



LAKE HAVASU CITY GENERAL PLAN

Hearing Draft

May 20, 2026

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Acknowledgments

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**CHAPTER 1:
Shaping Our Future**

**CHAPTER 2:
Balanced Growth**

**CHAPTER 3:
Connected Community**

**CHAPTER 4:
Prosperous Economy**

**CHAPTER 5:
Thriving Residential Areas**

**CHAPTER 6:
Healthy Environment**

**CHAPTER 7:
Achieving Our Future**

Appendices



**CHAPTER 1:
Shaping Our Future**

Chapter 1 introduces the purpose and process behind *Lake Havasu City General Plan, Shaping Our Future*. It identifies the required and elective elements as well as how they are incorporated into the General Plan. A brief review of the regional and historic components that shaped Lake Havasu City’s role in Mohave County and the broader Southwest is included. Key trends from the *Existing Conditions Report* are provided including a snapshot of current demographics. Finally, this portion of the General Plan concludes with a community engagement summary of activities and events that implemented the *Public Education Plan* and informed the plan’s vision, goals, and objectives.

Lake Havasu City is home to a vibrant community of residents who enjoy its abundant sunshine, services, amenities, and access to the lake. The City also welcomes nearly a million visitors annually with its historic London Bridge, friendly community, annual events, mild fall and winter climate, and a wide range of restaurants and lodging. Approximately 400 miles of stunning coastline offer exceptional watersports, including fishing, jet skiing, kayaking, wakeboarding, and house boating. Residents and visitors explore Lake Havasu and its renowned striped bass fishery, surrounded by beautiful beaches, campsites, hiking trails, and extensive off-road routes along the undeveloped stretches of the river. It is in this context that the *Lake Havasu City General Plan, Shaping Our Future*, was developed.

Purpose & Process

The General Plan is being updated pursuant to Arizona Revised Statutes (A.R.S.) § 9-461.06.K:

A general plan, with any amendments, is effective for up to ten years after the date the plan was initially adopted and ratified... On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

Lake Havasu City's previous General Plan was adopted in 2016. In the years since, the City has evolved through new development trends, demographic shifts, economic changes, and State law updates. These changes mean the former plan may no longer fully reflect the vision and values of the community today. Updating the General Plan is not just a legal requirement under Arizona Revised Statutes (A.R.S. § 9-461.05), but it is also an opportunity to assess where a community is at, where it wants to go, and how it will get there. The General Plan will also:

Reassess Priorities

Ensure policies appropriately reflect current conditions and community aspirations for the future.

Plan for Growth

Fine-tune demographic and land-use projections to make the plan as accurate and predictive as possible.

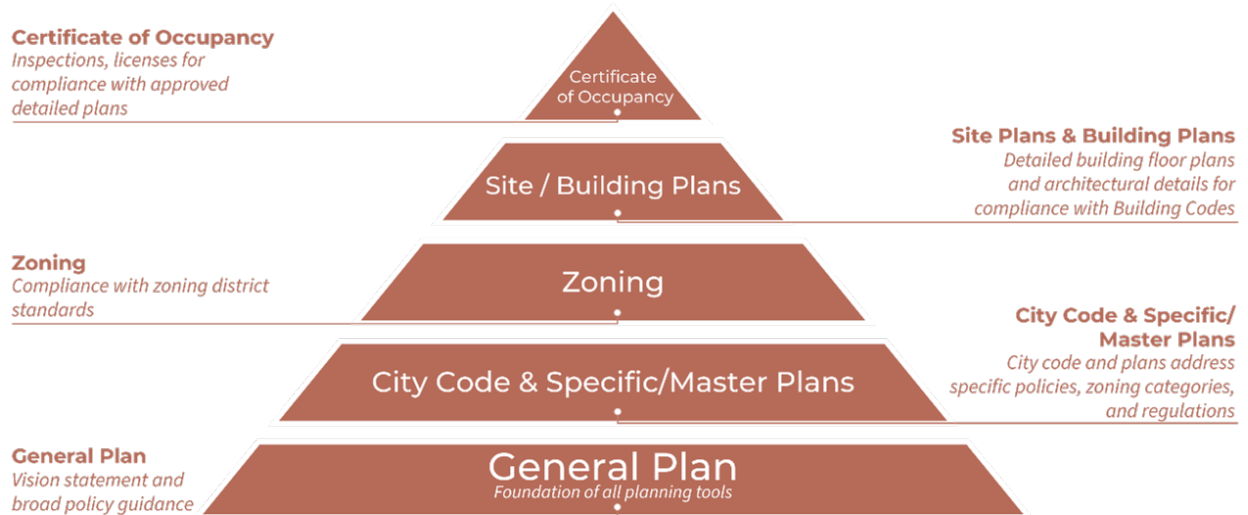
Guide Investments

Align infrastructure, housing, and economic development decisions with actionable long-term goals.

This process meets statutory obligations while shaping a vibrant, resilient future that welcomes new opportunities for the Lake Havasu City community. General plans are never created in isolation; they are designed to function with other City policies and plans, forming the foundation of the community's planning framework. While Lake Havasu City has many specialized plans and regulatory documents that examine specific planning and development topics, the General Plan connects them all. *Figure 1* shows the hierarchy of planning documents

in Lake Havasu City, and *Appendix B* lists the reference documents that informed the contents of the General Plan.

Figure 1. Hierarchy of Planning Documents



What is a General Plan?

A General Plan is often called the City’s blueprint for the future, or its roadmap for growth. It is a comprehensive, long-range policy document that guides growth and development decisions for the next 10 to 20 years. It establishes a shared vision and provides goals, objectives, and actions for a variety of required and elective topics or elements, including land use, circulation, economic growth, housing, and open space. Every decision about zoning, infrastructure, and community investment is meant to be tied back to a community’s General Plan. It provides a path for growth to happen in a way that is coordinated, sustainable, and aligned with community priorities.

General Plans do not change existing zoning. For example, if a property’s current zoning does not fully align with the General Plan, it may still be developed according to its “by-right” zoning standards and uses. However, any proposed zoning changes must conform to the General Plan. This does not mean the General Plan cannot be amended. There are provisions under A.R.S. § 9-461.06 for requesting amendments to the General Plan and procedures for considering an amendment. The General Plan amendment criteria are described later in *Chapter 7*.

While State law outlines what a General Plan must include, Lake Havasu City chose to go further by addressing priorities that matter most to the community. This plan reflects those local values, guiding future growth while preserving the City’s natural beauty and supporting a strong economy. It will ultimately ensure that decisions made today create a resilient, welcoming community for decades to come. Because Lake Havasu City’s population exceeds 50,000 residents, its General Plan must address the full set of required elements identified in State law. *Figure 2* illustrates the required and elective elements contained within the General Plan.

Figure 2. Required and Elective Elements

Required for All Municipalities:	
» Land Use	» Circulation
Required for Populations Over 10,000:	Required for Populations Over 50,000:
<ul style="list-style-type: none"> » Open Space » Growth Area » Environmental Planning » Cost of Development » Water Resources 	<ul style="list-style-type: none"> » Conservation » Recreation » Redevelopment » Neighborhoods » Public Services and Facilities » Public Buildings » Housing » Safety » Bicycling » Energy
Elective Elements:	
» Economic Growth	» Education

What are Key Terms for the General Plan?

All general plans contain common terms to help define a community’s vision and priorities. Key terms for the *Lake Havasu City General Plan, Shaping Our Future*, are defined below and additional terms are defined in *Appendix C*.

Aspirational Statement

A high-level, visionary statement that expresses the desired future for Lake Havasu City. It reflects community values and long-term aspirations for each theme chapter that helps to shape subsequent goals and objectives.

Goal

A concise statement that supports the community’s vision statements and describes a condition to be achieved and provides a focus for more specific objectives.

Objective

A specific policy derived from a goal to guide public and private decision making. Objectives provide clarity on what needs to be accomplished and serve as progress benchmarks.

Implementation Tools

A set of tools designed to implement goals and objectives and put them into practice and ultimately assist in achieving the community’s aspirations.

What was the General Plan Process?

The General Plan’s timeline, illustrated in *Figure 3*, was punctuated by numerous opportunities for meaningful community participation. A truly collaborative community process, the development of this plan reflects a medley of Lake Havasu City’s wide-ranging voices. **Five key project phases**, each of which included participation from the community, are outlined below:

1. **Launch** set the project's foundation with a presentation to *City Council* and the adoption of the *Public Education Plan (PEP)*. After the adoption of the PEP, the official project website was launched. The project website served as a hub for updates and engagement opportunities, including a community questionnaire.
2. **Discover** consisted of a presentation to the *Planning & Zoning Commission* and the establishment of the *Technical Advisory Committee (TAC)* and the *General Plan Steering Committee (GPSC)*. This phase also produced an *Existing Conditions Report* for existing conditions within the City and its surroundings.
3. **Envision** consisted of robust community engagement across several events, including community listening sessions, a virtual and in-person workshop, drop-in events, and meetings with the GPSC, resulting in draft themes, aspirational statements, and goals.
4. **Build** consisted of additional community engagement initiatives, including community listening sessions, virtual and in-person community workshops, drop-in events, and meetings with the GPSC, TAC, *Planning & Zoning Commission*, and *City Council* to reconfirm aspirational statements, goals, and to derive plan objectives. This phase resulted in the initial draft of the General Plan reviewed by the TAC and GPSC.
5. **Celebrate** consisted of publishing the community-derived 60-day public draft of the General Plan, a community open house, and the legislative approval process through the *Planning & Zoning Commission* and *City Council*. After adoption, the General Plan will be voted on by the residents of Lake Havasu City in November 2026.

Figure 3. Timeline and Process



What is the Structure of the General Plan?

The General Plan is organized into seven chapters, as illustrated in *Figure 4*. The core chapters are built around *Community-Driven Themes*, and each begins with an *Aspirational Statement* followed by topic summaries as well as *Goals* and *Objectives* tailored to the topics. From the theme chapters, a generalized discussion of *Implementation Tools* including articulation of the amendment criteria occurs in *Chapter 7*.

Figure 4. Structure of the General Plan

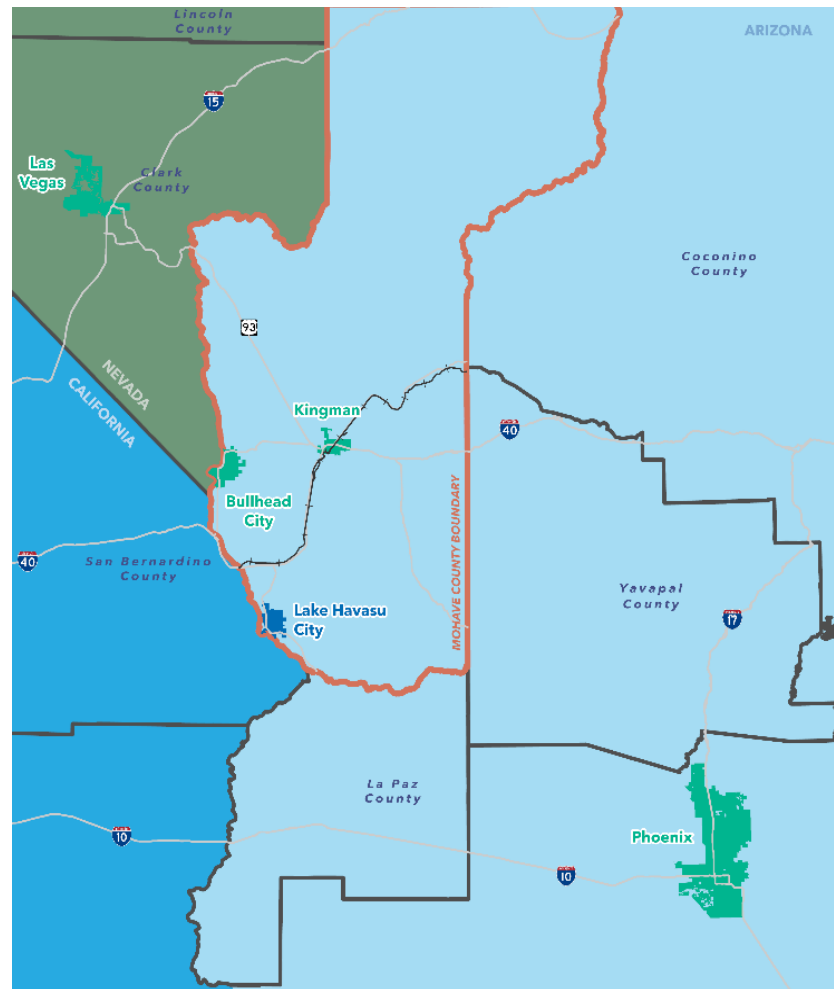


Regional Context

Lake Havasu City sits on the eastern shore of Lake Havasu along the Colorado River border of California and Arizona. It is located on what is known as “Arizona’s West Coast,” just 3 hours west of Phoenix, 2.5 hours south of Las Vegas, and 4 to 5 hours east of the Los Angeles area. As a part of the northern and western limits of the Sonoran Desert, Lake Havasu City and its surrounding area are brimming with outstanding biodiversity, a unique blend of recreation opportunities, and remarkable scenic views.

Lake Havasu, with its vicinity map shown in *Figure 5*, is in Mohave County, Arizona. The City is 154 miles from Las Vegas and 192 miles from Phoenix. Neighboring Mohave County cities include Bullhead City and Kingman, 66 miles and 60 miles away, respectively. Mohave County is bordered by Coconino County to the northeast, Yavapai County to the east, Maricopa County to the southeast, and La Paz County to the south.

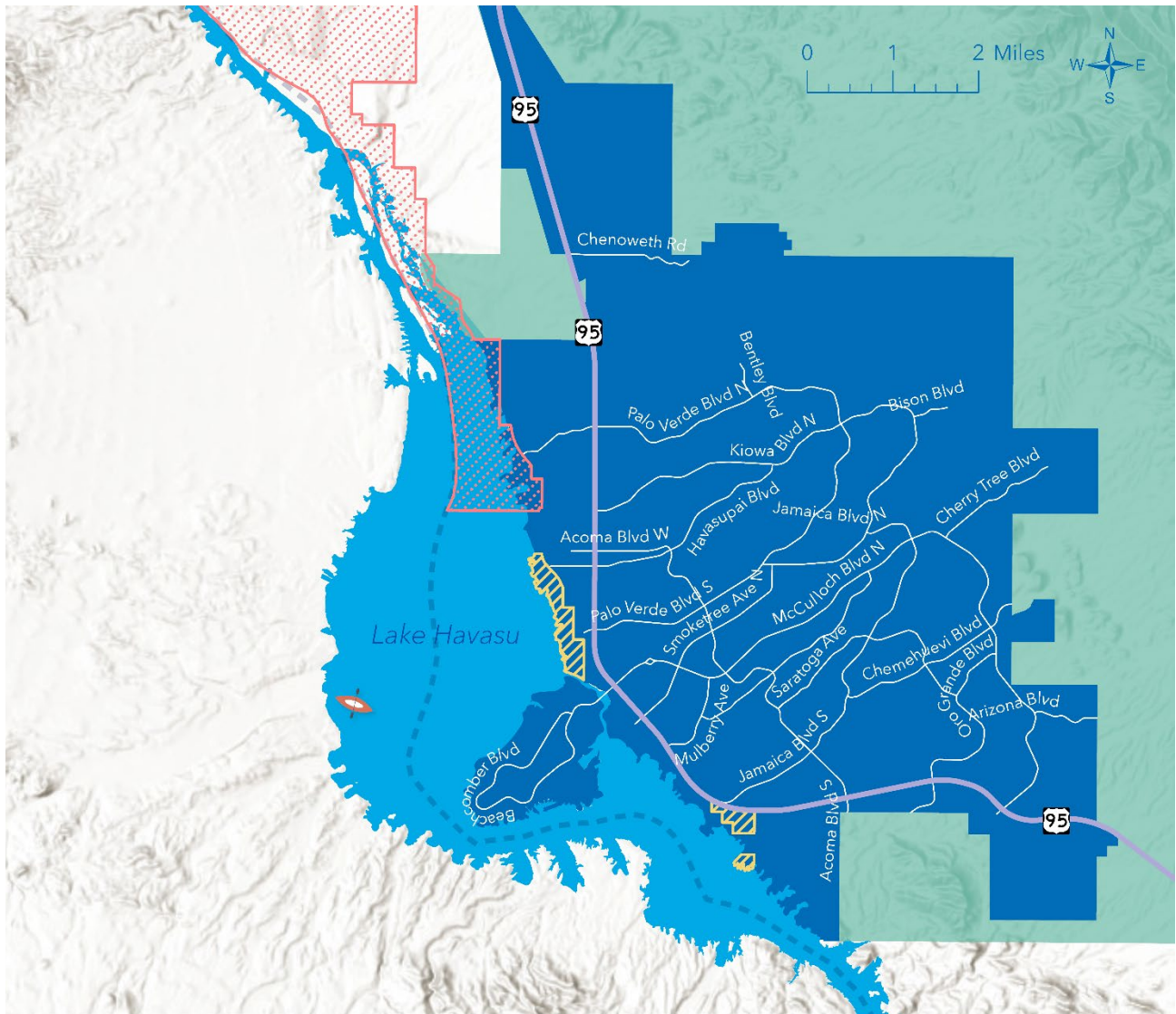
Figure 5. Vicinity Map



What is a Municipal Planning Area (MPA)?

Lake Havasu City’s incorporated area spans about 46 sq. miles, while the MPA covers 82 sq. miles. The MPA, shown in *Figure 6* includes both City limits and surrounding lands identified for potential annexation, development, or long-term planning. This broader boundary supports regional planning and open space preservation.

Figure 6. Municipal Planning Area



Municipal Planning Area

- City Boundary (46 Sq. Mi.)
- Municipal Planning Area (82 Sq. Mi.)
- Lake Havasu National Wildlife Refuge
- Lake Havasu State Park

Historic Context

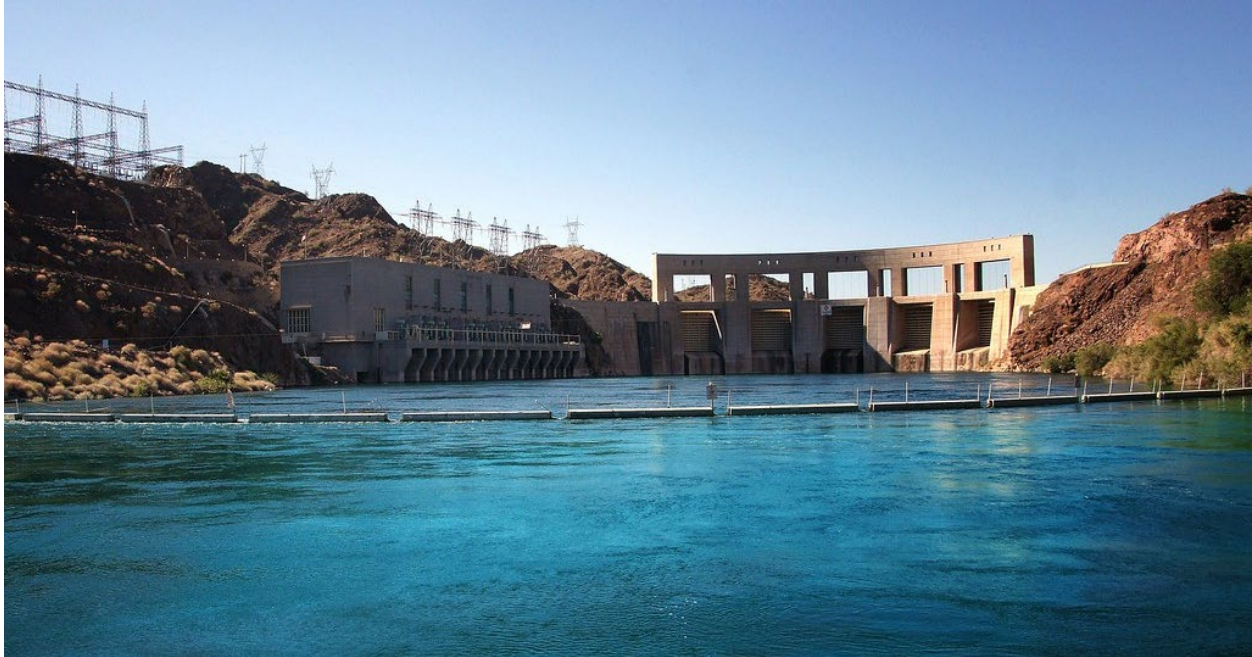
Before dams were built along the lower Colorado River, including Hoover Dam in 1936, the river wound through desert valleys and canyons surrounded by dense riparian forests. Seasonal floods refreshed the land, creating a patchwork of willow and cottonwood trees that brought life to the desert. Wildlife thrived in the backwaters and forested habitats sustained by the river. Lake Havasu was created by Parker Dam, constructed between 1934 and 1938. The reservoir added about 400 miles of shoreline and reached its full capacity of 211 billion gallons by 1942.



Lower Colorado, National Archives

In 1963, Robert McCulloch, owner of McCulloch Motors, flew over Lake Havasu while searching for a site to test outboard engines. He saw potential for a new community and partnered with developer C.V. Wood, who had designed Disneyland, to make it a reality. By 1967, 16,520 acres were acquired and prepared for lease. At the time, only one unimproved road led into the area, so McCulloch launched an air charter program to bring prospective buyers. Between 1964 and 1978, 2,702 flights carried 137,000 visitors, mostly from colder regions. The last parcel was sold in 1978, and the City was incorporated later that year. By 1981, the population reached 17,000, growing steadily as newcomers sought a relaxed river lifestyle.

Lake Havasu City's most famous landmark is the London Bridge. It was reconstructed on dry land, then dredged to create the Bridgewater Channel and "The Island." The bridge was dedicated on October 10, 1971, before a crowd of 50,000.



Parker Dam, Greg Lilly



Bridgewater Channel before and after dredging, USGS

More than 50 years after Robert McCulloch's first visit, Lake Havasu City, at an elevation of 735 feet, has grown into a vibrant community of 59,484 residents. Its thriving tourism industry draws nearly one million visitors each year. The City is known for hosting major events such as Desert Storm, a world-renowned boat racing competition, the International Jet Sports Boating Association, World Jet Ski Finals, the Relics and Rods classic car show, the Lake Havasu Balloon Festival and Fair, and the Winter Blast Western Pyrotechnics Show, along with many other exciting celebrations throughout the year.

Existing Conditions Summary



An *Existing Conditions Report* was created early in the process to address statutory components and provide a basis for understanding Lake Havasu City and to provide a springboard for the General Plan. Each theme chapter in the General Plan will also include a summary of pertinent existing conditions.

Lake Havasu City is a growing community with unique opportunities and challenges that shape its future. Land use is dominated by public ownership, with 86% of land in the MPA managed by government entities, creating both constraints and opportunities for development. While current transportation relies heavily on the roadway network, improving connectivity for all transportation modes remains a priority.

Natural resources and environmental quality are central to the City's identity. Air quality is generally good, but continued attention to dust control and emissions is needed. Open space and recreation are abundant, with more than 420 miles of shoreline and access to exceptional outdoor amenities. Water resources in the City are carefully managed, with the Colorado River as the primary water source. Alongside careful management, conservation programs have been implemented to ensure long-term sustainability. Economic growth is supported by a strong tourism base and a mix of industries, but diversification and workforce development remain important goals. Housing trends show a need for more diverse options to meet changing demographics and affordability challenges. Public facilities and safety services are well established, yet ongoing investment is needed to maintain quality and adapt to future demands.

Demographic Context

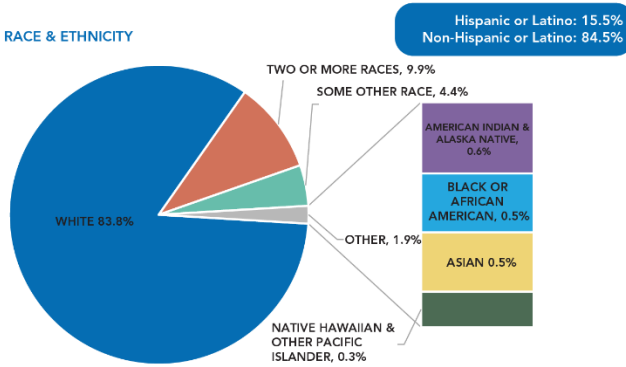
Lake Havasu City is a community shaped by stability and lifestyle. With a population of nearly 59,500 residents in 2025, the City has grown steadily over the past decade. It is a place where home ownership is the norm: 73.4% of households own their homes, well above the national average. The City's character is also defined by its older demographic, with a median age of 55.7 years and a strong presence of retirees. This trend influences everything from housing preferences to healthcare needs.

Households here are smaller, averaging 2.1 people, and incomes are moderate, with a median household income of \$66,264. While most residents enjoy economic stability, 14% live below the poverty line, highlighting the need for inclusive planning. Education and healthcare lead the local economy, supported by industries like arts, entertainment, and professional services. Spending patterns lean toward essentials such as food and healthcare, reflecting the City's age profile. *Figure 7* summarizes key demographics in Lake Havasu City.

Figure 7. Key Demographics

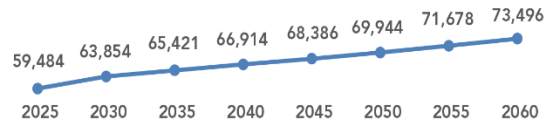
LAKE HAVASU demographics

RACE & ETHNICITY



- 1. Predominantly White Population:** Approximately 83.8% of Lake Havasu City's residents identify as White, a higher percentage compared to national averages.
- 2. Significant Senior Community:** The city has a notably older population, with a median age of 55.7 years.
- 3. High Homeownership Rates:** The city boasts a homeownership rate of 73.4%, which is higher than the national average.
- 4. Steady Population Growth:** Lake Havasu City has experienced consistent growth, with its population increasing by 4.4% since the 2020 census.
- 5. Smaller Household Sizes:** The average household size in Lake Havasu City is 2.1 individuals, reflecting a trend toward smaller households.

POPULATION PROJECTIONS



MEDIAN HOUSEHOLD INCOME



PERSONS IN POVERTY



2024 POPULATION

59,484

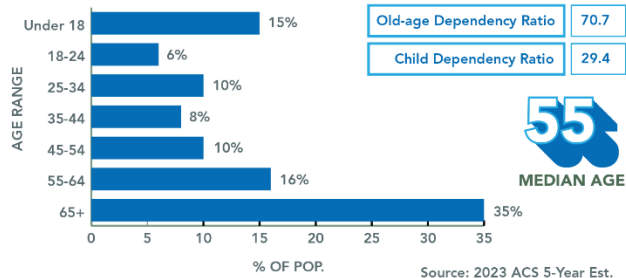
1,333.7
Population per Square Mile

DIVERSITY INDEX

48.9

Sources: AZOEO & 2023 ACS 5-Year Est.

AGES

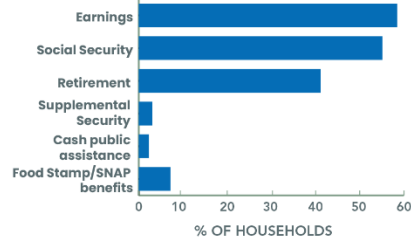


Age Dependency Ratio	100.1
Old-age Dependency Ratio	70.7
Child Dependency Ratio	29.4

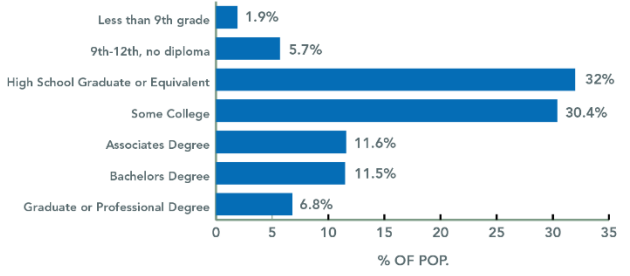
55.7
MEDIAN AGE

SOURCE OF INCOME

Source: 2023 ACS 5-Year Est.



EDUCATIONAL ATTAINMENT (POPULATION 25 YEARS OR OLDER)



TOP SPENDING CATEGORIES

Support & Cash Contributions, Health Care, Vehicle repair, Recreation

DECLINING AVG HH SIZE

2.1

Source: 2023 ACS 5-Year Est.

TOP 5 INDUSTRY

1. Education, Health Care & Social Assistance
2. Retail trade
3. Arts, entertainment, recreation, hotel & food
4. Construction
5. Professional, scientific, management & admin

Source: 2023 ACS 5-Year Est.

Community Engagement Summary

Since the beginning of the process, the General Plan has achieved *more than 27,000 community engagements*. Figure 8 and the text that follows summarizes the major community events and activities, and a full list of engagement activities and events can be found in Appendix A.

Figure 8. By the Numbers Community Engagement



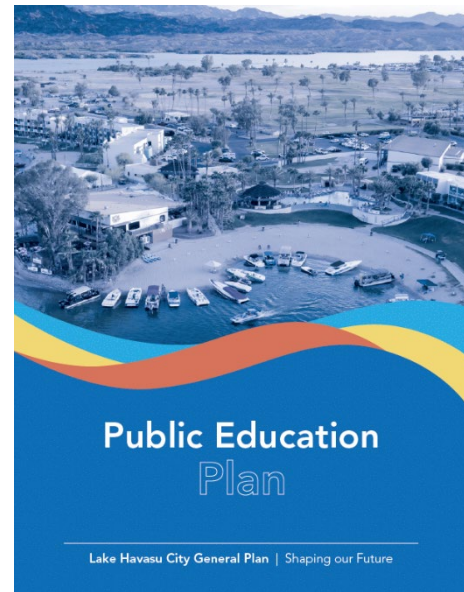
Over 27,000
Community Engagements



Public Education Plan

The *Public Engagement Plan* (PEP) was approved by *City Council* in April 2025, laying the foundation for transparent, intentional engagement throughout the General Plan. It outlined how the City would meet statutory requirements while creating a process that was accessible, inclusive, and continuous. From the start, the plan emphasized clear communication and multiple ways to participate so residents could understand what the General Plan is, why it matters, and how their input would shape its content.

The PEP introduced the *Project Team* and its committees, including the *Technical Advisory Committee* (TAC) and the *General Plan Steering Committee* (GPSC), and committed to engaging a broad range of stakeholders, including elected officials, local businesses, educators, healthcare providers, and neighborhood organizations. It established a strong visual identity with a consistent logo, tagline, and color palette applied across all materials to make the effort recognizable and keep it front of mind.



Engagement strategies were designed to meet people where they were. A dedicated project website served as the central hub for information and participation, hosting event details, questionnaires, interactive mapping tools, and project documents. Community ambassadors extended outreach through neighborhoods and community networks, while promotional materials such as brochures, flyers, newsletters, videos, and social media posts amplified visibility. Local media releases and e-blasts reinforced these efforts.

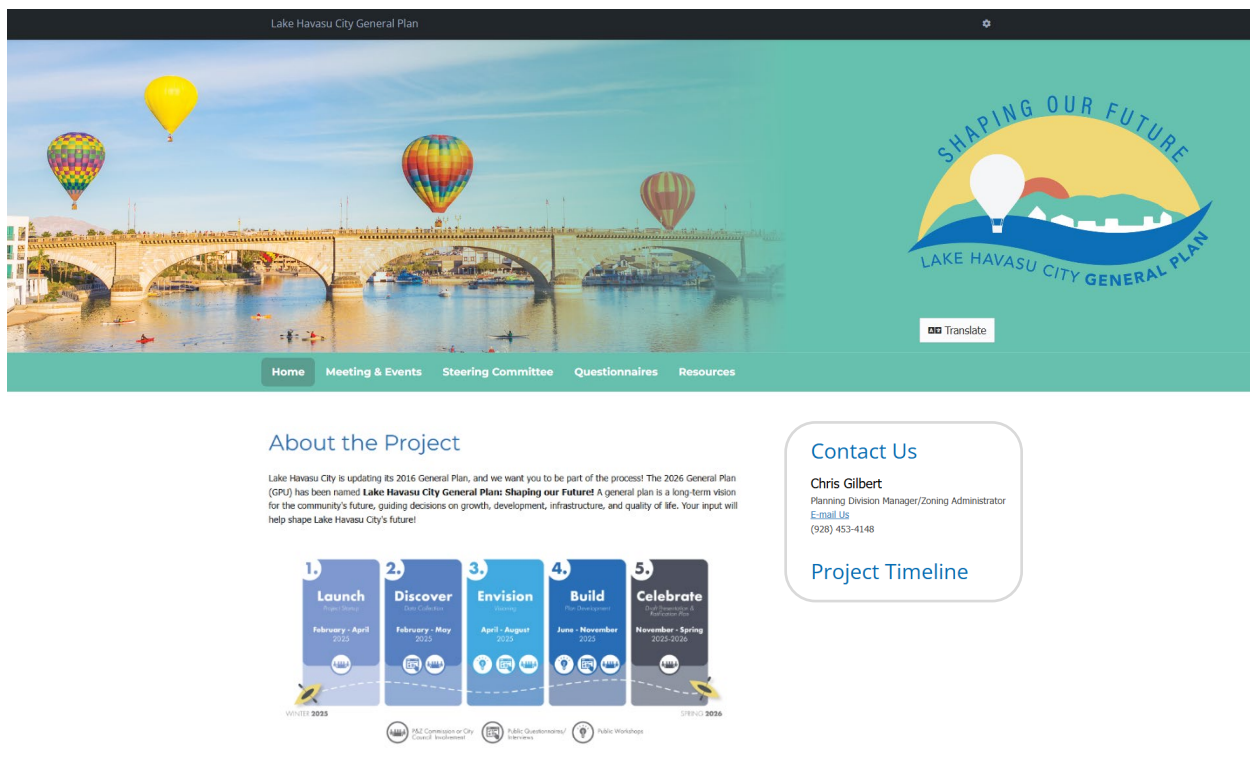
The plan utilized multiple modes of engagement, including in-person and virtual workshops, drop-in events at community festivals, online questionnaires, and one-on-one or group listening sessions. Advanced tools like ArcGIS Urban and Story Maps were used to make scenario planning interactive and visually engaging. Demographic and geographic data were tracked throughout the process to monitor participation and adjust strategies as needed, ensuring that all areas and groups had opportunities to be heard.

Engagement activities were scheduled across the *Envision*, *Build*, and *Celebrate* phases from spring 2025 through early 2026, creating continuous touchpoints rather than one-time events. By combining strong branding, clear communication, and diverse engagement methods, the PEP positioned the General Plan as a transparent and inclusive process that made participation easy and meaningful, ensuring the final plan reflects the voices and priorities of the Lake Havasu City community.

Project Website

The project website, linked to the City’s main website, served as the primary information and participation hub for the General Plan. It hosted the project timeline, Frequently Asked Questions (FAQs), resource documents, an inventory of upcoming meetings and events, contact information, and links to questionnaires and virtual workshops. Throughout visioning and the fall scenario phase, it recorded significant traffic and growing subscriptions, demonstrating sustained public interest. By the end of the 60-day public review period, the project website garnered **23,079 views** and **207 subscribers**.

Beyond standard information, the site enabled action. Community members could sign up for updates, post comments on the home page, submit input through questionnaires, RSVP for in-person events, and participate virtually in workshops. The site also connected residents to related projects such as *Safe Routes to School* and the *Regional Transportation Plan*, allowing community members to explore related projects. This centralized access made engagement more accessible by letting residents weigh in at their convenience and revisit materials at will.



Lake Havasu City General Plan Project Website

Technical Advisory Committee

The TAC was a group of **23 subject-matter experts** drawn from City department representatives. TAC members provided technical input on topics such as land use, infrastructure, public safety, parks, water resources, streets, economic development, finance, and legal considerations. The TAC worked closely with the *Project Team* to align technical analysis with overall community feedback to streamline all plan elements. The TAC was convened or accessed **three times** during the project.

General Plan Steering Committee

The GPSC was established as a working group of **12 community members** representing a mix of local professionals and residents at large. Its purpose was to provide input and perspective throughout the planning process and review draft content at key milestones. Prospective GPSC members completed an application process hosted on the Project Website, and applications were then reviewed by the *Project Team*, with input and direction from the *City Council*. **Five GPSC meetings** were held, each focused on major phases of the update, including visioning, scenario development, draft goals review, and review of the 60-day public draft comments. These meetings ensured that community voices were integrated into technical work and that recommendations reflected local priorities.

Community Listening Sessions

Community Listening sessions created space for longer, more in-depth conversations with a cross-section of stakeholders and community voices. Throughout the visioning phase, the team convened **20 listening sessions** with elected officials, City management, healthcare leaders, educators, utility providers, business owners, and residents. Discussions captured priorities and challenges through local knowledge. Prominent themes included preserving small-town character, addressing housing affordability, improving infrastructure and healthcare access, and broadening job opportunities beyond tourism and service sectors. *Figure 9* illustrates the target groups for listening sessions.

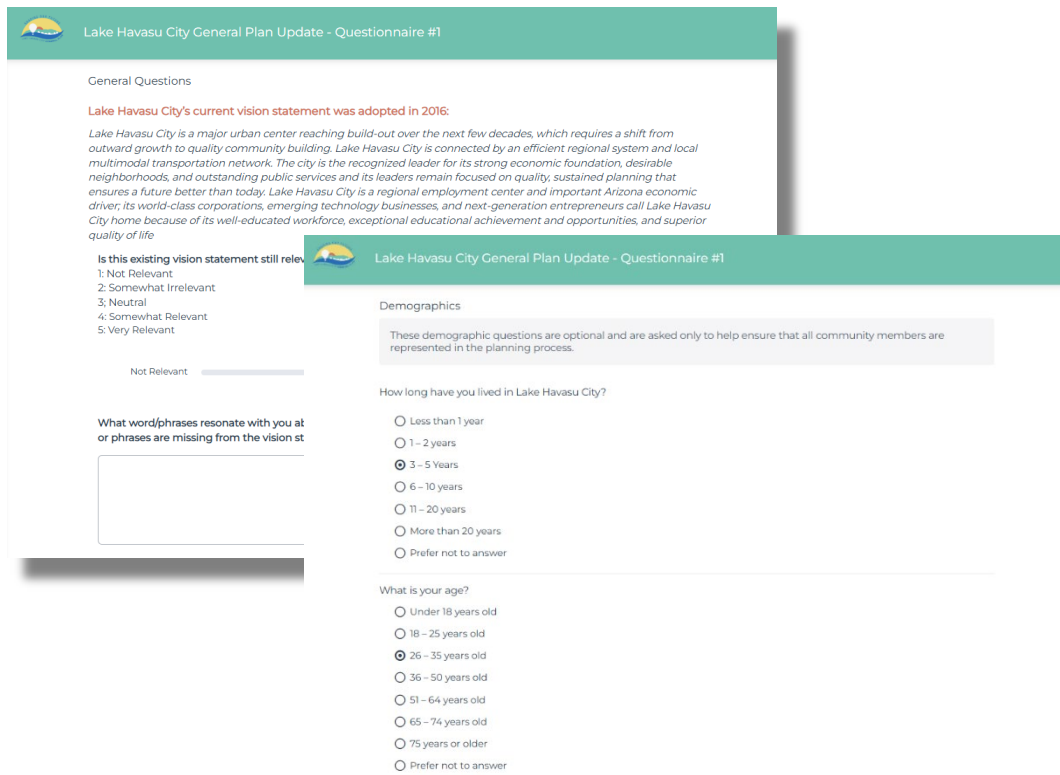
Figure 9. Listening Session Groups

Lake Havasu City Elected Officials	Lake Havasu City Management	Arizona State Land Department	UniSource Electric
Havasu Regional Medical Center	Partnership for Economic Development	GoLakeHavasu	Lake Havasu Area Chamber of Commerce
Local Business Owners and Residents	Mohave College	Lake Havasu Unified School District #1	Havasu Regional Medical Center

Community Questionnaire

The *Community Questionnaire* was launched early in the process to capture general perspectives on the quality of life, housing, jobs, transportation, environment, and community identity in Lake Havasu City. It garnered **831 responses** across which residents identified their top priorities: affordable housing, more well-paying jobs, better multimodal transportation options to reduce congestion, healthcare access, more youth programs, and shoreline protection.

Promotion for the *Community Questionnaire* occurred both online and in person. The website and social media channels directed people to the survey, while drop-in events provided on-the-spot access for those who preferred to engage face to face. Results helped shape and refine the project’s aspirational statements and themes, which then anchored workshops and later phases of plan development.



Lake Havasu General Plan Community Questionnaire

Community Drop-In Events

Community drop-in engagement events brought planning conversations into everyday community settings, making participation informal, approachable, and convenient. These activities took two forms: booths hosted at large public events and presentations shared during regularly scheduled meetings of local chapters and civic organizations. Throughout the Launch to Build Phases, the *Project Team* attended **23 drop-in events** and engaged nearly **1,500 people**, as listed in *Figure 10*. Drop-in events connected with 9 local chapters and organizations, as well as with the broader Lake Havasu City community at larger-scale events like the *Back-to-School Health Fair* and *Truckapalooza*. In the fall, outreach continued at places like the Senior Center, city-wide festivals, and organizational meetings, complementing formal workshops with accessible touchpoints that invited quick feedback and follow-up questions.

Each interaction was designed for low-barrier participation. Residents could ask questions, review simple materials, and share suggestions without needing to register or commit to lengthy sessions. The *Project Team* captured comments and directed attendees to the project website for deeper engagement, ensuring that in-person conversations flowed into the broader engagement record.



Drop-In Events





Truckapalooza

Figure 10. Drop-In Events

Event	Date	Attendance
LH Republican Women’s Group	March 4, 2025	82
Sunrise Rotary Club Meeting	April 17, 2025	30
LHC/MC Supervisor Excellence Academy	April 23, 2025	21
Board of Realtors Meeting	April 25, 2025	68
Tamarack Neighborhood Watch	April 30, 2025	50
LH Republican Women’s Group	May 6, 2025	100
LHC Chamber Building Professionals Mixer	May 8, 2025	80
Truckapalooza	May 15, 2025	100
Lake Havasu Fall Fun Fest	June 6, 2025	59
Coffee with the Mayor	June 6, 2025	55
CBIA Home Show & Industry Expo	June 18, 2025	70
Neighborhood Watch Event	June 18, 2025	20
Board of Realtors Meeting	July 15, 2025	80
Community Health Fair	July 19, 2025	120
London Bridge Rotary Club Meeting	July 20, 2025	47
Lake Havasu City Rotary Club Meeting	August 4, 2025	50
Senior Center Event	October 22, 2025	50
Fall Fun Fest	October 25, 2025	118
CBIA Home Show & Industry Expo	November 2, 2025	70
Havasus Residents' Academy	November 6, 2025	23
Winterfest Street Festival	January 31 – February 1, 2026	152
Mohave County Democratic Party	April 1, 2026	19
Havasus Residents' Academy	April 16, 2026	23
Total:		1,487

Community Meetings

Community meetings provided richer opportunities for in-person participation, complemented by virtual versions to allow for flexible and accessible participation. The community meetings were held in two phases and promoted several weeks in advance of each event. Promotion was communicated on the General Plan website, City social media platforms, via multiple e-mail blasts, and through physical flyers distributed to key community hotspots across the City.

Visioning Workshops

The first round of community meetings focused on determining top community priorities and aspirational statements. *Two in-person workshop sessions* were held at the Mohave County Library: July 9, 2025 (4:30–6:30 PM) and July 10, 2025 (6:00–8:00 PM). A *virtual version* of the workshop was available for 3 weeks, giving residents additional time to provide feedback. Throughout this phase, *154 participants* contributed ideas that shaped the plan’s vision and themes through online and in-person *Visioning Workshops*.



Visioning Workshops

Carving Out Our Future Open Houses

The second segment of community meetings took place in the fall and aimed at verifying the priorities and aspirational statements drafted in the first workshop series, and to review new accompanying goals and objectives, as well as future land use designations. *Two in-person open houses* were held at the Mohave County Library on October 29th and 30th, featuring free pizza and a raffle entry for a Halloween gift basket. These events were followed by an accompanying *virtual version* that was open from October 31st to November 23rd. The *Carving Out Our Future Open Houses* saw a total engagement of *192 participants*.



**Carving Out Our Future:
General Plan Open House**

SHAPING OUR FUTURE
LAKE HAVASU CITY GENERAL PLAN

This October, join us for a Halloween Open House as we carve out our future!

Share your ideas, learn about the plan, and enjoy a festive atmosphere. Each event will feature a **free Halloween giveaway** - no tricks, just treats! Let's shape a future that's **boo-tiful** for everyone. Costumes welcome, community spirit encouraged!

Open Houses

Mohave County Library
Lake Havasu City Branch

October 29
1:30pm - 3:30pm

October 30
11:30am - 1:30pm

For more info, visit:
www.publicinput.com/lakehavasugeneralplan



Carving Out Our Future Open Houses

Virtual Community Meetings

Virtual community meetings mirrored in-person content and expanded participation for those who preferred online engagement or could not attend scheduled in-person sessions. The first virtual meeting drew **91 online participants** and sought to establish clear guidance for the priorities of the General Plan. The second virtual meeting concentrated on refining aspirational statements, reviewing draft goals by General Plan element, and exploring the *Future Land Use Map*. It attracted **157 online participants** and included interactive boards for comments on Future Land Use designations and category definitions.

The online format allowed residents to engage at their own pace, revisit denser materials, and submit rich feedback within an extended window, which strengthened the quality and inclusivity of participation. The project website acted as the hub for these virtual workshops and kept participation open beyond single-day events, providing continuous and 24/7 access for community members to share insights throughout the engagement period.

Lake Havasu City Virtual Visioning Workshop

1. Land Use and Growth

The Land Use and Growth theme will tie to the following required General Plan Elements:

- Land Use
- Growth Areas

Does this aspirational statement below reflect your vision for Land Use and Growth in Lake Havasu City 20 years from now?

We envision a community where growth is shaped by careful land use planning that respects the area's natural beauty, reinforces the unique character of neighborhoods, and supports revitalization and smart infill—fostering a livable, well-balanced, and community-focused future.

I think it is on the right track
 It is okay
 I think it needs work
 I would add, remove, or change:

How should Lake Havasu City grow in the future? (Select one or two options below)

Focus inward with infill and redevelopment
 Expand outward into undeveloped areas
 Concentrate growth along major corridors
 Preserve current development patterns
 Other - Write In

Visioning Virtual Meeting

July 16th - August 15th

Participants: 91

Lake Havasu City Virtual Scenarios Workshop

Chapter Aspirational Statements

Does this statement reflect what you want for the future of Lake Havasu City?

	Yes	No
<p>Balanced Growth:</p> <p>We envision a community where growth is shaped by careful land use planning that respects the area's natural beauty, supports revitalization and smart infill, prioritizes public open space preservation, island and shoreline protection with public access, and water-conscious development. This approach encourages a livable, well-balanced, and community-focused future.</p>	<input type="radio"/>	<input type="radio"/>
<p>Connected Community:</p> <p>We envision a strong, well-connected community supported by reliable infrastructure, effective public services as well as an airport and other multimodal transportation systems. This includes safe roadways, walkable and bikeable routes, and digital connectivity that advance safety, long-term sustainability, economic growth, and quality of life.</p>	<input type="radio"/>	<input type="radio"/>
<p>Prosperous Economy:</p> <p>We envision a strong and resilient economy that supports local entrepreneurs and small businesses, expands skilled trades and healthcare sectors, and prioritizes education and workforce development. These efforts create opportunities for residents to find meaningful careers, manage the cost of living, and build successful futures.</p>	<input type="radio"/>	<input type="radio"/>

Carving Out Our Future Virtual Meeting

October 31st – November 23rd

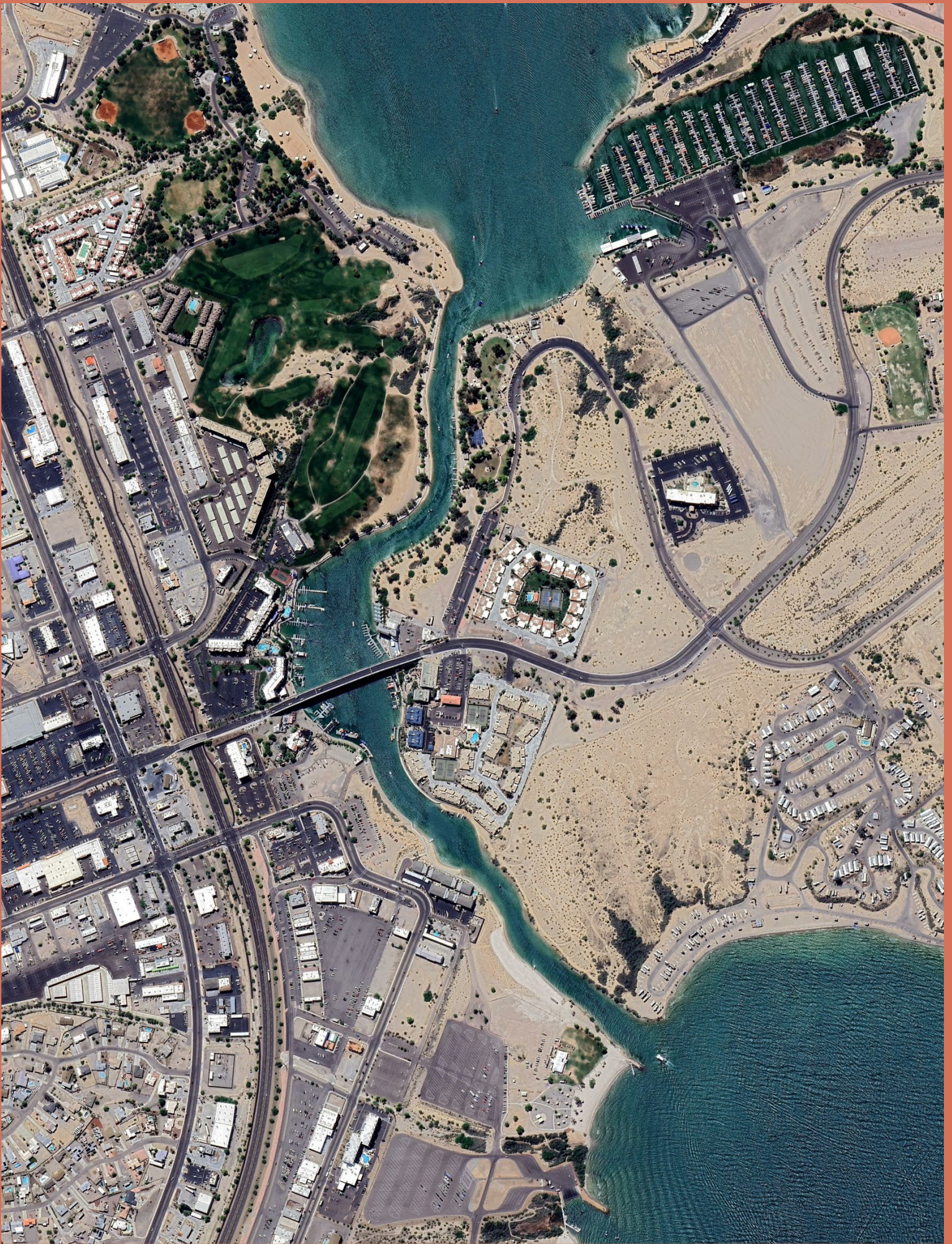
Participants: 157

60-Day Draft Public Open House

The 60-Day Draft Public Open House was held in person at the Mohave County Library on February 25, 2026 (5:00–7:00 PM) and included **37 attendees**. This event celebrated the draft plan and highlighted its main changes, including a simpler land use framework, an updated *Future Land Use Map* (FLUM), and refreshed goals and objectives. Attendees were encouraged to comment on the draft plan which was made available online on the project website and in hardcopy at the Open House and at City Hall. The 60-day public draft plan was distributed to both mandatory legislative reviewers and as a courtesy to all participants in the process. The 60-day draft public review period took place from February 17th to April 18th, 2026.



