



Notice of Public Scoping Meeting
Re: Updated Conceptual Plan
Lake Havasu City, AZ
APNs: 110-09-031 thru 110-09-039

You are invited to a public meeting regarding an updated conceptual plan for your neighborhood. Lake Havasu City requires a public scoping meeting as part of its review process. The meeting intends to present the proposed re-design of the conceptual plan and provide an opportunity for public comment before the Planning Commission and City Council hearings.

Background

Lake Havasu City was conceived as a master-planned community in 1963 with a recreational and residential emphasis. Most of McCulloch's original master plan remains intact. One of the planning principles McCulloch used in the '70s includes using high-density residential as a buffer between commercially zoned areas and single-family residential homes. This concept provides a concentration of residents to utilize the commercial as well as a transition between the commercial and single-family neighborhoods. McCulloch used this strategy throughout the city.

Intent

The owner/developer of the ten (10) lots at McCulloch Blvd South and Delta Drive proposes a re-design of the conceptual plan layout that was approved on October 24, 2023, from C-1 to a Residential Multiple-Family/Planned Development (R-M/PD) with a density of 37.1 units per acre. The intent was to build a 78-unit apartment complex. The proposed re-design is to lower the density from 37.1 units per acre to 23 units per acre with a townhome complex. The owner anticipates no short-term or vacation rentals. The owner is a local construction contractor interested in providing more housing opportunities.

Once our meeting is completed, Lake Havasu City will hold two public hearings on this item, which you may also attend to express your concerns. The Planning Commission will hold a hearing and make a recommendation to the Lake Havasu City Council. The entire process will take 60 to 90 days to complete. We look forward to seeing you at the meeting and answering any questions you may have.

Meeting Time and Location

When: Tuesday August 20th, 2024
Time: 6:00 pm
Where: Nomadic Center - 2119 McCulloch Blvd N, Lake Havasu City, AZ 86403

Any comments or concerns may be submitted to the applicant representative by emailing [REDACTED] or calling [REDACTED]

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NOT FOR
CONSTRUCTION

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PROJECT NAME
DELTA

ARCHITECT OF RECORD
**SELBERG ASSOCIATES
INC.**
ARCHITECTURE &
PLANNING
3100 W. 15TH STREET, SUITE 100
DALLAS, TEXAS 75201-1000
(214) 343-1000

PROJECT NO. 2204

ISSUED FOR: SCHEMATIC

ISSUED DATE: DECEMBER 28, 2022

REVISION: ISSUE DATE:

SHEET TITLE:

GENERAL DEVELOPMENT PLAN

SHEET NO.

A1.01

GENERAL NOTES

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS SHOWN ARE BASED ON THE RECORD PLAT AND THE SITE PLAN.
2. ACCESSIBLE ROUTE: ALL WALKS, WALKS, DRIVEWAYS, ALLEYS AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN THE ADA.
3. IMPROVING OBJECTS: IMPROVING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

UNIT BREAK DOWNS

BUILDING A - 18 UNITS
BUILDING B - 7 UNITS
BUILDING C - 4 UNITS
BUILDING D - 11 UNITS
BUILDING E - 5 UNITS
TOTAL UNITS IN DEVELOPMENT - 45 UNITS

PARKING CALCULATIONS

REQUIREMENTS IN DISTRICT:
1.1 SPACES PER 1 BEDROOM UNIT
1 SPACE PER EVERY 1 DWELLING UNIT FOR VISITOR PARKING
1 SPACE PER UNIT NEEDS TO BE COVERED

DWELLING UNIT PARKING:
3 BEDROOM 45 UNITS x 1.1 SPACES = 49.5 - BE PARKING SPACES
VISITOR PARKING:
45 UNITS x 1.1 SPACES = 49.5 - BE PARKING SPACES
45 UNITS x 1 SPACE = 45 SPACES NEED TO COME OUT OF TOTAL SPACES

OVERALL TOTAL PARKING REQUIRED = 99 PARKING SPACES (INCLUDES 18 REQUIRED DWELLING UNIT PARKING AND 81 REQUIRED VISITOR PARKING)

ACCESSIBLE SPACES REQUIRED 1
PROVIDED BY PARKING SPACES (90 DWELLING UNIT PARKING & VISITOR PARKING)

COVERED PARKING: 99 SPACES PROVIDED

ACCESSIBLE SPACES PROVIDED 1

LANDSCAPE BREAKDOWN

CITY OF LANE HAVING CITY ZONING ORDINANCE SECTION 14.04.04 LANDSCAPING AND SCREENING; C. GENERAL LANDSCAPE STANDARDS

MINIMUM REQUIRED LANDSCAPING: LANDSCAPING SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC REQUIREMENTS FOR STREETS, PROPERTY LINES, BUFFERING, AND PARKING AREA LANDSCAPING STANDARDS IN THIS SECTION TO MEET THE FOLLOWING LANDSCAPING REQUIREMENTS:

A. 54' ZONING DISTRICTS:
IN MULTIFAMILY RESIDENTIAL ZONING DISTRICTS, A MINIMUM OF 25% OF TOTAL LOT AREA SHALL BE LANDSCAPED

LOT AREA: 7.18 ACRES
2.18 ACRES = 94,396 SQ. FT.
PERCENTAGE REQUIRED 25% = 23,599 SQ. FT. (18,879.2 SQ. FT.)
REQUIRED TREE LANDSCAPE: 1 PER 40' OF FRONTAGE = 80' OF 140' = 21 TREES REQUIRED
PROVIDED 21 TREES

REQUIRED SHRUB LANDSCAPE: 1 PER 20' OF FRONTAGE = 80' OF 140' = 28 SHRUBS REQUIRED
PROVIDED 28 SHRUBS

LANDSCAPE AREA PROVIDED
TOTAL LANDSCAPE PROVIDED = 25,618 SQ. FT., 37 TREES AND 28 SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
●	LEUCOPYLLUM FRUTICOSUM	TEXAS SAGE	18	5 GAL.
●	HEPERALOE PARVIFLORA	RED YUCCA	21	5 GAL.
○	PARKINSONIA FLOREDA	BLUE PALM VERTICE	44	24" BOX
●	ACACIA GREGGII	CATCLAW ACACIA	31	24" BOX
●	DECOMPOSED GRANITE			24"

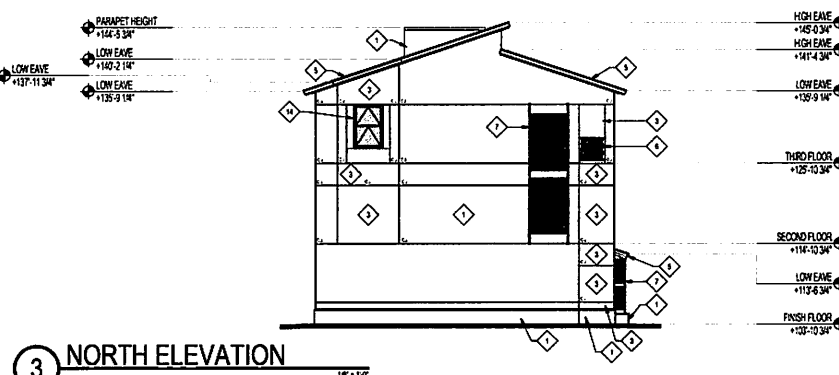
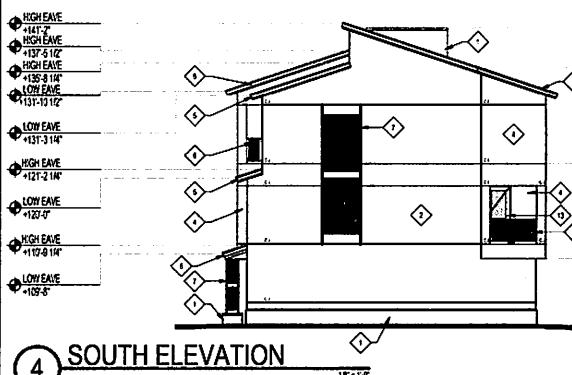
1 SITE PLAN

1" = 30'



