



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Artesa – Pinnacle Peak

June 18, 2025

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to an approximately 8.59+/- gross acre site located on the southwest side of Alma School Parkway and Dynamite Boulevard to allow for a modification to the approved development plan and associated stipulations that maintain the existing zoning designation of PCC ESL and adds a PSD overlay to allow for 47+/- age-qualified (55 and over) residences in place of commercial uses. The proposed project would create a synergistic mixed-use community within the Troon North master plan. This Citizen Review Report will be updated throughout the process.

Community Involvement

In May of 2023, 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 mailing requirements (750' radius) at the time as specified in the Citizen Review Checklist provided to the applicant. 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 June 1, 2023 for those who wished to learn more about the project. The site and time were posted with the Early Notification Sign prior to the Open House.

47 interested people attended the Open House. Attendees expressed concerns about several issues, including the proposed ownership model of the project, the number of residences, traffic, and height. Subsequent to the neighborhood meeting, the applicant reconstituted the development team and is continuing to address the issues raised.

Based on the continued feedback from the community, the development team has made several adjustments to their proposed plan. These adjustments include a reduction in density (from 78 residential units to 67 residential units), changing from a for-sale cooperative to an age qualified equity contract retirement community, enhanced architecture, increasing the provided open space and NAOS, improved pedestrian connectivity, improved vehicular circulation (elimination of vehicular access to the north), and removal of the proposed pickleball courts.

After several conversations and a meeting with the Troon North HOA leadership, the applicant held a second neighborhood meeting on April 15, 2025 to update the community on the numerous changes that have been made to the project and to gather their input on the revised plan. Notices were sent to surrounding property owners, HOA's, and other interested parties in conformance with the City's current mailing requirements (1,250' radius).

19 interested people attended the second neighborhood meeting (see attached Sign-In Sheets). All attendees indicated that the new proposal was much improved and reflected the concerns that had been expressed at the earlier meeting. Neighbors were very supportive of the significant amount of NAOS proposed for the site and had a few questions about view impacts. All questions were answered by the development team to the best of their ability and line of site exhibits were available at the open house to address view shed issues.

In a continued attempt to respond to the neighbors' concerns, additional changes to the project were made prior to the Planning Commission meeting held on May 14, 2025. These changes are highlighted by the removal of the 3rd story on the Villa buildings (making the entire project only one and two-story) and the reduction in residences from 67 down to 47 total. Subsequent to the Planning Commission meeting, the outreach team visited **over 325 surrounding residences and businesses** to communicate these changes. Numerous letters of support were collected during those visits.

The reconstituted development team will continue to be accessible by phone and email 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 for the development team to understand those 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 Letters

Notification Lists

Affidavit of Postings

Sign-in Sheets

Comment Cards