60-Day Draft Public Open House



CHAPTER 1:
Shaping Our Future

CHAPTER 2:
Balanced Growth

CHAPTER 3:
Connected Community

CHAPTER 4:
Prosperous Economy

CHAPTER 5:
Thriving Residential Areas

CHAPTER 6:
Healthy Environment

CHAPTER 7:
Achieving Our Future

Appendices



CHAPTER 2: Balanced Growth

Elements: Land Use; Growth Area; and
Redevelopment

*Community's Aspirational Statement:
We envision a community where growth is
shaped by careful land use planning that
respects the area's natural beauty,
supports revitalization and smart infill, and
prioritizes open space preservation and
water-conscious development. This
approach fosters a livable, well-balanced,
and community-focused future.*

The *Balanced Growth Chapter* establishes a long-term strategy for **Lake Havasu City General Plan, Shaping Our Future** that balances residential, employment, commercial, and open space uses across Lake Havasu City. It supports new development in appropriate areas while preserving iconic natural and recreational lands.

The City's built-out condition influences how new development and redevelopment occur. Future opportunities are shaped less by large vacant parcels and more by the potential for compatible infill and redevelopment within the existing City footprint. Beyond City limits, the remainder of the MPA consists largely of open space and public lands (until such state and federal lands are purchased and developed) that frame the community, providing scenic and environmental value with sufficient recreational opportunities. These surrounding lands define Lake Havasu City's visual identity and maintain a clear distinction between developed areas and the natural landscape.

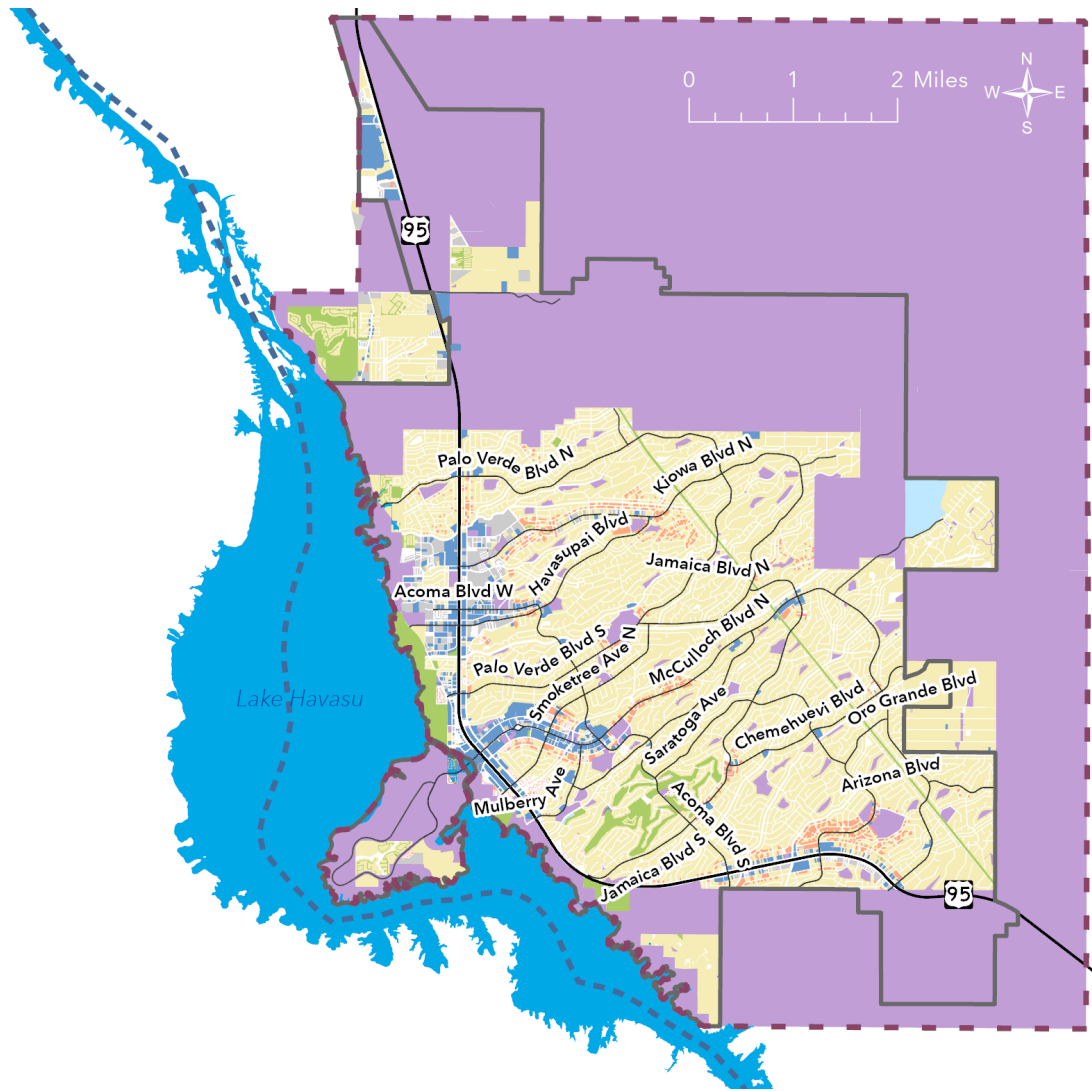
Existing Land Uses

The Lake Havasu City MPA covers a broad expanse of land defined by its distinctive desert-lake environment and long-established development pattern, as illustrated in *Figure 11*. Within the incorporated City limits, development is largely built out. The City's land use character is defined primarily by residential and resort-oriented development, supported by a network of commercial corridors, employment areas, and public and recreation uses. Public lands, quasi-public lands, and State Trust Land (held by federal, state, and local entities) constitute the largest existing land use category in the MPA, together accounting for roughly 69 percent of the area. Nearly one-quarter of the land area is designated for rural single-family residential uses, while the slim remaining balance includes commercial, industrial, and mixed-use designations concentrated within the City's developed core.

In preparing the updated *Future Land Use Map (FLUM)*, an important step involved analyzing the City's existing stable land use patterns and converting them to corresponding future land use categories. This process addressed a long-standing challenge in which numerous general plan amendments were being processed with planned development overlays. Establishing this stronger foundation created a more accurate reflection of current conditions and a consistent basis for guiding future land use decisions.



Figure 11. Current Uses of Land Map



Current Uses of Land Map

- | | | |
|--------------------------------------|---------------------------------------|---------------------------------|
| City Boundary (46 Sq. Mi.) | Commercial | Rural Single-Family Residential |
| Municipal Planning Area (82 Sq. Mi.) | Industrial | Private/Undesignated |
| AZ State Boundary | Multi-Family Residential | |
| Hwy 95 | Open Space | |
| | Public/Quasi-Public/State Trust Land* | |

*Refer to Land Ownership Map for specific locations/ownership.

Aggregate Resources

Five aggregate pits and material source sites illustrated in *Figure 12* operate within the vicinity of Lake Havasu City. None of the identified deposits or active operations are located within Lake Havasu City's incorporated limits or near planned expansion areas in a way that would constrain future growth or development potential. Consequently, the MPA does not contain aggregate resources that require dedicated preservation measures, special land use designations, or additional protective buffers beyond those already established through existing zoning, environmental, or reclamation regulations. Nonetheless, Lake Havasu City recognizes the regional importance of nearby aggregate operations in supporting construction and infrastructure activities. Additional information about aggregate resources can be found from the *Arizona Geological Survey*.

Land Ownership

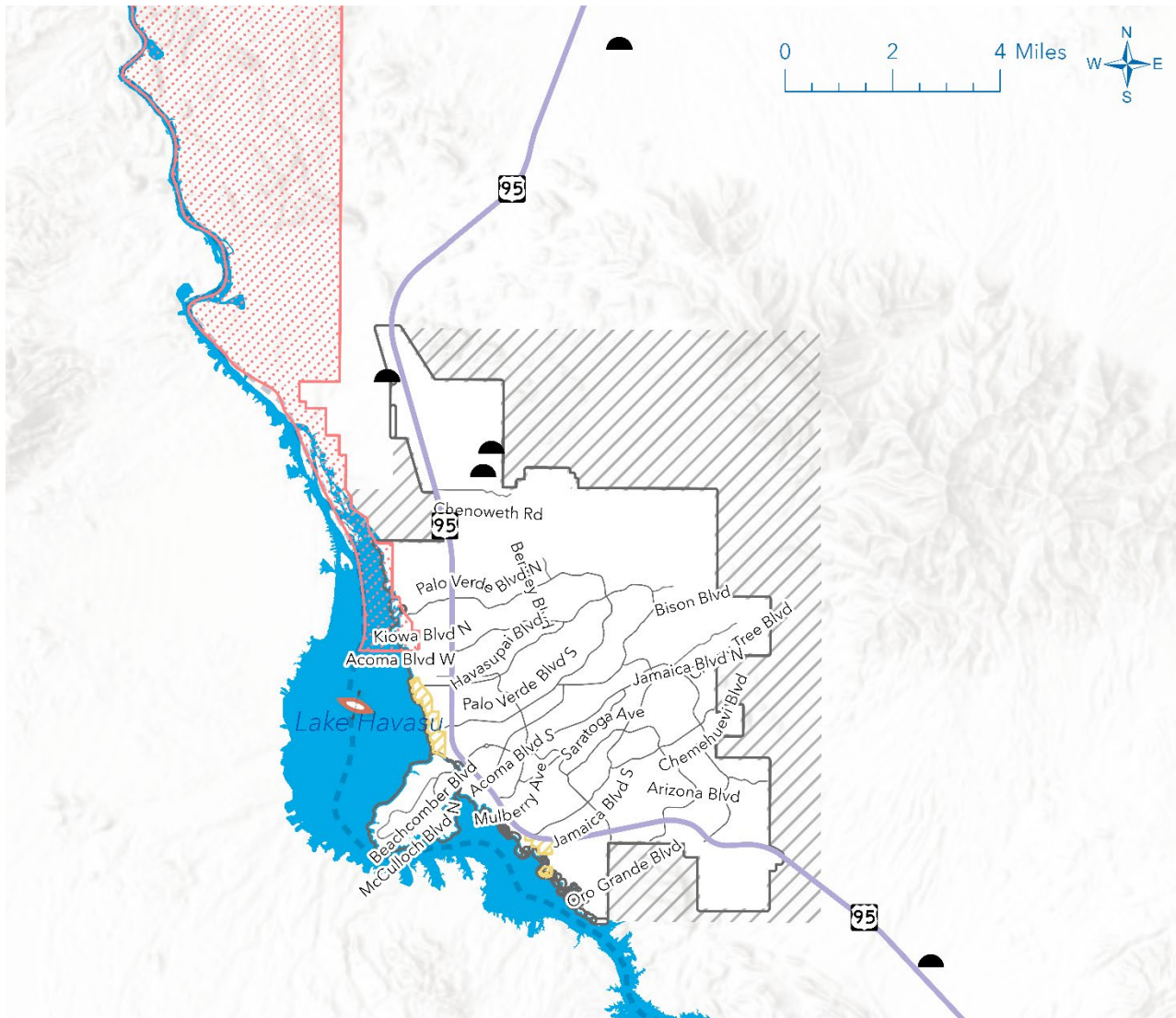
Private land represents the largest share of ownership in Lake Havasu City (41.6%), but more than half of the City's area is held by local, state, or federal agencies. This mix of public and private ownership has long influenced the community's growth and will continue to shape where and how development occurs. In many areas, the pace and pattern of private development depend on whether, when, and how publicly controlled lands transition to private ownership.

The *Bureau of Land Management* (BLM) owns just over one-quarter of the land within the City (27.1%). These federal holdings provide lasting value for open space, recreation, and habitat, and establish clear edges to urban growth, limiting opportunities for outward expansion. Recognizing these constraints, the General Plan emphasizes infill, reinvestment, and more compact development patterns within existing private areas and other lands that could eventually convert to private use.

Arizona State Trust Land (ASTL), which is managed by the *Arizona State Land Department* (ASLD), comprises roughly one-quarter of the City's land base (26.9%). Although these parcels are not "public" in the same sense as parks or preserves, they play a pivotal role in the City's land ownership pattern because they can be auctioned and converted to private use over time. As ASTL parcels are brought to auction and developed, they can become new neighborhoods, employment centers, and community amenities, shifting the balance among ownership types and expanding the supply of developable land. ASTL is managed as a revenue-generating asset held in trust for designated beneficiaries, with Arizona K–12 education receiving the largest share of proceeds. High-value trust parcels near the City are often the focus of conceptual planning, site studies, and appraisals in advance of auction, which in turn influences the timing, location, and intensity of growth at the community's edge.

Land ownership, as illustrated in *Figure 13*, and the City's unique setting played a critical role in shaping the updated FLUM. Federal and State Trust holdings within the MPA define clear edges to growth and frame where new development can occur. Within these boundaries, the FLUM focuses on future neighborhoods, mixed-use areas, and employment districts on existing private land and select ASTL parcels anticipated to convert to private ownership. This promotes infill and more compact growth patterns while reinforcing long-term preservation of open space and shoreline access.

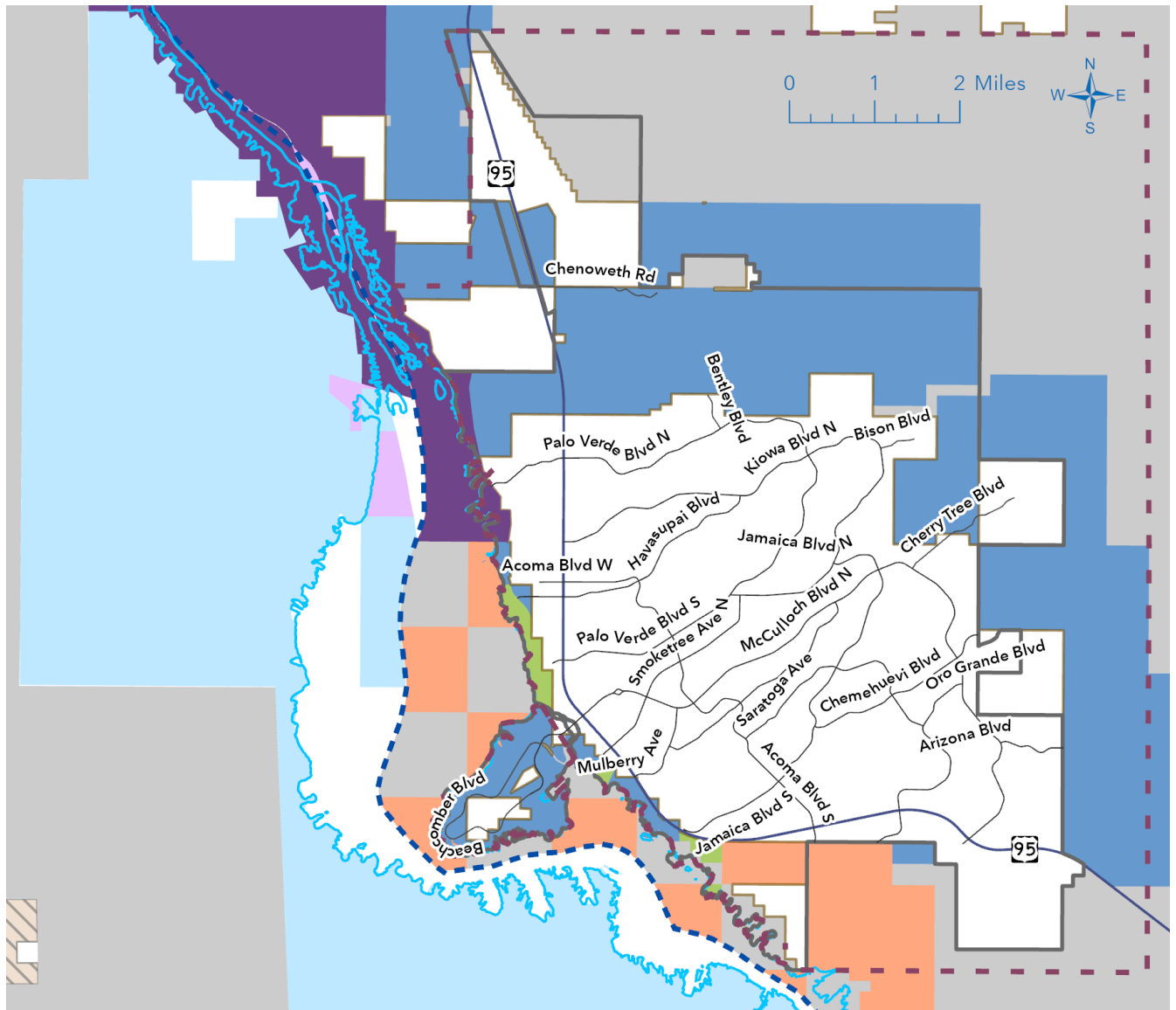
Figure 12. Aggregate Resources Map



Aggregate Resources

-  City Boundary (46 Sq. Mi.)
-  Municipal Planning Area (82 Sq. Mi.)
-  AZ State Boundary
-  Hwy 95
-  Aggregates and Crushed Stone
-  Lake Havasu National Wildlife Refuge
-  Lake Havasu State Park

Figure 13. Land Ownership Map



Land Ownership Map

- | | |
|--------------------------------------|-------------------------------|
| City Boundary (46 Sq. Mi.) | Local or State Parks |
| Municipal Planning Area (82 Sq. Mi.) | Private |
| AZ State Boundary | US Fish & Wildlife Service |
| Lake Havasu Boundary | Chemehuevi Reservation |
| Bureau of Land Management | CA Dept. of Fish and Wildlife |
| Bureau of Reclamation | Other State Lands |
| Arizona State Trust Land | |

Future Land Uses

Lake Havasu City General Plan, Shaping Our Future, envisions a land use pattern that balances growth with the preservation of the community's defining assets: the lake, its shoreline, surrounding desert and mountain landscapes, and scenic public lands.



Marina and Mountains

The *Future Land Use Map*, illustrated in *Figure 15*, translates this vision into a cohesive, citywide framework that encourages reinvestment in established neighborhoods, broadens housing choices, expands employment opportunities, and preserves access to recreation and open space. The FLUM guides long-term decision making so new development continues to reinforce Lake Havasu City's character and quality of life. *Appendix D* highlights the future land uses on the island. *Appendix E* highlights how the previous 2016 Future Land Use categories relate to the Future Land Use categories in this General Plan.

The updated FLUM builds on the foundation of the 2016 General Plan while modernizing and simplifying its future land use categories to better reflect how residents, property owners, and the development community experience different parts of the City. By consolidating land use designations, the plan creates a clearer and more intuitive structure for describing desired patterns of use and intensity. Rather than prescribing specific uses for each parcel, the FLUM focuses on the overall character and function of each area, providing flexibility to accommodate a range of compatible uses over time.

Development of the FLUM was guided by an extensive public process in which residents and stakeholders helped refine both the future land use category descriptions and their application citywide. Draft maps and descriptions were shared through workshops, open houses, online tools, and discussions with TAC and GPSC. Input and direction were solicited during updates to the *Planning & Zoning Commission* and *City Council*. Community input consistently emphasized maintaining access to the lake and island, creating more attainable and diverse housing

options, strengthening the local economy, and protecting scenic views and desert open space. These priorities are reflected in the placement of mixed-use and higher intensity residential areas, the designation of targeted employment and commerce corridors, and the inclusion of buffer overlays to protect sensitive areas. *Figure 14* illustrates the percent allocation of future land use categories, followed by their descriptions in *Figure 16*.

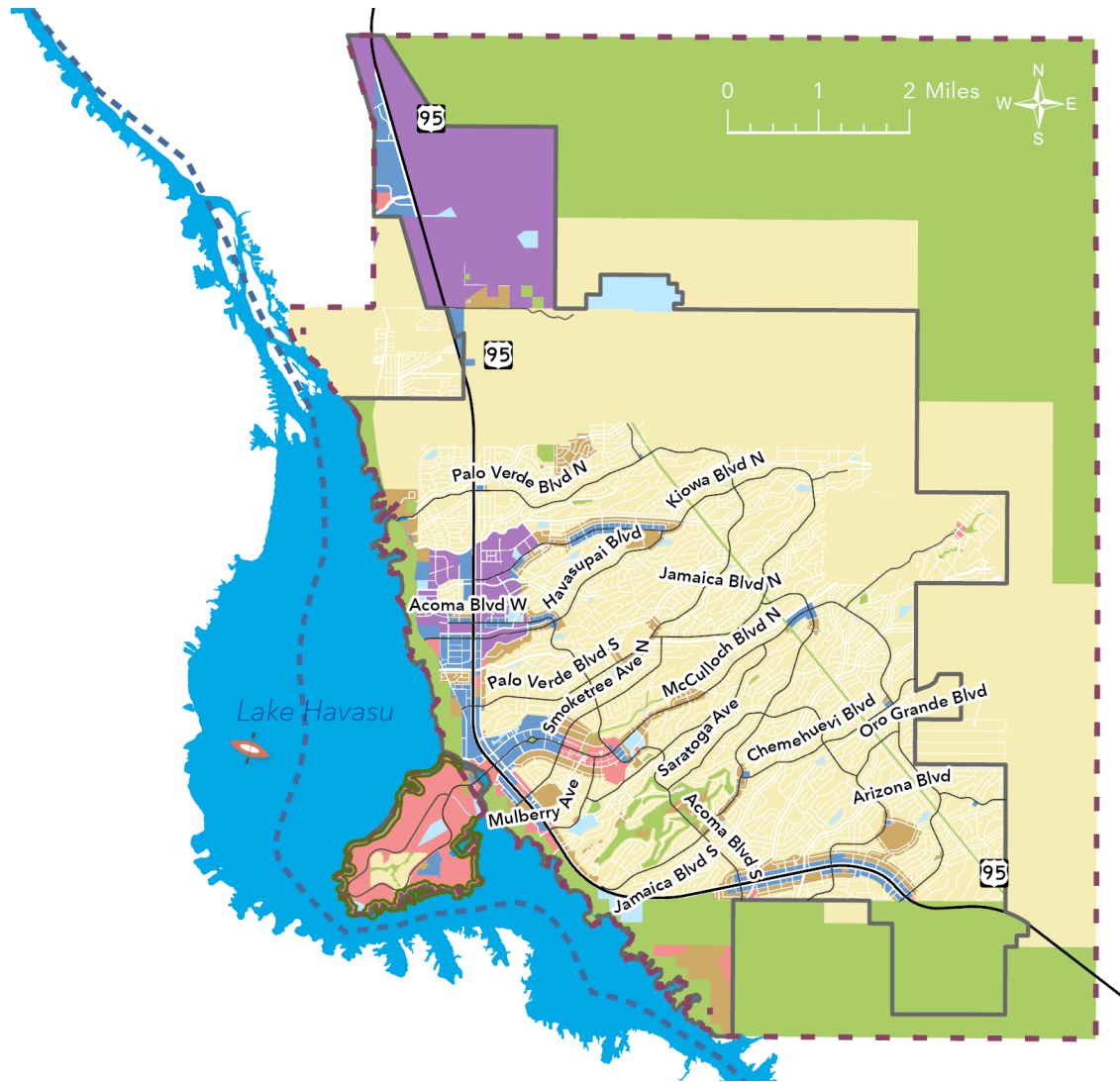
As a policy tool, the FLUM does not directly change zoning or entitle development. Instead, it provides a foundation for future zoning decisions and capital investments. When property is rezoned or development proposals are reviewed, the FLUM helps decision-makers determine whether proposed uses, densities, and intensities align with the long-term land use vision established in the General Plan. All rezonings must conform to a community's general plan, or an amendment must be processed in accordance with the criteria set in *Chapter 7*.

