

1800 Bahama Ave Re-Zone Application: Statement of Intent

Current Zoning: **R-M**
Proposed Zoning: **R-M/PD**
APNs Requested: 106-18-30 through 106-18-50

To Whom it May Concern,

We are requesting a Planned Development Zoning for the (15) parcels indicated above and on the attached plans in the General Development Plan. We are proposing to combine the parcels and develop them as a Vacation-Rental Resort that will include ~200 Units ranging from 1-bd to 6-bd, (2) Restaurants, and multiple on-site Amenities, including a standing wave which will for the first time bring actual surfing to Lake Havasu.

We are requesting a PD primarily in order to allow for taller buildings on the upper portion of the site. The existing building height limit, based on the underlying R-M zoning, is 30'-0" as measured from 1' above the crest of the road at the high point of Bahama Ave along the project site (+101.00' on Conceptual Grading plan, Sheet C6.0 in attached General Development Plan). Based on the grades of the site this would allow for buildings as tall as 60' at the West end of the site, but only ~30' near the East edge of the site.

The PD would allow us to exceed the underlying zone's height limit up to 60'. Current building designs propose exceeding the underlying zone height limit by anywhere from 7 to 29 feet, subject to further refinement of the buildings during the Design Review Application process. See conceptual grading plan for a building-by-building summary of the amount each building is currently proposed to exceed the R-M height limit. Furthermore – none of the proposed buildings which exceed the underlying zone's height limit are within 100' of the Eastern portion of the site's southern border where it abuts R-1 zoned lots.

Our proposed development complies with all other requirements of the R-M zone, including Density, Setbacks, and lot coverage.

We request that the reviewing bodies please approve the ReZone application so that we can concentrate the density of the site (which at ~15 DU/AC overall is still approximately just 75% the maximum of 20 DU/AC) into fewer and taller buildings while leaving the rest of the site to be developed with more parking than the zone minimum, and to provide large-scale, high-quality amenities which will be open to not just guests staying at the site, but to the general public as well.

Thank You for your Consideration

-Austin Springer, AIA
Architect, Studio KDA