

ORDINANCE NO. 26-1376

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 1040 MCCULLOCH BOULEVARD NORTH, METES AND BOUNDS PARCEL #107-15-015, 90.5 ACRES, FROM GOLF COURSE (G-C) DISTRICT TO ISLAND BODY BEACH/PLANNED DEVELOPMENT (I-B/PD) DISTRICT TO ACCOMMODATE A MIXED-USE DEVELOPMENT WITH A COMBINATION OF RESORT, MARINA, COMMERCIAL, AND RESIDENTIAL USES AND APPROVING SPECIFIC REQUESTED EXCEPTIONS

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

Section 1: That 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 90.50 acres, is hereby rezoned from Golf Course (G-C) District to Island Body Beach/Planned Development (I-B/PD) District 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 'Land Use Categories for Waterfront Planned Development' to be applied to this development, in lieu of City Code Section 14.03.02, Table 3-1 'Permitted Use Table,' contained in Exhibit B attached hereto and incorporated by reference, shall govern permitted, conditional, accessory, and temporary uses applicable to this General Development Plan.
- C. The 'Dimensional Standards for Waterfront Planned Development' to be applied to this development, in lieu of City Code Sections 14.02.05.G.1, Table 2-23 'I-B District Dimensional Standards Summary,' and 14.04.01.A.3, Table 4.01-3 'Dimensional Standards for Special Districts,' contained in Exhibit C attached hereto and incorporated by reference, shall govern dimensional standards applicable to this General Development Plan.
- D. The maximum permitted fence/wall height at front, side and rear yard areas within the boundaries of the General Development Plan shall be set at a maximum height of eight (8) feet, superseding the height limitations set forth in City Code Section 14.04.04.G.1. Retaining walls are excluded from the measure of the maximum fence/wall height allowance.
- E. Operating entry doors facing and visible from adjacent public or private streets, as outlined in City Code Section 14.04.07.C.4.a, shall not apply within the boundaries of the General Development Plan.
- F. Lighting associated solely with the Resort component shall be exempt from the requirements of City Code Section 14.04.05.C.2 and associated fixtures are permitted to emit up to 1,600 lumens and may be unshielded if mounted below eight (8) feet in height. All lighting above this height, including building-mounted and parking lot fixtures, shall be fully shielded.

- G. Up to ten (10) off-premise signs providing directions to the Resort component shall be permitted within the boundaries of the General Development Plan. These signs shall be classified as “Directional/Instructional Signs” under City Code Section 14.04.08.D, Table 4.08-1 ‘Signs Exempt From Permit Requirements,’ and shall be exempt from the limitation that no more than 25% of the sign area may contain words or symbols identifying a business. One (1) sign may be up to twelve (12) square feet in area. These off-premise signs must be approved through a sign permit process.
- H. To enter into a Development Agreement with the City addressing necessary public infrastructure improvements, including water, sewer, and streets, necessary for this development.
- I. Building Permits and Design Review for compliance with City Codes shall be required prior to any construction commencing on the subject property.
- J. An exception from City Code Section 14.04.04.F.

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:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager

EXHIBIT A
General Development Plan
[attached]

EXHIBIT B
Land Use Categories for Waterfront Planned Development
[attached]

EXHIBIT C
Dimensional Standards for Waterfront Planned Development
[attached]