

ORDINANCE NO. 25-1362

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY,
ARIZONA, APPROVING A PLANNED DEVELOPMENT REZONE AND GENERAL
DEVELOPMENT PLAN OF 2250 MARINA VIEW AVENUE, TRACT 2399, BLOCK 1,
LOT 75, APPROXIMATELY 2.31 ACRES, FROM MIXED USE-
NEIGHBORHOOD/PLANNED DEVELOPMENT (MU-N/PD) TO MIXED USE-
NEIGHBORHOOD/PLANNED DEVELOPMENT (MU-N/PD), RETAINING THE
PREVIOUSLY APPROVED MAXIMUM ALLOWABLE BUILDING HEIGHT OF UP
TO 60 FEET, APPLYING SINGLE FAMILY RESIDENTIAL (R-1) SETBACK
STANDARDS, AND EXEMPTING THE REQUIREMENTS OF CITY CODE SECTION
§ 14.02.04.A.4.b**

RECITALS:

- A. In 2008, the City Council adopted by Ordinance No. 08-939 a Specific Plan Amendment to the City's General Plan adding the 2008 Havasu Riviera Specific Plan with conditions.
- B. In 2018, 35 acres of the original 250-acre Havasu Riviera development adopted in 2008, including the subject Lot 75, was rezoned by Ordinance No. 18-1191 from Agricultural Preservation (A-P) to 4 acres of Mixed Use-General (MU-G) and 31 Acres of Mixed Use-Neighborhood (MU-N) as part of the Marina View Village Preliminary Plat approved by the Planning Commission on March 7, 2018, that also applied the previously approved maximum allowable building height up to 60 feet.
- C. In 2022, the subject Lot 75 was rezoned from Mixed Use-General (MU-G) to Mixed Use-Neighborhood (MU-N) by Ordinance No. 22-1281, to accommodate 17 townhomes, and also applied the previously approved maximum allowable building height up to 60 feet.

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

Section 1: That the property addressed as 2250 Marina View Avenue, Lake Havasu City, Arizona, and further described as Tract 2399, Block 1, Lot 75, comprised of approximately 2.31 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Mixed Use-Neighborhood/Planned Development (MU-N/PD) to Mixed Use-Neighborhood/Planned Development (MU-N/PD), and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the General Development Plan contained in Exhibit A.
2. The development of the property is exempt from the requirements contained in City Code Section 14.02.04.A.4.b.

3. The previously approved maximum height limit of 60 feet above approved grade shall remain in place.
4. All setbacks for the lots contained in this development shall meet R-1, Single Family Residential District, standards for all Principal and Accessory structures.
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 May 13, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager