



Letter of Intent
regarding
Planned Development Amendment
for
Havasu Foothills Estates Phase 2

Background:

Havasu Foothills Estates is a 640-acre master-planned community located on the eastern edge of Lake Havasu City. Phase 1 (+/- 255 acres) is currently under construction while the remainder of the 640 acres remains undeveloped.

Phase 2 (+/- 203 acres) received approval for a Planned Development and Preliminary Plat in 2006 for a Mixed Use and Single Family Residential project. Following these approvals changes in the economy prevented the project from breaking ground.

Phase 1 is currently in its final stages of development. Most of the lots have been sold and home construction continues every day. Since the previously plans were developed and approved, economic conditions and changes in the market have resulted in the need to amend the planned development to adjust for these changes and developments.

Intent:

The developer intends to amend the existing planned development (Ordinance No. 06-814) to reconfigure the town center / commercial component, remove the foothills parkway right of way corridor, move the school site to phase 3, and make minor adjustments to road alignments and lot layouts.

Compliance:

The General Plan calls for a combination of Low Density Residential, Commercial (Nodal) and Resort Related Mainland. The proposed changes to the project are consistent with the goals and objectives of these land use designations.

The proposed use and requested zoning is consistent with the currently adopted Development Code and Zoning Map. According to the development code the underlying

zoning districts approved previously for the planned development include MU-G Mixed Use General, R-E Residential Estate, and A-P Agriculture / Preservation.

As part of this planned development amendment the MU-G and R-E zoning districts will remain as is and it is requested that the portion zoned A-P (current school site) be rezoned to R-E and C-1 to facilitate the proposed changes.

As part of this planned development amendment it is requested that all of the existing permitted uses and previously granted variances within the MU-G and R-E districts be allowed.

Proposed Planned Development Amendment Overview:

While the proposed amendment maintains the general layout and configuration of the currently adopted planned development there are a few changes to note. Below are details outlining the changes proposed within this Planned Development Amendment:

- *Removal of Future Parkway Corridor*
 - In the original planned development, a corridor was required to be provided through Havasu Foothills Estates for the potential construction of a bypass or parkway around Lake Havasu City. Since the project began, and the approval of the original planned development for Phase 2, a number of factors have changed that result in the request to remove this corridor for the plan.

Since the time of the original approvals ADOT has completed a corridor study for the potential bypass route – the results of this corridor study showed that a potential bypass would in effect not go through Havasu Foothills Estates but would go around the project. Additionally, as Lake Havasu City has continued its ongoing future planning, the General Plan now shows that a future “proposed beltway” would go around Havasu Foothills Estates to the east.

The corridor that was planned was required to have a restricted number of access points. This resulted in a corridor that bisected Havasu Foothills Estates and resulted in a land plan that was segregated and not as efficient as it could be. As part of this planned development amendment it is requested that this corridor be removed so that a more efficient street and lot configuration can be achieved which will result in a more cohesive residential community.

- *Reconfiguration of the Town Center & Commercial Node*
 - In the original planned development approval, the town center component consisted of 14.19 acres of a mixed use town center. Due to the lack of connection to a bypass, and the trend away from regional town centers, it is not feasible to construct a large town center feature in Havasu Foothills Estates. This amendment proposes to reduce the town center feature to more of a neighborhood commercial component. The intent is to still provide

neighborhood retail and commercial uses to support the growing community but to do so in a more realistic and sustainable fashion in line with today's market conditions.

The amendment reconfigures the town center and commercial components of phase 2 and changes it from one large parcel of 14.19 acres to four parcels that consist of a total of 8.8 acres in a neighborhood commercial node configuration. This commercial, coupled with the 5.6 acres of adjacent commercial in Phase 1, equates to a total of 14.4 acres of commercial in Havasu Foothills Estates.

- *Move the School Site to Phase 3*
 - The development agreement for Havasu Foothills Estates requires the dedication of a school site to the school district. Currently the planned development for Phase 2 includes an 8.16-acre school site that is zoned A-P. As part of this action the developer is requesting that the school site location be moved from Phase 2 to Phase 3. Currently the school site is located just east of Cherry Tree Blvd. In the proposed plan the site would be moved just west of Cherry Tree Blvd into Phase 3 of the project.
- *Minor Adjustments to Road Alignments and Lot Configurations*
 - Due to the reconfiguration or removal of the parkway corridor, town center / commercial node and the school site minor adjustments to the road alignments and lot configurations within Phase 2 are being proposed. While remaining generally the same, various roads and lots have shifted and altered to make for a more efficient layout and design.
- *Community Park*
 - A community park is proposed for the heart of Phase 2. The location and general layout of the community park will not change and will provide a gathering point for the resident's visitors of the community while connecting the hiking trails and other pocket parks located throughout the community.

The currently adopted ordinance requires that the community park be improved and dedicated to the City prior to the issuance of any Certificate of Occupancy in Phase 2. It is requested, as part of this amendment, that this requirement be modified to allow for the park element to be built in two phases based on certificates of occupancy. It is requested that up to 100 certificates of occupancy be issued while the first phase of park improvements is being completed and that the full park improvements and park dedication shall be completed prior to the issuance of any certificate of occupancies beyond 200 units.
- *Zoning Changes*
 - As part of this amendment the existing MU-G and R-E zoning districts will remain as is. It is requested that the portion currently zoned A-P (8.16-acre

school site) be rezoned to R-E and C-1 to facilitate the proposed changes in the development plan.

