

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.

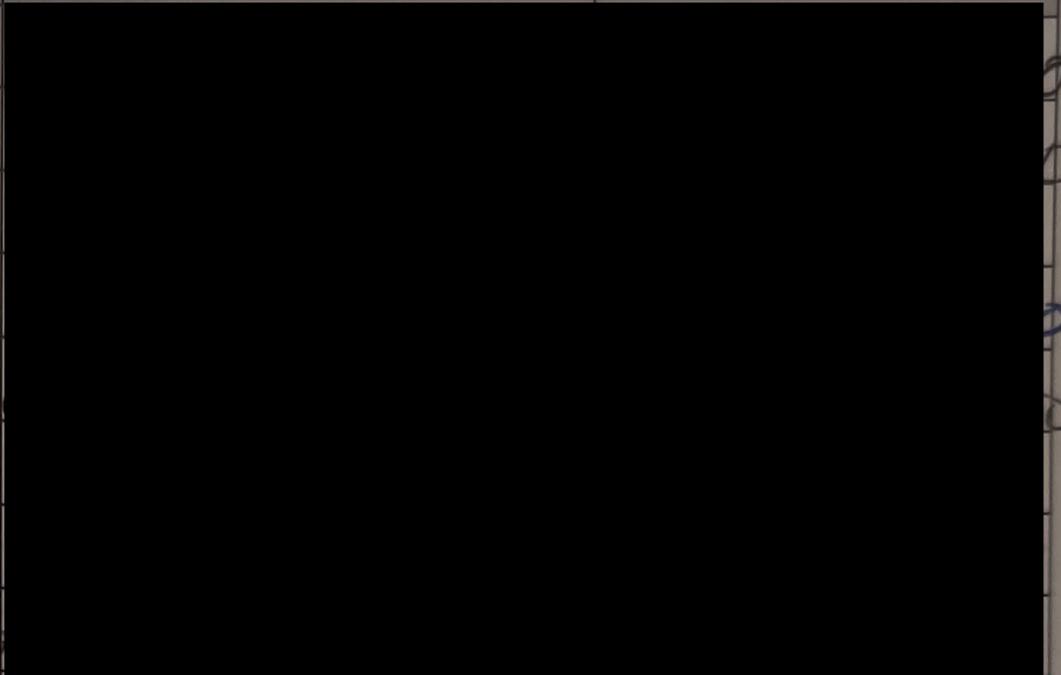
A Re-Zone from R-M to PD-O is requested to allow for greater density needed to make the project feasible. A General Plan Amendment is requested in order to allow the project amenities, which include a restaurant, wave-pool surfing, and cliff diving, to be open to the general public.

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.

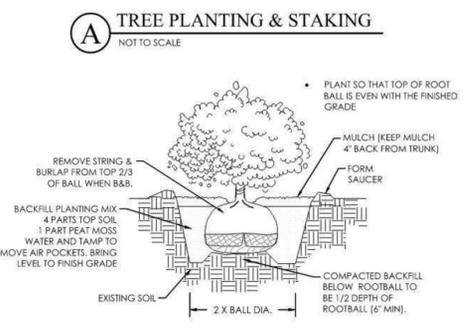
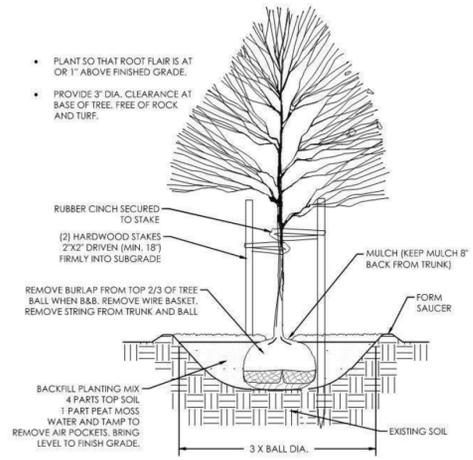
NAME	EMAIL	PHONE
NAT MARRA		
Tammy Gill		
Judy Merrill		
MARTIN STANOSBERY		
Wil Wengert		
Sherrie Davis		
GARY L DAVIS		
John & Lattie Lusk		

Please Sign In.

NAME	EMAIL	PHONE
Ron & Karin Phillips	[REDACTED]	[REDACTED]
John & Patti Lawson		
Jim & Jo Mitchell		
David & Joy Stumbo		

SITE TABULATIONS

TOTAL ACREAGE 14.1 ACRES - (614,837 SF)
 LANDSCAPE SITE COVERAGE (15% REQUIRED) 92,226 SF - PROVIDED (23%) 144,375 SF



PLANT SCHEDULE

SHRUBS	COMMON NAME	SIZE
Abronia villosa	Desert Sand Verbena	1.5 gal.
Agave ovatifolia	Whale's Tongue Agave	1.5 gal.
Anisacanthus quadridens wrightii	Wright's Desert Honeysuckle	1.5 gal.
Artemisia tridentata	Big Sagebrush	1.5 gal.
Berberis fremontii	Fremont's Barberry	1.5 gal.
Cistus x purpureus	Orchid Rockrose	1.5 gal.
Dalea frutescens	Black Dalea	1.5 gal.
Hesperaloe parviflora	Red Yucca	1.5 gal.
Leucophyllum zygophyllum 'Cimarron'	Cimarron Blue Ranger	1.5 gal.
Mirabilis multiflora	Colorado Four O'Clock	1.5 gal.
Psoralea argemonea	Fremont Indigo-bush	1.5 gal.
Purshia stansburiana	Stansbury Cliffrose	1.5 gal.
Rhus microphylla	Littleleaf Sumac	1.5 gal.
Salvia greggii	Autumn Sage	1.5 gal.
Yucca faxoniana	Spanish Dagger	1.5 gal.
Yucca rupicola	Twistleaf Yucca	1.5 gal.

ORNAMENTAL GRASSES	COMMON NAME	SIZE
Bouteloua curtipendula	Side Oats Grama	1 gal.
Bouteloua gracilis	Blue Grama Grass	1 gal.
Muhlenbergia capillans	Pink Muhly Grass	1 gal.
Nassella tenuissima	Mexican Feather Grass	1 gal.
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal.

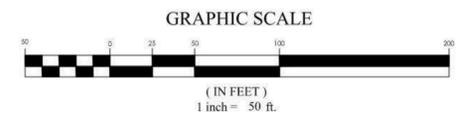
PERENNIALS	COMMON NAME	SIZE
Achillea filipendulina	Fernleaf Yarrow	3 gal.
Gaura coccinea	Scarlet Guara	3 gal.
Penstemon amplexicaulis	Mexican Blue Penstemon	3 gal.
Penstemon eatoni	Firecracker Penstemon	3 gal.
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	3 gal.
Zauschneria californica	California Fuchsia	3 gal.

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CL	Chilopsis linearis	Desert Willow	24" Container	11
	OT	Oleña tesota	Desert Ironwood	24" Container	26
	PF	Parkinsonia florida	Blue Palo Verde	24" Container	14
	PT	Prosopis glandulosa torreyana	Honey Mesquite	24" Container	23
	QB	Quercus buckleyi	Red Oak	24" Container	28
	VC	Vitex agnus-castus	Chaste Tree	24" Container	19
	WF	Washingtonia filifera	California Fan Palm	24" Container	65

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	DECORATIVE RIVER ROCK, TYPE TO BE DETERMINED	144,375 sf



FOR REVIEW ONLY

BAHAMA AVE HAVASU
 LAKE HAVASU CITY, AZ
CONCEPT LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



PALM VARIETIES



PARKING LOT LANDSCAPE ISLAND



TYPICAL PLANTING



WATER-WISE PLANTING



POOL DECK PLANTING



INTERNAL AMENITIES



BUILDING FOUNDATION PLANTING

FOR
REVIEW
ONLY

BAHAMA AVE HAVASU
LAKE HAVASU CITY, AZ
LANDSCAPE INSPIRATION BOARD

REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
2	****	
3	****	
4	****	
5	****	
6	****	

