



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## Legislation Text

File #: ID 22-3476, Version: 1

## STAFF REPORT

**TO:** Planning & Zoning Commission Members

**FROM:** Planning Division Staff

### **REQUEST:**

Request for a Preliminary Subdivision Plat for Encanto 2 Townhouses, at 450 Lake Havasu Avenue N, Tract 2252, Block 3, Lot 5, Creating an 11-Unit Residential Townhouse Subdivision in the Residential Multi-Family (R-M) District (*Trevor Kearns*)

### **GENERAL INFORMATION:**

Application No.:	22-3476 (22-01400019)
Property Legal:	Tract 2252, Block 3, Lot 5
Address:	450 Lake Havasu Ave N
Lot Size:	.55 Acres
Applicant:	APL Surveying, Inc.
Owner:	Flybon, LLC
Staff Project Manager:	Trevor Kearns
Current/Proposed Zoning:	Residential Multi-Family (R-M)
Existing/Proposed Use:	Vacant to Multi-Family Residential
Proposed Number of Lots/Units:	11 Dwelling Units
Density	20 Units/Acre

### **SITE ANALYSIS:**

The subject property is located on Lake Havasu Avenue N, between Bahama Avenue and Sabino Drive. The properties to the north and south are zoned Residential Multi-Family (R-M) District and developed for residential uses. The properties to the west are zoned Residential Multi-Family (R-M) District, General Commercial (C-2) District and Limited Commercial (C-1) District and developed for those uses. The property to the east is zoned Residential Single-Family District (R-1) and developed as single-family homes. Area and Zoning Maps are attached.

### **PROPERTY AND APPLICATION BACKGROUND:**

The site is currently vacant but building permits have been submitted and design review is underway. The

proposed townhouse plat will allow the units to be individually owned and they will be part of an association along with the common portions of the development.

The project includes:

- 11 one-bedroom residential units with 11 covered parking spaces and 3 uncovered parking spaces
- Parcel A - An easement for ingress, egress, maintenance and operation of utilities, sewage, drainage, refuse collection, and emergency vehicles.
- Parcel B - Common Pool and Recreation Area

The project will have a property owners association to manage and maintain the association improvements. Parcels A and B will be privately owned and the water and wastewater within the subdivision will be installed and maintained by the association.

The Preliminary Plat Map is attached.

**COMMENTS FROM OTHER DEPARTMENTS/AGENCIES:**

No objections were received from other departments or agencies. Per Mohave County, the Dedication Certificate on the Plat is indicating that Floybon, LLC is creating the plat, but the County is not currently showing that Floybon, LLC has acquired the property.

**ATTACHMENTS:**

Area Map  
Zoning Map  
Preliminary Plat

**STAFF RECOMMENDATIONS:**

Staff recommends approval of Land Use Action 22-3476, a Preliminary Subdivision Plat for Encanto 2 Townhouses, at 450 Lake Havasu Avenue N, Tract 2252, Block 3, Lot 5, creating a 11-Unit Residential Townhouses in the Residential Multi-Family (R-M) District.

**SUGGESTED MOTION:**

I move to approve Land Use Action 22-3476, a Preliminary Subdivision Plat for Encanto 2 Townhouses, at 450 Lake Havasu Avenue N, Tract 2252, Block 3, Lot 5, creating a 11-Unit Residential Townhouses in the Residential Multi-Family District.