



September 30th, 2024

Lake Havasu City
Development Services Department
2330 McCulloch Blvd. N.
Lake Havasu City, AZ 86403

RE: AMENDED LETTER OF INTENT for Rezoning Request for Parcel 106-28-050A

To Whom It May Concern:

Attached please find a request for a rezone / planned development amendment for parcel 106-28-050A.

The property is 10+/- acres situated between Hwy 95 and Cactus Wren Drive, on the north side of Lake Havasu City. The property is currently known as Kiowa Ponds and was recently purchased from Lake Havasu City by Anderson Powersports with the intent to build a new retail location for the sale and servicing of recreational vehicles. This type of use cannot be accommodated with the existing zoning; therefore, a zoning change is being requested to modify the existing C-1/PD (Limited Commercial with a Planned Development Overlay) to a C-2/PD (General Commercial with a Planned Development Overlay). This change would allow for the proposed project, while mitigating concerns and potential impact to the surrounding neighborhood.

The existing zoning, C1/PD, was approved in 2008 for a specific commercial development that never took place. The PD was very specific about the intended use and therefore needs to be amended for the new proposed use.

The proposed development plan is generally in compliance with the C-2 General Commercial zoning requirements. As part of the planned development request, the applicant is placing restrictions on the project through the development plan to increase setbacks and provide for adequate screening through the use of walls, landscape and building placement. The placement of the buildings is strategic with no windows directly facing adjoining properties. This is done to enhance privacy and mitigate noise and light pollution.

Requested conditions / exceptions:

- Side setbacks shall be 20 feet
- Rear setback shall be 35 feet
- Main building pad elevation shall be +/- 577.50
- Maximum height for the main building shall be 36 feet
- Maximum height of the tower roof feature of the showroom shall be 45 feet
- Maximum height of the perimeter showroom building shall be 25 feet
- Proposed showroom building on the setback shall satisfy the requirements of a wall / buffer with the neighboring properties. Anywhere the showroom building does not exist as a buffer a 6-foot masonry screen wall shall be placed to secure the site and provide privacy to neighboring properties
- Proposed site plan shall be considered the approved plan of development for the PD approval
- While an exact footprint and use is not known at this time for the future commercial parcel on the north of the project – any use shall conform with all C2 – General Commercial zoning requirements and allow for all C2 – General Commercial uses.

The applicant has worked with an architect to provide a proposed site plan, site section views, and building renderings. Additionally, rendered views from adjacent properties are provided to illustrate how privacy and screening is accomplished using the proposed placement of buildings, screen walls, landscape and other improvements. These preliminary plans and renderings were provided at the neighborhood meetings for review and comment by the public. They are provided as part of this application.

An initial neighborhood meeting was held on April 25th, 2024 on site to review the applicants proposed planned development modification and associated development plan. Initial concerns revolved around changes from the original planned development approval, vehicular access off of Cactus Wren and privacy and screening for the adjacent homes. After receiving feedback from the neighbors, the applicant made some adjustments to the proposed development plan to try and mitigate concerns and be respectful of the surrounding neighborhood.

A second neighborhood meeting was held on June 27th, 2024 on site to review modifications to the proposed plan of development and associated development plan. This meeting covered neighborhood concerns from the first meeting and provide the final proposed plan to the neighbors for review and comment. In particular, the applicant addressed the following concerns:

- Removal of vehicular access from Cactus Wren; Applicant is ok with this and it was removed from the plan of development.
- Privacy and screening for the adjacent homes; The showcase building was designed to provide for the most possible screening of noise and light pollution from the highway, existing commercial uses, and the proposed project. By utilizing the rear of the building, and landscaping, the applicant is able to create a visually appealing screening means that far exceeds what a typical block screen wall would provide. Additionally the setback was increased to 20 feet on the south and 35 feet on the west to allow for slope and drainage transitions, landscaping, and open space between the building and the neighbors.
- In an effort to visually illustrate how concerns would be address the applicant provide site section views, perspective views and proposed building renderings. These are attached to the application.

Attached please find the application form for rezone/planned development along with all required submittal documents; including an updated Plan of Development, Traffic Impact Statement, and grading and drainage exhibit. Building renderings and perspective views were submitted previously and should be a part of this application.

Please let me know if there are any questions or if you need anything further.

Best regards,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

Mychal Gorden
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