



Public Scoping Meeting Summary

Regarding vacant property at corner of Osborn Dr. & Sweetwater Ave.

Tract 2289, Block 6, Parcel D6-D (a portion of Lot 2)

APN # 114-20-094E

A public scoping meeting was held Monday, February 27th, 2017 at 9:00am on the property. Due to weather conditions the meeting was moved into the Southpoint Condominiums Clubhouse. Approximately 10 people were in attendance along with project representatives. The attendees included mainly owners in the Southpoint condominium project and two owners that lived nearby on Osborn Drive.

Project representatives explained the proposed zone change from R4/PD to C-2 and explained the project intent – to develop a high end RV & boat storage facility similar to the one recently developed on the SE corner of Sweetwater & Osborn.

Attendees asked a number of questions – a summary of these questions and discussions are as follows:

- Concern over development on the parcel adjacent to the HOA pool / common area
 - Condo owners don't want to see high walls and buildings right up against their existing development. Project representatives explained that they would work with HOA on location of fences, walls and landscaping to minimize impacts.
 - Condo owners asked if buildings would be built immediately adjacent to the pool area in the small parcel – project representatives said there will not be and that the area will be used for stormwater retention, landscaping, etc.
- Questions over existing utilities. There are currently utilities on the subject parcel that feed the existing condo project. These utilities include electric and irrigation water. Project representatives explained to owners that these existing utility conflicts are known and that property Buyer and Seller are sharing in all costs associated with any necessary changes.
- Questions over what can be done on C-2 zoning
 - Concern regarding if the storage project doesn't get built what else could be built. Project representatives and City staff explained that anything in the C-2 zoning district could be built.



- Adjacent owners on Osborn drive talked about the existing sweetwater storage project and it's impacts on the neighborhood. They had the same concerns about the existing project when it was proposed but after it's successful execution they stated the following:
 - The storage project provides a good buffer from highway and is a good quite neighbor
 - The storage project is a known impact that is much less than impactful than potential dense condo or apartment development in the same location.
- After much discussion on the proposed project the owners appeared to be ok with the concept as long as there was agreement and understanding that there would be no buildings in the piece adjacent to the pool and common area along the south edge. Project representatives agreed to put together the proposed site plan showing improvements, landscaping, etc. and meet with homeowners prior to the zoning hearing to discuss project details.
 - Follow-up neighborhood meeting scheduled for Monday, March 13th at 9am to review proposed development plan.



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APN # 114-20-094E

When: Monday, February 27, 2017

Time: 9:00 am

Where: Onsite

Onsite – Corner of Sweetwater Ave & Osborn Drive
Lake Havasu City, AZ

Sign-In Sheet:

[illegible]

