

Meeting #2

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

Dear Neighbors:

This notice is regarding a second neighborhood meeting related a 10+/- acre parcel situated between Hwy 95 and Cactus Wren Drive, on the north side of Lake Havasu City. The property is currently known as Kiowa Ponds and 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 Planned Development Overlay) to a C-2/PD (General Commercial with a Planned Development Overlay). This change will allow for proposed project, while mitigating concerns and potential impact to the surrounding neighborhood.

An initial neighborhood meeting was held on April 25th, 2024 on site to review the applicants proposed planned development modification and associated development plan. After receiving feedback from the neighbors, the applicant made some adjustments to the proposed development plan to try and mitigate concerns and be respectful of the surrounding neighborhood.

The updated development plan is generally in compliance with the C-2 General Commercial zoning requirements. As part of the planned development request, the applicant is placing restrictions on the project through the development plan to increase setbacks and provide for adequate screening through the use of walls, landscape and building placement. The placement of the buildings is strategic with no windows directly facing adjoining properties. This is done to enhance privacy and mitigate noise and light pollution. Additionally, the undeveloped portion of the site on the north side, will carry a restriction of any storage type of use.

The applicant has worked with an architect to provide a proposed site plan, site section views, and building renderings. Additionally rendered views from adjacent properties are provided to illustrate how privacy and screening is accomplished using the proposed placement of buildings, screen walls, landscape and other improvements. These preliminary plans and renderings are provided as a courtesy with this notice for review ahead of the meeting.

You are invited to participate in this second public scoping meeting which will provide an opportunity for public comment, questions and for the applicant to explain the proposed development plan. The meeting will take place on the property, in the cul-d-sac at the north end of Deep Water Drive, at 10:00am on Thursday, June 27th.

When: Thursday, June 27th, 2024
Time: 10:00 am
Where: Cul-d-sac at the north end of Deep Water Drive (off of 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

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Meeting Attendees - Meeting #2

Meeting 2

Name		Phone #	Email	Address	Additional Notes
First	Last				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1708 Cactus Wren 13621 Esplanade, Santa ana, 92705	
[REDACTED]	[REDACTED]		[REDACTED]	900 Deepwater	
[REDACTED]	[REDACTED]		[REDACTED]	1684 Cactus	
[REDACTED]	[REDACTED]		[REDACTED]	1680 Cactus	
[REDACTED]	[REDACTED]		[REDACTED]	1680 Cactus	
[REDACTED]	[REDACTED]		[REDACTED]	1700 Kiowa	