

**ORDINANCE NO. 24-1326**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT REZONE FOR PARCEL 1 (10.26-ACRES) OF THE CENTRE PLANNED DEVELOPMENT NO. 97-005 LOCATED AT 6701 HIGHWAY 95 N TO ALLOW A HEIGHT OF 42 FEET FOR THE HOTEL/MOTEL COMPONENT**

**RECITALS:** The Centre Planned Development (No. 97-005) was initially approved by Ordinance No. 92-402. This Planned Development has been amended previously by Ordinance Nos. 97-522 (*adopting a General Development Plan for the Planned Development*), 02-687 (*amending the General Development Plan and rezoning the Planned Development to C-2/PD*), 05-767 (*amending the General Development Plan for 105-acre regional mall development*), 06-809 (*amending the General Development Plan for Parcel 3*), 07-883 (*amending a General Development Plan for Parcels 1 and 2*), 18-1192 (*removing Parcel G from the Planned Development*), and 20-1230 (*removing Parcels A, B, and C from the Planned Development*). This Ordinance amends the General Development Plan for Parcel 1 of the Centre Planned Development and rezones Parcel 1 to allow a height of 42 feet for the hotel/motel component.

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

Section 1: That the property addressed as 6701 Highway 95 N, Lake Havasu City, Arizona, referenced as Parcel 1 of the Centre Planned Development (No. 97-005) and further described by the Mohave County Assessor as THE CENTRE TRACT NO 2366 LOT 1 DIVIDED AS PARCEL 1 PER THE CENTRE PARCEL PLAT NORTH REC 11/17/2005 2005-128586 CONT 10.266 ACRES 120-49-001 (120-49-001A, B & C), lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial District/Planned Development (C-2/PD) to C-2/PD to allow a height exception to the C-2 District standards of 42 feet for the hotel/motel component, and the district boundary is revised accordingly.

Section 2: The amended General Development Plan for Parcel 1 of the Centre Planned Development (No. 97-005), attached hereto as Exhibit A, is hereby approved as a guide for the future development of the parcel pursuant to City Code § 14.02.06(D) with the following conditions:

1. All requirements and comments provided by the Lake Havasu City Public Works Department and Fire Department, the Arizona Department of Transportation (ADOT), and the various utility providers that will service the developments depicted on the General Development Plan for Parcel 1 shall be satisfied during the Design Review process, including:
  - a. Complete a Traffic Impact Analysis (TIA) and construction of any required improvements determined to be necessary to serve Parcel 1 as required by ADOT.

- b. Meet all Public Works’ requirements regarding the attached General Development Plan for Parcel 1, including City requirements stemming from the TIA study once provided and reviewed.
  - c. Meet fire flow and water supply requirements for Parcel 1, as well as hydrant spacing and fire apparatus access road standards.
  - d. Be aware of existing overhead lines, existing lines running through the property that service other equipment, and the new overhead line that will be built along the west property line. All utility company comments regarding location of services and easement specific requirements shall be addressed during the Design Review process.
2. The development conducted on Parcel 1 shall be in substantial compliance with the attached and amended General Development Plan at all times. Minor changes necessary to meet utility company, ADOT or City Public Works Engineering requirements shall not be considered as substantial changes. Eliminating drive-through lanes for any of the proposed restaurants shall also not be considered a substantial change.
  3. The maximum height for the hotel/motel component shown on Exhibit A shall be set at 42 feet, subject to any existing avigation easements across the airspace above the property due to the proximity of the airport runway.

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 February 27, 2024.

APPROVED:

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Cal Sheehy, Mayor

ATTEST:

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Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

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Kelly Garry, City Attorney

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Jess Knudson, City Manager