

ORDINANCE NO. 25-1368

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 669 LAKE HAVASU AVENUE N, TRACT 115, BLOCK 2, LOTS 1-4, FROM GENERAL COMMERCIAL (C-2) DISTRICT TO GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO ALLOW THE OUTDOOR STORAGE USE TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE AND ALLOW THE OUTDOOR STORAGE AREA TO EXCEED THE AREA OF THE PRIMARY STRUCTURE

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

Section 1: That the property addressed as 669 Lake Havasu Avenue N, Lake Havasu City, Arizona, and further described as Tract 115, Block 2, Lots 1-4, comprised of approximately 1.66 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial District to General Commercial/Planned Development District, to allow the outdoor storage use to be located in front of the primary structure and to allow the outdoor storage area to exceed the area of the primary structure, and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the General Development Plan;
2. The perimeter screening device shall be a 6-foot-tall concrete unit wall;
3. Storage materials shall be stored at a maximum height of 6-feet; and
4. Building Permits and Design Review for compliance with City Codes are required prior to development of the property.

Section 2: The General Development Plan, attached as Exhibit A, is approved as a guide for the future development of the property pursuant to City Code § 14.02.06(D).

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 9, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

Kelly Garry, City Attorney

REVIEWED BY:

Jess Knudson, City Manager