SYMBOL	MANUFACTURER	MATERIAL	COLOR
◊	OMEGA STUCCO PRODUCTS	STUCCO WALLS	QU-YLR TAN SWH151
◊	OMEGA STUCCO PRODUCTS	STUCCO WALLS	NATURAL SWH542
◊	OMEGA STUCCO PRODUCTS	STUCCO WALLS	AUTO-CHK SWH-18
◊	OMEGA STUCCO PRODUCTS	STUCCO WALLS	SPRCD CDRN SWH725
◊	WSD	PRE-FINISHED METAL ROOFING	BUDSON
◊	BY OWNER	PAINTED AND PAINTED STEEL CLAMPAL	PAINT TO MATCH METAL ROOFING
◊	BY OWNER	DECORATIVE STEEL ORNAMENT	PAINT TO MATCH METAL ROOFING
◊	BY OWNER	FRONT DOOR STEEL BOWRAE	PAINT TO MATCH METAL ROOFING
◊	BY OWNER	FRONT DOOR STEEL BOWRAE	PAINT TO MATCH METAL ROOFING
◊	J.K. SMITH	ROOF DRAIN W/ DOWNSPOUT NOZZLE	
◊	J.K. SMITH	OVERFLOW DRAIN W/ DOWNSPOUT NOZZLE	
◊	BY OWNER	PERMANENTLY IN CL. CARVED IN CAP FLASHING	PAINT TO MATCH WALL BELOW
◊	PER SCH-EDULE	DOOR	PER SCH-EDULE
◊	PER SCH-EDULE	WINDOW	PER SCH-EDULE

NOTES:
 1. VERIFY ALL FINAL COLOR SELECTIONS BY OWNER.
 2. ALL PAINTING TO BE PAINTED TO MATCH COLOR OF ADJACENT WALLS OR THE ROOF WITH A COORDINATING COLOR. PROVIDE ALLOWANCE FOR PATCHING STUCCO AND REPAIRING CRACKS IN EXTERIOR PAINT.



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CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES, CONCRETE, AND OTHER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PROJECT NAME
DELTA

ARCHITECT OF RECORD
SELBERG ASSOCIATES INC.
ARCHITECTURE & PLANNING
200 N. MICHIGAN STREET, SUITE 200
ANN ARBOR, MI 48106-1500
(734) 769-1234
www.selbergassociates.com

PROJECT NO. 2209
DESIGNED FOR: JONATHAN
DESIGNED DATE: DECEMBER 16, 2022
REVISION: ISSUE DATE

SHEET TITLE:
BUILDING ELEVATIONS
BUILDING A
SHEET NO. **A5.01**

HIGH EAVE
+145'-2"

PARAPET HEIGHT
+142'-7"

LOW EAVE
+131'-10 1/2"

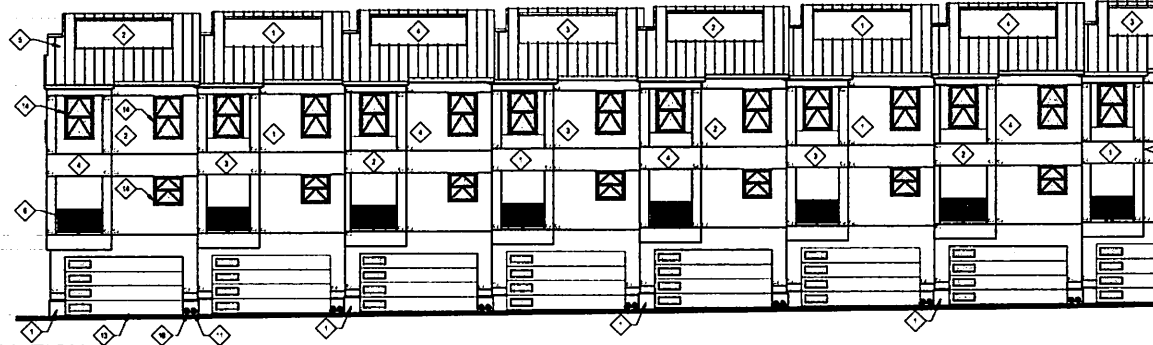
LOW EAVE
+131'-5 3/4"

THIRD FLOOR
+122'-0"

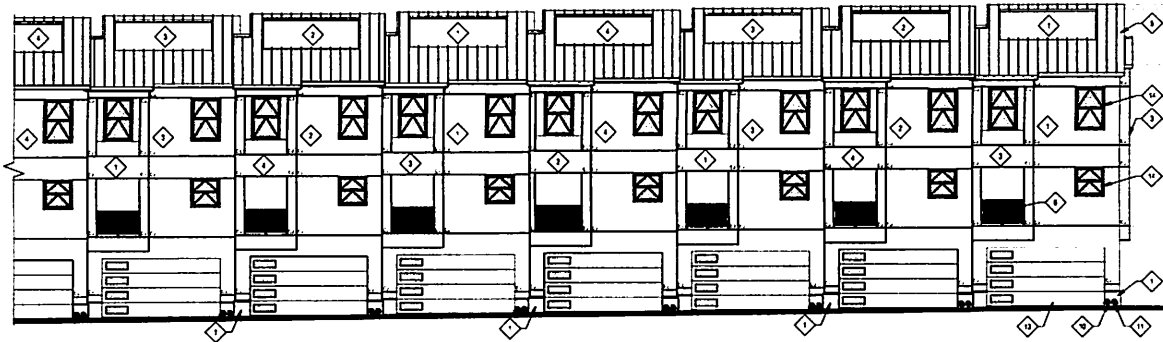
SECOND FLOOR
+111'-0"

