

ORDINANCE NO. 25-1355

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN FOR 60 RETAIL CENTRE BOULEVARD, PARCEL B1 OF PARCEL PLAT OF RETAIL CENTRE-2, APPROXIMATELY 2.0 ACRES, FROM MANUFACTURED HOME DISTRICT (RMH) TO MIXED USE – GENERAL/PLANNED DEVELOPMENT DISTRICT (MU-G/PD), TO PERMIT CONSTRUCTION OF A 2-STORY GYMNASIUM WITH AN EXTERIOR POOL AND PARKING AREAS

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

Section 1: That the property addressed as 60 Retail Centre Boulevard, Lake Havasu City, Arizona, and further described as Parcel B1 of the Parcel Plat of Retail Centre-2, comprised of approximately 2.0 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Manufactured Home District (RMH) to Mixed Use – General/Planned Development District (MU-G/PD), to permit construction of a 2-story gymnasium with an exterior pool and parking areas, and the district boundary is revised accordingly, with the following conditions:

1. The Minor General Plan Amendment, recommended for approval by the Planning Commission as Land Use Action 25-4643, is approved by the City Council;
2. The development of the property shall substantially match the General Development Plan;
3. Maximum Building Height shall not exceed 35 feet in height above the approved maximum grade;
4. City Code Section 14.02.04.B.4.b is not applicable to this development; 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 _____, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

Kelly Garry, City Attorney

REVIEWED BY:

Jess Knudson, City Manager