

Citizens' Review Report:

Meeting Time/Date: 5:00 – 6:00 PM / Wednesday January 3rd, 2024

Meeting Location: 2119 McCulloch Blvd N, Lake Havasu City, AZ

See Attachments for Sample of Meeting Flyer, List of Neighbors sent a Flyer, Presentation Slides and Attendees List

Notes/Minutes:

Studio KDA presented the project by giving an overview of the purpose of this submittal/meeting and then previewing the preliminary designs.

The purpose of the meeting was described as twofold: A General Plan Amendment so that the Restaurant and Wave-Pool Amenity can be open to the public; and a ReZone to allow for greater building heights and grant us more flexibility in general site design that is necessary to make the project financially feasible.

Following this overview of the limited scope of this current request/review we dove into a brief overview of the site design and scope of buildings/amenities in the current plans. We presented bird's eye view perspective renderings of the site as well as a Landscape and Grading Plan. We made clear that there will be subsequent public hearings associated with project once it has been developed further, during our Design Review Application process.

Both during the presentation and at the conclusion of the presentation SKDA and the Ownership Team fielded questions from meeting attendees.

Attendee Questions and SKDA Responses:

- Why is the proposed project in the City and not out in Undeveloped land outside of town?
 - The primary benefits of this project are that it will offer an exciting new amenity to not just on-site vacation rental visitors, but to the general public who lives long-term in the city; and also that this will be a professionally managed vacation rental which we intend and expect to draw business away from some of the more problematic AirBNB rentals that are spread throughout single family residential communities in the city and managed by sometimes errant owner/operators. Both of these uses make a site within city limits and readily accessible by population centers ideal.
- Where will this project get its water?
 - From municipal water sources, however we made clear that if possible/feasible we would be open to investigating the use of recycled water for landscaping irrigation.
- Why so tall?
 - This is a nuanced point, but we tried to make clear to attendees that under the current zoning, we would be able to build up to 6 stories at the lower end of the site based on the way the height is determined by the city (30' above 1' above the crest of the road at its highest point adjacent to the site). This would allow us to build up to 6 stories if we put buildings as close as possible to the low end of the site, however our desire is to not have the tall buildings right on the edge, but rather have less tall buildings (5-Stories)

spread throughout the site to get our financially necessary density (the overall unit density itself is significantly less than is allowed in the underlying zone).

- In order to make the project financially feasible we want to build the same height building throughout the site, as opposed to stepping up in height as we move lower down on the site.
- What about all the noise?
 - Our site is designed such that the primary amenity (and primary source of noise on-site) is surrounded by tall buildings to keep the sound inside our site.
 - Furthermore – we emphasized that we plan on fully complying with all city regulations about excessive noise and operating hours of outdoor amenity spaces. Professional, on-site management staff will be on hand 24/7 to take and resolve any complaints. This varies greatly from the various one-off AirBnB party houses throughout the city where often times neighbor's only recourse is to call the Police.
- Concern about Traffic: Two primary concerns regarding traffic were raised.
 - Project Site Secondary Entrance/Egress on “Dead-Man’s Corner”: Concern was raised about the entrance/exit at the west edge of the site along Bahama Ave. According to the neighbor, the curve is the site of much speeding and the similar exit to the back buildings at 1790 Bahama Ave is difficult to pull out of.
SKDA appreciated this feedback and we will look at the feasibility of revising our site plan during subsequent design phases. We will also be taking recommendations from our Traffic Engineer on the entrance and exit lane configurations from the site during that subsequent design phase
 - Traffic at Bahama Ave & N Lake Havasu: Concern was raised about both existing and anticipated increased future traffic backups at this intersection.
SKDA informed the audience members that a Traffic Study has been completed of this intersection and others per guidance from the City Traffic Engineer. The traffic study, which included analysis of existing conditions as well as anticipated future Levels of Service to the intersections based on phased build-outs, found that both the current and anticipated future traffic generated will not decrease the intersections below an acceptable Level of Service.



**1800 Block of Bahama Ave
(Corner of Bahama Ave & Orion Lane)
Proposed Rezone (R-M to PD-O) & G.P. Amendment (HDR to RE-MLD)
Neighborhood Meeting**

**Wednesday, January 3rd, 2024 – 5:00-6:00 PM
Location: 2119 McCulloch Blvd N, Lake Havasu City, AZ**

We are excited to be hosting a neighborhood meeting to introduce a proposed development to the public that entails, as a first step, modifications to the zoning/planning designation of 11 parcels that comprise the project site.

A Re-Zone from R-M to PD-O is requested to allow for greater density needed to make the project feasible. A General Plan Amendment is requested in order to allow the project amenities, which include a restaurant, wave-pool surfing, and cliff diving, to be open to the general public.

The planned multi-family residential development will be anchored by a state-of-the-art Wave-Pool that will bring real surfing to Lake Havasu City for the first time. The family-friendly facility is currently under design and further neighborhood meetings will be held to get feedback from the community on building designs, detailed site and amenity plans, and proposed operations upon approval of the requested redesignation of the parcels.

We will be presenting a handful of conceptual design drawings showing the general scope/intent of the development, anticipated phasing, and size/scale of the proposed facilities. We will also be taking questions, comments, and concerns on our proposed project as community engagement and positive neighbor relations are of the highest concern to our development team.

For questions regarding the meeting, email: Austin@StudioKDA.COM

Please Sign In.

NAME	EMAIL	PHONE
NAT MARRA	[REDACTED]	[REDACTED]
Tammy Gill	[REDACTED]	[REDACTED]
Judy Merrill	[REDACTED]	[REDACTED]
MARTIN STANOSBERY	[REDACTED]	[REDACTED]
Wil Wengert	[REDACTED]	[REDACTED]
Sherrie Davis	[REDACTED]	[REDACTED]
GARY L DAVIS	" "	[REDACTED]
John & Lattie Lupton	[REDACTED]	[REDACTED]

OWNER	STREET ADDRESS	CITY/STATE/ZIP		APN OWNED
L & I INVESTMENTS LLC				
SPENCE STEPHEN L & LANET N				
STUART JORDAN & BREANNA				
EICHMAN ERIC & THERESA				
KAREN LYNN SHEPHERD LIVING TRUST				
CANNON LANDING HOLDINGS CO LLC				
FISHER BRIAN T & KATRINA				
LONGSHORE JAMES M				
ACOSTA ROBERT & MARIA ELENA TRUSTEES				
MABERY JAMES & DARLENE				
CANNON LANDING HOLDINGS CO LLC				
GILL RICHARD J SR FBO RICHARD J GILL JR				
PIMENTEL WAYNE & DONNA				
SCARBROUGH DAN R				
BEDARD DENNIS J & SUE				
DORR STEPHEN				
MARTINEZ G A & BETTY B JT				
NORTHRUP GLEN M & NANETTE I				
DIAMOND PROPERTY MANAGEMENT I				
MURPHY THOMAS G & KATHLEEN M				
RABY RON & SUE				
WENGERT WILL				
FALVAI THOMAS				
MC CLINTIC PAUL T & BONNIE K CPWRS				
BARTLEY JAMES M				
RIO ARIZONA INVESTMENTS LLC				
STUMBO JOY L & DAVID M				
RUSSELL KENNETH L & NADINE J				
FLOOD JAMES & TERRESA				
SCHMIDT MARK & SHARON				
WALLACE DOUGLAS W				
GUBENO EDWARD J JR & CANDICE CPWRS				
THIEBAUD MATHEW R & CARRIE E				
CROSWELL GERALD R				
GONZALEZ HELENE				

WILLIAMS SCOTT & JESSICA
STERILITE CORPORATION
LOVE MIKE
SCHAEFFLER WILLIAM L & BOBBIE J TRUSTEES
REED CHARLES & CAROLYN TRUSTEES
CANNON LANDING HOLDINGS CO LLC
MEDINA MIGUEL
MC CLINTIC PAUL T & BONNIE K CPWRS
FINNEY DALE
RIO ARIZONA INVESTMENTS LLC
BUTTS GREGORY G TRUSTEE
WALLACE DOUGLAS W
DEWITT RUTHANNE
SMITH STEPHEN D LIVING TRUST
WENGERT WILL
HOBBS METER LLC
TEMPLETON LINDA K TRUSTEE
CARRERAS SANTIAGO III
TIDWELL RICKY W & SUSAN L
KRAMER NICKOLAUS H
MORAN JOSE M JR & JOVIAN V
VIS ANTHONY & DEBRA A
REED CHARLES E & CAROLYN M TRUSTEES
WEIGELT ROGER & ALICE CPWRS
ROSENAU ROD & ROXANNE
SUTTON DANIEL L & TIFNI
BARRIOS LUIS R & MARICELA
CANNON LANDING HOLDINGS CO LLC
CANNON LANDING HOLDINGS CO LLC
ZABACK DAVID & RUTH
WILHELM DAVID F & VICTORIA
BEDARD DENNIS J & SUE
BEDARD DENNIS J & SUE
CARLO JAMES S & REGINA M
SAMPLE DEAN & BARBARA TRUSTEES
CECERE STEPHEN
REED CHARLES & CAROLYN TRUSTEES

MEDLEY GABRIELE
TOBAR DAVID P & TERESA M
R & N PROPERTIES INC
CARLO JAMES S & REGINA M
WENGERT WILL
PEARCE PRESTON L
MERRILL JUDITH E
MARTINEZ BETTY
VD & D LLC
RIO ARIZONA INVESTMENTS LLC
KULLER MARTIN & VICKI S
SCHEINBERG KEITH M
GUBENO EDWARD J JR & CANDICE CPWRS
FULTS ROBERT & DORIS
ST CLAIR BETTY A TRUSTEE
CANNON LANDING HOLDINGS CO LLC
SHARP GAYLEEN A
MABERY JAMES & DARLENE TRUSTEES
MABERY JAMES E & DARLENE TRUSTEES
MURRAY MICHAEL J
CANNON LANDING HOLDINGS CO LLC
CANNON LANDING HOLDINGS CO LLC
CROSWELL GERALD R
GROSMICK MARSHA
WENGERT WILL
RANDALL BONITA L
WILHELM DAVID F & VICTORIA
SANCHEZ JAMES M & CAROL A CPWRS
ASTFALK ROY D & JESSICA T TRUSTEES
BRANDT JAMES DALE & LINDA DEE
MC CLINTIC PAUL & BONNIE CPWRS
JANKOWSKI MICHAEL
MILLS CAROL A
RIO ARIZONA INVESTMENTS LLC
KLEIN JOHN A & CYNTHIA L
LOCO AVOCADO LLC
DIAMOND PROPERTY MANAGEMENT II

WEST RJ & DEBRA P
SAMPLE DEAN & BARBARA TRUSTEES
KELCO HOMES LLC
RIO ARIZONA INVESTMENTS LLC
WOMACK TYLER & LAUREL CPWRS
SUTTMILLER VINCENT J
CORDER MARK & DIANE TRUSTEES
CANNON LANDING HOLDINGS CO LLC
CANNON LANDING HOLDINGS CO LLC
SRABERG GERALD & ILENE JT
RIO ARIZONA INVESTMENTS LLC
CANNON LANDING HOLDINGS CO LLC
MABERY JAMES E & DARLENE A TRUSTEES
DIAMOND PROPERTY MANAGEMENT I
RIPBERGER MEGYN M
DIAMOND PROPERTY MANAGEMENT II
JENSEN JIM & ALICE CPWRS
BONA JEFFREY JAMES
GABLE ADRIAN
BRAYBROOKS MARK JT
BROWN MARY M
DEGEN JOSEPH L & DIANNE M
KRAMER CHRISTINA
PHILLIPS RONALD W & KATRIN
NEHER MAUREEN L
GRANT BRIAN & BONNIE CPWRS
REINHARD DONALD
GEER DALE & CATHERINE
BEDARD DENNIS J & SUE
FIRUS GARTH M
ALLMARAS LANNIS H
POOLER JERRY J
RIO ARIZONA INVESTMENTS LLC
LAWSON JOHN R & PATRICIA A
PECSI WILLIAM & MONA
HOLTHAUS DONALD R & SANDRA L TRUSTEES
CANNON LANDING HOLDINGS CO LLC

DIAMOND PROPERTY MANAGEMENT II
DILILLO THOMAS D
DIAMOND PROPERTY MANAGEMENT I
ESMAY GREGORY D
PETERSON TODD & DIANE
ADDINGTON MICHAEL & HOLMES ADDINGTON CYN
HAGARDT SYNDIE
RUSSELL KENNETH L & NADINE J
BERTHIAUME MARSHA
DIAMOND JAMES M & SANDRA K CPWRS
WENGERT WILL
BIZZACK FREDERICK & GEORGANNA
HOCUM JOHN & DIANE
NELSON DONALD & DONNA TRUSTEES
JIMENEZ TOMAS L & MARISA
BARTLETT KATHY M
MORRIS WILLIAM E & SHELA
JUAREZ NORMA E
THIEBAUD MATHEW R & CARRIE E
LOUGH CHRISTOPHER D & KELLI M
PAZZULLA SAM & MAXINE H TRUSTEES
CONCANNON TERENCE W
SNARR KENNETH A & BARBARA R
FORD DEBORAH Y
JIMENEZ TOMAS L & MARISA
DRAGONE HELEN G
JENSEN JAMES & ALICE CPWRS
TEMPLETON LINDA K TRUSTEE
CANNON LANDING HOLDINGS CO LLC
REINHARD DONALD
FALVAI BRENDA
WEST RJ & DEBRA P
SANCHEZ JAMES M & CAROL A
BROWN MARY M
OTTEROS SUSAN L
WENGERT WILL
DEWITT RUTHANNE
AMERICAN LAND DEVELOPMENT CORP

BEDARD DENNIS J & SUE
WARD ROBERT G & JEANINE TRUSTEES
PETERS JAMES A & KATHERINE A
DIAMOND JAMES & SANDRA CPWRS
PAXSON STANLEY G & PAMELA A TRUSTEES
GALANTE LISA
RIVER TWO LLC
KEEL KENNETH C & BONNIE L
DUSAL LLC
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SHADWICK CONSTRUCTION LLC
BUTTS GREGORY G TRUSTEE
BROTTEN JOEL & KACEY
MITCHELL JAMES & JOHANNA R
GOTAUCO TOM G & MARIE L
RAPER BRAD P
CANNON LANDING HOLDINGS CO LLC
BERTHIAUME MARSHA
DIAMOND PROP MGMT I
CANNON LANDING HOLDINGS CO LLC
PALMER CANDACE L
PALMER MICHAEL W & VICTORIA M
MORRIS WILLIAM E & SHELA K
KAREN LYNN SHEPHERD LIVING TRUST
SCHAEFFLER WILLIAM L & BOBBIE J TRUSTEES
OLIVER ROME
MARTINEZ BETTY
SMITH STEPHEN D LIVING TRUST
HOPKINS KENNETH P & NANCY
DEGEN JOSEPH L & DIANNE M
SARGENT MILISSA
STANDBERRY RONDA
ARNOLD THOMAS E JR & JOYCE TRUSTEES
REED CHARLES & CAROLYN TRUSTEES
GILL RICHARD J SR FBO RICHARD J GILL JR
RIO ARIZONA INVESTMENTS LLC