



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Aria at Silverstone

July 16, 2024

Overview

This Citizen Review Report is being performed in association with a request from K. Hovnanian Homes to build a for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. The proposed request would change the currently allowed 165,000 square feet of 3-story office use that was approved in zoning case 15-ZN-2005 to approximately 100+/- town home residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD). This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings since January 2024. Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's **1,250' radius** mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team.

The notification also contained information regarding a neighborhood Open House that was held on April 3, 2024 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

10 interested people attended the Open House. Attendees were very supportive of the project and several attendees indicated an interest in buying a home once they were available. Attendees were particularly pleased with the applicant's proposed traffic circulation plan which provides the main entry to the community from Williams Drive. Several attendees, as well as the representative from Vi at Silverstone, specifically mentioned that they were pleased to see that no entry was planned to 74th Street from our community.

Based on the continued feedback from the community, the development team has made several adjustments to their proposed plan including a reduction in density (from 123 to 100 residences), increased pedestrian connectivity, improved vehicular access, and a site reconfiguration that removes lots from backing up to the currently existing Vi at Silverstone community.

The development team will remain accessible by phone and email subsequent to the Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets