



## **PLANNING AND ZONING COMMISSION REPORT**

**Meeting Date:** March 7, 2024

**Agenda Item:** 4R

**Case Name:** Little Sunshine's Playhouse & Preschool: Rezoning (Case Z23-13)

### **General Application Information**

---

*Proposal:*

Proposal to rezone approximately 1.9 acres of land from Suburban Ranch 43 (SR-43) to Convenience Commercial (C-1) to facilitate a proposed daycare / preschool center.

*Location:*

Southeast corner of Lake Pleasant Parkway and the Avenida Del Sol alignment.

*Project Acreage:*

Approximately 1.9 acres

*Applicant:*

Brian Greathouse of Burch & Cracchiolo, P.A, on behalf of Little Sunshine's Playhouse & Preschool

**ATTACHMENTS:**

Description

[Staff Report](#)

[Exhibit 1- Conditions of Approval](#)

[Exhibit 2 - Vicinity Map](#)

[Exhibit 3 - Land Use Map](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Conceptual Site Plans](#)

[Exhibit 6 - Citizen Participation Report](#)



# PLANNING AND ZONING COMMISSION STAFF REPORT

---

**Date**                                **March 7, 2024**

**To**                                        **Planning and Zoning Commission**

**From**                                **Sarah Dircks**  
Senior Planner

**Subject**                            **Little Sunshine’s Playhouse and Preschool**  
Southeast of Lake Pleasant Pkwy and the Avenida Del Sol alignment

## ***PROPOSAL***

---

Proposal to rezone approximately 1.9 acres of land from Suburban Ranch 43 (SR-43) Zoning District to the Convenience Commercial (C-1) Zoning District.

## ***APPLICATION INFORMATION***

---

**Case Numbers:**                        Rezoning (Case Z23-13)

**Applicant:**                                Brian Greathouse on behalf of Burch & Cracchiolo

**Request:**                                Apply Convenience Commercial (C-1) Zoning District in place of the current Suburban Ranch 43 (SR-43) Zoning District.

**Location:**                                Southeast of Lake Pleasant Pkwy and the Avenida Del Sol alignment

**Project Area:**                            1.9 acres

**Existing General Plan  
Land Use Designation:**            Office and Local Commercial

**Proposed Zoning  
District:**                                Convenience Commercial District (C-1)

## ***BACKGROUND AND CONTEXT***

---

The subject site, referred to herein as “Little Sunshine’s Playhouse and Preschool” or simply “Little Sunshine’s”, is located at the southeast corner of Lake Pleasant Parkway and the Avenida Del Sol Alignment and consists of two parcels totaling approximately 1.9 acres as outlined in red within **Exhibit 2**.

### CONTEXT

The subject site is undeveloped land located along Lake Pleasant Parkway as identified in **Exhibit 2**. North and south of the subject site are undeveloped lots zoned Suburban Ranch (SR-43) as shown in **Exhibit 4**. To the west is Lake Pleasant Parkway followed by undeveloped lots zoned Suburban Ranch (SR-43) followed by existing single family residential homes which are zoned Maricopa County Rural 43 (RU-43). East of the subject site there are existing single family residential homes, some of which are located within the Peoria city limits while others are located within a county island. These properties are zoned City of Peoria Suburban Ranch (SR-43) and Maricopa County Rural 43 (RU-43) respectively.

### LAND USE AND ZONING HISTORY

The subject property was annexed into the City in November 1989 (Ordinance No. 89-33). The property was subsequently assigned the initial zoning of Suburban Ranch (SR-43) in alignment with the adjacent Maricopa County Rural 43 (RU-43) Zoning District. The subject property, along with the adjacent properties abutting the east side of Lake Pleasant Parkway are designated on the voter-approved Peoria General Plan Land Use Map as *Office and Local Commercial* as identified in **Exhibit 3**. The *Office and Local Commercial* land use category supports “low-intensity commercial developments consisting of a variety of small to moderate in scale professional offices, medical and legal services, and ancillary retail uses”. This land use designation calls for zoning districts that would embody that character, such as the proposed Convenience Commercial (C-1) Zoning District.

### STAFF ANALYSIS

---

The proposed request involves changing the zoning district designation on the property from Suburban Ranch (SR-43) to the Convenience Commercial (C-1) Zoning District. Evaluation criteria of such zoning requests focus on elements such as consistency with the General Plan, context of the surrounding area, the stated goals and policies of the General Plan, access to the site, and the availability of utilities and infrastructure to the site.

#### *Conformance to the Peoria General Plan:*

The applicant has proposed no change to the General Plan land use designation. The proposed Convenience Commercial District (C-1) Zoning District falls within the intended character of the *Office and Local Commercial* land use designation. The land use designation also serves as a transition between the adjacent single family residential and the Limited Access Parkway of Lake Pleasant Parkway. This type of transition seeks to address the compatibility component of the Smart Growth chapter of the City's General Plan.

#### *Zoning and Development Standards:*

The Suburban Ranch (SR-43) zone is intended to facilitate “a semi-rural character through low-density residential uses”. The proposed Convenience Commercial District (C-1) Zoning District allows for a range of uses such as, but not limited to, daycare centers or pre-school centers, banks, offices, restaurant, retail, and medical offices. As previously identified, Little Sunshine's is the intended owner and future commercial operator on the property. Upon approval of the

rezoning application, the applicant's intention is to develop and operate a Pre-school Center as within the proposed zoning district.

