



LAKE HAVASU CITY
DEVELOPMENT SERVICES DEPARTMENT
◆ **BUILDING** ◆ **CODE ENFORCEMENT** ◆ **PLANNING AND ZONING**

Notice of Citizen Review Meeting

Re: Zoning Map Amendment Rezone of Mulberry Treatment Plant Property
Parcels A & C (360 Cypress Dr, 340 Mulberry Ave, 1873 Walnut Dr.)
Lake Havasu City, AZ

Dear Neighbors,

Lake Havasu City is considered a full-service City and provides a wide range of services including police, fire, planning, building and safety, roads, engineering, water and sewer, airport, code enforcement, recreation, and parks. All these services require public buildings and lands upon which these facilities can be placed and expanded as needed to continue serving what is a growing community. The Mulberry Treatment Plant is one of these facilities, and the need for a new water quality laboratory on the site has been recognized and budgeted by the City Council. This new facility will enable the City to provide safe and modernized lab space for our lab team as well as expand our capabilities to meet the Arizona Department of Environmental Quality (ADEQ) testing requirements for both potable and reclaimed water.

A zoning map amendment rezone of the Mulberry Treatment Plant property from R-1, Single Family Residential, to P-1, Public Lands and Facilities is necessary to help facility the needs of the City. This change will allow for the construction of a new water quality laboratory adjacent to the Mulberry Treatment Plant.

As a landowner within 300 feet of the proposed zoning map amendment, you are invited to a citizen review meeting. The meeting will explain the reasons for the zoning map amendment, showcase initial drafts of a proposed water quality laboratory, and provide an opportunity for public input before the Planning Commission and City Council public hearings. A façade drawing and site plan are attached.

Meeting Time and Location

When: November 19, 2024

Time: 8:30 AM

Where: 360 Cypress Dr. (On Site) – Across from Cypress Park parking lot closest to Oak Dr.

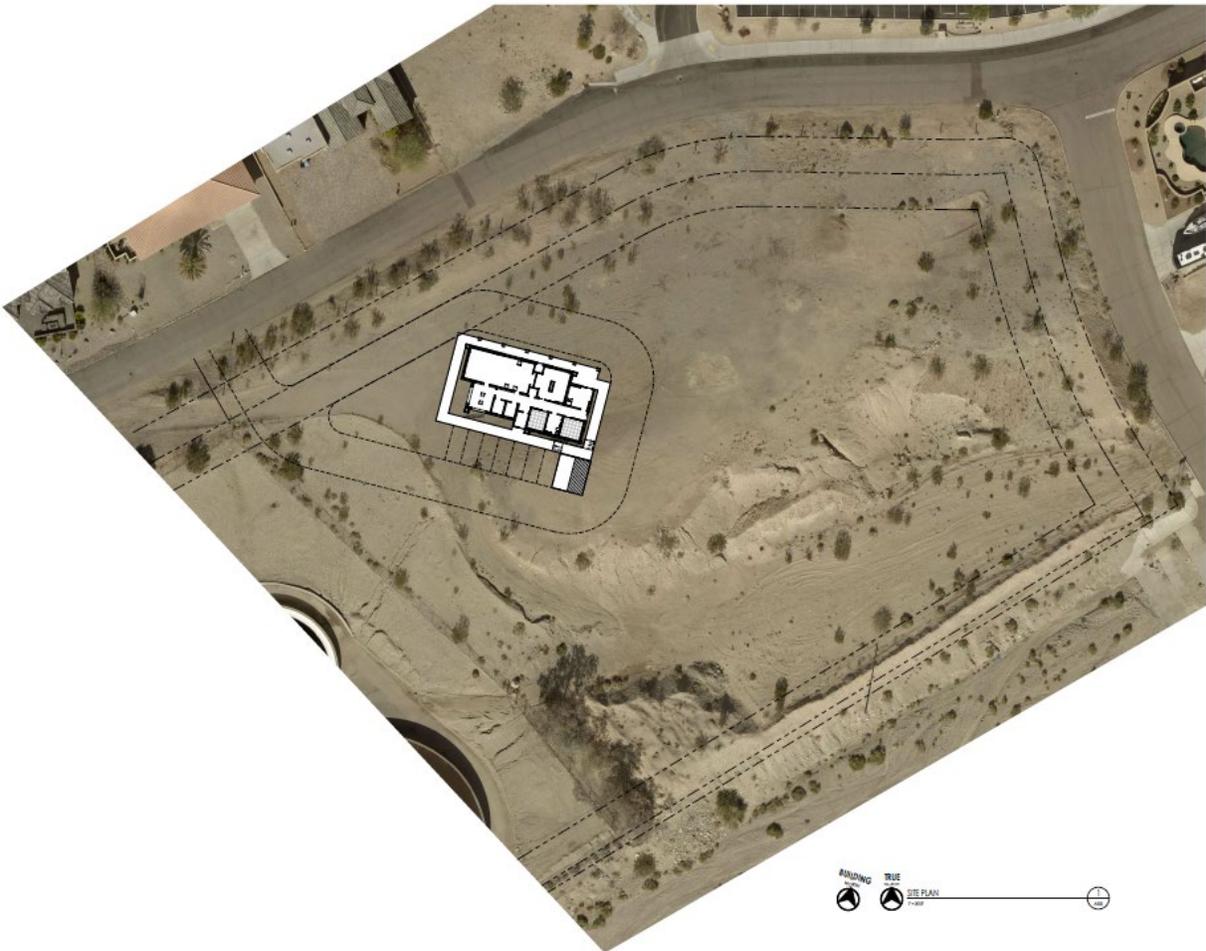
Any comments or concerns may be submitted to the Zoning Administrator by emailing Chris Gilbert at:

