



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 22-3509, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

Request for a Preliminary Subdivision Plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Boulevard, Parcel C of Retail Centre-2, Creating a 208-Unit Storage Condominium Subdivision in the General Commercial (C-2) District

GENERAL INFORMATION:

Application No.:	22-3509 (22-014000020)
Property Legal:	Parcel C of Retail Centre-2
Address:	80 Retail Centre Blvd
Lot Size:	14.32 Acres
Applicant:	A.P.L. Surveying
Owner:	Paradyme Havasu Storage, LLC.
Staff Project Manager:	Trevor Kearns
Current/Proposed Zoning:	General Commercial (C-2) District
Existing/Proposed Use:	Vacant Land to Storage Units
Proposed Number of Lots/Units:	208

SITE ANALYSIS:

The subject property is located on Retail Centre Boulevard, between Highway 95 and London Bridge Road. The properties to the east and northeast are zoned General Commercial (C-2) District and developed for commercial uses. The property to the northwest is zoned Residential Manufactured Home (RMH) District and is currently vacant. The properties to the south and west are outside city limits and are located in a unincorporated part of Mohave County. Area and Zoning Maps are attached.

PROPERTY AND APPLICATION BACKGROUND:

The site is currently being developed into a 208-unit storage complex that is under construction. The proposed condominium plat will convert the units into condominiums and allow them to be individually owned and

included as part of an association along with the common portions of the development.

The project includes:

- 208 storage units
- Common shared area for ingress, egress, maintenance and operation of utilities, sewage, drainage, refuse collection and emergency vehicles.

In November 2021, the City Council amended the Development Code to no longer allow storage units in the C-2 zoning district. However, this project was submitted prior to adoption of that code change, so the storage unit use is allowed.

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

The Preliminary Plat Map is attached.

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES:

Staff received no objections from reviewing parties.

ATTACHMENTS:

Area Map
Zoning Map
Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends approval of Land Use Action 22-3509, a Preliminary Subdivision Plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Boulevard, Parcel C of Retail Centre-2, creating a 208-Unit Storage Condominium Subdivision in the General Commercial (C-2) District.

SUGGESTED MOTION:

I move to approve Land Use Action 22-3509, a Preliminary Subdivision Plat for Paradyme Havasu Storage Condominiums, at 80 Retail Centre Boulevard, Parcel C of Retail Centre-2, creating a 208-Unit Storage Condominium Subdivision in the General Commercial District.