Figure 14. Future Land Use Category Composition

Future Land Use Category	Acres	%
Business Commerce	945	1.9%
Employment	2,712	5.5%
Mixed-Use	1,133	2.3%
Neighborhood High	1,300	2.7%
Neighborhood Low	24,613	50.3%
Public/Semi-Public	541	1.1%
Parks and Open Space	17,648	36.1%
Total	48,891*	100%

**Total acreage excludes all roadways within the MPA.*

Figure 15. Future Land Use Map



Future Land Use Map

- | | | |
|--------------------------------------|-------------------|----------------------|
| City Boundary (46 Sq. Mi.) | Business Commerce | Public/Semi-Public |
| Municipal Planning Area (82 Sq. Mi.) | Employment | Parks and Open Space |
| AZ State Boundary | Mixed-Use | |
| Hwy 95 | Neighborhood High | |
| Island Shoreline Access Buffer | Neighborhood Low | |

Figure 16. Future Land Use Categories

Category	Description	Compatible Zoning Districts ¹
Business Commerce	This category denotes areas that comprise both neighborhood and resort-scale commercial uses and accessory commercial structures, as well as public facilities and residential high-use structures and related accessory structures. Development in this category may vary in intensity and should be adequately buffered, screened, and/or separated from existing or planned residential low uses, provide connectivity to residential high, mixed, other commercial, and employment uses, and should have adequate but controlled vehicular access.	<ul style="list-style-type: none"> • C-1 Limited Commercial • C-2 General Commercial • C-CHD Commercial and Health • C-SGD Southgate District • NK-O North Kiowa Overlay
Employment	This category denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, and supporting industrial uses, as well as business parks, airport or supporting airport services, public facilities, and general commercial-type uses. Employment uses should be buffered, screened, and/or separated from existing or planned residential uses, provide connectivity to commercial and other employment uses, and should have adequate vehicular access.	<ul style="list-style-type: none"> • LI – Light Industrial • I – Industrial • AP-O Airport Overlay
Mixed-Use	This category denotes areas that comprise a vertical and/or horizontal mixture of live/work-type uses and accessory structures, and may include public facilities, non-residential uses, and residential and related accessory structures. Development in this category may vary in intensity and should be adequately buffered, screened, and/or separated from existing or planned residential low uses; provide connectivity to residential high, other mixed, business commerce uses; and have adequate but controlled vehicular access.	<ul style="list-style-type: none"> • MU-N Mixed Use Neighborhood • MU-G Mixed Use General • MU-UMS Uptown McCullough Main Street • MU-CRW Mixed-Use Channel Riverwalk District • I-B Island Beach
Neighborhood High	This category supports densities of up to 7.01 du/ac and greater and denotes land uses for detached or attached single-family housing, including townhouses, patio homes, apartments, condominiums with accessory structures, and other demonstrated compatible neighborhood uses or structures for schools, parks, recreation, public facilities, and religious purposes.	<ul style="list-style-type: none"> • R-3- Limited Multiple Family RMH – Manufactured Home District • R-M – Multiple Family • R-UMS Uptown McCullough Main • R-SGD Southgate District • R-CHD Commercial and Health

¹ All districts except for Parks and Open Space can be considered consistent with or without a PD-O Planned Development Overlay if the intent of the category is still met.

Category	Description	Compatible Zoning Districts ¹
Neighborhood Low	This category supports densities of up to 7.0 dwelling units/acre (du/ac) and denotes land uses ranging from large-lot to low-density single-family housing with accessory structures to other demonstrated compatible neighborhood uses or structures for schools, parks, recreation, public facilities, and religious purposes.	<ul style="list-style-type: none"> • R-A Residential Agriculture • R-E Residential Estate • R-1-Single Family • R-2 – Two Family
Public/Semi-Public	This category denotes land uses that are owned and/or operated by a governmental, quasi-governmental, or philanthropic institution that provides educational, cultural, governmental, public services, or other similar uses with accessory structures.	<ul style="list-style-type: none"> • P-1 Public Lands and Facilities
Parks and Open Space	This category denotes land uses for active parks and passive natural areas that are intended for public recreation and resource conservation and contribute to the overall natural character and scenic beauty of Lake Havasu City. Land within this category may include land that is managed privately or by governmental institutions, land trusts, or other similar institutions, and is limited to structures and facilities that support the open space or recreational areas, such as restroom facilities, parking, and public facilities. Unless written consent is provided, residential uses may be allowed on any privately held or state trust lands at a density of no more than 1 du/ac.	<ul style="list-style-type: none"> • GC Golf Course • A-P Agricultural/ Preservation
Island Shoreline Access Buffer	Island Shoreline Access Buffer denotes an area intended for shoreline preservation and public access.	

Growth & Redevelopment

Growth and redevelopment in Lake Havasu City are deliberate efforts to make the most of existing infrastructure while protecting the community's natural setting. The General Plan directs most new development and redevelopment to areas already within the City limits or within logical extensions of existing utility and roadway systems, see *Chapter 3*. This approach represents the most fiscally responsible way to grow, concentrating future development where water, wastewater, and transportation infrastructure already exist or can be extended efficiently in line with the City's water and wastewater service planning and long-term capacity.

The FLUM supports this growth framework by identifying a mix of land uses that can accommodate new housing, employment, and services in appropriate locations. Infill and redevelopment are central strategies, focusing on established neighborhoods, corridors, and underutilized sites that are well positioned for reinvestment. Targeted improvements along corridors and major centers encourage revitalization of aging commercial areas and promote more connected, complete patterns of development.

Regional Coordination

Coordination with regional, state, and federal agencies is a vital component of Lake Havasu City's growth strategy. Collaboration with the *Arizona State Land Department (ASLD)*, *Bureau of Land Management (BLM)*, *Arizona Department of Transportation (ADOT)*, *Arizona State Parks*, and other planning agencies support the City's efforts to align land use and resource management decisions. State and federal lands located at the City's perimeter are important opportunities for future housing, jobs, and recreation areas. Continued coordination with these agencies helps align future development of these lands with infrastructure improvement priorities, growth areas, and natural resource conservation efforts that support the City's vision and broader regional planning goals.



Winterfest in Lake Havasu City

Balanced Growth (BG) Goals & Objectives

BG Goal 1: Promote a balanced and efficient pattern of growth that is compatible with the community's vision and the City's projected infrastructure and services.

BG Objective 1.1: Lake Havasu City supports rezonings that are in concert with the community's vision articulated through its *Future Land Use Map* and interrelated goals and objectives.

BG Objective 1.2: Lake Havasu City supports development that can be serviced by police, fire, and emergency response services and by existing and proposed infrastructure without negatively impacting service levels or significantly increasing costs for current users.

BG Objective 1.3: Lake Havasu City supports annexations of unincorporated land only when development can be adequately served.

BG Objective 1.4: Lake Havasu City supports the development of a range of healthcare, industrial, and retail facilities with supporting services.

BG Objective 1.5: Lake Havasu City supports high-quality development along the Highway 95 corridor to enhance the character of the gateway, as well as the economic vitality of the community.

BG Objective 1.6: Lake Havasu City supports balancing island and waterfront development with the preservation of public open space and shoreline access and will consider rezoning that demonstrably maintains or enhances these protections and long-term public benefits.

BG Objective 1.7: Lake Havasu City supports, to the extent feasible, the acquisition of the Lake Havasu shoreline.

BG Goal 2: Minimize the impact of new development on established land uses and development patterns.

BG Objective 2.1: Lake Havasu City supports infill development, the assemblage of small lots, redevelopment, and adaptive reuse within the City's incorporated boundaries.

BG Objective 2.2: Lake Havasu City supports both vertical and horizontally mixed-use development to promote the efficient use of available land and increase the accessibility of goods and services.

BG Objective 2.3: Lake Havasu City supports new growth that enhances and promotes preservation of the unique environment that contributes to the City's quality of life, including, but not limited to, Lake Havasu and its shoreline access and viewsheds.

BG Objective 2.4: Lake Havasu City supports locating higher-density residential uses near major roadway corridors to promote an efficient transportation system and prevent an excessive amount of vehicular traffic from using minor residential streets.

BG Objective 2.5: Lake Havasu City recognizes and considers existing and potential aggregate resource areas in regional land use and infrastructure planning and supports land use development proposals that avoid conflicts with established or planned aggregate operations within their *Municipal Planning Area*.

BG Goal 3: Promote the revitalization of the Downtown Lake Havasu, Bridgewater Channel, and London Bridge areas as central gathering points for the community.

BG Objective 3.1: Lake Havasu City supports the development of resort and resort-related developments with a mixture of commercial and residential uses that enhances the leisure-service industry by providing accommodation and amenities conducive to a resort destination.

BG Objective 3.2: Lake Havasu City supports the ongoing diversification of land uses, efforts to maximize the use of and provision of parking, retention of the pedestrian-oriented character, and integration of patios, outdoor dining, and outdoor gathering spaces in and promotion of Downtown Lake Havasu, the Bridgewater Channel, and London Bridge areas, to enhance the area’s growing appeal as a destination for residents and visitors alike.

BG Objective 3.3: Lake Havasu City supports maintaining wayfinding signage throughout the City to improve visitor navigation, increase awareness of existing community amenities, and increase visibility, especially for major community destinations such as the London Bridge, the Bridgewater Channel area, and the Downtown Lake Havasu area.

BG Goal 4: Coordinate with surrounding jurisdictions on planning and development issues while keeping City priorities at the forefront.

BG Objective 4.1: Lake Havasu City supports coordination with the *Bureau of Land Management, Arizona State Land Department (Arizona State Trust), and Arizona State Parks*, and other federal and state agencies to minimize land use conflicts within the City’s *Municipal Planning Area*, to control solid waste, to monitor air quality, to identify opportunities for shared recreational access or amenities, and to ensure that future plans are compatible with the community’s vision.

BG Objective 4.2: Lake Havasu City supports coordination with the *Lake Havasu Metropolitan Planning Organization (MPO), Mohave County, Arizona Department of Transportation (ADOT)*, to ensure that the City is appropriately engaged in ongoing regional planning activities and that adopted plans within the region are mutually compatible with the vision of the community.

BG Objective 4.3: Lake Havasu City supports increasing coordination and communication between public safety-related responding agencies to minimize congestion associated with motor vehicle crashes.

BG Objective 4.4: Lake Havasu City supports coordination with utilities to explore upgrades in telecommunications capabilities, including fiber optics, and improving

reliability of electric service, and supporting underground utility development where possible.

BG Objective 4.5: Lake Havasu City supports collaboration with educational partners to ensure adequate locations for new or expanded educational facilities and to encourage compatibility with adjacent uses.

BG Objective 4.6: Lake Havasu City supports continued coordination with local businesses, economic development organizations, state and federal agencies, property owners, and other stakeholders on economic development initiatives, and will monitor and participate in land auctions involving island or shoreline properties as appropriate.

BG Objective 4.7: Lake Havasu City supports continued collaboration with community organizations, state and federal agencies, the private sector, and other organizations such as *Lake Havasu Unified School District* to support recreational programs, facilities, and access; arts and cultural programs; community events and activities; and other initiatives that enhance the quality of life of Lake Havasu City residents.

BG Objective 4.8: Lake Havasu City supports ongoing coordination with nearby jurisdictions, including Bullhead City and Kingman, on major infrastructure and development projects, and will seek to share and apply lessons learned and best practices to improve project efficiency, reduce costs, and enhance community benefits.



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Achieving Our Future

Appendices



CHAPTER 3: Connected Community

Elements: Circulation; Bicycling; Public Facilities and Services; Public Buildings; Energy; and Water Resources

Community's Aspirational Statement:
We envision a strong, well-connected community supported by reliable infrastructure, effective public services, and multimodal transportation systems. This includes safe roadways, walkable and bikeable routes, and digital connectivity that advance safety, long-term sustainability, economic growth, and overall quality of life.

The *Connected Community Chapter* establishes a long-term strategy for **Lake Havasu City General Plan, Shaping Our Future** to create a well-connected community through reliable infrastructure, effective public services, and a multimodal transportation system that enhances safety, sustainability, and quality of life.

Lake Havasu City’s circulation network is shaped by natural features, particularly washes that flow from the east toward SR 95 and Lake Havasu, which influences how streets connect across the community. SR 95 provides the primarily regional connection, running north-south along the Colorado River on the western side of the City. There are currently no major roadway connections extending east or west from Lake Havasu City.

Functional Classification System

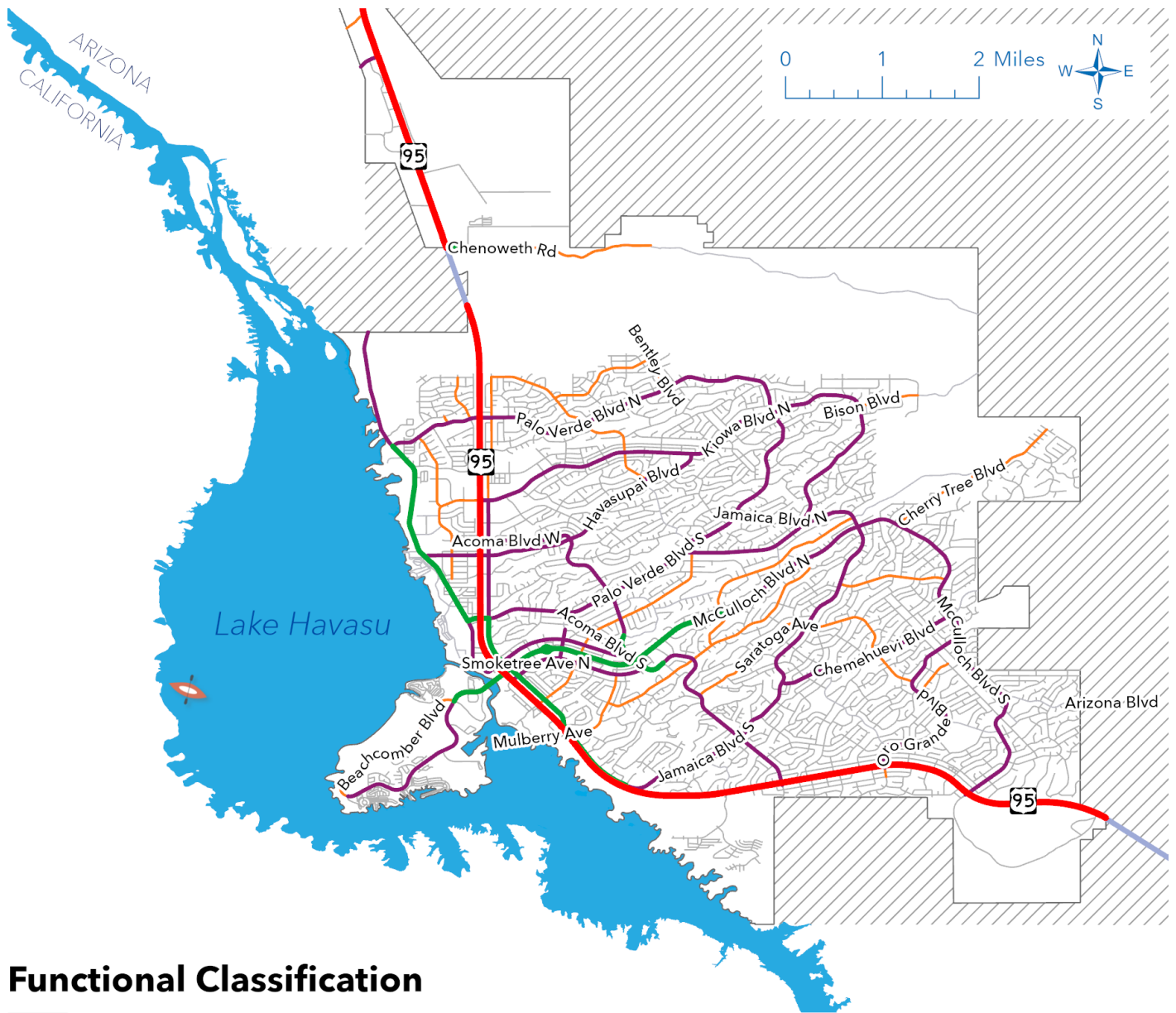
The functional classification system defines the role that a particular roadway plays in the flow and distribution of traffic. *Figure 17* breaks down the mileage for each classification and *Figure 18* shows the functional classification network in Lake Havasu City. The existing roadway network generally meets today’s travel demand, but it will require ongoing maintenance and targeted capacity improvements to keep pace with future growth. As Lake Havasu City continues to evolve, strategic investments, supported by federal, state, local, and private funding sources, will be needed to maintain acceptable levels of service and improve the overall function of the circulation network.

Figure 17. Functional Classification










Functional Classification	Description	Mileage
Principal Arterial	High traffic roads connecting major activity centers	14.4
Minor Arterial	High traffic roads connecting moderate-length trips	14.7
Major Collector	Continuous roadways providing access to arterials	47.5
Minor Collector	Provides connectivity from local roads to arterials	26.0
Local	Low-volume road that provides access to properties	410.5

Source: ADOT

Figure 18. Functional Classification System



Functional Classification

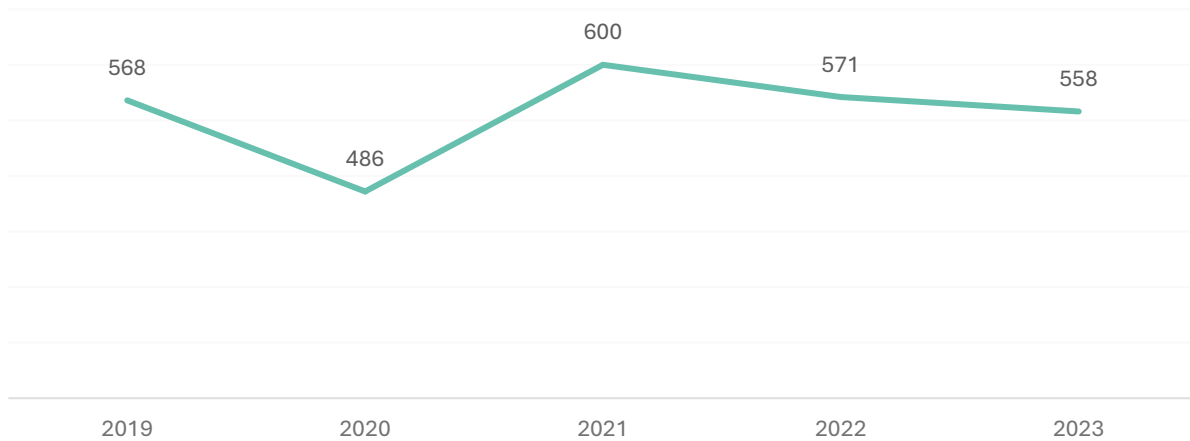
-  City Boundary (46 Sq. Mi.)
-  Municipal Planning Area (82 Sq. Mi.)
-  State Boundary
-  Main Roads
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local

Source: ADOT

Transportation Safety

From 2019 to 2023, there were approximately 2,750 crashes in Lake Havasu City, with a gradual decline in crashes from 2021 to 2023. *Figure 19* shows the total crash trend over time. These severe crashes occur most often along SR 95 between West Acoma Boulevard and Mulberry Avenue, along McCulloch Boulevard between SR 95 and Mulberry Avenue, and at several major intersections across the City. Without targeted design changes, these locations could see more severe crashes as traffic volumes increase. Designing streets to reduce vehicle speeds, especially in areas with higher pedestrian activity, will improve safety and support a more efficient and comfortable transportation network.

Figure 19. Number of Crashes per Year

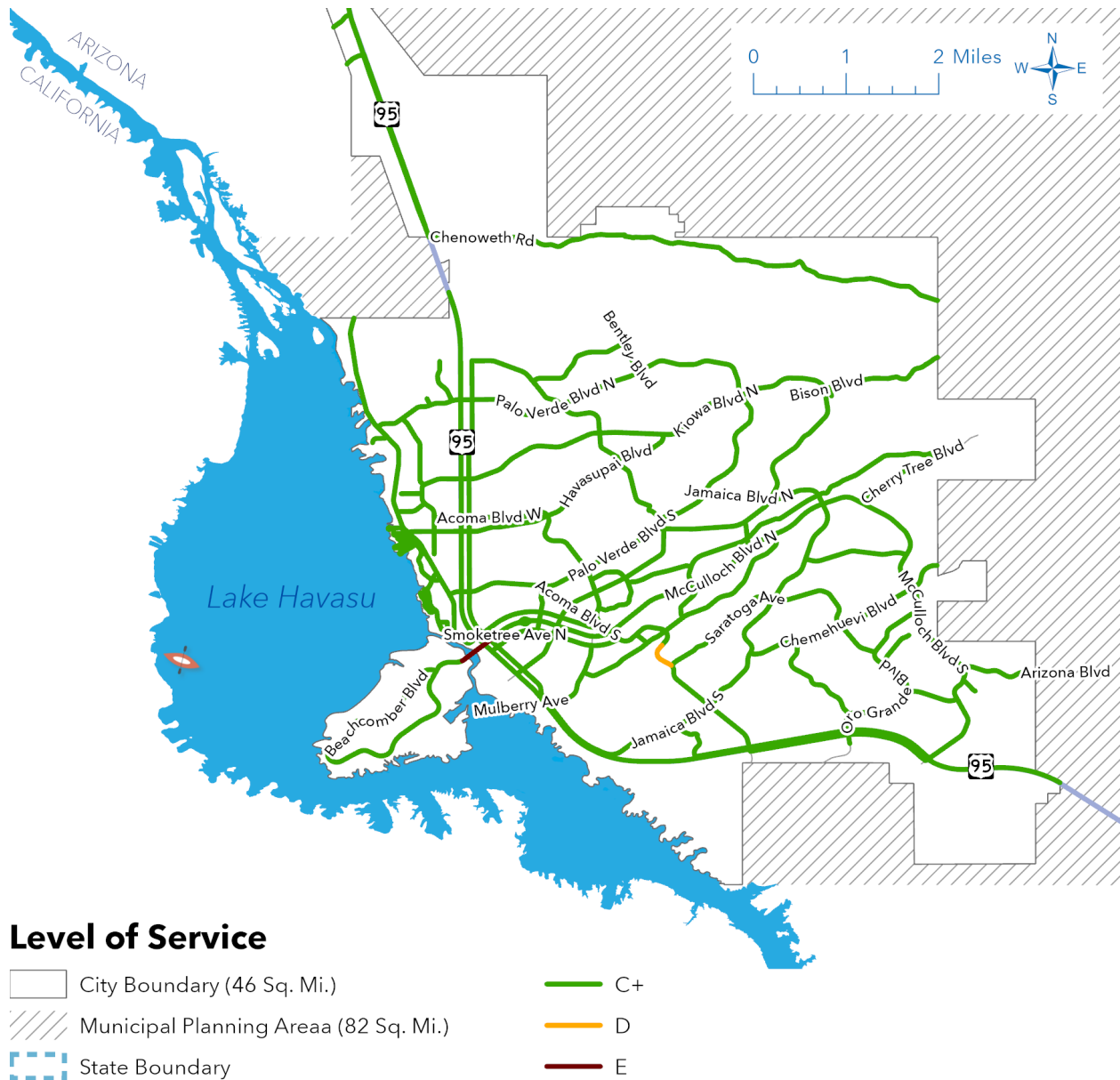


Source: ADOT

Traffic Congestion

Traffic congestion is a concern for many residents in Lake Havasu City. According to the *Lake Havasu Metropolitan Planning Organization (LHMPO) Regional Transportation Plan*, most of the roadways in the City have a level of service (LOS) that is considered acceptable. The most significant constraint is the bridge connecting the island to the mainland and frequently experiences the heaviest congestion in the network. While congestion is manageable today, it will likely increase over time, so it is recommended for the City to regularly review LOS data keep the Regional Transportation Plan up to date to guide the long-range development of the transportation network. The existing LOS is illustrated in *Figure 20*.

Figure 20. Existing Level of Service Map



Source: LHMPO Regional Transportation Plan

Active and Public Transportation Network

Lake Havasu City’s transportation network includes an extensive system of sidewalks, bicycle facilities, shared-use paths, and off-street trails that connect neighborhoods with parks, schools, employment centers, and commercial areas. In many locations, however, on-street bicycle facilities do not provide a high level of separation from vehicular traffic, which can limit comfort and safety, particularly along the east side of SR 95 where gaps in the sidewalk and bikeway system are most pronounced. Strengthening these pedestrian and bicycling linkages by filling sidewalk gaps, improving crossings at key intersections and corridors, and expanding shade, lighting, and wayfinding will be essential to supporting safe, everyday walking and bicycling for people of all ages and abilities.

Figure 22, an excerpt from the *Lake Havasu Metropolitan Planning Organization Regional Transportation Plan*, illustrates the existing sidewalk, bicycle, and shared-use path facilities. Building on this foundation, the City will emphasize continuous, connected routes between residential areas and key destinations such as schools, the Downtown Lake Havasu area, the Bridgewater Channel, community centers, and waterfront parks, including safer and more comfortable east–west connections across SR 95. Going forward, the City will rely on more detailed master planning efforts, including updates to the Regional Transportation Plan, the *LHMPO Bicycle and Pedestrian Implementation Plan*, and City master plans for parks, recreation, and transportation, to identify specific routes, trail corridors, priority crossings, and design treatments needed to close gaps and enhance the active transportation network. These coordinated plans will guide implementation of traffic-calming techniques in pedestrian areas and inform the design of new streets and retrofits so they safely accommodate walking, bicycling, microtransit, and other modes as part of a connected, multimodal system.

Airport

The *Lake Havasu City Airport* averaged 48,720 total operations between 2019 and 2023, and primarily serves smaller private aircraft, with limited military operations. Over time, the City may explore options to expand air transportation connections for residents and visitors in coordination with the *Airport Master Plan*.