The development standards for the Convenience Commercial (C-1) Zoning District are designed to be compatible with the adjacent residential areas. Applicable development standards include, but are not limited to, the provision of 20-foot landscape buffers between the subject site, and adjacent residential developments; as well as a maximum building height of 30 feet. The proposed rezone would establish the development standards of the site (e.g. setbacks, landscape buffers, etc.). A concurrent review of the companion Site Plan (Case SP23-19) application for this project is in progress and subject to further refinement as the project moves forward through this entitlement process. The purpose of the site plan review is to evaluate elements such as, but not limited to building and parking layout, and architectural design for compliance with all applicable development standards and Peoria's Community Design Guidelines.

### **TRAFFIC**

As a part of the Site Plan submittal, a Traffic Impact Analysis (TIA) was reviewed by the City's Traffic Division for compliance with the City's TIA and Access Management Guidelines. The Conceptual Site Plan (**Exhibit 5**) identifies that public access would be limited to one driveway onto Lake Pleasant Parkway and no public access provided to Avenida del Sol. This aligns with the City's intended vision of Lake Pleasant Parkway as a Limited Access Parkway and prevents additional local road connections from the adjacent streets onto Lake Pleasant Parkway in an effort to facilitate reduced impediments to the flow of traffic on the roadway. Preventing public access from Lake Pleasant Parkway onto Avenida Del Sol also serves to preserve the character of the residential neighborhood to the east of the subject site.

### **WATER/SEWER**

Water and sewer facilities exist adjacent to the site, and are sized appropriately and have available capacity to serve the property as a commercial use.

### **PUBLIC SAFETY**

There are no impacts to public safety anticipated as a result of this development proposal.

### **COMMUNITY INVOLVEMENT**

#### *Public Noticing*

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

#### *Outreach Requirements*

As a requirement of the rezoning application process, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting (**Exhibit 6**).

## LITTLE SUNSHINE'S PLAYHOUSE AND PRESCHOOL (CASE Z23-13)

---

The applicant notified all property owners within a 600-foot radius of the site and all registered Homeowners' Associations within one (1) mile for the required neighborhood meeting. The neighborhood meeting was held on October 12, 2023, at 6:00 p.m. at Way Fellowship Church, located at 8542 W Deer Valley Road.

There were three (3) members of the public in attendance at the meeting, in addition to the development team for the project and city staff. The meeting was held in a question and answer format, where the applicant and developer took turns answering several of the attendees' questions. Specific questions asked at the meeting centered on access to the site, and modification to the wall along the east side of the property. A summary of the questions and responses are included in the Citizen Participation Report (**Exhibit 6**).

### *Support / Opposition*

At the time of this writing, Staff has not received any stated opposition or support.

### ***RECOMMENDATION***

---

Staff recommends that the Planning and Zoning Commission take the following action:

**Recommend APPROVAL of Rezoning Case Z23-13 to City Council, subject to the Conditions of Approval in Exhibit 1.**

### ***STAFF CONTACT***

---

Sarah Dircks, AICP  
Senior Planner  
623-773-7514  
[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)

# Little Sunshine's Playhouse and Preschool

Southeast of the Lake Pleasant Parkway and Avenida Del Sol Alignment



The change to the zoning district for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at time of development and final engineering submittal.



# Z23-13: Little Sunshine's Playhouse and Preschool

Southeast corner of Lake Pleasant Parkway and the Avenieda Del Sol Alignment

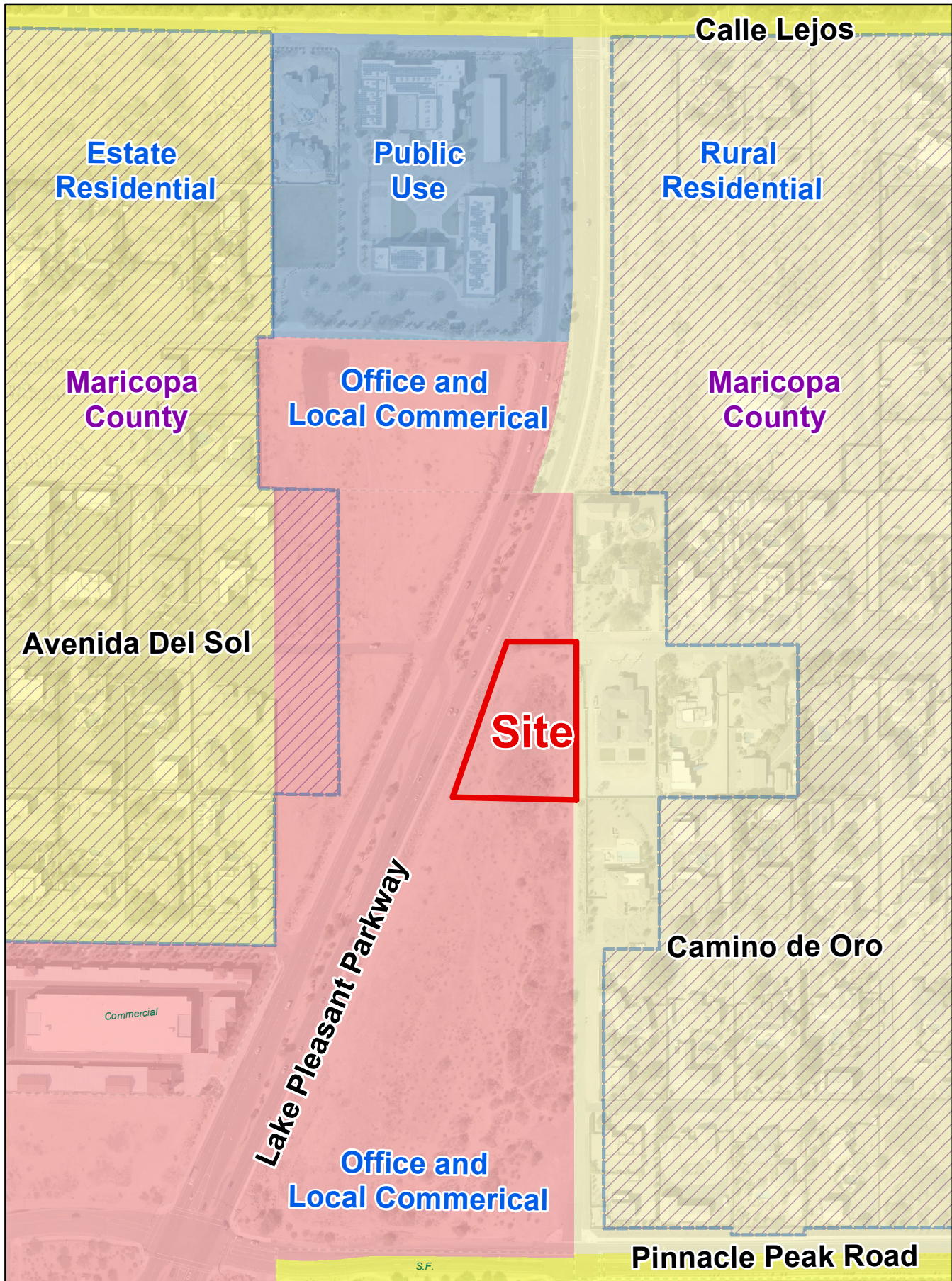


Exhibit 2 | Vicinity Map



# Z23-13: Little Sunshine's Playhouse and Preschool

Southeast corner of Lake Pleasant Parkway and the Avenida Del Sol Alignment





# Z23-13: Little Sunshine's Playhouse and Preschool

Southeast corner of Lake Pleasant Parkway and the Avenida Del Sol Alignment

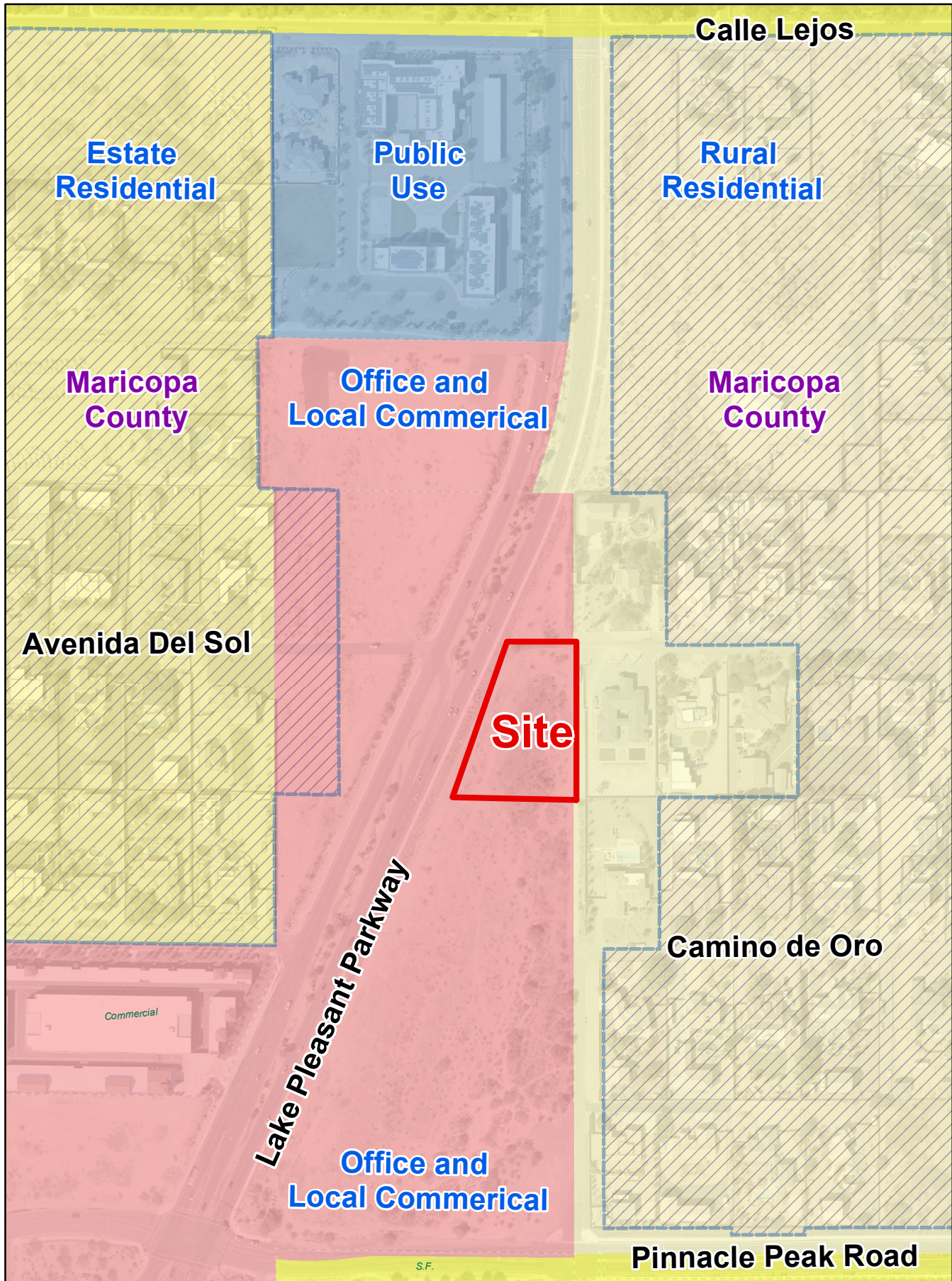


Exhibit 3 | Land Use Map



# Z23-13: Little Sunshine's Playhouse and Preschool

Southeast corner of Lake Pleasant Parkway and the Avenieda Del Sol Alignment



Exhibit 4 | Zoning Map



# Exhibit 6

## CITIZEN PARTICIPATION REPORT

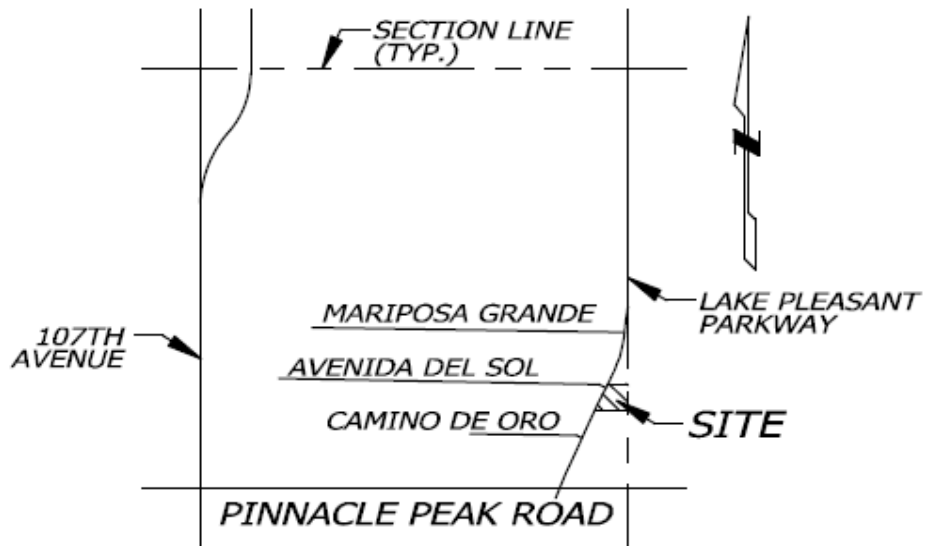
FOR

---

# LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

Southeast Corner of Lake Pleasant Parkway and  
Avenida Del Sol Alignment

---



## *VICINITY MAP*

NOT TO SCALE

Case Nos. Z23-131

January 8, 2024

**Citizen Participation Report**  
**for**  
**Little Sunshine's Playhouse & Preschool**

**Overview**

The purpose of the Citizen Participation Plan (“CPP”) is to provide information about how the Applicant will reach out to citizens, property owners, neighbors, homeowner associations, public agencies and interested persons regarding applications filed on behalf of Little Sunshine’s Playhouse & Preschool (“Little Sunshine”) for a Rezoning on approximately 1.90 gross/net acres located at the southeast corner of Lake Pleasant Parkway and Avenida Del Sol Alignment (the “Site”). Little Sunshine is developing this vacant, Site with an approximately 10,500 square foot building that will include a variety of age-specific rooms that serve students between 6 weeks and 6 years of age, along with a large play space, lobby area, and other resource areas.

**Public Notification Techniques**

The methods for reaching out to citizens who may be interested in the development may include: (1) mailings; (2) a neighborhood meeting; (3) individual meetings with neighbors and interested parties, if determined necessary by the Applicant; (4) telephone calls and emails; (5) public meeting notices; and (6) sign postings.

**Notifications**

Postcards for the proposed Rezoning and Site Plan submittals were mailed out by the City of Peoria on 8/1/2023 and 7/28/2023, respectively. The postcards were mailed out to the owners within 600’ of the Site and HOAs within 1 mile of the Site.

A neighborhood meeting notice was mailed out on 9/22/2023 to the neighbors within 600’ (600’ label list is attached at **Exhibit 1**) and the HOAs within 1 mile (1 mile HOA label list attached at **Exhibit 2**) of the Site. The meeting letter is attached at **Exhibit 3**. The letter included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting.

One sign was posted on the site along Lake Pleasant Parkway on 9/22/2023 that included information about the proposed development, zoning and site plan requests, contact information, and the neighborhood meeting date and time. The Affidavit of Notification and photos of the sign are attached at **Exhibit 4**.

The neighborhood meeting was held on 10/12/2023 and 3 neighbors attended. The sign-in sheets and summary of the neighborhood meeting are attached at **Exhibit 5**.

The neighborhood meeting summary includes the Applicant's responses to comments/questions. The neighbors wanted verification there would be no access to the neighborhood to the east, which was confirmed.

### **Additional Notifications**

Notification letters and legal advertisements will be arranged by the City of Peoria's Planning and Community Development Department providing notice of the public hearings to the property owners within 600' of the Site, homeowner associations within 1 mile of the Site, and neighborhood meeting attendees. As the Applicant, we will be responsible for posting the Site with the public hearing dates.

### **Conclusion**

There were no concerns at the neighborhood meeting and we are not aware of any opposition.

# **Exhibit 1**

**Little Sunshine's Playhouse &  
Preschool  
600' Ownership List  
SEC Lake Pleasant Pkwy & Avenida Del  
Sol Alignment**

[REDACTED]  
BIRDSONG JASON/KAREN  
[REDACTED]

[REDACTED]  
BUDURE ALIN F/VANESSA  
[REDACTED]

[REDACTED]  
BUSTAMANTE LORENIA/RUIZ ALBERTO  
[REDACTED]

[REDACTED]  
CHARRON RICHARD E/DIANE S  
[REDACTED]

[REDACTED]  
CHURCH LIVING TRUST  
[REDACTED]

[REDACTED]  
COMBS JAMES L/ANNETTE T TR  
[REDACTED]

[REDACTED]  
DOLLAR SELF STORAGE 18 LLC  
[REDACTED]

[REDACTED]  
DOSSETT GAIL Y  
[REDACTED]

[REDACTED]  
GROSS PERRY W TR  
[REDACTED]

[REDACTED]  
GUNNERSON STEVEN G/SYLVA  
[REDACTED]

[REDACTED]  
HARMON HOMER/KATHRYN  
[REDACTED]

[REDACTED]  
HICKS JAMES/HAMM-HICKS LISA MICHELLE  
[REDACTED]

[REDACTED]  
HIGHTOWER JEFF W/LAVONNE K  
[REDACTED]

[REDACTED]  
HOFFMAN MICHAEL A/ERNESTINE E  
[REDACTED]

[REDACTED]  
ISLAMIC CENTER OF PEORIA  
[REDACTED]

[REDACTED]  
KOHNER FAMILY TRUST  
[REDACTED]

[REDACTED]  
LEONARD & NANCY LICHTER LIV TRUST  
[REDACTED]

[REDACTED]  
LINDSEY FREDERICK LEE/MARGARET ANN  
[REDACTED]

[REDACTED]  
LISHCHYNSKY LUBA/PLUMMER N  
[REDACTED]

[REDACTED]  
MARTI JOHN/LINDA  
[REDACTED]

[REDACTED]  
MEYER FAMILY TRUST  
[REDACTED]

[REDACTED]  
MOORE FAMILY REVOCABLE TRUST  
[REDACTED]

[REDACTED]  
OLSON RANDAL S  
[REDACTED]

[REDACTED]  
PEORIA VALLEY LLC  
[REDACTED]

[REDACTED]  
RANDALL G HARMON TRUST  
[REDACTED]

[REDACTED]  
RIVERA GREG F/LISA  
[REDACTED]

[REDACTED]  
SEILER APRIL/MORTON JOEL  
[REDACTED]

[REDACTED]  
STAPLETON PATRICK L/CYNTHIA S

[REDACTED]

[REDACTED]  
STARKEY TRUST

[REDACTED]

[REDACTED]  
WILSON ROBYN L/KENNETH G

[REDACTED]

[REDACTED]  
WONG BYPASS TRUST/WONG SURVIVORS

[REDACTED]

[REDACTED]  
ADAMS FAMILY LIVING TRUST

[REDACTED]

City of Peoria  
Councilmember Jon Edwards  
8401 W. Monroe St  
Peoria, AZ 85345

Planning Department, City of Peoria  
Sarah Dircks, Planner  
9875 N 85<sup>th</sup> Ave  
Peoria, AZ 85345

# **Exhibit 2**

**Little Sunshine's Playhouse &  
Preschool  
1-mile HOAs List  
SEC Lake Pleasant Pkwy & Avenida Del  
Sol Alignment**

The Meadows Community Master  
Association  
1600 W Broadway Rd., Suite 200  
Tempe, AZ 85282

Umbria Estates Community  
3930 S. Alma School Rd, Ste. 10  
Chandler, AZ 85248

Melton Ranch  
21448 N. 75th Ave., Ste. 11  
Glendale, AZ 85308

Casa del Rey at Camino Del Lago  
Community Association – Masters  
1600 W Broadway Rd., Suite 200  
Tempe, AZ 85282

Ironwood Community HOA @  
Westbrook Village  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

Tierra Del Rio-South Community  
Association  
1600 W Broadway Rd., Suite 200  
Tempe, AZ 85282

Sunset Ranch Property Owner's  
Association  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

Encore at Sunset Ranch HOA  
1850 E Northrop Blvd #140  
Chandler, AZ 85286

Cantilena  
1600 W Broadway Rd., Suite 200  
Tempe, AZ 85282

# **Exhibit 3**

# **BURCH & CRACCHIOLO, P.A.**

**1850 N. Central Ave., Ste 1700**

**Phoenix, Arizona 85004**

**(602) 234-9903**

**bgreathouse@bcattorneys.com**

**TO:** Property Owners, Area Neighbors, Homeowner Associations and Interested Parties  
**FROM:** Brian Greathouse  
**DATE:** September 22, 2023  
**RE:** Little Sunshine's Playhouse and Preschool  
Case Nos. Z23-13  
**October 12, 2023 Neighborhood Meeting**

Dear Property Owner, Area Neighbor, Homeowner's Association, or Interested Party:

On behalf of Little Sunshine's Playhouse and Preschool ("Little Sunshine's"), you are cordially invited to a neighborhood meeting regarding a proposed Rezoning request from Suburban 43 (SR-43) Zoning District to a Convenience Commercial (C-1) Zoning District to allow a Daycare and Preschool Center on approximately 1.90 gross acres located at the southeast corner of Lake Pleasant Parkway and Avenida Del Sol alignment (the "Site"). An Aerial Map of the Site is attached.

Little Sunshine's has locations in eleven states, with three existing locations in Arizona and is excited to bring a new location to Peoria. The Site is currently vacant and zoned Suburban Ranch (SR-43). There is a companion Site Plan application (SP23-19) in review that more specifically addressed the physical layout of the proposed development, such as the location and appearance of buildings, parking, walls, landscaping, etc. Little Sunshine's is planned to be an approximately 10,500 square-foot building with an adjacent approximately 5,152 square-foot turf playground area north of the building and an adjacent approximately 2,361 square-foot turf infant playground area south of the building. See attached Site Plan and Building Elevations. Little Sunshine's will serve students between 6 weeks and 6 years of age and its time of service is anticipated to be 6:30 AM through 6:30 PM, Monday through Friday.

The neighborhood meeting will be held at the time and place listed below.

**Thursday, October 12, 2023 at 6:00 p.m.**  
**Way Fellowship Church**  
**Room: Sanctuary (AKA "Worship Center")**  
**8542 W. Deer Valley Road**  
**Peoria, AZ 85382**

Discussions at the meeting will include an overview of the proposed Rezone, the City's processes, and answers to questions you may have.

We would be happy to answer your questions or hear concerns you may have regarding this proposal. You may contact Madison Leake at Burch & Cracchiolo (602-234-8791/mleake@bcattorneys.com) or me (602-234-9903/bgreathouse@bcattorneys.com).

You can also contact Sarah Dircks, AICP, City Planner at the City of Peoria (623-773-7514/sarah.dircks@peoriaaz.gov) if you have any questions or comments for staff. Thank you.

Sincerely,

A black rectangular redaction box covers the signature of Brian Greathouse.

Brian Greathouse

/rlh  
Attachments

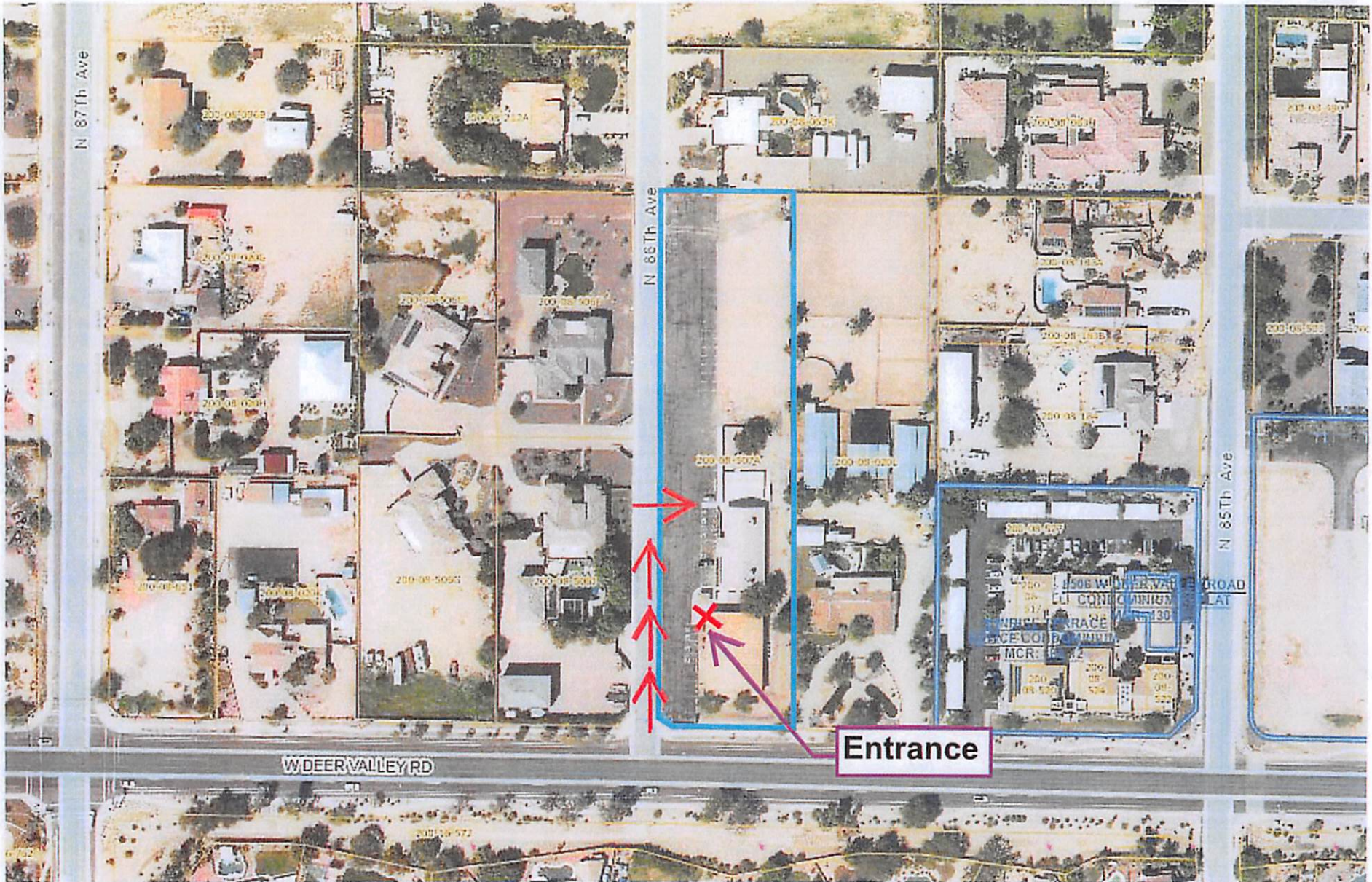


**SITE**

**Way Fellowship Church**  
October 12, 2023 at 6:00pm  
8542 W. Deer Valley Rd, Peoria, AZ 85382  
Room: Sanctuary (AKA "Worship Center")  
Parking: West of the buildings and must enter off of 86th Avenue.

(see reverse side)

**Way Fellowship Church**  
(8542 W. Deer Valley Road, Peoria, AZ 85382)



**Room: Sanctuary (AKA "Worship Center")**

All parking is to the west of the buildings and the only entrance is off of 86th Avenue.



W Mariposa Grande

W Mariposa Grande

W Avenida Del Sol

W Camino De Oro

W Camino De Oro

W Pinnacle Peak Rd

W Monte Lindo

N 99th Ave

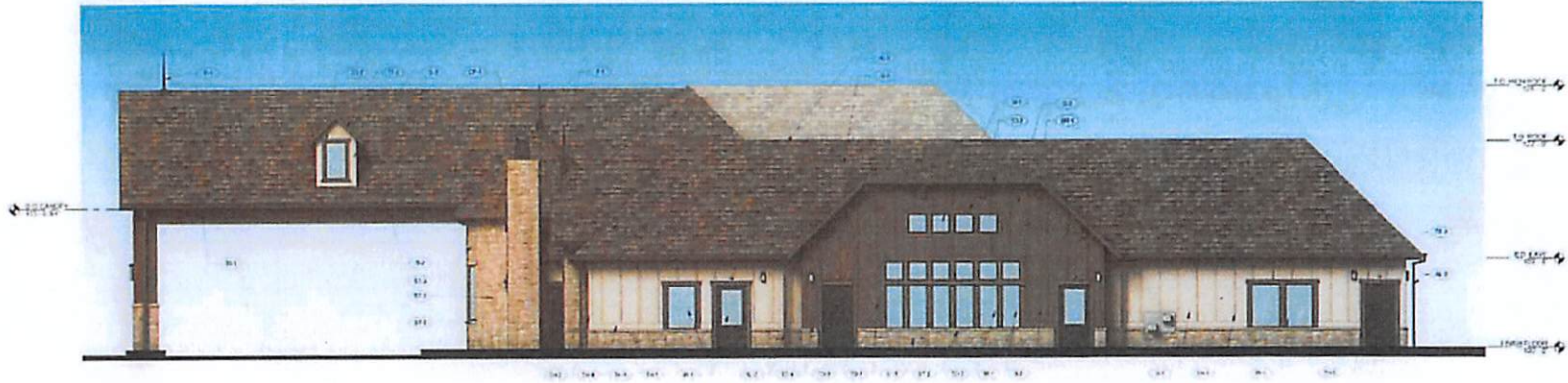
N 99th Ave

N LAKE PLEASANT PKWY

201-05-020  
SITE

DOLLAR SELF  
STORAGE 15  
MCR T417Z





SOUTH ELEVATION



NORTH ELEVATION

LITTLE SUNSHINE PLAYHOUSE

**TRJ**  
**ARCHITECTS**  
 1780 S. Greenwood Blvd.  
 St. Louis, Missouri 63144  
 © Copyright 2021

PEORIA  
 22-068

ARIZONA  
 05-31-2023



# **Exhibit 4**



## PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 9/22/2023

Case Number : Z23-13

Location of Property

N of NEC Pinnacle Peak Rd & Lake Pleasant Pkwy

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 9/22/2023 as indicated by the project manager for the case listed above

Applicant/Representative Signature \_\_\_\_\_



The foregoing instrument was acknowledged before me on 9/22/2023

Marybeth Conrad  
Notary Public

10-25-24  
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85<sup>th</sup> Ave., Development and Community Services Building  
Peoria, AZ 85345  
623-773-7200

# City of Peoria Public Notice

**Request (1):** Rezone from a single-family residential Suburban Ranch 43 (SR-43) to a Convenience Commercial (C-1) zoning district to allow a Daycare Center and Preschool Center. There is a companion Site Plan application (SP23-19) in review that more specifically addressed the physical layout of the proposed development, such as the location and appearance of buildings, parking, walls, landscaping, etc.

