



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
100th Street & Frank Lloyd Wright Blvd.
March 15, 2023

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from PNC/PCD to C-O PCD on an approximately 12.5+/- acre site located at the southeast corner of 100th Street and Frank Lloyd Wright Boulevard. The proposed project would result in a new, minimal care Residential Health Care Facility on the vacant 6.71+/- acres. The currently existing Belmont Village Senior Living Community on the site will remain unchanged. 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 June 2022. The outreach team visited **over 325 surrounding residences** to get their feedback on the project. A majority of this feedback was favorable to this proposal and numerous 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 October 11, 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.

3 interested people attended the Open House. Attendees were generally supportive of the project with one neighbor adjacent to the south having concerns about the view from her property. The development team has been working with this neighbor and has created a "line of site" graphic to help illustrate the visual impact of this proposal.

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
- Comment Cards