Lake Havasu City Airport

Future Roadway Network

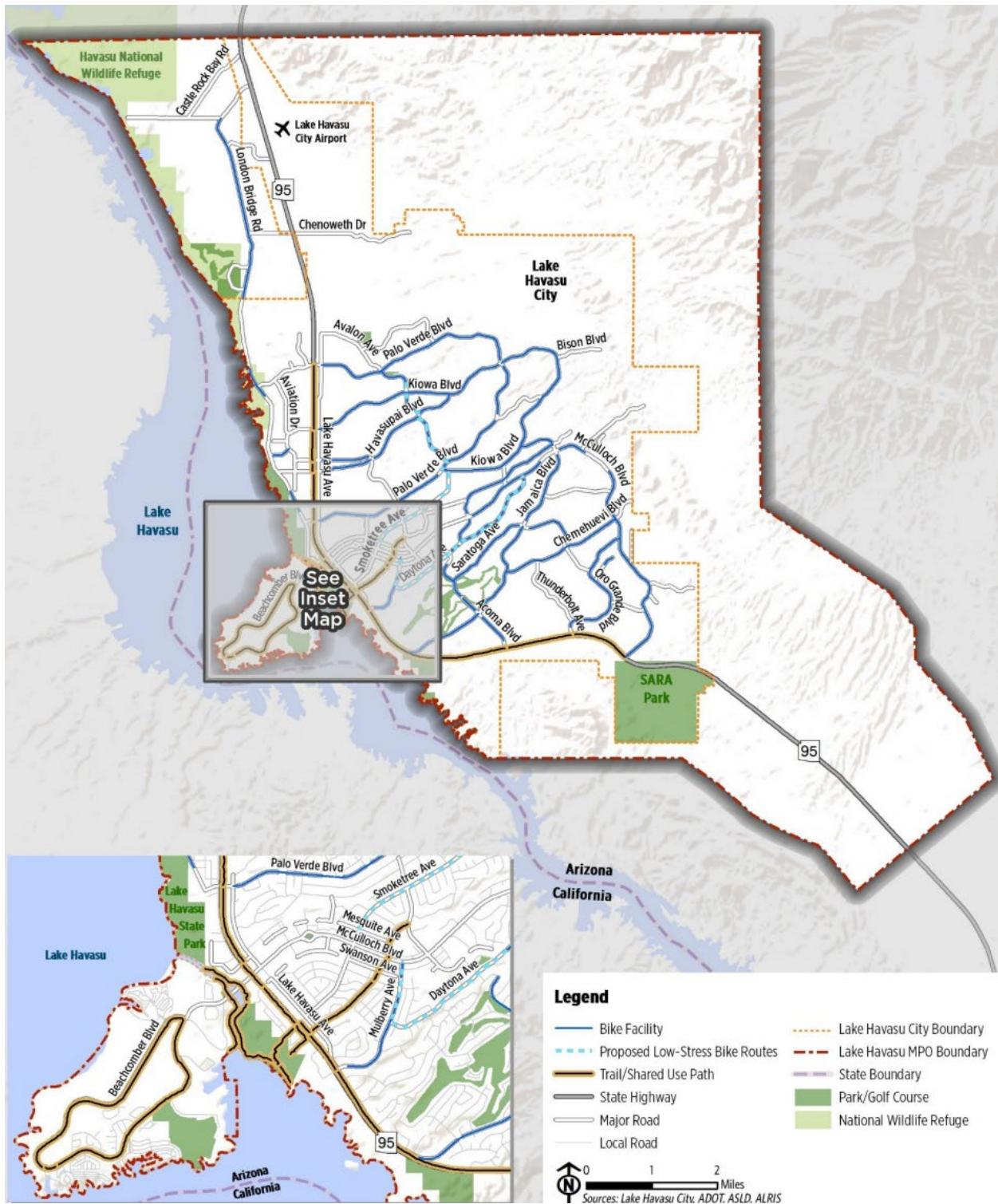
Because the existing roadway network is largely built out in Lake Havasu City, most future changes will be focused on improving and reconfiguring existing corridors to better support multimodal travel and address localized congestion. The City's transit system is expected to continue operating as a citywide microtransit service, with more vehicles and longer service hours expected to reduce wait times and improve reliability for users

Two potential future projects could be considered to alleviate congestion along SR 95 and at key corridors and gateways, as illustrated in *Figure 22*. These concepts would strengthen regional connections and offer additional options for moving people and goods through and around Lake Havasu City.

1. An additional bridge connection to the island, extending from London Bridge Road to the intersection of McCulloch Boulevard. At this time, the bridge is at 60% design and scheduled to start construction in Spring 2027.
2. A potential new route parallel to SR 95 between the north end of Lake Havasu City and I-40 to provide resiliency against incidents on SR 95.

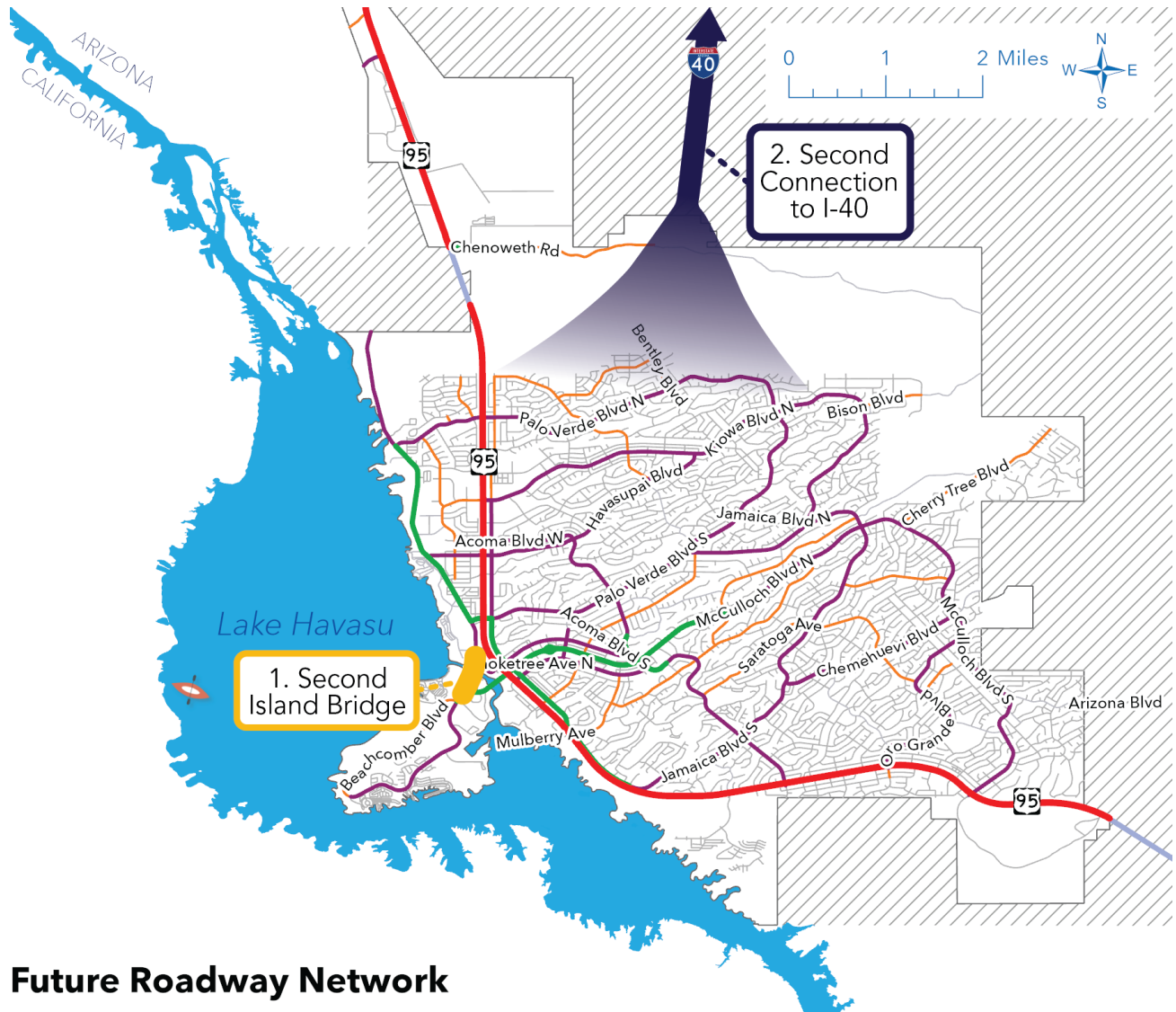


Figure 21. Bicycle Facilities Map



Source: Lake Havasu MPO Regional Transportation Plan

Figure 22. Future Roadway Network



Future Roadway Network

- City Boundary (46 Sq. Mi.)
- Municipal Planning Area (82 Sq. Mi.)
- State Boundary
- Main Roads
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Public Facilities & Services

Lake Havasu City provides the community with robust public facilities and services. This section covers public safety, emergency services, and other key facilities. Public facilities are illustrated on *Figure 23*.



Lake Havasu Police on the Lake



LHCFD Emergency Vehicles

Lake Havasu City Police and Fire Department

The *Lake Havasu Police Department* (LHCPD) includes an Operations Division with patrol, investigations, and special units, and a Support Services Division that oversees professional standards dispatch, records, and jail. The City should regularly evaluate the LHCPD staffing, facilities, and crime prevention programs to keep services reliable and responsive as the City grows.

The *Lake Havasu City Fire Department* (LHCFD) is an all-hazards public safety agency that provides structural fire protection, Advanced Life Support medical response, hazardous materials response, aircraft rescue and firefighting, and technical rescue services. The LHCFD maintains stations throughout the City to meet emergency target response times, and Lake Havasu City should regularly review coverage and response data to understand where new facilities may be needed.

Emergency Services

The *PHC-Lake Havasu Regional Medical Center* provides emergency medical services, while multiple urgent cares providers offer non-emergency care for residents and visitors. As Lake Havasu City grows, continued coordination with medical providers will be important so staffing levels, capacity, and response times keep pace with the needs of the community.

Community Centers

Lake Havasu City has a community center and an aquatic center that share the same property located at 100 Park Avenue. The community center includes basketball, pickleball, volleyball, RC flying, and a variety of meeting rooms available for reservations. The aquatic center offers exercise classes, learn to swim classes, birthday party packages, and open swim. *Lake Havasu Senior Center*, located at 450 Acoma Boulevard South, is operated by Mohave County.

Libraries

The *Lake Havasu City Library* is located at 1770 McCulloch Boulevard North. Available services include after-hours book returns, computers, community meeting rooms, printing, scanning, faxing, and study rooms.

Renewable Energy

Lake Havasu City and the *Lake Havasu Unified School District* have both been leaders in the use of renewable energy, installing solar collectors on numerous buildings. Likewise, many private business and homeowners have installed solar collectors in recent years. The expanded use of renewable energy and other sustainable development practices should continue to be encouraged for all types of development.

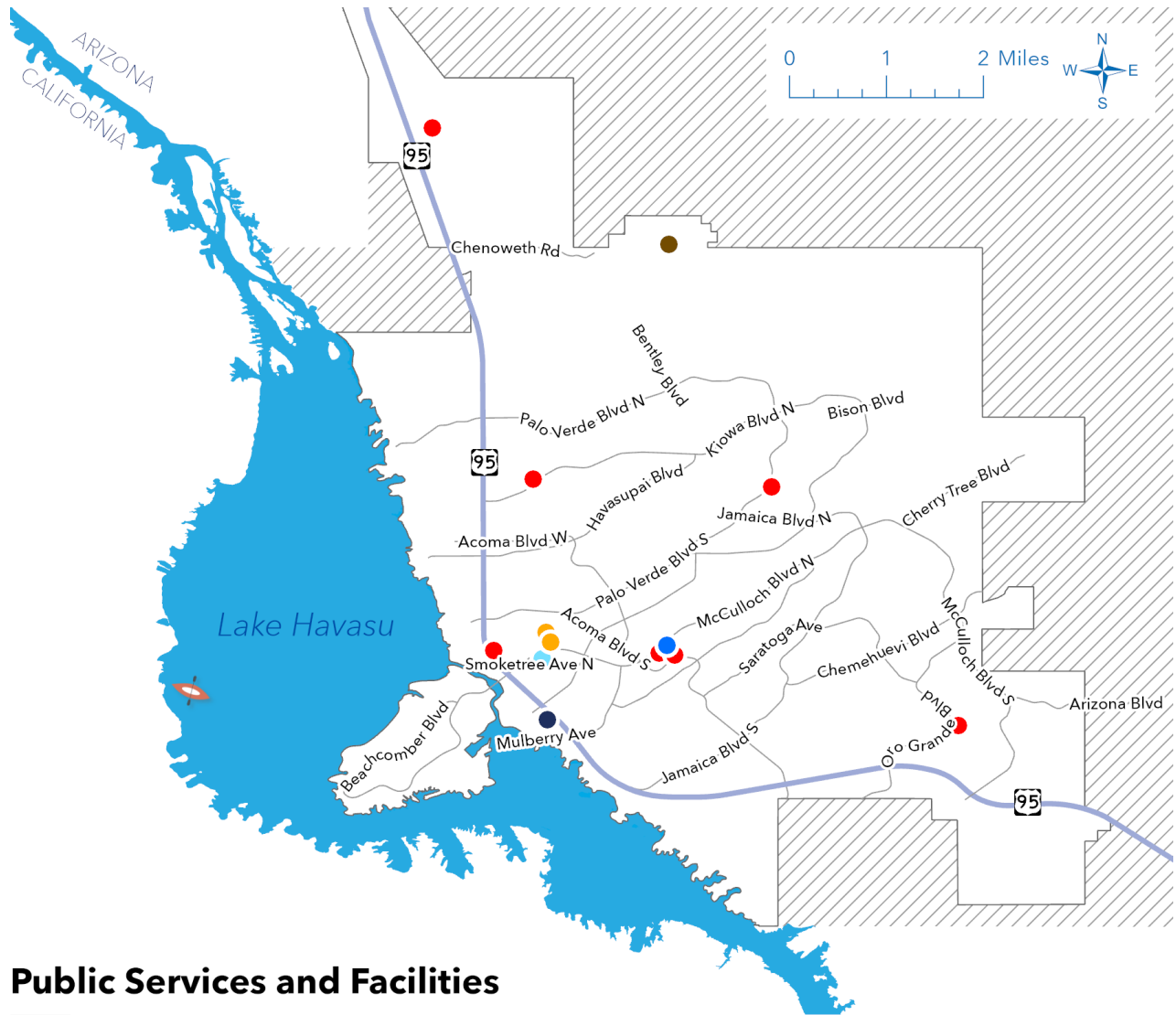


Residential Solar

Other Services and Utilities

Republic Services provides weekly residential trash and recycling collection throughout Lake Havasu City, which supports a clean and healthy environment. The *Lake Havasu City Landfill* at 3251 Chenoweth Road offers additional disposal options for residents and businesses during posted hours. *Frontier Communications*, *Allo*, and *Optimum* provide telecommunications services, giving residents options for internet, phone, and related services. Most of the City receives water service from Lake Havasu City, with *EPCOR* serving areas where City water is not available. *UniSource Energy Services* supplies both electricity and natural gas to homes, businesses, and critical facilities across the community.

Figure 23. Public Services and Facilities Map



Public Services and Facilities

- City Boundary (46 Sq. Mi.)
- Municipal Planning Area (82 Sq. Mi.)
- State Boundary
- Main Roads
- Landfill
- Library
- Medical Center
- Fire Department
- Police Department
- Community Center

Water Resources

Lake Havasu City is located along the eastern bank of the Colorado River in the transition zone between the Sonoran and Mojave deserts. The region experiences high temperatures and low precipitation volumes, making water resources very valuable. The City actively and effectively manages these resources with current water, wastewater, and water conservation master plans in place. Water Resources describes water availability and demand, water conservation efforts, and wastewater systems.

Water Availability and Demand

Lake Havasu City's available water comes from three sources that together meet current and projected demand. The main source is the Colorado River Basin water entitlements totaling 28,581.7 acre-feet per year, supported by groundwater and reclaimed water. The City operates ten conventional wells and one horizontal collector well that draw from the Colorado River Aquifer, along with three wastewater treatment plants that produce Grade A effluent used for landscape irrigation and aquifer recharge. As the community grows, protecting lake and groundwater quality will be increasingly important to keep a safe, long-term water supply for residents and businesses.

Water Conservation

Lake Havasu City has treated efficient water use a priority for many years, designating a Water Conservation Officer in 2004 and has adopted several ordinances, resolutions, and a Water Conservation Plan in 2020. Putting the strategies in this plan into practice will help ensure that new development uses water efficiently and does not strain the community's limited supply. Continued focus on conservation, including low-water landscaping and efficient irrigation, will help the City get the most benefit from its water resources over the long term.

Wastewater Processing

Lake Havasu City is served by three Wastewater Treatment Plants (WWTPs) that together provide capacity for current and future development. The Island WWTP, located in the central part of the island, has a design capacity of 2.5 million gallons per day (MGD), and about half of its treated effluent is reused for irrigation while the remainder goes to percolation and evaporation ponds. The Mulberry WWTP, south of downtown near the intersection of Mulberry Avenue and SR 95, has a design capacity of 2.2 MGD and returns nearly all treated effluent to the community for golf course irrigation. The North Regional WWTP, just south of the *Lake Havasu City Airport*, currently has a capacity of 3.5 MGD with an ultimate capacity of 14 MGD, and its treated effluent is injected into subsurface through vadose zone wells for irrigation, or sent to Island WWTP percolation ponds. As the City grows, ongoing maintenance and strategic expansion of these facilities will be important to support development while protecting water quality.

Connected Community (CC) Goals & Objectives

CC Goal 1: Maintain and enhance the efficiency, functionality, and aesthetics of the City's transportation network.

CC Objective 1.1: Lake Havasu City supports prioritization of transportation improvements and pursuit of federal, state, local, and private funding sources for the development of the circulation system.

CC Objective 1.2: Lake Havasu City supports minimizing rights-of-way costs associated with transportation projects through early acquisition of properties for planned facilities.

CC Objective 1.3: Lake Havasu City supports maintaining and pursuing emerging transportation and information technologies to build upon existing systems and promote system efficiencies.

CC Objective 1.4: Lake Havasu City supports implementing improvements in landscaping, lighting, traffic management, access, and signage that will enhance the character and functionality of the City's primary gateway, the SR 95 Corridor.

CC Objective 1.5: Lake Havasu City supports the use of traffic-calming techniques in pedestrian areas where appropriate to reduce vehicular speed limits and increased sidewalk and trail improvements to encourage a bicycle- and pedestrian-friendly environment.

CC Objective 1.6: Lake Havasu City supports designing new streets and retrofitting existing streets to accommodate all modes of transportation, where feasible based on existing rights-of-way.

CC Objective 1.7: Lake Havasu City supports pedestrian and bicycle standards that provide *American Disabilities Act* (ADA) accessible surface and clearance for all pedestrian areas where feasible.

CC Objective 1.8: Lake Havasu City supports continuation of public access expansion to the Island and Shoreline.

CC Goal 2: Ensure that development does not negatively impact the City's supply or quality of water and energy resources.

CC Objective 2.1: Lake Havasu City supports the promotion of water conservation strategies outlined in the *Water Conservation Plan* and Low Water Plant/Tree/Shrub *City Council/Resolution* including the use of drought tolerant trees, native vegetation for landscaping, decorative metal plant substitutes, and irrigation systems.

CC Objective 2.2: Lake Havasu City supports ensuring that the City's water and wastewater facilities are adequately maintained and expanded in coordination with the community's vision.

CC Objective 2.3: Lake Havasu City supports activities and actions that maintain lake and groundwater quality to meet state standards.

CC Objective 2.4: Lake Havasu City supports maintaining leadership in energy conservation through City projects and purchases.

CC Goal 3: Provide and enhance reliable services and infrastructure to meet the needs of existing and future residents.

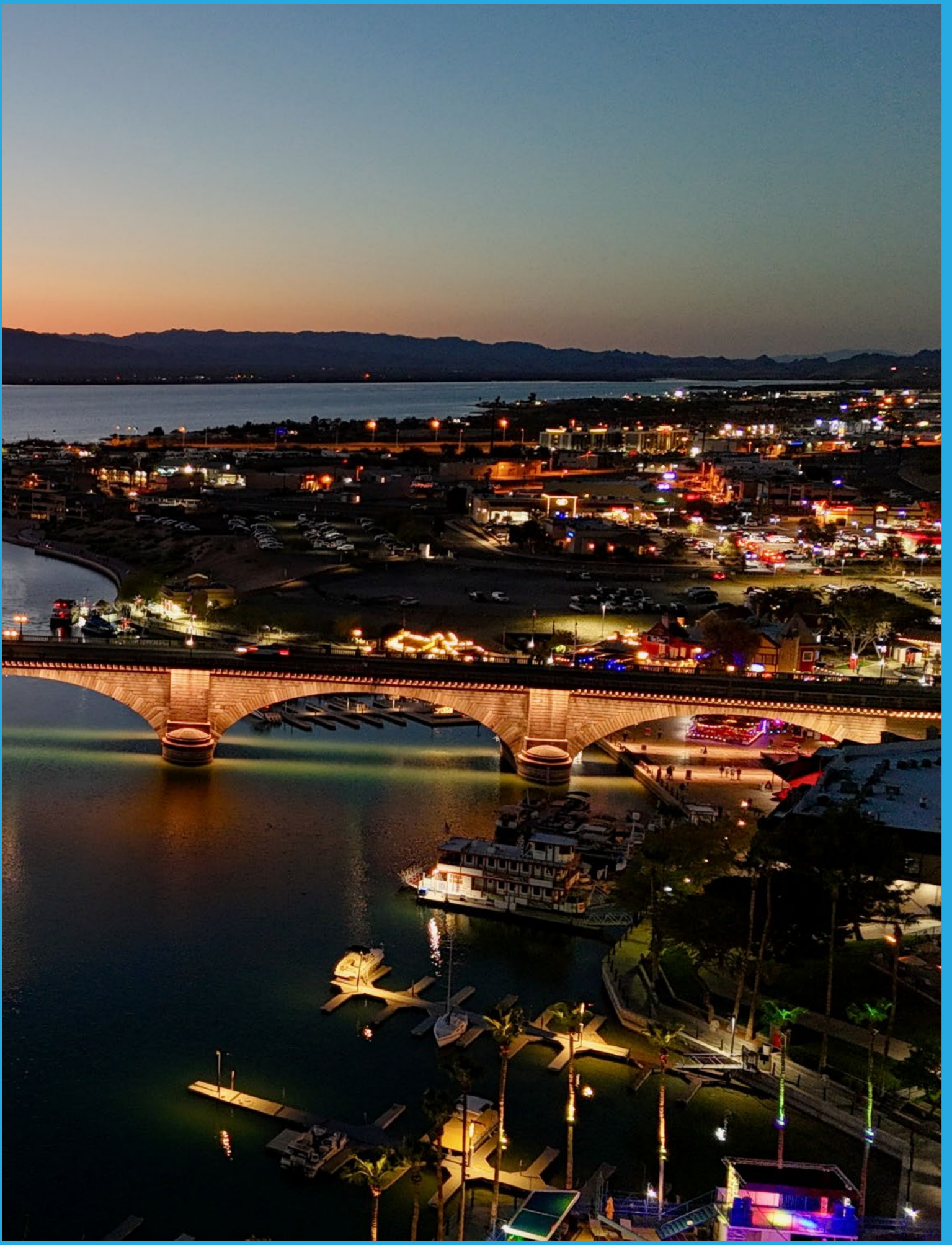
CC Objective 3.1: Lake Havasu City supports ensuring police, fire, and emergency services maintain high quality staffing to provide target response times with capacity to serve existing and new development.

CC Objective 3.2: Lake Havasu City supports continued implementation of crime prevention programs.

CC Objective 3.3: Lake Havasu City supports continued investment in and ongoing maintenance of infrastructure and amenities in established residential areas.

CC Objective 3.4: Lake Havasu City supports maintaining and improving upon the City's Insurance Grading System (ISO).

CC Objective 3.5: Lake Havasu City supports implementation of the *Airport Master Plan* including maintaining and enhancing operations at the *Lake Havasu City Airport* to provide more air transportation connections to Lake Havasu City for residents, visitors, and the movement of goods, as well as the marketing of other supporting services.



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CHAPTER 4: Prosperous Economy

Elements: Economic Growth; Education; and Cost of Development

Community's Aspirational Statement: We envision a strong and resilient economy that supports local entrepreneurs, expands skilled trades and healthcare sectors, and prioritizes education and workforce development. These efforts create opportunities for residents to find meaningful work, manage the cost of living, and build successful futures.

The *Prosperous Economy Chapter* establishes a long-term strategy for **Lake Havasu City General Plan, Shaping Our Future** that ensures future economic vitality that will support the City through diligent investment in new business and education opportunities that prioritize offering abundant avenues for workforce development and lifelong learning.

Lake Havasu City, with a 2025 population estimate of 59,752 people, is the largest city in Mohave County and a regional center for employment, services, and recreation. Initially known for bringing the original London Bridge to the Colorado River, the City has grown into a destination for outdoor recreation and tourism, supported by its historic attractions and the surrounding desert and lake setting.

Economic Growth

As illustrated in *Figure 24*, the City's economy is anchored by tourism-related industries such as accommodation, food services, and retail trade, as well as a strong construction and real estate sector. While retail and restaurant and bar sales have been growing at a rapid pace since 2018, sales in 2023 and 2024 have slowed as post-pandemic demand has normalized. Healthcare will continue to play an important role in the economy as local hospital facilities serve both Lake Havasu City and the broader region. Employment is concentrated among a few large employers as shown in *Figure 25*, including *PHC-Lake Havasu Regional Medical Center*, *Lake Havasu City*, and *Lake Havasu Unified School District #1*.

