

ORDINANCE NO. 24-1339

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE GENERAL DEVELOPMENT PLAN AND REZONE OF 1850 BAHAMA AVENUE, TRACT 115, BLOCK 4, LOTS 11 THROUGH 13 AND 21 THROUGH 23, AND BLOCK 5, LOTS 1 THROUGH 9, 14.08 ACRES, FROM MULTIPLE FAMILY (R-M) DISTRICT TO MULTIPLE FAMILY/PLANNED DEVELOPMENT (R-M/PPD) DISTRICT TO ACCOMMODATE A RESORT-STYLE DEVELOPMENT WITH A COMBINATION OF COMMERCIAL AND RESIDENTIAL USES AND TO ALLOW A MAXIMUM OF 52-FEET ABOVE THE APPROVED DESIGNED BUILDING PAD HEIGHT FOR EACH OF THE BUILDINGS

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

Section 1: The General Development Plan, attached to this Ordinance as Exhibit A, for 1850 Bahama Avenue, Tract 115, Block 4, Lots 11 through 13 and 21 through 23, and Block 5, Lots 1 through 9, approximately 14.08 acres, is approved with the following conditions:

- A. The maximum building height for the five (5) residential buildings and one (1) commercial building shown on the General Development Plan shall not exceed 52 feet in height above the approved designed building pad height for each residential or commercial structure.
- B. The property shall substantially match the conceptual Site Plan attached as Exhibit A. Any substantial change shall require returning to the Planning Commission and City Council for a new fully noticed public hearing process.
- C. Building Permits and Design Review for compliance with City Codes shall be required prior to any construction commencing on the subject property.
- D. All noise ordinance requirements shall be required to be followed by this project during construction and thereafter during regular operations.
- E. All traffic flow upgrades recommended by the traffic study and any additional requirements by the Lake Havasu City Public Works Department, including off-site improvements to address traffic flow on Bahama Avenue from Lake Havasu Avenue to Industrial Boulevard shall be constructed.
- F. The maximum number of dwelling units is limited to 172.

Section 2: That 1850 Bahama Avenue, Tract 115, Block 4, Lots 11 through 13 and 21 through 23, and Block 5, Lots 1 through 9, approximately 14.08 acres, are hereby rezoned from Multiple Family Residential (R-M) to Multiple Family Residential/Planned Development (R-M/PPD) 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 September 10, 2024.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager