

**ORDINANCE NO. 26-1382**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 1926 SWANSON AVENUE AND 1851 MAGNOLIA DRIVE, TRACT 2304, BLOCK 1, LOTS 18 TO 27, 4.49 ACRES, FROM RESIDENTIAL-COMMERCIAL AND HEALTH DISTRICT (R-CHD) TO RESIDENTIAL-COMMERCIAL AND HEALTH/PLANNED DEVELOPMENT DISTRICT (R-CHD/PD) TO ALLOW 68 ATTACHED SINGLE FAMILY HOMES ON INDIVIDUAL LOTS, ELIMINATION OF SIDE AND REAR YARD SETBACKS, AND A REDUCTION OF THE MINIMUM LANDSCAPED AREA**

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

Section 1: That 1926 Swanson Avenue and 1851 Magnolia Drive, Tract 2304, Block 1, Lots 18 to 27, 4.49 acres, are hereby rezoned from Residential-Commercial and Health District (R-CHD) to Residential-Commercial and Health/Planned Development District (R-CHD/PD) and the district boundary is revised accordingly, with the following conditions:

- A. The property shall substantially match the General Development Plan, as determined by the Zoning Administrator, attached as Exhibit A.
- B. The side and rear yard setback requirements for all 68 units within the development are eliminated to permit attached single-family homes.
- C. The overall required landscaped area percentage for the total lot area is reduced from 20% to 15% and street frontage landscape is permitted on the interior side of a perimeter screen wall.
- D. Developer is responsible for the design, construction, and full cost of a traffic signal, along with any other traffic improvements identified during the review process, at the intersection of Swanson Avenue and Smoketree Avenue. If the project is phased, the traffic signal shall be installed as part of Phase I.
- E. Building Permits and Design Review for compliance with City Codes shall be required prior to any construction commencing on the subject 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
Cal Sheehy, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Williams, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kelly Garry, City Attorney

REVIEWED BY:

\_\_\_\_\_  
Jess Knudson, City Manager

EXHIBIT A  
General Development Plan  
[attached]