

From: [WebServices](#)
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Name: Rudy Fischer

Address: 10260 E. White Feather Ln., Unit 1020 Scottsdale 85262

Email: rudyfischer@earthlink.net

Phone: (831) 236-3431

Comment:

I am happy to see a builder looking at the Artesa site for homes and this is certainly an intriguing ownership model. Though originally designated for a commercial development such as Walmart or Safeway it is unlikely anyone is going to build that kind of business behind other buildings which have the street view exposure for the area. I also like the decompose gravel trail at the back of the development. The Troon North area has generally active adults living here and this trail would fit right in. All in all, it looks like a nice project, and I like the general architectural design except for a few items. Overall, the landscape design is also good though the site layout could be improved by moving the overall project back from the existing commercial parking lot. I think – by the way – any future buyers would prefer that also. This could be done with the same amount of NOAS left but just redistributed. The schematic for the overall project lists the parking facing the existing lots as “Covered Parking.” This looks to be carport type parking which is a little objectionable. These would be the only carports in the 19 HOA - 2,000 home - Troon North Association area and just doesn't fit into the area. Parking garages would be preferable – including probably to potential future owners. That should be an easy fix. Most – maybe all other – housing in the Troon North Association area is single and two story homes. So the lower profile homes certainly fit in. Though they look nice architecturally I am not sure the three-story homes fit in, however. Between carports and the three-story building this looks more like a large apartment building – and out of place for this area. I have heard there is another builder who may be interested in the property for one and two story homes – and that kind of residential use may be better for this lot. Rudy Fischer Resident of Scottsdale