

ORDINANCE NO. 23-1321

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, APPROVING A PLANNED DEVELOPMENT REZONE OF 740, 730, 720, 710, 700 AND 670 DELTA DRIVE AND 681, 691 AND 701 MCCULLOCH BOULEVARD S. FROM LIMITED COMMERCIAL DISTRICT (C-1) TO MULTI-FAMILY/PLANNED DEVELOPMENT DISTRICT (R-M/PD), AND PERMITTING A MAXIMUM DENSITY INCREASE FROM 20 DWELLING UNITS PER ACRE TO 37.1 UNITS PER ACRE

IT IS ORDAINED, by the Mayor and City Council of Lake Havasu City, Arizona, as follows:

Section 1: That 740, 730, 720, 710, 700, and 670 Delta Drive and 681, 691, and 701 McCulloch Boulevard S., Tract 2222, Block 5, Lots 1 through 9, lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Limited Commercial District (C-1) to Multi-Family/Planned Development District (R-M/PD), allowing a maximum density increase from 20 dwelling units per acre to 37.1 units per acre, and the district boundary is revised accordingly, with the following conditions:

1. Final detailed site development plans shall be submitted for City staff review that substantially match the Conceptual Development Plan prior to issuance of building permits. This includes documents for Design Review and compliance with the City Public Works Department's requested traffic improvements. Substantial deviations from the Conceptual Development Plan shall require new public hearings with new public notice given.
2. All lots included in this planned development shall be combined into one property and any easement location issues resolved with the utility companies prior to issuance of building permits.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 3: The City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

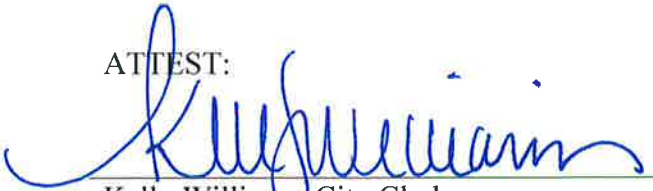
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on October 24, 2023.

APPROVED:



Cal Sheehy, Mayor

ATTEST:



Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager