

Memo #1

**Notice of Public Scoping Meeting
Regarding a proposed Zoning Change for Parcels:
#106-28-050A**

Dear Neighbors:

As many of you know, the 10+/- acre parcel known as Kiowa Ponds was recently purchased by Anderson Powersports with the intent to build a new retail location for the sale and servicing of recreational vehicles. This type of use cannot be accommodated with the existing zoning; therefore, a zoning change is being requested to modify the existing C-1/PD (Limited Commercial with a PD Overlay) into a C-2/PD (General Commercial with a PD Overlay) that will allow for this type of use, while mitigating potential impacts to the surrounding neighbors.

The proposed development meets the C-2 zoning requirements with no exceptions, and the developer(s) will in fact place restrictions on what would otherwise be allowable within C-2 zoning, including the restriction of any storage type of use in the future.

You are invited to participate and provide input at this public comment session regarding the proposed use change. A public scoping meeting, a part of the City's review process, will be held on the property, to provide an opportunity for public comment from all land/homeowners within 300' of the proposed zoning change. We will meet at 2801 Hwy 95 (on the vacant parcel) at 10:00am. Access is available off Cactus Wren Drive and there will be signage guiding you to the meeting.

When: Thursday, April 25th, 2024

Time: 10:00 am

Where: 2801 Hwy 95 (On site) – Exit on Kiowa Ave, head west, and left on to Cactus Wren Drive

Additionally, comments and concerns may be submitted directly through the following methods:

Email: [REDACTED]
Mail: Luke Still / Desert Land Group
135 Park Avenue
Lake Havasu City, AZ 86403



Anderson Powersports Neighborhood Meeting

April 25, 2024

- Concerns
 - Notification
 - Westerly Buffer
 - Traffic
 - Business Noise
 - Access on the NW
 - (No Delivery) Trucks, emergency access only
 - Delivery Vehicles Idling at NW Access
 - Signage and hours of delivery on NW access and emergency
- Question on potential grade being mid height of current grades
- Potentially use the entire site or define/ restrict uses on the North
- Match height on SE corner ex. Wall height for privacy wall on frontage
- Concept rendering from 2nd story view
 - 1684 + 1682 Cactus Wren
- Next neighborhood meeting same location and email notice to neighbors

Meeting Attendees - Meeting #1

Meeting 1

Name		Phone #	Email	Address	Additional Notes
First	Last				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1708 Cactus Wren 13621 Esplanade, Santa ana, 92705	
[REDACTED]	[REDACTED]				
[REDACTED]	[REDACTED]				
[REDACTED]	[REDACTED]		[REDACTED]	1721 Cactus Wren	
[REDACTED]	[REDACTED]		[REDACTED]	1720 Cactus Wren	
[REDACTED]	[REDACTED]		[REDACTED]	900 Deepwater	
[REDACTED]	[REDACTED]		[REDACTED]		
[REDACTED]	[REDACTED]		[REDACTED]	1684 Cactus	
[REDACTED]	[REDACTED]		[REDACTED]	1680 Cactus	
[REDACTED]	[REDACTED]h		[REDACTED]	1680 Cactus	
[REDACTED]	[REDACTED]		[REDACTED]	1700 Kiowa	
[REDACTED]	[REDACTED]		[REDACTED]	1696 Kiowa	
[REDACTED]	[REDACTED]		[REDACTED]	1696 Kiowa	
Jeff	Thuneman		[REDACTED]		LHC
Trevor					LHC Planning
Chris	Gilbert				LHC Planning
[REDACTED]	[REDACTED]	[REDACTED]			

Meeting #1
Lillian Kaurand

April 14, 2024

Desert Land Group and Lake Havasu City Council

As out-of-state owners of 896 Deepwater Drive, Lake Havasu City, AZ 86403 we are unable to attend the public comment session being held on April 25th, 2024.

We are extremely concerned about the effects developing the Kiowa Ponds property located at Interstate 95 and Kiowa will have on our property and those of our neighbors.

We are against having the zoning changed to C-2. We strongly feel that the council should follow through with the request of the original owner of the Kiowa Ponds property which states the property should remain as C1-Conditional zoning and all the provisions of such zoning, as stated on the attached, remain intact when the property is developed.

Please acknowledge receipt of this correspondence.

Sincerely,

[Redacted signature block]

[Redacted line]

Email: [Redacted]

Cynthia's cell: [Redacted]