

ORDINANCE NO. 08-936

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION AND DISTRICT BOUNDARY FOR TRACT 2277, BLOCK 2, LOT 19, LOCATED WITHIN THE CORPORATE LIMITS OF LAKE HAVASU CITY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO THE C-1 (LIMITED COMMERCIAL)

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

That property described hereto as Tract 2277, Block 2, Lot 19 lying within the boundaries of Lake Havasu City, Arizona, shall be and is hereby reclassified from R-1 (Single-Family Residential) zoning district to the C-1 (Limited Commercial) with the following conditions:

1. Along the western property line there shall be an improved 50-foot buffer provided by the existing utility parcel and a 35-foot building setback.

Along the southern property line a 50-foot improved buffer and an additional 100-foot building setback shall be provided.

2. Ingress/egress be limited to Highway 95; no business access through neighborhood.
3. Lighting poles be limited to 16 feet in height. Perimeter building lighting be mounted at no higher than 9 feet with no lighting permitted on west side of building. Lighting after business hours be limited and shielded to ensure no light spill onto adjacent properties.
4. Building(s) have no windows facing the South or West.
5. The maximum building pad elevation shall not exceed 570 feet.
6. A solid perimeter wall 10 feet in height along the east side of the 50-foot buffer along the west property line and north of the 50-foot buffer along the southern property line.

The wall shall be designed in a manner that ensures compatibility with adjacent neighborhood. The wall shall be made of quality masonry materials, shall not have abstract designs, and shall be approved by the Planning Commission during the public hearing required by the design review process.

7. A landscape plan, that will be approved by the Planning Commission during the public hearing required by the design review process, include mature landscaping along perimeter wall that shows plantings in 10-foot intervals with trees starting at a minimum 5 feet in height.

Pedestrian access shall be limited to an improved area at the end of Deepwater Lane as approved by the Planning Commission during the public hearing required by the design review process. Direct pedestrian access shall be prohibited through adjacent residential properties.

In addition, the landscape plan shall show how mature planting materials adjacent to the proposed structure will be used to mitigate possible negative visual impacts to adjacent owners approved by the Planning Commission during the public hearing required by the design review process.


8. Overnight parking of delivery trucks be prohibited.
9. All deliveries and trash pickup occur between 7:00 a.m. and 8:00 p.m.
10. Design review be approved by the Planning Commission.

PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, this 12th day of August, 2008.

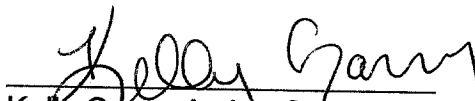
APPROVED:


Mark S. Nexsen, Mayor


ATTEST:


Carla Simendich, City Clerk

APPROVED AS TO FORM:


Kelly Garry, Acting City Attorney

REVIEWED BY:


Richard Kaffenberger, City Manager