

ORDINANCE NO. 24-1348

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, APPROVING THE GENERAL DEVELOPMENT PLAN AND REZONE OF 2801 HIGHWAY 95 NORTH, TRACT 2277, BLOCK 2, LOT 19 AND THE VACATED CUL-DE-SACS OF DEEPWATER DRIVE AND CACTUS WREN LANE, 10.29 ACRES, FROM LIMITED COMMERCIAL DISTRICT/PLANNED DEVELOPMENT (C-1/PD) TO GENERAL COMMERCIAL DISTRICT/PLANNED DEVELOPMENT (C-2/PD) TO ACCOMMODATE A VEHICLE SALES DEVELOPMENT AND APPROVING SPECIFIC REQUESTED EXCEPTIONS

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

Section 1: That the General Development Plan, attached to this Ordinance as Exhibit A, for 2801 Highway 95 North, Tract 2277, Block 2, Lot 19, and two vacated cul-de-sacs on Deepwater Drive and Cactus Wren Lane, 10.29 acres, is approved with the following conditions:

- A. The property shall substantially match the conceptual Site Plan attached as Exhibit A. Any substantial change shall be an amendment to the General Development Plan and require Planning & Zoning Commission and City Council consideration in accordance with the City Code. Development of Phase II as identified on the Site Plan will require an amendment to the Planned Development.
- B. Building Permits and Design Review for compliance with the City Code shall be required prior to any construction commencing on the subject property.
- C. All traffic flow upgrades recommended by the traffic study and any additional requirements by the Arizona Department of Transportation and the Lake Havasu City Public Works Department, including off-site improvements to address traffic flow, shall be constructed by the property owner.

Section 2: That the General Development Plan, attached to this Ordinance as Exhibit A, for 2801 Highway 95 North, Tract 2277, Block 2, Lot 19, and two vacated cul-de-sacs for Deepwater Drive and Cactus Wren Lane, 10.29 acres, contains the following exceptions from the Development Code, which are approved:

- A. Side setbacks shall be 20 feet.
- B. Rear setbacks shall be 35 feet.
- C. Main building pad elevation set at +/- 577.5 feet.
- D. Maximum height of the main building shall be 36 feet.
- E. Maximum height of the tower roof feature of the showroom set at 45 feet.
- F. Maximum height of the perimeter showroom building set at 25 feet.
- G. Showroom building constructed on the side and rear setback, as stated above, to satisfy the requirements of a wall/buffer between the neighboring properties.

Section 3: That 2801 Highway 95 North, Tract 2277, Block 2, Lot 19, and two vacated cul-de-sacs on Deepwater Drive and Cactus Wren Lane, 10.29 acres, are hereby rezoned from Limited

Commercial District/Planned Development (C-1/PD) to General Commercial District (C-2/PD) and the district boundary is revised accordingly.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 5: The City Council has considered the probable impact of this Ordinance on the cost to construct housing for sale or rent.

Section 6: 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 22, 2024.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

Kelly Garry, City Attorney

REVIEWED BY:

Jess Knudson, City Manager