

**ORDINANCE NO. 25-1354**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE GENERAL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT REZONE OF 1719 MAGNOLIA DRIVE, TRACT 2304, BLOCK 1, LOT 38, FROM RESIDENTIAL – COMMERCIAL HEALTH (R-CHD) DISTRICT TO RESIDENTIAL – COMMERCIAL HEALTH/PLANNED DEVELOPMENT (R-CHD/PD) DISTRICT TO REDUCE THE MINIMUM REQUIRED DWELLING UNIT DENSITY FROM 15 UNITS PER ACRE TO 5 UNITS PER ACRE AND ELIMINATE THE REQUIREMENT FOR 50% OF THE STRUCTURE TO BE TWO-STORY**

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

Section 1: The General Development Plan for 1719 Magnolia Drive, Tract 2304, Block 1, Lot 38, is approved with the following conditions:

- A. The development of the property shall substantially match the General Development Plan attached to this Ordinance;
- B. All comments received from reviewing agencies to be addressed during Design Review, including all recommended traffic flow improvements required by Public Works and any off-site improvements related to the project;
- C. Building Permits and Design Review for compliance with City Codes are required prior to development of the property.

Section 2: That Tract 2304, Block 1, Lot 38, lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Residential – Commercial Health (R-CHD) District to Residential – Commercial Health/Planned Development (R-CHD/PD) District to reduce the minimum required dwelling unit density from 15 units per acre to 5 units per acre and eliminate the requirement for 50% of the structure to be two-story, and the district boundary is revised accordingly.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 4: The City Council has considered the probable impact of this Ordinance on the cost to construct housing for sale or rent.

Section 5: 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 \_\_\_\_\_, 2025.

APPROVED:

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Cal Sheehy, Mayor

ATTEST:

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Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

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Kelly Garry, City Attorney

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Jess Knudson, City Manager