Email: GilbertC@lhcaz.gov

Proposed Mulberry Treatment Plant Water Quality Laboratory – Façade



Proposed Mulberry Treatment Plant Water Quality Laboratory – Site Plan



NEIGHBORHOOD MEETING SUMMARY

For: NEW WATER TESTING LABORATORY FACILITY FOR LAKE HAVASU CITY PUBLIC WORKS

Date and Time: NOVEMBER 19, 2024, 8:30 AM

In Attendance: See attached sign-in sheet for members of the public present.

The following City staff were present:

- Ron Foggin, Director of Public Works
- Tim Kellett, Deputy Director of Public Works
- Keith Lueken, Wastewater Utility Supervisor
- Sophia Wilson, Wastewater Laboratory Supervisor
- Brent Cummings, Project Manager
- Jason Hart, Capital Programs Manager
- Jeff Thuneman, Director of Development Services
- Chris Gilbert, Planning Manager
- Trevor Kearns, Planner

Chris Gilbert provided the introduction to everyone assembled, including the purpose for the meeting and the proposed schedule of hearings moving forward, then turned the meeting over to the Public Works Department representatives.

Jason Hart presented the need for the water testing laboratory, the site plan for the proposed building and what it would look like when complete. Mr. Hart provided the following information:

- the facility would have 3 staff members and a delivery truck
- the facility would only be open to 3 PM with little traffic into and out of the facility during the day
- total of 8 parking spaces will be provided
- perimeter landscaping would be provided

Questions received from the public that were present:

Q: Will rest of property next to the facility be a parking lot? (this issue was a major issue for the neighbors due to overflow parking on all the side streets around the park during sporting events)

A: No. New parking for the park overflow will be a Parks and Rec Dept. issue to address and budget for.

Q: Any emissions from the new building?

A: None.

Additional comments from the public included a complaint about clarifier noise which is already being addressed by Public Works and the smell from the aerator units at the plant which the response was that the City was trying a biological breakdown of waste over chemical and was having good results reducing the smell and the neighbors agreed.

MULBERRY TREATMENT PLAN REZONE

Neighborhood Meeting

PZ2024-00135

PROJECT: Mulberry Treatment Plant
Rezone

MEETING DATE: November 19, 2024, at 8:30
a.m.

FACILITATOR: Lake Havasu City

LOCATION: 360 Cypress Drive

NAME	ADDRESS	EMAIL
Frank Gardner		[REDACTED]
DANIEL HARGREAVE	[REDACTED]	
GARY SWIDOR		
Oral Kay	[REDACTED]	
Achemu	[REDACTED]	