Figure 24. Top Industries in Lake Havasu City

Industry	Lake Havasu City Jobs	%
Accommodation and Food Services	2,659	17.3%
Retail Trade	2,645	17.2%
Construction	2,643	17.1%
Health Care and Social Assistance	2,232	14.5%
Administrative and Support; Waste Management and Remediation	982	6.4%

Source: Lightcast

Figure 25. Top Employers in Lake Havasu City as of 2023

#1



PHC - Lake Havasu Regional Medical Center (759 Employees)

#2



Lake Havasu City (703 Employees)

#3



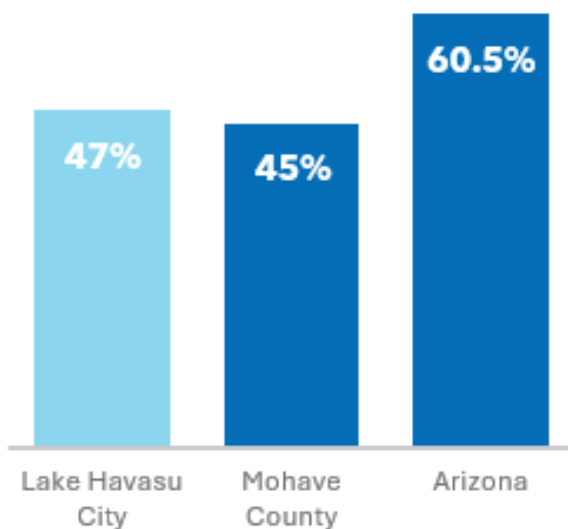
Lake Havasu Unified School District #1 (630 Employees)

Source: ACS 2023 5-year estimate

Labor Force

Lake Havasu City has a median age of 55.7 years, which is higher than the statewide average. This demographic profile is reflected in the City's labor force participation rate of 47%, which is well below the Arizona rate of 60.5% as shown in *Figure 26*. To keep the local economy functioning well, the City needs to attract and retain an adequate workforce to support local businesses and tourist destinations. The ability to attract essential workers, such as police officers, firefighters, teachers, and medical personnel, is especially important to maintaining a healthy local economy. Access to attainable and affordable housing for workers is an important consideration for economic development, and the City supports expanding opportunities for workforce housing by pursuing creative approaches and partnerships with housing providers.

Figure 26. Labor Force Participation Rate by Geography



Lake Havasu City's labor force participation is higher than Mohave County's but remains below the statewide average.

Source: ACS 2023 5-year estimate

Lake Havasu has a healthy economy with relatively low unemployment levels, but its reliance on tourism and retirement-related spending makes it vulnerable to destabilizing cycles in the regional economy. Diversifying the local economy will be an important step in reducing this exposure and creating more stable year-round employment opportunities. The City collaborates with several regional economic development organizations, including the *Partnership for Economic Development*, the *Lake Havasu City Convention and Visitors Bureau*, and the *Lake Havasu Chamber of Commerce*, to support local businesses and identify opportunities for economic expansion. By coordinating efforts, these partners can share resources, minimize duplication of efforts, and focus on strategies that strengthen the City's economic base.



Education

Lake Havasu City values education and recognizes its long-term influence on economic prosperity for residents and the region. Local schools and higher education partners provide pathways for young people and adults to gain skills, credentials, and careers that support a diverse local economy.

The *Lake Havasu Unified School District* (LHUSD) includes six elementary schools, one middle school, and one high school. Additionally, charter schools, parochial schools, and other private opportunities are available to Lake Havasu City residents.

Lake Havasu City has more limited options for higher education and workforce development within the City. *Mohave College* operates the Lake Havasu City campus, which offers a range of academic and career programs. With focused strategies between the City and *Mohave College*, and any future higher education partners, Lake Havasu City is well positioned to expand workforce development opportunities for residents and support stable jobs and careers across a wide range of professional and technical fields.



Mohave College, Lake Havasu City Campus

Cost of Development

The *Cost of Development* section describes strategies Lake Havasu City uses so that new development contributes its fair share toward the costs of public services and facilities. It outlines the legal mechanisms that may be used to fund the public services necessary to serve new development. Any funding tools adopted by the City must result in a direct benefit to development and maintain a reasonable relationship between the contributions required and the public services provided.

Lake Havasu City is unique among its peers in that it does not charge development impact fees for new development. The City's policy is to encourage new development within or adjacent to existing infrastructure and service areas as a cost-effective way to build on prior public investment. Generally, developments proposed outside of these existing service areas are expected to fund most of the costs for extending utilities and improvements.

Lake Havasu City has a variety of funding options for infrastructure improvements which allow flexibility in how projects are implemented based on their cost and source of revenue. Utility projects may be funded through water and sewer user revenues, while other capital needs may rely on alternative methods including:

- General Fund
- Municipal Bonds – General Obligation and Revenue Bonds
- Certificates of Participation/Municipal Property Corporations
- Lease-Purchase Agreements
- Grants
- Improvement Districts, Community Facilities Districts, and Revitalization Districts
- State Shared Revenues (State Sales and Income Tax, HURF, VLT)
- User Fees
- Construction Sales Taxes

Lake Havasu City prepares a *Five-Year Capital Improvement Plan* (CIP) as part of its annual budgeting process. A capital project is defined as a physical improvement or any major non-recurring expenditure over \$50,000 that results in a permanent addition to the City's assets or infrastructure with a useful life of 5 years or more. The operating and maintenance costs of capital projects are incorporated in the City's operating budget, while some improvements are the developer's responsibility.

Subdivision projects, for example, can typically dedicate and construct on-site recreation facilities and adjacent public streets, with details documented in development agreements that may include the formation of Community Facilities Districts, Improvement Districts, or Revitalization Districts to finance improvements.

Prosperous Economy (PE) Goals & Objectives

PE Goal 1: Promote the ongoing diversification of the City's economy.

PE Objective 1.1: Lake Havasu City supports targeted business attraction in collaboration with other entities in sectors that diversity the local economy.

PE Objective 1.2: Lake Havasu City supports the growth and change required of small businesses and entrepreneurial activities.

PE Objective 1.3: Lake Havasu City supports business retention and expansion to sustain existing employers.

PE Objective 1.4: Lake Havasu City supports maintaining regular and robust updates to the City's strategic planning for economic development.

PE Goal 2: Strengthen the City's regional role as a center for health care, employment education, shopping, and entertainment.

PE Objective 2.1: Lake Havasu City supports the ongoing enhancement of tourist related amenities, support services, additional hotels, restaurants and resorts, and accommodations for visitors as a component of the economy.

PE Objective 2.2: Lake Havasu City supports well-connected retail centers and areas to facilitate and maximize the exposure of different retail areas and encourage the clustering of retailers to encourage shoppers to visit multiple stores per trip.

PE Objective 2.3: Lake Havasu City supports the efforts of local higher education organizations to expand educational and employment opportunities and workforce development opportunities for existing and future employers.

PE Objective 2.4: Lake Havasu City supports the expansion of the hospital and healthcare system by supporting additional local services.

PE Goal 3: Ensure that new development pays its fair share so that it does not burden existing residents and ensures cost-effective service delivery.

PE Objective 3.1: Lake Havasu City supports public/private partnerships to help promote economic development in Lake Havasu City.

PE Objective 3.2: Lake Havasu City supports public/private partnerships for infrastructure development and that developers install and/or pay for their fair share public utilities and facilities to state and municipal standards, as needed by their proposed development.

PE Objective 3.3: Lake Havasu City supports monitoring and updating municipal-controlled utility rates and other fees related to service or impact of development.

PE Objective 3.4: Lake Havasu City supports the sale of individual City-owned remnant parcels based on an evaluation of access, site size, and other considerations as opportunities arise and maintaining ownership of parcels needed to support existing or planned City facilities.

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CHAPTER 5: **Thriving Residential Areas**

Elements: Housing and Neighborhoods

Community's Aspirational Statement: We envision thriving residential areas with affordable housing choices. Continued investment in older areas and a commitment to walkability, shade, and green spaces create opportunities for residents to live, work, and grow in a unique desert community.

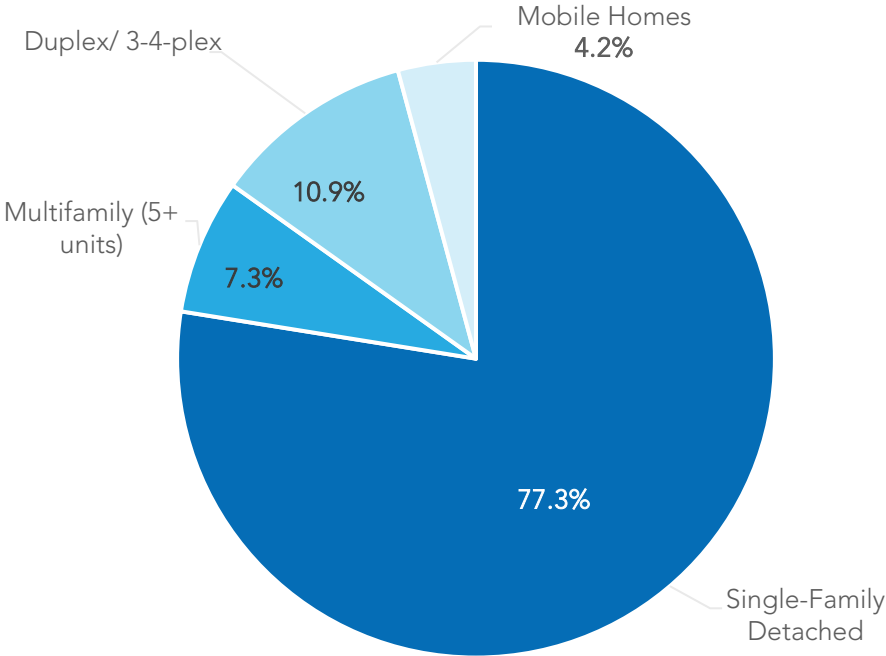
The *Thriving Residential* chapter establishes a long-term strategy for **Lake Havasu City General Plan, Shaping Our Future** by supporting diverse, attainable, and well-maintained housing stock across Lake Havasu City. It promotes new housing in appropriate locations and strengthens existing residential areas as safe, attractive places for current and future residents.

Lake Havasu City was originally developed as a master planned community of predominantly detached single-family homes, and this early pattern continues to define the City’s housing stock. Today 77.3% of all housing units are single-family detached homes, while only 7.3% are multifamily units in structures with five or more units, leaving a relatively small share of higher-density housing as shown in *Figure 27*.

Housing

The remaining 15.4% of housing units are a mix of duplexes, triplexes, quadplexes, and mobile homes, which provide some diversity but at a relatively modest scale given overall demand. Over the last 8 years, 80% of all residential permits have been for single-family units, reinforcing the single-family orientation. Outward expansion is limited due to the presence of State Trust Land and federal holdings, which require private-sector interest and acquisition through state auctions before development can occur. As a result, targeted infill development within existing neighborhoods represents a major opportunity to accommodate new multifamily housing and mixed-use uses in suitable areas.

Figure 27. Housing Composition



Source: ACS 2024 5-year estimates

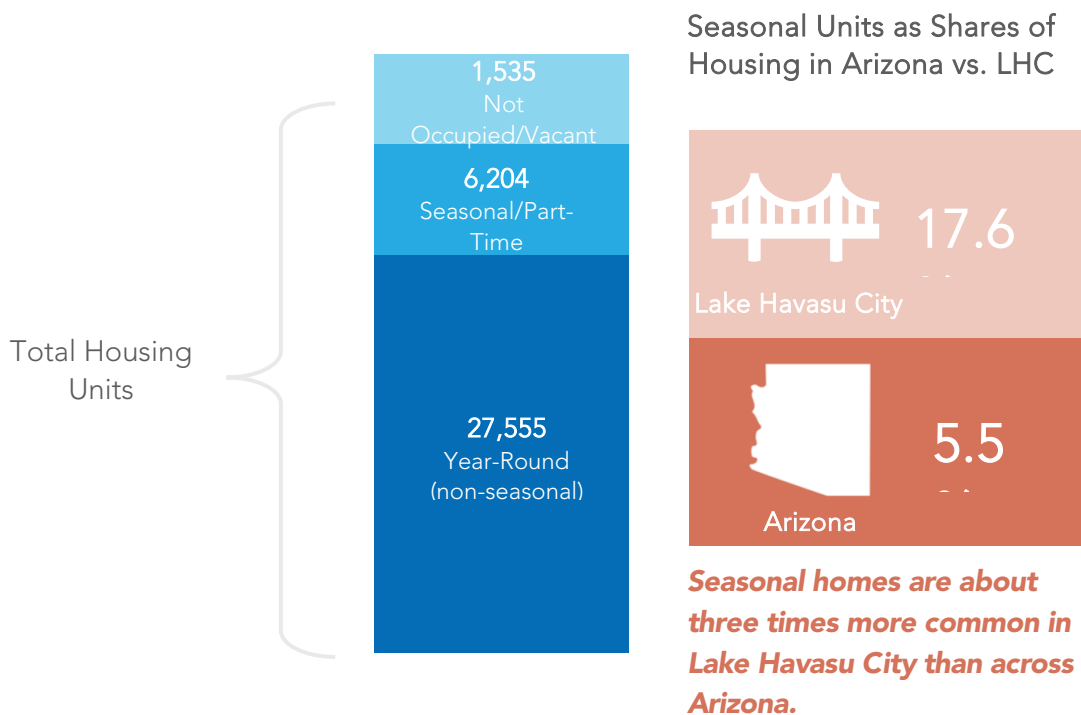
More than three-quarters of homes in Lake Havasu City are detached single-family units.

Housing Inventory

As depicted in *Figure 28*, Lake Havasu City contained 35,294 units in 2023, of which 27,555 were occupied year-round and the remainder were vacant. Vacant properties include those used for seasonal or recreational purposes. An estimated 6,204 units, or 17.6% of all units, are occupied on a part-time basis where the resident’s primary home is in another city or state, a share three times higher than the statewide seasonal-unit average.

This large seasonal component encourages local spending and tax revenue but reduces the housing supply for year-round residents and workers. In addition, there are currently 1,590 active short-term rentals listing across the City on various platforms, some of which could be used as long-term rentals for service and essential workers. The apartment market is also tight, with an estimated vacancy rate of about 3.6%, indicating a limited choice and upward pressure on rents.

Figure 28. Housing Occupancy



Sources: ACS 2024 5-year estimates

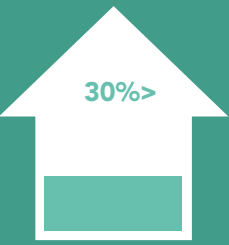
Housing Pricing

Housing prices in Lake Havasu City have increased dramatically over the past 5 years, as shown in *Figure 29*. Since 2019, the median resale price of a single-family home has risen by approximately 54%, from \$306,000 to \$484,000 in the first quarter of 2025, while the median resale price of condominiums and townhomes increased about 45%, from \$167,000 to \$250,000, during that same time. At current prices, single-family homes are likely well beyond the reach of many working families; a typical Lake Havasu City household with a median income of \$66,264 can afford a home of roughly \$240,000 under standard lending assumptions.

The federal standard for housing affordability established by the *U.S. Department of Housing and Urban Development* (HUD) is that a household should not pay more than 30% of its income on housing. In Lake Havasu City, renter cost burden is significant: nearly 3,600 renters pay more than 30% of their income on housing, and almost 1,600 households pay more than 50%, a level considered severely burdened. For homeowners, more than 4,800 pay above the 30% threshold, representing 24.0% of all resident owned households, and an estimated 11.8% pay more than 50% of their income on housing costs.

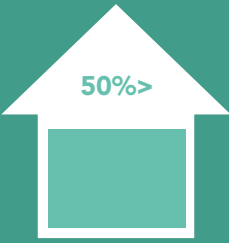
In total, Census data estimates that 8,449 renters and owner households in Lake Havasu pay more than 30% of their income on housing, including 3,979 households who pay more than 50%. At the same time, the apartment market in Lake Havasu City has not seen any new market-rate complexes built in decades, and the most recent affordable development was constructed in 2019 for senior residents, limiting options for younger and working-age households.

Housing Burdens



30%>

Cost Burdened
Households spending more than 30% of gross AMI income on basic housing expenses.

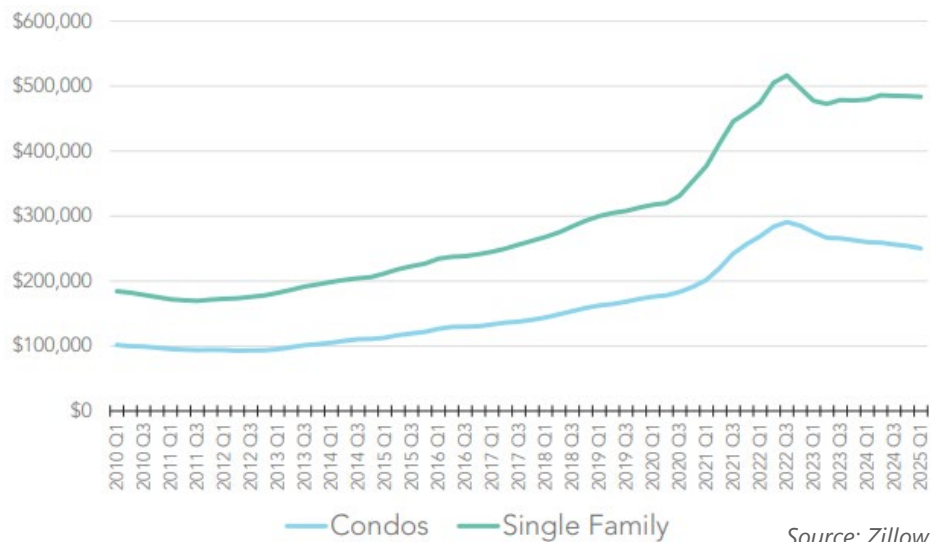


50%>

Severely Cost Burdened
Households spending more than 50% of gross AMI income on basic housing expenses.

Area Median Income (AMI) is the midpoint of a region's income distribution, calculated annually by HUD.

Figure 29. Median Single-Family Housing and Condo Values



Source: Zillow

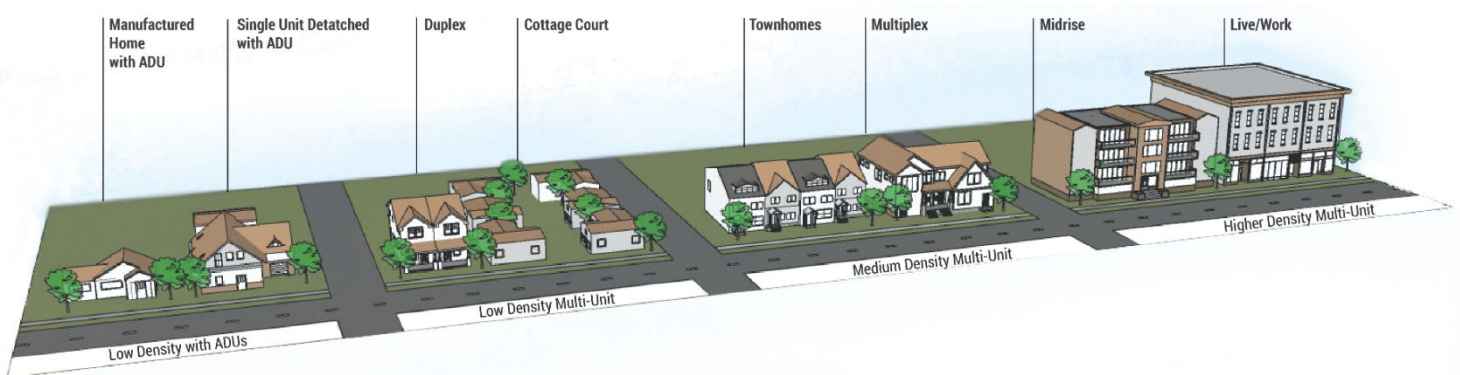
Housing Constraints and Opportunities

Outward expansion is limited due to the presence of State Trust Land and federal holdings, which require private-sector interest and acquisition through state auctions before development can occur. As a result, targeted infill development within existing neighborhoods represents a major opportunity to accommodate new multifamily housing and mixed-use uses in suitable areas. These land constraints, coupled with predominantly single-family pattern and a large seasonal and short-term rental presence, restrict the City's ability to add a substantial supply of attainable rental and ownership units for its workforce.

Lake Havasu City's low labor force participation rate of 47% and the median age at 56 indicate a relatively older population and a smaller share of working-age residents than many peer communities. In this context, the availability of affordable housing for service and essential workers becomes an economic issue with direct implications for business operations, service quality, and long-term community viability.

One concept for expanding workforce housing within these constraints is *missing middle housing*. Missing middle housing refers to a range of diverse housing types such as duplexes, fourplexes, cottage courts, and multiplexes that are compatible in form and scale with traditional single-family communities. Because these housing types achieve slightly higher densities which maintain existing residential scale, they can create new ownership opportunities for young families and individuals and expand the supply of modestly priced rental units.

Within Lake Havasu City, missing middle housing can be particularly effective when paired with strategic infill in established residential areas and along key corridors, as well as in mixed-use areas that support access to services and employment. Encouraging these building types, along with targeted multifamily and mixed-use projects, offers a path to broaden housing mix and reduce cost burdens, better aligning the housing supply with community need.



Missing Middle Housing Options

Residential Areas

Prominent and historic residential areas in Lake Havasu City trace the community's shift from a remote desert outpost to a regional recreation and retirement hub, with distinct areas that play different roles in daily life. The residential areas around Downtown and the London Bridge form the City's historic and cultural core, combining older homes and small multifamily buildings with lodging, parks, and the Bridgewater Channel, which together anchor year-round events and tourism activity. Long-established residential areas, including the original *Residential Estates* and *South Side* neighborhoods, feature larger lots, mature landscaping, and close access to schools, shopping, and services, supporting many of the City's full-time families and long-term residents. Newer master-planned and gated communities within the MPO such as *The Foothills at Havasu*, *Havasu Foothills Estates*, *The Refuge*, and *Viewpoint Estates* tend to offer custom or move-up homes, and access to golf, trails, and lake or mountain views, appealing to lifestyle-oriented households, seasonal residents, and retirees. Waterfront and view-focused neighborhoods, including areas near Sailing Hawks and the Island District, capitalize on direct or convenient lake access, marinas, and recreation amenities, reinforcing Lake Havasu City's identity as a boating and resort community while complementing the more traditional interior residential areas.



Patio Home in Lake Havasu City



Patio Home in Lake Havasu City

Preservation and Revitalization

The *Future Land Use Map* in *Chapter 2* recognizes the unique assets and importance of preserving existing residential communities. *Lake Havasu City General Plan, Shaping Our Future* acknowledges the distinct features of each area and supports land use patterns that complement and celebrate established and future residential development.

Neighborhood preservation is an important value in Lake Havasu City and reflects the community's interest in taking care of what already exists while still allowing for change over time. The General Plan focuses on keeping established residential areas stable and livable by encouraging upkeep of homes and properties, reinvestment in older housing, and new development that fits the scale and pattern of surrounding areas, rather than pushing growth outward into the desert. Objectives that protect views, community character, and access to amenities, along with thoughtful transitions and buffering between homes and more intensive uses, are intended to help long-time residents and new households enjoy safe, attractive, and well-functioning housing.

As Lake Havasu City continues to evolve, reinvestment in existing residential areas is an important strategy for keeping them safe, attractive, and functional over time. The General Plan Update supports repairing and upgrading older homes and infrastructure and encourages infill and redevelopment that introduce new housing choices and amenities while remaining compatible with surrounding development. These efforts focus on strengthening older neighborhoods by encouraging visible reinvestment, supporting small-scale improvements and upgrades, and creating more convenient connections to parks, schools, and services, helping them remain vibrant and competitive choices for current and future residents.



Residential Street in Lake Havasu City

Thriving Residential (TR) Areas Goals & Objectives

TR Goal 1: Preserve, maintain, and enhance the character and quality of established residential areas within the City.

TR Objective 1.1: Lake Havasu City supports the retention and improvement of existing housing stock.

TR Objective 1.2: Lake Havasu City supports mitigating adverse impacts on existing residential areas from adjacent or nearby development through transitions and buffers.

TR Objective 1.3: Lake Havasu City supports maintaining the physical quality of residential areas through enforcement of public health, code enforcement, drainage and stormwater issues, and safety violations in accordance with applicable ordinances as adopted by the City.

TR Objective 1.4: Lake Havasu City supports minimizing light trespass from commercial development onto adjacent residential areas.

TR Objective 1.5: Lake Havasu City supports the development of new homes on remaining vacant lots available on currently subdivided residential streets to promote the efficient use of existing utilities and services and encourage reinvestment in established neighborhoods.

TR Objective 1.6: Lake Havasu City supports residential development in lakefront areas as part of a mixed-use development that retains public physical access and visual connection to the waterfront.

TR Goal 2: Encourage housing types, prices, and subdivision design City-wide to meet the needs of existing and future residents.

TR Objective 2.1: Lake Havasu City supports a mix of lot sizes, densities, and housing prices and styles in locations designated on the *Future Land Use Map*.

TR Objective 2.2: Lake Havasu City supports maintaining comprehensive subdivision and site plan regulations governing land uses, platting procedures, design standards, public and private land specifications, required improvements, natural and open space buffers, and other factors dealing with the proper subdivision of land.

TR Objective 2.3: Lake Havasu City supports subdivisions with multiple points of access and supports retrofitting any existing single point of access subdivision as feasible.

TR Objective 2.4: Lake Havasu City supports well-designed and constructed high-density development on appropriate sites as being a worthwhile addition to the community and tax base.

TR Objective 2.5: Lake Havasu City supports the use of innovative designs and technologies to assist in the development of new housing opportunities.



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CHAPTER 6: Healthy Environment

Elements: Environmental Planning; Conservation Safety; Recreation; and Open Space

Community's Aspirational Statement: We will safeguard our natural surroundings through thoughtful planning, shoreline preservation, water-wise practices, and proactive risk management. These actions maintain the beauty, safety, and recreational benefits of our desert and lake landscapes for future generations.

The *Healthy Environment Chapter* establishes a long-term strategy for **Lake Havasu City General Plan, Shaping Our Future** that creates a connected and healthy network of natural and built resources livability and resilience.

Parks, open space, recreational facilities, and natural attractions are central Lake Havasu City's identity and culture. Nestled along the Colorado River on the eastern shore of Lake Havasu, the City is defined by its scenic landscapes, abundant sunshine, and access to outdoor recreation and water-based activities. These resources create a vibrant setting that supports leisure, health, and community connection while drawing visitors from across the region.

Parks

- Avalon Park
- Cypress Park
- Dick Samp Memorial Park
- Grand Island Park
- Indian Bend Park
- Island Ball Fields
- Jack Hardie Park
- Lake Havasu State Park
- London Bridge Park
- Mesquite Park
- Realtor Park
- Robyn Parrot Children's Park
- Rotary Park
- SARA Park
- Site Six
- Wheeler Park
- Yonder Park

Parks and Open Space

Lake Havasu City has 18 parks across four main classifications that include community, neighborhood, regional, and state parks. Park classifications are a planning tool that groups parks by size, function, and amenities so that each park plays a distinct role in meeting community needs. *Rotary Community Park* is one notable community park and includes the *Tinnell Memorial Sports Complex*, a 40,000-square-foot facility that is recognized as the largest skate park in Arizona.

Park classifications also support calculation of park Level of Service (LOS), which measures how well park acreage matches community demand. LOS is typically expressed as acres of parkland per 1,000 residents and helps the City understand whether its park system provides enough space and amenities for its population. *SARA Park*, a 1,100-acre Special Activities and Recreation Area, significantly contributes to this level of service and offers amenities such as an ASA-sanctioned paved oval speedway, motocross, and BMX areas; shooting and archery ranges; batting cages; a rodeo facility; and a dog park. Because of *SARA Park* and other local parks, the City's park LOS is 20.7 acres per 1,000 residents, which is roughly double the *National Recreation and Park Association 2023* median of 10 acres per 1,000 residents.

Lake Havasu State Park spans 928 acres along the lakeshore north of the island and offers *Windsor Beach*, three boat ramps, 54 campsites, 13 cabins, and picnic areas that attract visitors throughout the year. South of the City, *Cattail Cove State Park* provides additional opportunities for lake access, hiking, and camping across 2,000 acres with a beach, boat ramp, and 61 campsites, including boat-in sites along the shoreline. *Figure 30* illustrates parks and open spaces in and around Lake Havasu City.

Trails

Lake Havasu City is home to a substantial and growing trail system that connects parks, recreation facilities, neighborhoods, and natural attractions to form a well-integrated open space network. Existing trails range from paved multi-use paths, such as the 10-mile SR 95 Trail linking *SARA Park* to Palo Verde Boulevard, the Shoreline Trail along Bridgewater Channel and *Rotary Park*, the Island Trail around the island near Beachcomber Boulevard, and the Pima Wash Trail north of Lake Havasu Avenue, to natural surface trails at *SARA Park* and extensive backcountry



Shoreline Trail

routes on surrounding BLM lands. Planned projects include long-distance connections such as the *Scenic Connector Trail* from Lake Havasu to Interstate 40 and a proposed 30-mile trail along the southeastern shore of Lake Havasu that would connect *SARA Park*, *Cattail Cove State Park*, and *Bill Williams River National Wildlife Refuge*.

These trails improve walkability and connectivity across the community and offer opportunities for residents and visitors to be active, enjoy the outdoors, and experience the region's natural landscapes. Going forward, the City will look for opportunities to enhance the trail network by preserving and adding native vegetation along corridors and incorporating supportive pedestrian and cyclist infrastructure.

Natural Attractions

Lake Havasu City lies within the northern and western limits of the Sonoran Desert, in the Lower Colorado River subdivision biome. The area is framed by three mountain ranges, including the Chemehuevi and Whipple Mountains to the west in California and the Mohave Mountains to the east, which rise to elevations of about 5,000 feet. These mountains provide habitat for desert bighorn sheep and mule deer and feature striking geology that includes volcanic rock, geodes, jasper, obsidian, turquoise, and agate within a short distance of the City.

Lake Havasu and its surrounding public lands offer exceptional opportunities for recreation. More than 400 miles of shoreline support fishing, boating, paddle sports, and water-skiing, and Lake Havasu is ranked among the top 100 bass fishing lakes in the United States. Residents and visitors can access beaches, campsites, and hiking trails, along with 12 boat launches and marinas that range from non-motorized access points in City parks to full-service facilities that offer fuel, dining, and rentals. Beyond the lake, millions of acres of federal and state lands surround Lake Havasu City, including 1.3 million acres managed by the BLM Lake Havasu Field Office, with nearly 2,000 miles of trails and backcountry roads for hiking, mountain biking, camping, off-highway vehicle use, hunting, and fishing. Members of the public can obtain recreation permits for use on state lands at this website: [Land.az.gov/applications-permits](https://land.az.gov/applications-permits).

Nearby wildlife refuges, such as the 6,150-acre *Bill Williams River National Wildlife Refuge* to the south and the 37,515-acre *Havasu National Wildlife Refuge* to the north, add to the region's natural appeal.



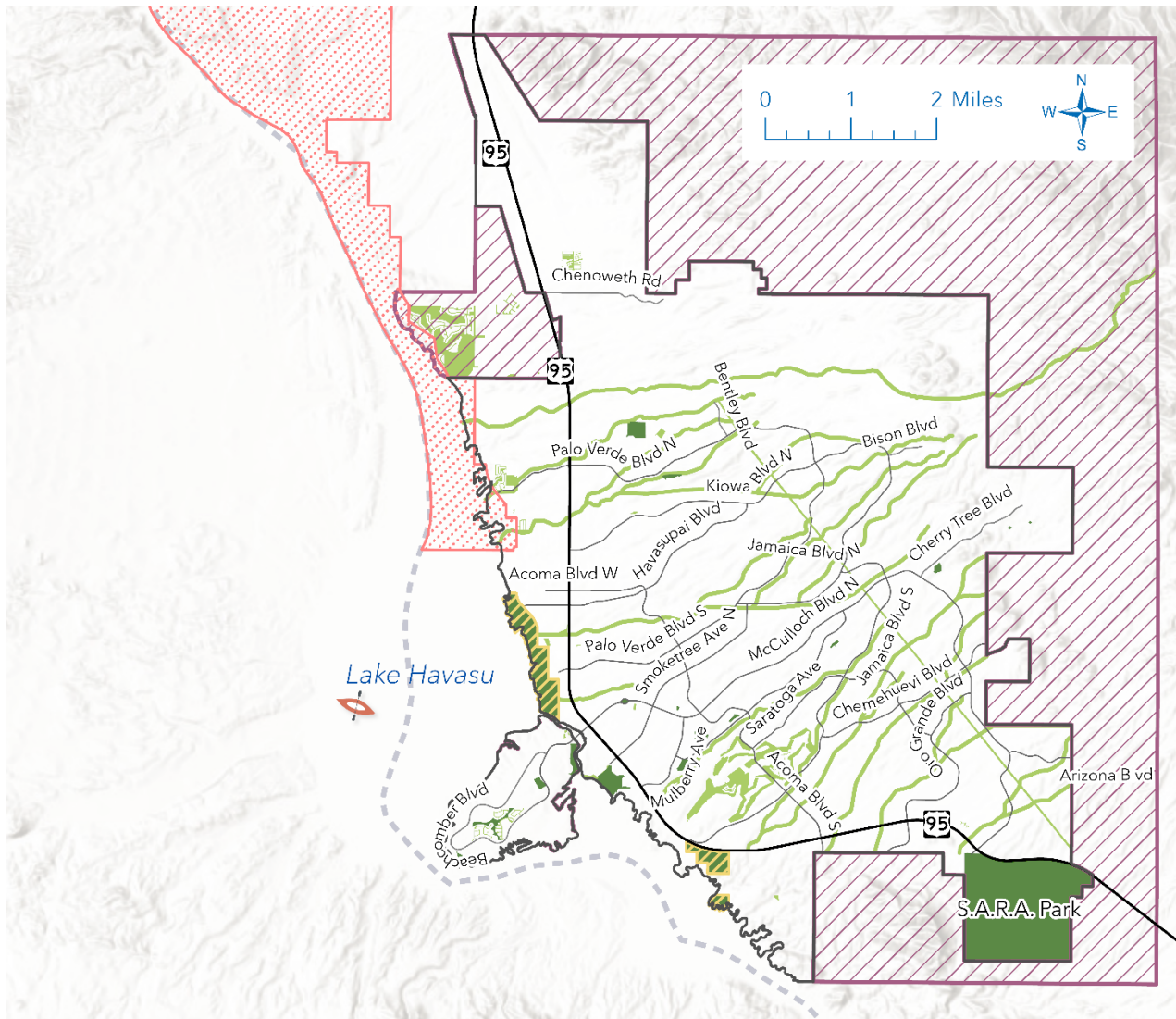
Havasu National Wildlife Refuge Marshes

Havasu National and Sensitive Lands

The *Havasu National Wildlife Refuge* spans about 37,515 acres along the lower Colorado River north of Lake Havasu City and protects approximately 30 river miles and 300 miles of shoreline between Needles, California and Lake Havasu City. It preserves native riparian areas and desert uplands, provides habitat for endangered species and migratory birds, and supports an estimated 318 bird species. Key features include Beal Lake, Pintail Slough, Topock Marsh, and the scenic Topock Gorge, while the 17,801-acre Havasu Wilderness showcases volcanic spires, dunes, open water, wetlands, and desert uplands.

Critical habitats and environmentally sensitive areas near Lake Havasu City contribute to regional biodiversity and ecological resilience. Within the City, the lower Colorado River is the only designated critical habitat, with additional critical areas such as the Big Sandy River and *Bill Williams River National Wildlife Refuge* located nearby. The Aubrey Hills and Crossman Peak, located within about 10 miles of the City, are valued for non-motorized recreation, unique geology, scenic views, and wildlife habitat, including lambing areas for desert bighorn sheep. Habitat loss and modification linked to floods, fires, drought, water diversions, groundwater pumping, grazing, and urban development have altered these ecosystems, so protecting critical habitats and sensitive lands is important to maintaining biodiversity in the Lake Havasu region.

Figure 30. Parks and Open Space Map



Parks and Open Space

- City Boundary (46 Sq. Mi.)
- Municipal Planning Area (82 Sq. Mi.)
- AZ State Boundary
- Hwy 95
- State and Local Parks
- Open Space
- Lake Havasu National Wildlife Refuge
- Lake Havasu State Park

Environmental Conservation & Safety

This section addresses hazard mitigation and safety, dam failure, flooding, and extreme heat in Lake Havasu City. It builds on regional hazard planning efforts to reduce risks to people, property, and natural resources and to support a more resilient community as growth continues.

Hazard Mitigation and Safety

Lake Havasu City is committed to providing a safe and resilient future for its residents, and hazards like floods, wildfires, and extreme heat can threaten the safety and well-being of the City. Planning ahead helps the community reduce risks, protect property, and stay resilient when disasters strike. The City has been proactive to identify and assess potential environmental hazards that pose risks to the City in the *2022 Mohave County Multi-Jurisdictional Hazard Mitigation Plan*. This plan was prepared with the purpose of guiding hazard mitigation to better protect the people, property, community assets, and land from the effects of hazards. Each hazard identified in this plan was assessed to determine the perceived overall risk and is represented by a Calculated Priority Risk Index (CPRI). The CPRI scores and breakdowns of risk by the four categories are reflected in *Figure 31* and *Figure 32*.

Figure 31. CPRI Hazard Ranking by Jurisdiction

Calculated Priority Risk Index (CPRI) Hazard Ranking by Jurisdiction										
	Biological	Dam Failure	Drought	Extreme Heat	Flooding	Hazmat	Power Outage	Severe Wind	Wildfire	Earthquake
Lake Havasu	2.50	2.80	2.95	3.25	3.40	3.05	3.15	2.85	1.45	1.95
Mohave County	2.95	3.1	2.95	2.80	3.60	2.60	2.70	2.85	3.60	2.95

Source: Mohave County Multi-Jurisdictional Hazard Mitigation Plan

As growth continues within Lake Havasu City, the potential for development in hazard-prone areas such as urban hubs, washes, floodplains, and steep slopes will increase. By adopting supportive strategies within the General Plan, the City is being vigilant in enforcing preventative measures that will strengthen City-wide safety and resilience to natural hazards and disasters.

Figure 32. Hazard by Risk Assessment

Hazard	Risk Assessment			
	Probability	Severity	Warning time	Duration
Biological/Disease Event	Likely	Limited	12-24 hrs	>1 week
Dam Failure	Possibly	Critical	< 6 hrs	>1 week
Drought	Highly Likely	Limited	> 24 hrs	>1 week
Extreme Heat	Highly Likely	Critical	> 24 hrs	>1 week
Flood/Flash Flood	Highly Likely	Critical	< 6 hrs	< 6 hrs
Hazmat Incident	Likely	Critical	< 6 hrs	< 24 hrs
Power Failure	Likely	Critical	< 6 hrs	<1 week
Severe Wind	Likely	Limited	< 6 hrs	<1 week
Wildfire	Unlikely	Negligible	< 6 hrs	< 6 hrs
Earthquake	Unlikely	Limited	< 6 hrs	<1 week

Source: Modified table from the Mohave County Multi-Jurisdictional Hazard Mitigation Plan

Dam Failure

The primary risk associated with dam failure in Mohave County is the inundation of downstream facilities and population by the resulting flood wave. Dams within or impacting Mohave County can generally be divided into two groups: (1) storage reservoirs designed to permanently impound water, provide flood protection, and/or generate power; and (2) single purpose flood retarding structures (FRS) designed to attenuate or reduce flooding by impounding stormwater for relatively short durations of time during flood events. Dam failures may be caused by a variety of reasons including seismic events, extreme wave action, leakage and piping, overtopping, material fatigue, and spillway erosion. By regularly assessing the status of the dam, and conducting maintenance as required, the risk of dam failure will be greatly reduced.

Flooding

According to the *Lake Havasu City Risk Analysis & Mapping*, Lake Havasu City is significantly impacted by highly unconfined, sediment laden, high-velocity flows from the mountains and alluvial-fan-like features located to the east of the City. The 100-year floodplain is shown in *Figure 33*.

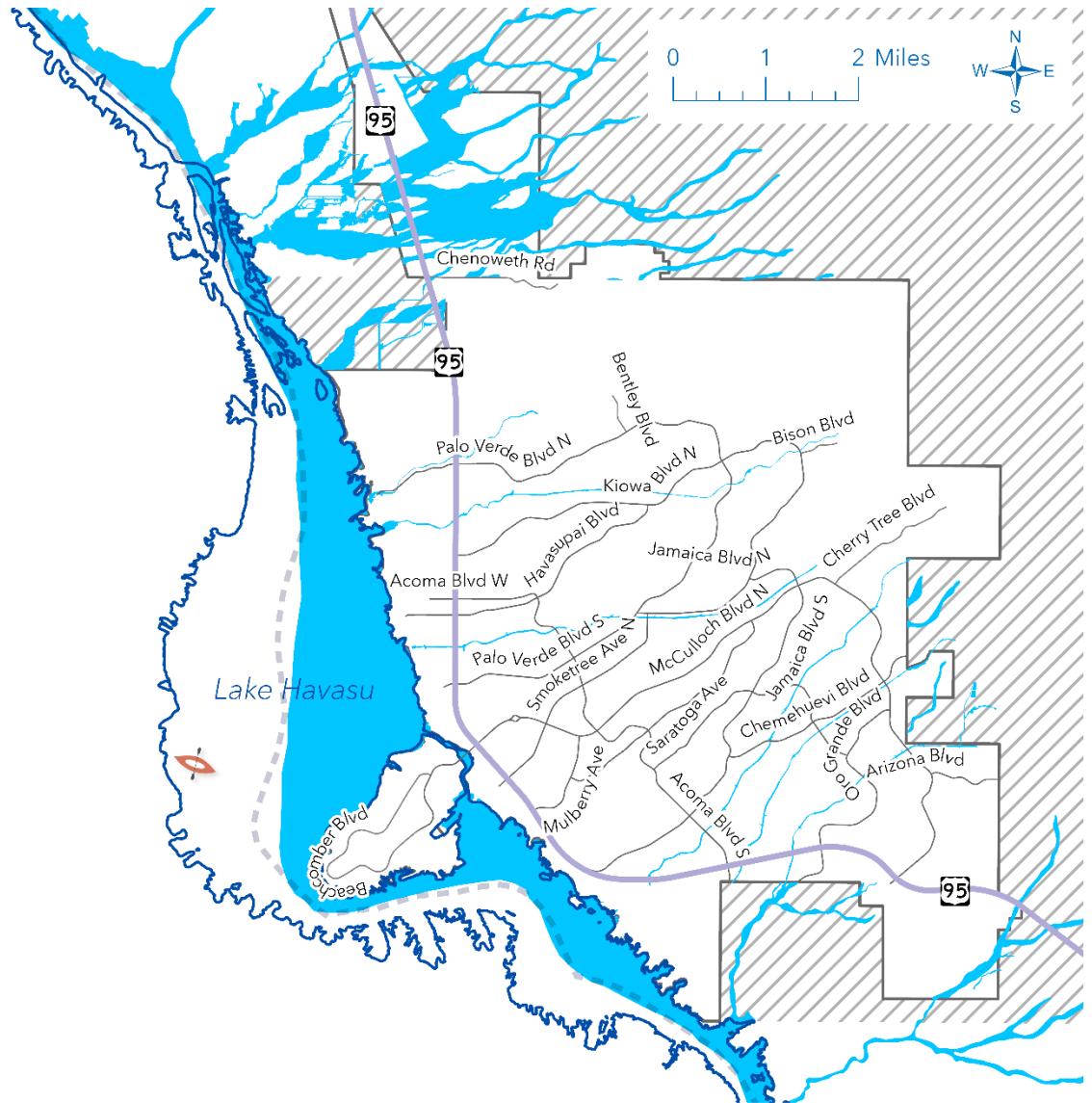
Requiring developers to utilize grading practices that reduce flooding is crucial for growth and environmental management. By implementing these practices, developers can ensure that the natural flow of water is maintained and that excess runoff is effectively managed to prevent flooding. Techniques such as creating swales, installing permeable pavements, and designing retention basins help to control stormwater, reduce erosion, and enhance groundwater recharge. This not only mitigates the risk of property damage and enhances public safety but also promotes the health of local ecosystems.

Extreme Heat

Lake Havasu City has had some of the highest recorded temperatures in the state. It additionally has a CPRI for extreme heat that is higher than that of Mohave County overall, underscoring the importance of proactive measures. To address this, the City is prioritizing strategies that preserve critical habitats and designating more land to open space and parks. These measures will support microclimates that help reduce ambient temperatures and help to build City-wide climate resilience. Through Future Land Use designations illustrated in Chapter 2, land previously categorized as public/quasi-public, have been more accurately designated for existing and planned parks and open space, reinforcing the City's commitment to protecting these critical assets that regulate local climate and enhance livability.

One climate mitigating asset reflected in this change is existing washes. Many of these washes feature abundant vegetation and are typically accompanied by paved or natural walking trails, providing remarkable cooling and shade for the residents. In addition, the City will continue to support the preservation and maintenance of sensitive natural features such as indigenous vegetation, riparian habitats, wetlands, and the Lake shoreline. These features are critical for carbon sequestration and heat absorption, helping to combat excess heat stored from paved surfaces and urban infrastructure. Targeted measures will not only enhance City-wide climate resilience but also support a better quality of life for the Lake Havasu City community.

Figure 33. Floodplains Map



Floodplain Map

- City Boundary (46 Sq. Mi.)
- Municipal Planning Area (82 Sq. Mi.)
- AZ State Boundary
- Hwy 95
- Lake Havasu Boundary
- FEMA 100-Year Floodplain

Healthy Environment (HE) Goals & Objectives

HE Goal 1: Protect, preserve, and enhance natural features and environmentally sensitive areas and limit development in high-risk areas.

HE Objective 1.1: Lake Havasu City supports the protection of view corridors to Lake Havasu and the surrounding foothills.

HE Objective 1.2: Lake Havasu City does not support unmitigated development in hazard-prone areas such as washes, floodplains, and steep slopes.

HE Objective 1.3: Lake Havasu City supports the preservation of indigenous vegetation and riparian habitats and the evaluation of the impact of new development on special-status or endangered flora and fauna species.

HE Objective 1.4: Lake Havasu City supports wildlife habitat and corridors protection by avoiding sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors.

HE Objective 1.5: Lake Havasu City supports initiatives to identify, acquire, or preserve sensitive natural open space such as the shoreline or within the foothill areas.

HE Objective 1.6: Lake Havasu City supports lighting standards to minimize light trespass from developed areas and reduce sky glow to increase night sky access.

HE Objective 1.7: Lake Havasu City supports the use of grading practices that minimize risk of flooding and erosion.

HE Objective 1.8: Lake Havasu City supports the establishment and enforcement of development standards for hazardous areas to minimize risks and protect open space.

HE Objective 1.9: Lake Havasu City supports the promotion of emergency preparedness and periodical review of the *Emergency Preparedness Guide*.

HE Objective 1.10: Lake Havasu City supports initiatives to identify and preserve indigenous and cultural resource.

HE Goal 2: Maintain a high quality of life through the provision and maintenance of parks with shade and amenities, open space, trails, and recreational opportunities.

HE Objective 2.1: Lake Havasu City supports environmentally and aesthetically well-conceived waterfront development in conjunction with open space, hiking/biking trails or paths, parking, and access preservation efforts to enhance the City's quality of life related to the lake and its shoreline.

HE Objective 2.2: Lake Havasu City supports maintaining a minimum standard of ten acres of parkland per 1,000 population and, at a minimum, attempt to maintain current service levels.

HE Objective 2.3: Lake Havasu City supports maintaining a balanced distribution of parks and recreational facilities throughout the City and prioritizes the ongoing

maintenance and reinvestment of these facilities to respond to changing community needs and preferences.

HE Objective 2.4: Lake Havasu City supports periodically reviewing the existing recreational programs to ensure that the community's recreation needs are being met.

HE Objective 2.5: Lake Havasu City supports promotion of recreational programs and exploration of funding options to enhance programs.

HE Objective 2.6: Lake Havasu City supports public access to and for the enjoyment of the lake and island shorelines.

HE Objective 2.7: Lake Havasu City supports context sensitive site design that protects natural features, accentuates views, and the provision of greater public access to the lake.

HE Objective 2.8: Lake Havasu City supports the incorporation of public recreation amenities such as parks, trails, restrooms, benches, fishing facilities, shoreline and pedestrian access easements, marinas, and other improvements as part of future development.

HE Objective 2.9: Lake Havasu City supports preserving and expanding legal access to desert trails for recreational users.

HE Objective 2.10: Lake Havasu City supports the regular maintenance and grooming of City-owned beaches to preserve public access, safety, and the aesthetic quality of the shoreline.

HE Goal 3: Promote and expand arts and cultural education, opportunities, and events.

HE Objective 3.1: Lake Havasu City supports promotion of the Lake Havasu City cultural events.

HE Objective 3.2: Lake Havasu City supports the network of community arts and cultural groups by promoting artists and cultural institutions within the community.

HE Objective 3.3: Lake Havasu City supports the expansion of year-round community-oriented and national events that appeal to residents and visitors of all ages.



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CHAPTER 7: **Achieving Our Future**

Chapter 7 describes how Lake Havasu City will use the *Lake Havasu City General Plan, Shaping Our Future* to guide decisions about land use, infrastructure, services, and investments. It highlights the primary implementation tools the City relies on to carry out the General Plan's goals and objectives and to monitor progress over time. This chapter also explains how the General Plan may be amended when conditions change or community priorities shift, keeping the document relevant and effective as a long-term guide.

The *Lake Havasu City General Plan, Shaping Our Future* is most effective when it is consulted regularly and used consistently across City decisions. It provides a broader context for reviewing development proposals, shaping capital investments, and preparing more detailed plans and regulations.

City staff, boards and commissions, and *City Council* can reference the General Plan when evaluating rezonings, subdivision plats, development agreements, capital projects as well as policy and regulatory updates. Property owners, developers, and community members can use it to understand the City's long-term direction and how individual projects fit within that framework. The community's vision articulated through the General Plan's *Aspirational Statements, Goals, and Objectives* all translate into a set of *Implementation Tools*.



Implementation Tools

Much of the General Plan's implementation occurs daily, through both private and public actions. Throughout this process, the City has developed an administrative action plan that is organized to implement the General Plan systematically within specific and ongoing timeframes. The following are primary implementation tools that will be utilized to carry out specific actions within the next 10 years.

Regulatory Tools

Regulatory tools translate the General Plan into day-to-day development decisions. Zoning, subdivision regulations, design standards, and related ordinances guide the location, type, intensity, and design of new development and redevelopment so projects support the Plan's vision and goals. They can be updated to add or revise zoning districts, adjust allowed densities or intensities, clarify use permissions, refine design and landscaping standards, or strengthen protection for sensitive areas. Development review processes, such as rezoning, subdivision platting, site plan review, and conditional use permits, provide structured opportunities to apply General Plan objectives when individual projects are proposed.

Long-Range Plans

Long-range plans, which may be more refined or specific than the City's General Plan, provide the next level of detail beneath the General Plan. Topic-specific plans, such as transportation, housing, parks and recreation, economic development, or utility master plans, can provide more detailed direction for implementing the General Plan. In the future, the City may also prepare area and corridor plans for key locations such as downtown, waterfront areas, gateways, or employment centers. These plans can offer more specific land use, circulation, and design guidance. Regional plans prepared with partner agencies help align Lake Havasu City's land use and infrastructure strategy with regional transportation, economic development, and resource management efforts.

Capital Improvements Programming

Capital planning turns General Plan policies into visible projects on the ground. The City's Capital Improvement Plan can prioritize investments in streets, utilities, parks, public safety facilities, drainage, and other infrastructure that serve planned growth areas and reinvestment locations identified in the Plan. The General Plan can be used to screen and prioritize capital projects, identify where infrastructure upgrades are needed to support infill or higher-intensity development, and coordinate timing so facilities are available when development occurs. Capital programming can also be used to phase improvements, leverage grants, and regional funds, and focus limited resources on projects that most directly advance the General Plan.

Interagency Coordination

Interagency coordination allows the City to extend the reach of the General Plan beyond its own boundaries and responsibilities. By working with Mohave County, the Lake Havasu MPO, ADOT, ASLD, federal land management agencies, school districts, and utilities, the City can use the General Plan as a reference point for reviewing regional plans, transportation projects, state land dispositions, and utility expansions. Joint planning efforts, comment letters, technical committees, and regular coordination meetings can all be used to communicate the City's land use and infrastructure priorities and to advocate for regional decisions that support the Plan's vision.

Monitoring and Reporting

Monitoring and reporting provides feedback on how effective implementation tools work. The City can periodically track indicators such as housing production and affordability, employment and business trends, traffic and safety data, park access, infrastructure capacity, and environmental conditions that relate to General Plan goals. Over time, this information can highlight where objectives are working as intended, where new tools are needed, or where the General Plan or supporting regulations should be updated to reflect changing conditions and priorities.

Amendment Criteria

The General Plan is intended to provide predictability about Lake Havasu City’s long term land use pattern while still allowing flexibility to respond to changing conditions and community priorities. Amendments to the General Plan are a normal and anticipated part of long-range planning and allow the City, property owners, and residents to adjust the General Plan when new opportunities, constraints, or community goals emerge.

Amendments may be initiated by the City or requested by private individuals, property owners, or public agencies. All amendments must follow the procedures established in A.R.S. §9 461.05 and §9 461.06, including requirements for public hearings, public participation, and *City Council* action. For additional information on the general plan amendment process for ***Lake Havasu City General Plan, Shaping Our Future***, contact the *Lake Havasu City Planning and Zoning Division*.

Amendment Type	Description/Criteria
Major	<p>A proposal that meets any of these criteria:</p> <ul style="list-style-type: none"> ▪ Any request for rezoning for a development of more than forty (40) acres that is not in conformance with the <i>Future Land Use Map</i> (FLUM). ▪ A text amendment, or any modification or elimination of one or more of the stated goals or policies contained that changes densities or intensities. ▪ Modification, addition, or deletion of a major roadway that would have citywide implications.
Minor	Any proposed amendment that does not meet the criteria defined as a “major” amendment.

No Amendment

No amendment is required for changes to formatting, scrivener errors, photos, or updates to *Appendix B or C*.

General Plan Amendment Process

Lake Havasu City will consider major amendments to the General Plan consistent with A.R.S. §9 461.06 and applicable local procedures. Major amendments must be presented to the *City Council* at a public hearing within 12 months of when the proposal is made and must be approved by an affirmative vote of at least two-thirds of the *City Council* members.

The City's process emphasizes early and continuous public participation from all geographic, ethnic, and economic areas of the community, as required by state law. Typical steps may include neighborhood meetings, public notice and outreach, public hearings before the *Planning and Zoning Commission*, and formal public hearings before the *City Council* where final action is taken.

The *Planning and Zoning Commission* reviews proposed amendments, considers public input, and makes a recommendation to the *City Council* on whether the amendment is consistent with the General Plan's goals, objectives, and the overall mixture and balance of land uses. The *City Council* then considers the Commission's recommendation, public testimony, and the amendment criteria before taking action.

Monitoring and Updates to the General Plan

Regular monitoring of development activity and General Plan implementation helps the City determine when major or minor amendments should be considered and when a broader update to the General Plan may be needed. State law requires a comprehensive update of the General Plan at least once every 10 years, subject to voter ratification.

Substantial population shifts, socio economic changes, technological advances, or changes in the planning area may indicate a need to update the General Plan sooner than the 10-year timeframe. As a matter of practice, general plan update efforts should generally be initiated 1 to 2 years prior to the 10-year deadline.



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Appendix A: Community Engagement Events & Activities

Community engagement events and activities conducted throughout the *Lake Havasu City General Plan, Shaping Our Future* process are listed below with attendance or distribution numbers in parenthesis. These events and activities were widely promoted through social media, news releases, public notices, the project website, committee outreach, and the distribution of informational flyers across the City.

2025

Event/Activity

February 11	<i>Project Team Kickoff Meeting (6)</i>
March 4	<i>Public Education Plan (PEP)</i>
March 4	<i>Republican Women’s Club (82)</i>
March 31	Informational Brochure
April 4	Launch Project Website (23,079 views and 207 subscribers)
April 4	Questionnaire #1 (831)
April 8	<i>City Council Kickoff Meeting (7)</i>
April 14	Q1 Email Blast DSD Contractor/Design Professional List (144)
April 17, 21, & May 1	Q1 Social Media Posts
April 17	<i>Sunrise Rotary Club Meeting (30)</i>
April 22	Q1 Social Media Video
April 23	Q1 Flyers at <i>Mohave College</i>
April 23	LHC/MC <i>Supervisor Excellence Academy (21)</i>
April 25	<i>Board of Realtors Meeting (68)</i>
April 25	Q1 Flyers at <i>Arbor Day Celebration</i>
April 30	<i>Tamarack Neighborhood Watch (50)</i>
April 30	Q1 Flyer in Chamber’s Newsletter
May 6	<i>Republican Women’s Group (100)</i>
May 7	<i>Planning & Zoning Commission Kickoff Meeting (10)</i>
May 7	<i>Technical Advisory Committee (TAC) Kickoff Meeting (23)</i>
May 8	<i>LHC Chamber Building Professionals Mixer (80)</i>
May 15	<i>Truckapalooza (100)</i>
July	Community Listening Sessions (20)

June 6	<i>Coffee with the Mayor</i> (55)
June 6	Neighborhood Watch Event (20)
June 25	<i>General Plan Steering Committee</i> (GPSC) Kickoff Meeting (12)
June 30	W1 Eblast to DSD Contractor/Design Professional List, CC, Planning & Zoning Commission, and GPSC and Flyer at City Hall (178)
July 1	Faces of Havasu Video discussion GP process on social media
July 9 & 10	Workshop #1 In Person (63)
July 15	W1 Flyer to <i>Board of Realtors</i>
July 18 – August 15	Workshop #1 – Virtual/Questionnaire #2 (91)
July 20	<i>London Bridge Rotary Club</i> Meeting (47)
July 19	<i>Community Health Fair</i> (120)
July 25	Plan Audit for existing General Plan to TAC, GPSC, <i>Planning & Zoning Commission, City Council, and Project Team</i>
August 4	<i>Lake Havasu City Rotary Club</i> Meeting (50)
August 12	City Manager’s Report W1
August 13	GPSC Meeting
September 9	KNTR Radio Show (1,700)
September 9	<i>City Council</i> Update Meeting
September 17	<i>Planning & Zoning Commission</i> Update Meeting
October 15	General Plan Steering Committee Meeting
October 22	W2 Flyer at <i>Mohave County Senior Center</i> (55)
October 25	<i>Fall Fun Festival</i> (118)
October 25 – 29	Flyer in Havasu Paper’s “Best Bets” Section
October 29 & 30	Workshop #2 In Person (35)
October 31	City Website News and Eblast W2 (80)
October 31 – November 23	Workshop #2 - Virtual / Questionnaire #3 (157)
November 2	<i>CBIA Home Show & Industry Expo</i> (70)

November 3	<i>Havasu Today's News Herald</i> Article W2
November 6	<i>Havasu Residents' Academy</i> (23)
November 7	City SM Post and Email to Amy Telne's Management Services for 12 HOAs W2
November 17	City Website News and Eblast W2 (110)
November 19	W2 Eblast to DSD Contractor/Design Professional List

2026

Event/Activity

January 5	Working Drafts to TAC and <i>Project Team</i>
January 22	<i>City Council</i> Update Meeting
January 31 – February 1	<i>Winterfest</i> (152)
January 28	1 st Draft to TAC, GPSC, and <i>Project Team</i>
February 4	GPSC Meeting
February 17 – April 18	60-Day Draft Public Review Period
February 18	<i>Planning & Zoning Commission</i> Update Meeting
February 24	Flyers dropped off at <i>Mohave County Senior Center</i>
February 24	Open House included in City Manager's Report
February 25	60-Day Draft Open House (37)
March 2	KNTR Radio Station – Speak Out Radio Show (JT/CG/SH)
March 3	Lake Havasu City Annual Department Director Update Video Posted to Social Media with reference to General Plan
March 18 – April 17	KNTR Radio Station - PSAs on KTNR & KTNR Sports
March 24	60-Day Draft Info included in City Manager's Report for <i>City Council</i> Meeting
April 1	<i>Planning & Zoning Commission</i> Update Meeting
April 1	Presentation to <i>Mohave County Democratic Party</i> at Grace Episcopal Church (19)
April 7	<i>Havasu Today's News Herald</i> Op-Ed regarding importance of public input during 60-Day Draft Review
April 8	KNTR Radio Station – Speak Out Radio Show
April 14	City Manager's CC Meeting Report – 60-Day Draft Review Reminder

April 16	<i>Havasu Residents Academy</i> (23)
April 18	<i>Havasu Today's News Herald</i> Article regarding end of 60-Day Draft Review Period
April 19	Display Ad Publication in Today's News Herald regarding 1 st Public Hearing
April 19	60-Day Draft Views (883) / 60-Day Draft Comments (86) with 32 commenters
April 29	GPSC Meeting – Staff Pre-Public Hearing Debrief
May 6	<i>Planning & Zoning Commission</i> Hearing #1
May 6	Ratification / Executive Summary Informational Brochure
May 20	<i>Planning & Zoning Commission</i> Hearing #2
June 9	<i>City Council</i> Hearing

Appendix B: Reference Documents

Plans, policies, studies, and regulations used for reference in the development of the *Lake Havasu City General Plan, Shaping Our Future*, are listed below.

- Airport Lease Policy and Property Management Plan, 2014
- Arizona Wildlife Conservation Strategy, 2022-2032
- Comprehensive Recreation Needs Assessment, 2008
- Development Code, 2016
- Emergency Preparedness Guide, 2019
- Get on Board Lake Havasu Connecting People and Place, 2020
- Housing Needs Assessment, 2022
- Lake Havasu City General Plan, 2016
- Lake Havasu MPO Bicycle and Pedestrian Implementation, 2018
- Long-Range Capital Improvement Plan, 2025
- Low Impact Development Master Plan, 2022
- Mohave County General Plan, 2025
- Mohave County Flood Risk Management Plan, 2022
- Mohave County Multi-Jurisdictional Hazard Mitigation Plan. 2022
- Mohave County Park Master Plan, 2021
- Municipal Airport Master Plan, 2011
- North Havasu Area Transportation Study, 2017
- North Park Master Plan, 2005
- Regional Transportation Plan, 2022
- 2050 Regional Transportation Plan (RTP), 2026
- Rotary Community Park Extension Master Plan, 2025
- Safe Routes to School (SRTS) Study, 2026
- Sara Park Master Plan, 2005
- Stormwater Management Plan, 2024
- Transit Asset Management Plan, 2025
- Vision 20/20 Plan, 2020
- Wash Management Plan, 2025
- Wastewater Master Plan, 2024
- Water and Sewer Rate Study, 2023
- Water Conservation Plan, 2020
- Water Master Plan, 2018

Appendix C: Glossary

A

Active Transportation

Non-motorized modes of travel, including walking and bicycling, supported by sidewalks, bikeways, shared-use paths, and trails.

Annexation

A legal process that the City uses to bring previously unincorporated land into its jurisdiction.

Amendment, General Plan

A formal change to the General Plan that adjusts policies, land use designations, goals, or objectives in response to changing conditions or priorities.

Area Median Income (AMI)

The midpoint of a region's income distribution, calculated annually by HUD.

Arizona Department of Transportation (ADOT)

A state agency responsible for planning, building, and maintaining Arizona's highway infrastructure, managing state-owned airports, and operating the *Motor Vehicle Division*.

Arizona State Land Department (ASLD)

A state agency established in 1915 to manage and lease of *State Trust Land* for the benefit of Arizona K-12 public schools and other institutional beneficiaries.

Arizona State Trust Lands (ASTL)

Land granted by Congress to Arizona when it became a Territory in 1863. Today, these lands are held in trust for 14 beneficiaries that include public schools, colleges, and prisons. By Constitution, the State Land Department acts as the Trustee to determine the land's highest and best use. State Trust lands must be revenue producing.

Arizona Revised Statutes (ARS)

Laws of the State of Arizona.

Aspirational Statement

A high-level, visionary statement that expresses the desired future for Lake Havasu City. It reflects community values and long-term aspirations for each theme chapter that helps to shape subsequent goals and objectives.

B

Buffers

Transitional areas or design techniques used to reduce impacts between adjacent land uses and protect neighborhood character.

Bureau of Land Management (BLM)

An agency within the *United States Department of the Interior* responsible for administering U.S. federal lands.

C

Calculated Priority Risk Index (CPRI)

A risk assessment tool used in hazard mitigation planning to quantify and prioritize risks by assigning weighted scores to probability, magnitude/severity, warning time, and duration.

Capital Improvement Plan (CIP)

A five-year City planning and budgeting document that identifies major public infrastructure and facility projects with long-term value.

Capital Improvement Programming

The process of selecting, prioritizing, funding, and phasing infrastructure projects so they support the General Plan's growth and reinvestment strategies.

Certificates of Participation

A financing mechanism used by municipalities to fund capital projects through lease-purchase agreements, typically supported by annual appropriations.

Climate Resilience

The capacity of the community to plan for, adapt to, and recover from climate-related hazards such as extreme heat, flooding, and drought.

Community Facilities District (CFD)

A special district formed to finance public infrastructure and facilities through assessments or taxes on benefiting properties.

Community Engagement

The process of informing and involving residents, property owners, stakeholders, and decision-makers in the development and implementation of the General Plan.

Community Park

A park classification intended to serve the broader community with larger facilities and regional amenities.

D

Dam Failure

A hazard involving the uncontrolled release of water from a dam due to structural failure, overtopping, or other causes, potentially resulting in flooding.

Density

The number of households or dwelling units allowed or built per acre of land.

Development Agreement

A legally binding agreement between the City and a property owner or developer outlining responsibilities related to infrastructure, phasing, and services.

E

Economic Diversification

The expansion of the local economy into a broader range of industries to create more stable employment opportunities.

Essential Workers

Employees in critical sectors such as healthcare, education, public safety, and municipal services necessary to daily community functioning.

F

Flood Mitigation

Strategies and infrastructure designed to reduce flood risk, erosion, and property damage while supporting natural drainage functions.

Floodplain (100-Year)

Areas with a one-percent annual chance of flooding, typically regulated to protect public safety and environmental systems.

Functional Classification

A roadway classification system based on a street's role in traffic movement and land access.

Future Land Use

A long-range planning classification that defines the intended future development, density, and character of a property.

G

General Obligation Bond

A municipal bond supported by the City's general taxing authority to finance public facilities and infrastructure.

General Plan

The City's long-range policy document guiding growth and development over a 10–20 year horizon. It establishes goals, objectives, and future land use but does not change zoning.

General Planning Steering Committee (GPSC)

A high-level advisory group and oversight body formed to guide the General Plan.

Goal

A concise statement that supports the community's vision statements and describes a condition to be achieved and provides a focus for more specific objectives.

H

Hazard Mitigation Plan

A regional planning document identifying potential hazards and outlining actions to reduce risk to people, property, and natural resources.

Healthy Environment

A General Plan theme focused on environmental protection, safety, recreation, open space, and resilience.

Housing Affordability

A measure of housing costs relative to household income, commonly defined as spending no more than 30% of gross income on housing.

I

Infill

Development on a vacant or substantially vacant tract of land surrounded by existing development in an area where existing infrastructure, services, and facilities are currently in place.

Infrastructure

The necessary physical facilities (e.g., water, and sewer) to support municipal operations

Implementation Tools

A set of tools designed to implement goals and objectives and put them into practice and ultimately assist in achieving the community's aspirations.

Infill Development

New development or redevelopment on vacant or underutilized land within existing developed areas.

Interagency Coordination

Collaborative planning and decision-making between the City and regional, state, and federal agencies to align policies and investments.

J

Jurisdiction

Lake Havasu City and/or the authority provided to the City to govern and legislate through the *Arizona Revised Statutes*.

L

Labor Force Participation Rate

The percentage of residents who are employed or actively seeking employment.

Level of Service (LOS)

A quantitative measure used to assess the performance of transportation networks or park systems relative to demand.

Long-Range Plans

Topic-specific or area-specific plans that provide more detailed guidance beneath the General Plan.

M

Major General Plan Amendment

An amendment involving large acreage, changes to densities or intensities, major roadway modifications, or alterations to core policies.

Metropolitan Planning Area (MPA)

The designated geographic area within and around the Lake Havasu City urbanized area where the region's metropolitan planning organization conducts long-range transportation planning and programming.

Metropolitan Planning Organization (MPO)

A federally mandated, regional transportation policy-making body for urbanized areas with populations greater than 50,000.

Minor General Plan Amendment

An amendment that does not meet the criteria for a major amendment.

Missing Middle Housing

Medium-density residential types such as duplexes, fourplexes, and cottage courts that are compatible in scale with single-family neighborhoods.

Mixed-Use Development

Development combining residential and non-residential uses vertically or horizontally within a site or building.

Multimodal Transportation

All aspects of transportation including personal vehicles, mass transit, pedestrians, and bicycles. A multimodal transportation plan provides an opportunity for growth in all these areas.

Municipal Planning Area (MPA)

The geographic area including City limits and surrounding lands designated for long-term planning and potential annexation.

N

Neighborhood Park

A smaller park intended to serve nearby residents with basic recreational amenities.

Neighborhood Preservation

Policies and actions supporting the maintenance, reinvestment, and stability of established residential areas.

O

Objective

A specific policy derived from a goal to guide public and private decision making. Objectives provide clarity on what needs to be accomplished and serve as progress benchmarks.

Open Space

Land preserved for recreation, environmental protection, scenic value, or natural resource conservation.

P

Park Level of Service

A measure of park acreage per 1,000 residents used to evaluate park system adequacy.

Planned Development Overlay (PD-O)

A zoning tool providing flexibility in development standards while maintaining consistency with future land use intent.

Public and Semi-Public Uses

Uses operated by governmental, quasi-governmental, or nonprofit entities providing public services or community facilities.

Public Education Plan (PEP)

A framework guiding outreach, communication, and engagement throughout the General Plan update process.

R

Redevelopment

The reuse or improvement of previously developed land to better align with community goals and current needs.

Regulatory Tools

Zoning, subdivision regulations, design standards, and ordinances used to implement the General Plan on a project-by-project basis.

Retention Basin

A stormwater facility designed to capture runoff and reduce flooding while supporting groundwater recharge.

Revenue Bonds

Borrowing to finance service expansions.

Right-of-Way

The passage over the property of another. The public may acquire it through implied dedication and most commonly refers to the land on which a road or railroad is located. Utility pathways and drainage ways are usually referred to as easements.

S

Seasonal Housing Units

Homes occupied on a part-time basis by residents whose primary residence is elsewhere.

Severely Cost Burdened Household

A household spending more than 50% of its income on housing costs.

Shared-Use Path

A multi-modal trail accommodating pedestrians, bicyclists, and other non-motorized users.

T

Technical Advisory Committee (TAC)

A group of staff and subject-matter experts convened to provide detailed, professional input on the General Plan.

Traffic Calming

Street design strategies that reduce vehicle speeds and improve safety for pedestrians and cyclists.

Trails Network

A connected system of paved and natural-surface trails linking neighborhoods, parks, recreation areas, and natural landscapes.

W

Wastewater Treatment Plant (WWTP)

A facility that treats wastewater to meet regulatory standards and supports reuse or safe discharge.

Workforce Housing

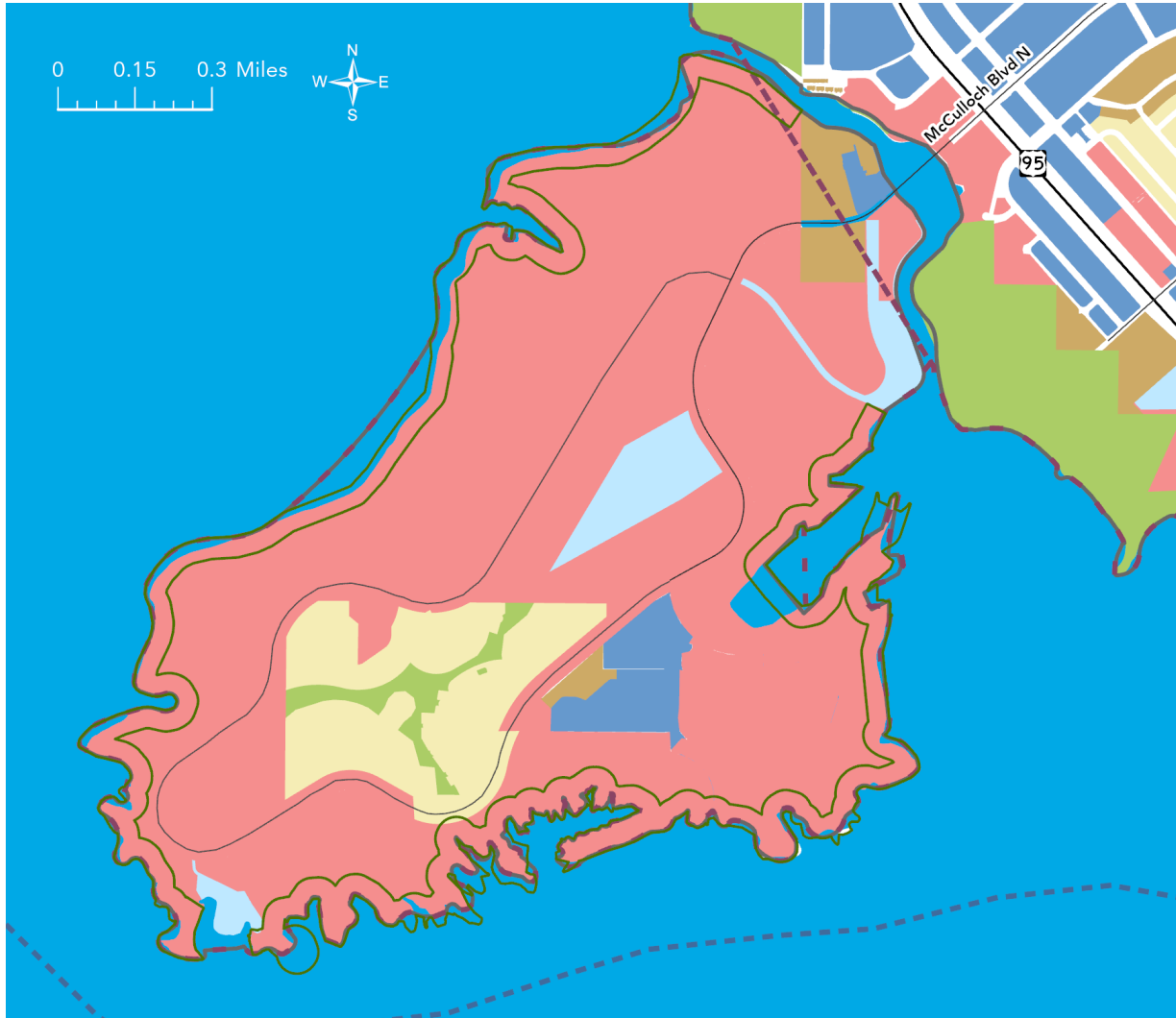
Housing priced and located to meet the needs of local workers, particularly those in essential and service occupations.

Z

Zoning

A specific legal action related to zoning districts or categories governed by the Zoning Ordinance. Any re-zoning must be in substantial conformance with the General Plan.

Appendix D: Future Land Use Map - Island



Future Land Use Map - Island



Appendix E: Comparison of 2016 to 2026 Future Land Uses

The following represents an analysis conducted by the *Project Team* as part of the *Future Land Use Map (FLUM)* update process depicting how the 2016 Future Land Use categories relate to the *Lake Havasu City General Plan, Shaping Our Future's* Future Land Use categories and the City's existing zoning districts or categories.