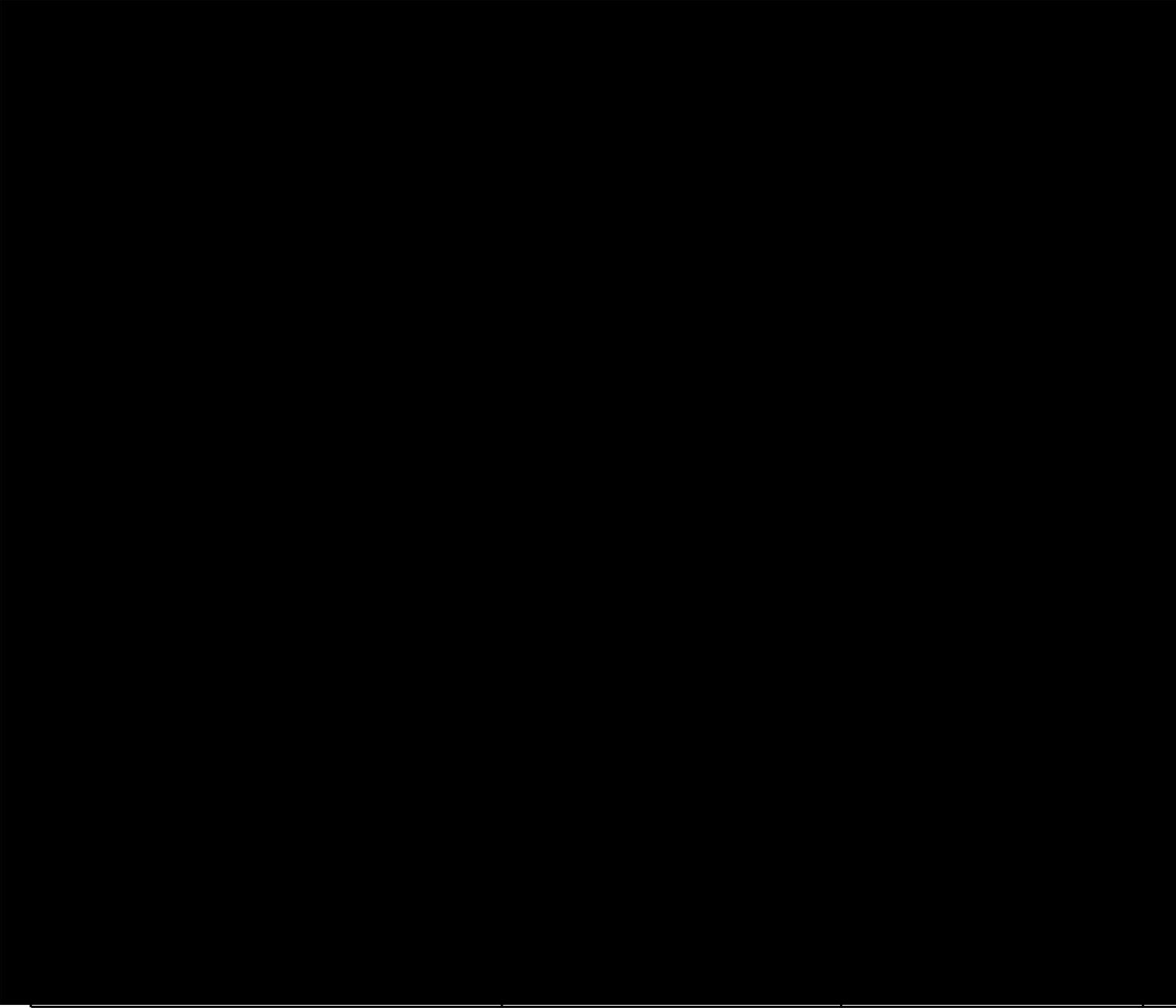
LANDSCAPE
INSPIRATION
BOARD

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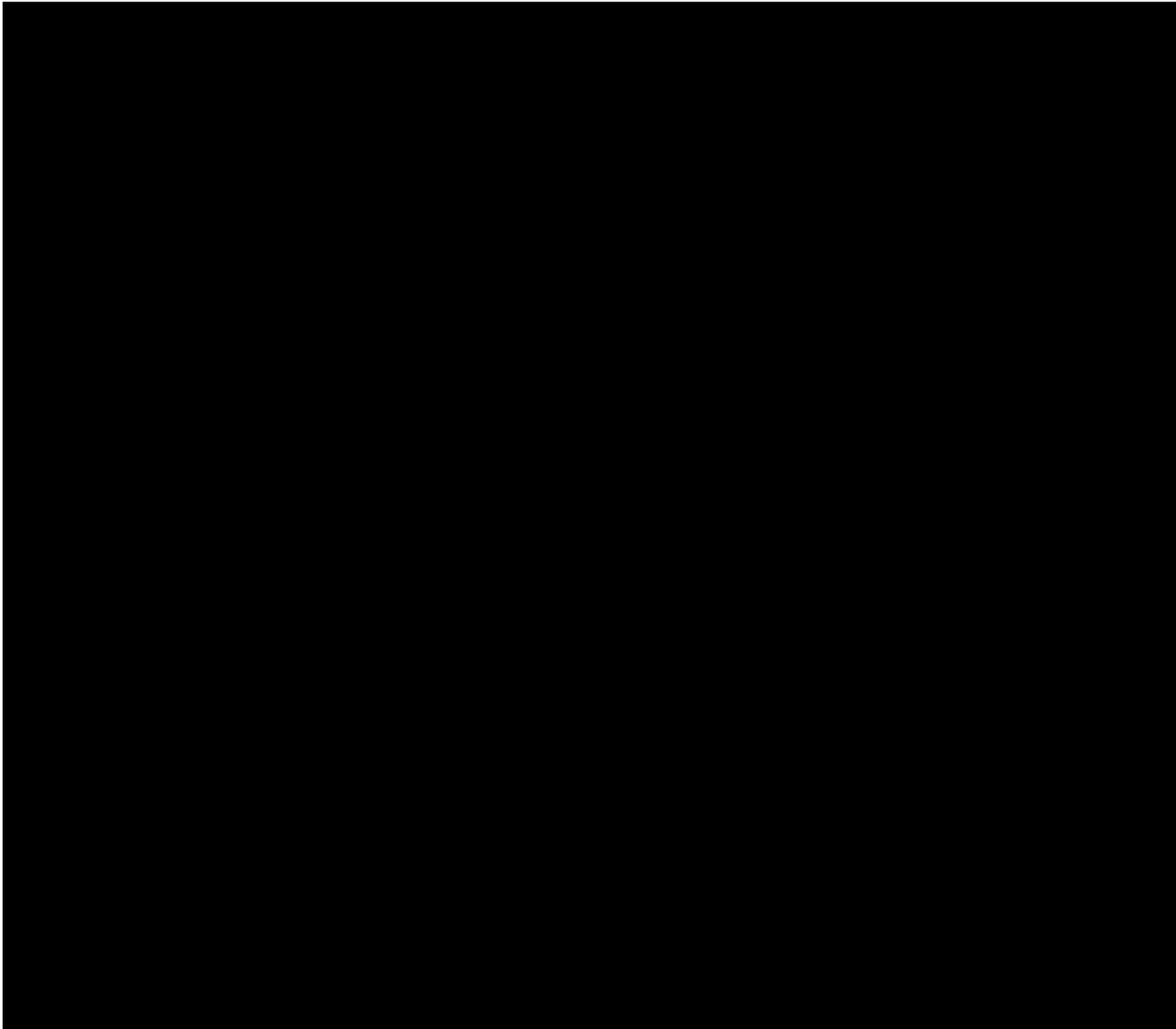
OWNER	STREET ADDRESS	CITY/STATE/ZIP		APN OWNED
				106-36-006
				106-46-007
				106-36-019
				106-20-219A
				106-43-075
				106-18-048B
				106-36-013
				106-43-013
				106-43-033
				106-43-039
				106-18-043B
				106-20-129B
				106-43-142
				106-43-187
				106-43-166
				106-46-016
				106-43-023
				106-43-044
				106-43-160
				106-43-007
				106-20-136A
				106-63-003
				106-43-051
				106-43-062
				106-20-128D
				106-36-031
				106-36-026
				106-43-109
106-43-103				
106-18-033				
106-43-132				
106-43-197				
106-20-220A				
106-43-111				
106-36-037				
106-36-016				



	106-20-131A
	106-16-001P
	106-43-169
	106-43-041
	106-43-078
	106-18-040A
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	106-43-036
	106-46-013
	106-36-029
	106-43-145
	106-43-100
	106-43-072
	106-43-163
	106-63-006
	106-43-014
	106-43-201
	106-46-004
	106-36-034
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	106-43-019
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