

## **Waterfront at Lake Havasu**

### **Letter of Intent:**

The Waterfront at Lake Havasu is requesting a Major General Plan Amendment and Rezoning on a 91+/- acre property located in the vicinity of the eastern portion of the Island at the intersection of Beachcomber Boulevard and McCulloch Boulevard (the "Property") south of The Nautical Beachfront Resort. The Property's previous use was a golf course, which was abandoned in 2018, and the land has remained vacant since then. The Property was auctioned by the Arizona State Land Department in September 2023 and was successfully acquired by FalconEye Ventures.

The mixed-use proposal includes a request for a Major General Plan Amendment from Open Space & Park (OSP) to three General Plan land use designations including Resort-Related Island (REISL), Resort Residential (RE-RES) and Commercial Mixed Use (CMU) to implement the proposed range of land uses. The request also includes a rezoning from Golf Course (GC) to Island Body Beach Planned Development Overlay (I-B/PD) on the 91+/- acre parcel.

Creating a new hospitality anchored destination, the master planned community will include a resort with a range of amenities, resort villas, a variety of housing types, a neighborhood market, a gas station, and supporting retail uses. The master plan also includes public parking, public shoreline/ beach access, and a public boat launch ramp. The community promotes walkability through the integration of meaningful open space throughout the community with a series of connecting parks and pocket parks resulting in approximately +/-31.5 acres or 34.6% of the community as open space. The Planned Development Overlay General Development Plan will provide site specific development standards for the proposed master planned community to complement the various development types.