General Development Program:

Town Center / Commercial Node (MU-G Zoning):

Project Size & Specifics:

- 2-Story mixed-use buildings with a maximum height of thirty-six (36) feet
- Pedestrian connections between commercial node, community park and neighborhoods
- Residential and storage components integrated within the commercial node
- 8.8 acres of commercial and mixed use development

Project Components:

The town center and commercial node portions of the project have been reconfigured, as described above, and will contain a mixture of retail, commercial and residential uses. These uses will be clustered in commercial node at the intersection of Cherry Tree Blvd and Foothills Blvd. The proposed mixed use commercial in phase 2, and the existing commercial in phase 1, will provide a hub of activity in the heart of Havasu Foothills Estates.

Difference from Approved PD:

Changes to the Town Center / Commercial node, from the approved Planned Development, include:

- Reconfiguration of the commercial and mixed use town center components to support neighborhood commercial development in a sustainable fashion.

The Villas (MU-G Zoning):

Project Size & Specifics:

- 1,400 to 1,800 square foot, single family units
- 4' wide sidewalks throughout
- Average lot size of 6,600 square feet (60'x110')
- Setbacks
 - Front 20'
 - Rear 20'
 - Side 5'

Project Components:

The Villas is the second major component to the proposed "MU" zoned parcel. The villas will consist of approximately 180 single-family residential units arranged in a quite traditional neighborhood design. The land plan is organized in a series of short cul-de-sacs that terrace up the desert floor. This provides that all the units will be on quite and low traffic streets with dramatic lake and valley views all in close proximity to the commercial node, community park and other adjacent neighborhoods.

Difference from Approved PD:

Changes to the The Villas, from the approved Planned Development, include:

- Realignment of some roads and lots
- Expansion from 135 units to approximately 180 units

The Arroyos (R-E Zoning):

Project Size & Specifics:

- Average lot size of 11,250 square feet (90'x125')
- Setbacks
 - Front 25'
 - Rear 25'
 - Side 5'

Project Components:

This section of the project is designed with a traditional neighborhood feel that ties in with the mixed use components previously described. This neighborhood will consist of approximately 120 single-family homesites and is part of the "R-E" zoning district. The proximity of this neighborhood to the commercial node lends itself to a typical single family home / lot size that will yield slightly higher density in the core of the community.

In order to achieve the layout and lot sizes mentioned above, two minor variances are being requested. These variances would help create and enhance the traditional neighborhood feel that is proposed with mixed use and commercial node at the core. The goal is to create variety of housing opportunities and a sense of community for Havasu Foothills Estates.

Due to the overall low density that is being created at Havasu Foothills Estates, the impact of the proposed variance to the "R-E" regulations would be minimal. Currently the density in Phase 1 is 0.9 DUA and the proposed density in Phase 2 (with the proposed variances) is 1.6 DUA. Together, Phase 1 and Phase 2 density is 1.2 DUA.

Difference from Approved PD:

Changes to the The Arroyos, from the approved Planned Development, include:

- Realignment of some roads and lots
- Expansion from 115 units to approximately 120 units

Desert & Estate Homesites (R-E Zoning):

Project Size & Specifics:

- Lot sizes ranging from ½ acre to over 2 acres
- Natural washes and open space create a unique and natural setting

Project Components:

The Desert and Estate Homesites are modeled after the larger single family homesites that are currently being developed in Phase 1 and are zoned "R-E". The homesites navigate the rugged desert terrain along the easterly boundary of the development. The Desert and Estates Homesites consist of approximately 59 units.

Difference from Approved PD:

Changes to the Desert & Estate Homesites, from the approved Planned Development, include:

- Realignment of some roads and lots

Infrastructure:

The following Exceptions outline the requested exceptions to the proposed Planned Development's

Access:

Phase 2 of Havasu Foothills Estates will be accessed primarily from an extension of Cherry Tree Boulevard (under construction). Additional access points will be from Phase 1 - Circula de Hacienda and Avienda del Sol are constructed. Extensions of Corte Cabrillo and Corte Estrella will provide additional points of access to portions of Phase 2.

Water, Sewer & Drainage:

Water, Sewer and Drainage infrastructure will be constructed under the direction of the Water, Sewer and Drainage master plans that have been previously updated, approved, and are currently under review and update with the City. Phase 1 infrastructure is in place – phase 2 will be serviced by an extension and expansion of the existing infrastructure. Applicant is currently working with Lake Havasu City staff on updates to infrastructure master plans and detailed design.

Electric, Telephone and Cable::

Electric, telephone and cable will be installed underground to all properties and will be an extension of the existing infrastructure in Phase 1.

Zoning:

As part of this amendment the existing MU-G and R-E zoning districts will remain as is. It is requested that the portion currently zoned A-P (8.16-acre school site) be rezoned to R-E and C-1 to facilitate the proposed changes in the development plan.

Exceptions / Variances:

The following Exceptions / Variances, as previously approved, are requested as part of the proposed Planned Development Amendment's underlying zoning district – R-E Residential Estate in the area known as The Arroyo's:

- The minimum lot size for this section of lots shall be reduced to 11,250 square feet
- The typical setbacks for the lots in this section shall be: Front – 25', Rear – 25', and Sides – 5'

June 29, 2016

If there are any questions or additional information needed in regards to this application, please don't hesitate to contact me at 928-854-5436. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden'. The signature is stylized with a large 'M' and a long horizontal stroke.

Mychal Gorden
Desert Land Group