



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Northsight Residential Healthcare

April 24, 2023

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to amend the existing zoning case (14-ZN-1991) utilizing the PCD overlay on an approximately 5.78+/- acre site located at 13875 N. Northsight Boulevard. The existing zoning of C-2 PCD will not change as part of this request. The proposed project would result in a new, minimal and specialized care Residential Health Care Facility. 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, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since September 2022. The outreach team visited **over 150 surrounding residences** to get their feedback on the project. A majority of this feedback was favorable to this proposal and several signatures of support were collected during those visits.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' 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. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on November 2, 2022 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.

2 interested people attended the Open House. Attendees were generally supportive of the project with one neighbor adjacent to the south having questions regarding height and traffic. All of these questions were answered by the development team to the best of their ability.

Based on the feedback received from the surrounding community, the project has reduced its scope to be less impactful to the existing neighborhood. These changes include reducing the total number of units from a maximum of 188 to 143, reducing the total number of beds from a maximum of 270 to 164, removing any 4-story height elements, a reduction in total building square footage by almost 30%, and eliminating the request to increase the total Floor Area Ratio above what is allowed under the standard C-2 zoning district.

The development team will continue to be 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