

**NARRATIVE  
AND  
PROJECT DESCRIPTION  
Rezone and Planned Development Overlay  
LAKE HAVASU CITY, ARIZONA**

**INTRODUCTION**

The purpose of this narrative is to provide a detailed overview of the Planned Development overlay specifically for the purpose of application and review by the various permitting agencies. The narrative will augment the application process with the following inclusions:

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**PROJECT NEED AND DESCRIPTION**

The project site is located at 1926 Swanson Ave and 1851 Magnolia Drive in Lake Havasu City, Mohave County, and State of Arizona. Exhibit "A" of this letter includes an aerial image of the subject property. The subject properties are currently vacant.

The current general plan and planned development designation is R-CHD (Residential-Commercial-Health District) and the Owner is proposing to change the zoning to R-CHD/PD (Residential-Commercial-Health District Planned Development). The intersection of Swanson Avenue and Smoketree Avenue does not currently contain an existing traffic signal. A traffic study was completed to assess the Intersection and documented the need for a traffic signal. The Owner acknowledges this requirement and agrees to install a new traffic signal at the intersection as part of the proposed project improvements. Additional review of the intersection is being conducted and will be presented to the Engineering department for review prior to the City Council meeting set for June 23, 2026.

The proposed site layout is designed to provide clear and efficient interior circulation for both residents and guests throughout the development. Vehicular access to the site will be provided through entry points located along Swanson Avenue and Magnolia Drive, allowing access and improved traffic distribution throughout the project. This property will not be gated. The internal drive aisles create a looped circulation pattern around the residential buildings, allowing vehicles to safely and efficiently navigate the site while maintaining access to all dwelling units and parking areas. The circulation design also provides adequate maneuvering space for emergency service, delivery, and maintenance vehicles. To achieve the required parking, individual parking spaces have been placed in front of Building F, allowing one covered space in the unit and one uncovered space in front of the unit. The exterior parking space is placed to allow uninhibited access to the interior parking space.

Under the current Zoning Regulations, the Owner can develop Apartments as presently designed or Condominiums as presently design and comply with the Zoning Code. Under the current Zoning regulations, Townhomes cannot be built on this lot due to side yards setbacks being required in this zoning district. Adding a Planned Development (PD) designation to the current Zoning will allow the Owner to develop the buildings as drawn and sell them as townhomes.

The Owner is requesting the following exceptions for the Planned Development:

- Removal of the side and rear yard setbacks for individual units to allow dwelling units to be individually sold as Townhomes
- Reduction of the landscape requirement from 20% of the property to 15% of the property for the ground cover. The current required minimum number of trees and shrubs will be met. One of the comments received from UniSource was a 10-foot easement clear of planting. Our 10-foot landscape buffer overlaps the easement by 2 feet. We have kept all planting clear of the Unisource requested easement.

The proposed development complies with the Zoning Code requirements for the R-CHD zoning district pertaining to the minimum unit density of 15 units per acre, the minimum 10-foot-wide front yard setback, the requirement for 60%

of the property along Swanson Avenue to be occupied by building and the maximum height of 42 feet. The development also complies with the required minimum parking standards. Any additional exceptions required for this development shall be intended to accommodate Unisource easement and utility requirements.

**ADJACENT PROPERTY OWNERS**

Below is described the location, business type, assessor parcel number and property owner of adjacent properties and uses that surround the properties.

North

[REDACTED]  
[REDACTED] /107-28-002C  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-28-002B  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-28-003B  
Lake Havasu City, AZ 86403

West

[REDACTED]  
[REDACTED] /107-27-028  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-001A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-002A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-003A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-004A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] 107-51-009A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-010A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-011A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-51-012A  
Lake Havasu City, AZ 86403

South

[REDACTED]  
[REDACTED] /107-27-061  
Lake Havasu City, Az 86403

[REDACTED]  
[REDACTED] /107-84-001  
Lake Havasu City, AZ 86403

[REDACTED]  
107-84-002

[REDACTED]  
107-84-003

[REDACTED]  
107-84-004

[REDACTED]  
[REDACTED] /107-27-059  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-27-058  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-27-057  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /107-27-056  
Lake Havasu City, AZ 86403

East

[REDACTED]  
[REDACTED] /109-23-078B  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /109-23-078A  
Lake Havasu City, AZ 86403

[REDACTED]  
[REDACTED] /108-11-042  
Lake Havasu City, AZ 86403

**BEST MANAGEMENT PRACTICES** (BMP's)

- BMP's will be applied during construction documents in the "Spill prevention & good housekeeping notes, material, handling, & solid waste management" as noted on the plans.

**Exhibit "A"**