BOTTOM OF POP-OUT
+138'-0"

FINISH FLOOR
+133'-0"



1 EAST ELEVATION



2 EAST ELEVATION

KEYNOTES	SYMBOL	MANUFACTURER	MATERIAL	COLOR
1		OMEGA STUCCO PRODUCTS	STUCCO WALLS	OMEGA TAN BSW-11
2		OMEGA STUCCO PRODUCTS	STUCCO WALLS	NATURAL BSW-12
3		OMEGA STUCCO PRODUCTS	STUCCO WALLS	ARTICHOKE BSW-19
4		OMEGA STUCCO PRODUCTS	STUCCO WALLS	SPECKLED COLOR BSW-12
5		WRO	PREFINISHED METAL ROOFING	BLACKEN
6		BY OWNER	PAINTED AND PAINTED STEEL CLADDING	PAINT TO MATCH METAL ROOFING
7		BY OWNER	DECORATIVE STEEL ORNAMENT	PAINT TO MATCH METAL ROOFING
8		BY OWNER	FRONT DOOR STEEL BONNET	PAINT TO MATCH METAL ROOFING
9		BY OWNER	FRONT DOOR STEEL BONNET	PAINT TO MATCH METAL ROOFING
10		J.R. SMITH	ROOF DRAIN W/ DOWNPOUT NOZZLE	
11		J.R. SMITH	OVERFLOW DRAIN W/ DOWNPOUT NOZZLE	
12		BY OWNER	PREFINISHED 30 GA. GALVANIZED CAP FLASHING	PAINT TO MATCH WALL BELOW
13		PER SCHEDULE	DOOR	PER SCHEDULE
14		PER SCHEDULE	WINDOW	PER SCHEDULE

NOTE:
1. SUPPLY ALL FINAL COLOR SELECTIONS TO OWNER.
2. ALL FINISHES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALLS AND FINISHES. NORTH
3. GENERAL CONTRACTOR SHALL PROVIDE ALLOWANCE FOR MATCHING STUCCO AND FINISHES
ONWORK IN EXTERIOR FINISH.

HIGH EAVE
+145'-2 3/4"

PARAPET HEIGHT
+142'-5 3/4"

LOW EAVE
+131'-10 1/2"

LOW EAVE
+131'-5 3/4"

LOW EAVE
+135'-0"

THIRD FLOOR
+125'-10 3/4"

SECOND FLOOR
+114'-10 3/4"

BOTTOM OF POP-OUT
+132'-10 3/4"

FINISH FLOOR
+133'-10 3/4"

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PROJECT NAME
DELTA

ARCHITECTURE & PLANNING
DELTA ASSOCIATES

PROJECT NO. 2021

DESIGN FOR 10000000

DESIGN DATE 10/20/2021

REVISION 00000000

SHEET TITLE
BUILDING ELEVATIONS
BUILDING A

SHEET NO.
A5.02

PUBLIC NEIGHBORHOOD MEETING

PROJECT: Delta / McCulloch **MEETING DATE:** August 20th 2024 6 pm

MEETING DATE: August 20th 2024 6 pm

FACILITATOR: Iris Development Services **LOCATION:** Nomadic Building

LOCATION: Nomadic Building

[illegible]



IRIS DEVELOPMENT SERVICES

PLLC

Public Meeting Minutes

Re: Re-Design at properties at 701 McCulloch Blvd S. and Delta Drive

Lake Havasu City, AZ

APNs: 110-09-031 thru 110-09-039

When: Tuesday, August 23, 2024

Time: 6:00 pm

Where: Nomadic Building, 2119 McCulloch Blvd N. Lake Havasu City, AZ

Lisa Pender introduced the project to the people that came into the meeting. She displayed the proposed new building layout and the buildings. The attendees were excited about the new layout and was very happy that there would be the number of residents would be considerably less. They thought that the design was a much better layout.

The questions that they had were about offsite

The meeting concluded at 6:30 pm.