

ORDINANCE NO. 25-1356

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN FOR 40 RETAIL CENTRE BOULEVARD, PARCEL B2 OF PARCEL PLAT OF RETAIL CENTRE-2, APPROXIMATELY 15.92 ACRES, FROM MANUFACTURED HOME DISTRICT (RMH) TO MIXED USE – GENERAL/PLANNED DEVELOPMENT DISTRICT (MU-G/PD), TO PERMIT CONSTRUCTION OF 97 DETACHED, SINGLE FAMILY DWELLING UNITS WITH OUTDOOR RECREATION IMPROVEMENTS

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

Section 1: That the property addressed as 40 Retail Centre Boulevard, Lake Havasu City, Arizona, and further described as Parcel B2 of the Parcel Plat of Retail Centre-2, comprised of approximately 15.92 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Manufactured Home District (RMH) to Mixed Use – General/Planned Development District (MU-G/PD), to permit construction of 97 detached, single family dwelling units with outdoor recreation improvements, and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the General Development Plan;
2. For this development, dwelling, single-family detached is a permitted use; and
3. 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.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 _____, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager