

ORDINANCE NO. 25-1366

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 2415 & 2425 KIOWA BOULEVARD N, TRACT 2182, BLOCK 8, LOTS 1 & 2, APPROXIMATELY 0.76 ACRES, FROM LIMITED COMMERCIAL/NORTH KIOWA OVERLAY DISTRICT (C-1/NK-O) TO LIMITED COMMERCIAL/NORTH KIOWA OVERLAY PLANNED DEVELOPMENT DISTRICT (C-1/NK-OPD) TO INCREASE THE ALLOWED OUTDOOR STORAGE HEIGHT FROM 6-FEET TO 10-FEET AND TO ALLOW THE OUTDOOR STORAGE AREA TO EXCEED THE AREA OF THE PRIMARY BUILDING

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

Section 1: That the property addressed as 2415 & 2425 Kiowa Boulevard N, Lake Havasu City, Arizona, and further described as Tract 2182, Block 8, Lots 1 & 2, comprised of approximately 0.76 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Limited Commercial/North Kiowa Overlay District to Limited Commercial/North Kiowa Overlay Planned Development District, to increase the allowed outdoor storage height from 6-feet to 10-feet and to allow the outdoor storage area to exceed the area of the primary building, 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 two properties shall be combined into one property prior to Design Review approval;
3. The perimeter fence shall be an 8-foot-tall concrete masonry unit wall;
4. The existing driveway located on lot 2, shall be shared future access for properties to the east; and
5. 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 August 12, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager