

ORDINANCE NO. 25-1373

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND AMENDED GENERAL DEVELOPMENT PLAN OF 5601 HIGHWAY 95 BUILDING I, TRACT 2396, LOT A-3, APPROXIMATELY 4.54 ACRES, FROM GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO ALLOW MULTI-FAMILY RESIDENTIAL, A MAXIMUM OF 32-FEET ABOVE THE APPROVED DESIGNED BUILDING PAD HEIGHT FOR EACH OF THE BUILDINGS, AND AN EXCEPTION TO THE COVERED PARKING REQUIREMENT

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

Section 1: That the property addressed as 5601 Highway 95 Building I, Lake Havasu City, Arizona, and further described as Tract 2396, Lot A-3, comprised of approximately 4.54 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial/Planned Development (C-2/PD) District to General Commercial/Planned Development (C-2/PD) District, to allow multi-family residential, a maximum 32-foot building height above the approved designed building pad height for each building, and an exception to the residential covered parking requirement, and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the Amended General Development Plan attached as Exhibit A;
2. Multi-family residential is allowed only on the northern half of the subject property as identified on the Amended General Development Plan. A lot alteration is required to create a separate lot for the proposed multi-family project. The lot alteration and parcel plat must be completed prior to any future City approvals;
3. The current shared parking and cross access easements for the subject property and surrounding properties must remain shared; and
4. Building Permits and Design Review for compliance with City Codes, including the Lake Havasu City Public Works Department traffic impact comments, are required prior to development of the property.

Section 2: The Amended 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 November 25, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager