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June 30, 2025

Re: Letter of Intent for Planned Development – 669 Lake Havasu Avenue

To Whom It May Concern:

This uses at 669 Lake Havasu Avenue have evolved over the years from a car dealership, vehicle repair, and now a wholesale Warehouse and Distribution facility with Outdoor Storage for commercial/industrial piping.

The property owner is requesting a modification to the current C-2 zoning to C-2 PD. A Planned Development (PD) requires approval of a General Development Plan that in turn outlines the proposed use and improvements to accommodate specific requirements for site development.

The current building occupant, Fortiline Waterworks, is in the commercial/industrial piping wholesale business. To conduct this business involves inside warehousing and an outdoor storage yard for a variety of heavy-duty plastic piping.

The current C-2 zoning allows for inside warehousing however the potential outdoor storage area is limited to only 12,500 sf based on the existing building area.

The requested C-2 PD is intended to provide the building occupant with flexibility for receiving, outdoor storage, and onsite distribution of materials.

In order to facilitate the desired use, the following exceptions to the underlying C-2 zoning are being requested:

Outdoor Storage in front, side, and rear yards (screened from view).

- Material storage height shall not exceed the height of the approved screen wall/fence.

6'-0" high perimeter screen walls/fences.

- Walls/fences for yards facing Industrial Boulevard and Lake Havasu Avenue shall be split face block in "Havasus Brown".
- Side and Alley facing yards shall be chain link fence with privacy slats.

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Other items of note:

- Traffic impact to adjacent streets is greatly reduced compared to previous property uses that were open to the public. This reduced traffic impact has been acknowledged by LHC Public Works.
- Existing onsite paving and permeable surfaces are intended to remain as is. No change to existing stormwater management.
- A concrete apron will be installed as a transition from alley paving to the gated delivery entrance.
- Adequate paved parking is available on site to meet the intended use. A new handicap accessible parking space with access aisle is proposed close to the building main entrance.
- The existing primary driveway entrance from Lake Havasu Avenue will remain open. Secondary access from the Alley and Lake Havasu Avenue will be gated.
- A new secondary driveway from Lake Havasu Avenue will be constructed (per current LHC requirements) to replace an older style asphalt entrance.
- The required 10'-0" landscape setback will be maintained between the property line and proposed screen wall along Industrial Boulevard and Lake Havasu Avenue. Street trees and shrubs to be provided per LHC requirements.

The outlined improvements above and captured by the proposed General Development Plan, are intended to be a welcome upgrade that enhances the overall appearance of the site.

Please do not hesitate to contact my office with any questions or concerns regarding this request.



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