*)

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance to rezone the property at 2200 Victoria Farms Road, APN 120-03-024, from A-P to LI.

SITE ANALYSIS:

Access to the property is from Highway 95 to Chenoweth Drive and then to Victoria Farms Road.

The subject property is approximately 10 acres and is currently vacant. The abutting properties are a mix of undeveloped properties and open storage uses.

The property to the east is zoned A-P and has legal non-conforming outdoor storage. The properties to the west and south are zoned Industrial (I) with vacant land and outdoor storage. The property to the north, across Victoria Farms Road, is zoned LI and is vacant.

The property lies outside the City's water service area. EPCOR Utilities is the water utility provider for the property. Wastewater is not available to the property at this time.

Area and Zoning Maps are included as attachments.

PROPERTY AND APPLICATION BACKGROUND:

The A-P zoning district in the northern area of Lake Havasu is generally a holding zoning for undeveloped portion of the City. The A-P zoning was assigned to the property because it most closely matched Mohave

County's zoning for the property when it became part of the City. When a property owner wishes to develop the property, they will ask for an appropriate zoning district to be assigned to the property through the re-zoning process. The General Plan's future land use map designates the entire area as Employment, which suggests heavy industrial uses are appropriate in the area.

The applicant's Citizens' Meeting Letter states a desire to rezone the property to LI to allow a storage yard, which is an allowed use in the LI zoning district. All uses allowed in the LI zoning district are shown in the attached Permitted Uses Table.

A Citizens' Meeting was held on August 18, 2020, at 9:00 AM, on site. None of the invitees attended the meeting. The applicant did receive and responded to one phone call about the request. The Citizens' Meeting Summary is provided as an attachment.

COMMENTS FROM OTHER REVIEWERS:

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

The Planning Commission heard this request at its October 20, 2021, meeting and recommended approval with a vote of 6-1. The Planning Commission meeting minutes are attached, and 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. 20-1273

Area Map

Zoning Map

Permitted Uses Table

Citizens' Meeting Summary

Planning Commission Meeting Minutes

SUGGESTED MOTION:

I move to adopt Ordinance No. 20-1273 rezoning the property at 2200 Victoria Farms Road, APN 120-03-024, a 10-Acre Metes & Bounds Parcel, from Agriculture/Preservation District to Light Industrial District.