



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 22-3500, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Boulevard S., from Golf Course District (GC) to Limited Multiple-Family District (R-3) for the Portion of the Property Purchased from the Golf Course (*Luke Morris*)

GENERAL INFORMATION:

Application No.:	22-3500 (22-00400006)
Property Legal/ Address	Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Blvd S
Lot Size:	.72 Acres
Applicant:	APL Surveying, Inc.
Owners:	Vale Alliance, LLC
Staff Project Manager:	Luke Morris
Current/Proposed Zoning:	Golf Course (GC) to Limited Multiple-Family (R-3)
Existing/Proposed Use:	Golf Course/Residential
Number of Lots/Units:	6 Units
Density:	8.33 Units/Acre

PROPERTY AND APPLICATION BACKGROUND:

The subject property abuts the fairway of the Lake Havasu Golf Club. The owner is purchasing an approximate 20-foot strip of property from the golf course and would like to tie it to their residential property. The property is shown on the attached Area Map.

The residential properties in the area are zoned R-3 and developed as Multiple-family units. The Lake Havasu City Golf Club abuts the property and is zoned CG. The property currently has two zonings. The original lot is zoned R-3 and the portion to be purchased from the golf course is zoned GC. This request is to rezone the previous golf course portion of the property from GC to R-3, so it will match the balance of the residential lots. The zoning is shown on the attached Zoning Map.

In 2016, the city adopted the current Development Code. Prior to that adoption, the golf course was zoned R-E like the adjacent residential lots. Concern was expressed at that time regarding the impending sale and possible redevelopment of the course. As a result, the Golf Course District was created ensuring the area would remain a golf course. The new owners embarked on a plan to upgrade the golf course, which resulted in unused portions being sold to many of the adjacent residential owners. The Zoning Administrator determined these small pieces needed to be rezoned in order for the residential owners to develop their newly acquired property.

The rezone will allow the property owner to apply the R-3 building setbacks and uses to the entire combined property. Without the rezone, the GC portion of each property is limited to landscaping, grading, swimming pools, and retaining walls.

The Citizens Meeting was held on October 13, 2022. Owners of three nearby properties attended the meeting. The Citizens Meeting Summary is attached.

SITE ANALYSIS:

The table below describes the subject property. It is currently under development as a six-unit multiple-family residential project. The lot meets the requirements of the R-3 development standards.

Address	Current Use	R-3 Zoned Area	CG Zoned Area	Total Lot Area
2659 Jamaica Blvd S	In Construction	28,033 Sq. Ft.	3,571 Sq. Ft.	31,604 Sq. Ft.

GENERAL PLAN LAND USE DESIGNATION/CONFORMITY:

It is determined that the General Plan Future Land Use map designates the property as Low Density Residential. The primary use of this designation is Single-Family housing with a secondary use of schools, parks, recreation, and religious uses in a neighborhood setting; accessory structures. While the proposed zoning is multiple family, the additional lot area is so minor as to not have any impact on the existing Low Density Residential General Plan Land Use designation. The proposed development is in conformance with the goals and policies of the Lake Havasu City General Plan.

The following General Plan Goals and Policies support the request:

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.

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.a - Existing Housing Stock: Support the retention of existing housing stock throughout the City. Encourage ongoing maintenance and promote reinvestment and improvements in declining areas.

PF.2.1.a - Infill Development: Maximize the existing investment in infrastructure by encouraging infill development within the existing platted area of the City.

FINDINGS REQUIRED FOR ZONING MAP AMENDMENTS:

Section 14.05.04(K)(6) of the Lake Havasu City Development Code requires findings be met before a Zoning

Map Amendment is approved. Those findings and Staff's analysis of each finding is as follows:

(6)(a)(1). The proposed amendment is consistent with the maps and policies of the General Plan and any applicable specific plan.

The proposed amendment is consistent with the maps and policies of the currently adopted General Plan and is not subject to a specific plan.

(6)(a)(2). The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

This proposed rezoning request would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

(6)(c)(1). The area under consideration is an appropriate area for treatment as a unit in zoning;

The property is an appropriate area for treatment as a unit in zoning.

(6)(c)(2). A current public need has been demonstrated for the range of uses allowed by the requested zoning district;

The requested zoning district will enhance development of the adjacent residential use.

(6)(c)(3). The public need is best met by the proposed zoning map change on the proposed land as compared with other viable property zoned for the proposed uses or susceptible to rezoning for the proposed uses;

The requested zoning district will enhance development of the adjacent residential use.

(6)(c)(4). The surrounding property would not be adversely affected by approval of the request, or the adverse effects are properly addressed by conditions that may be placed on the approval;

The surrounding property would not be adversely affected by approval of the request.

(6)(c)(5). All public safety facilities and all public facilities and services to the uses allowed by the proposed zoning are available, or may be made available in conjunction with development, and the construction of any required improvements needed to meet City standards is guaranteed by binding agreement between the developer and the City and/or are programmed for installation in the City's capital improvements budget for the current year. Public facilities and services shall include drainage, sewer, transportation, and water services that conform to adopted master service plans and are installed in compliance with adopted city construction standards;

All public safety facilities and all public facilities and services to the uses allowed by the proposed zoning are available.

(6)(c)(6). Areas requested to be rezoned for multi-family, commercial, or industrial uses shall, as a prerequisite to approval of the requested zoning, be first included within a city drainage, sewer, and water service district for which master service plans have been adopted.

Not applicable.

COMMENTS FROM OTHER REVIEWERS:

City Engineering staff commented that the property owner is responsible to maintain or otherwise mitigate cross lot drainage from adjacent properties. Review of land disturbance or structures is required for compliance with City Code Section 8.22.150.

No objections were received from any reviewing agencies or departments.

OTHER REQUIRED ACTIONS:

This item will be scheduled to be heard by the City Council at its December 13, 2022, meeting.

ATTACHMENTS:

Area Map

Zoning Map

Citizens' Meeting Summary

Parcel Plat Map

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission recommend approval of land use action No. 22-3500 for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Boulevard S., from Golf Course District (GC) to Limited Multiple-Family District (R-3) for the portion of the property purchased from the golf course as shown on the attached Parcel Plat map.

SUGGESTED MOTION:

I move to recommend approval of land use action No. 22-3500 for a Zone Change for Tract 2271, Block 2, Lot 8-9A, 2659 Jamaica Boulevard S., from Golf Course District to Limited Multiple-Family District for the portion of the property purchased from the golf course as shown on the attached Parcel Plat map.