**Project Location:** SEC of Lake Pleasant Pkwy and the Avenida Del Sol alignment

**Project Size:** Approximately 1.90 gross acres

**Proposed Use:** Daycare Center and Preschool Center

**Applicant Contact:**

Brian Greathouse Phone:  
602-234-9903  
Email: bgreathouse@bcattorneys.com

**City Contact:**

Planning & Community Development  
623-773-7200  
www.peoriaaz.gov/planning  
planning&zoning@peoriaaz.gov

**Neighborhood Meeting:**

**When:** October 12, 2023 at 6:00 P.M.

**Where:** Way Fellowship Church (8542 W. Deer Valley Rd., Peoria, AZ 85283) Room: Sanctuary (AKA "Worship Center")

**Planning & Zoning Commission Hearing:**

**When:** TBD @ 6:00 PM

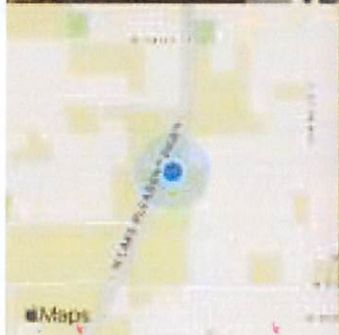
**Where:** Peoria City Council Chambers,  
8401 W. Monroe Street

**City Council Meeting:**

**When:** TBD @ 6:00 PM

**Where:** Peoria City Council Chambers,  
8401 W. Monroe Street

**Case No(s):** Z23-13



Sep 22, 2023 08:48AM  
9837 W Avenida del Sol  
Maricopa County

# City of Peoria Public Notice

**Request (1):** Rezone from a single-family residential Suburban Ranch 43 (SR-43) to a Convenience Commercial (C-1) zoning district to allow a Daycare Center and Preschool Center. There is a companion Site Plan application (SP23-19) in review that more specifically addressed the physical layout of the proposed development, such as the location and appearance of buildings, parking, walls, landscaping, etc.

**Project Location:** SEC of Lake Pleasant Pkwy and the Avenida Del Sol alignment

**Project Size:** Approximately 1.90 gross acres

**Proposed Use:** Daycare Center and Preschool Center

**Applicant Contact:**

Brian Greathouse Phone:  
602-234-9903  
Email: bgreathouse@bcattorneys.com

**City Contact:**

Planning & Community Development  
623-773-7200  
www.peoriaaz.gov/planning  
planning&zoning@peoriaaz.gov

**Neighborhood Meeting:**

**When:** October 12, 2023 at 6:00 P.M.

**Where:** Way Fellowship Church (8542 W. Deer Valley Rd., Peoria, AZ 85283) Room: Sanctuary (AKA "Worship Center")

**Planning & Zoning Commission Hearing:**

**When:** TBD @ 6:00 PM

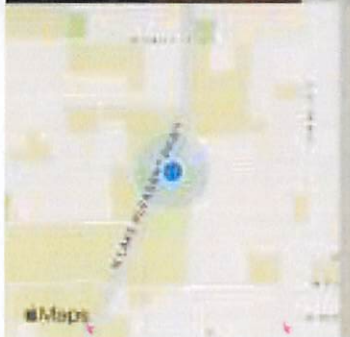
**Where:** Peoria City Council Chambers,  
8401 W. Monroe Street

**City Council Meeting:**

**When:** TBD @ 6:00 PM

**Where:** Peoria City Council Chambers,  
8401 W. Monroe Street

**Case No(s):** Z23-13



Sep 22, 2023 08:48AM  
9837 W Avenida del Sol  
Maricopa County

# **Exhibit 5**

Thursday, October 12, 2023 at 6:00pm - Neighborhood Meeting  
Case No. Z23-13 – Little Sunshine’s Playhouse & Preschool / SEC Lake Pleasant Pkwy & Avenida Del Sol Alignment

**SIGN-IN SHEET (PLEASE PRINT)**

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Andrew Lichter	[REDACTED]	[REDACTED]

Thursday, October 12, 2023 at 6:00pm - Neighborhood Meeting

Case No. Z23-13 – Little Sunshine’s Playhouse & Preschool / SEC Lake Pleasant Pkwy & Avenida Del Sol Alignment

**SIGN-IN SHEET (PLEASE PRINT)**

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Roger Starkey	[REDACTED]	[REDACTED]
ART Russo	[REDACTED]	[REDACTED]

**Little Sunshine's**  
**SEC Lake Pleasant Parkway & Avenida Del Sol Alignment**

**October 12, 2023**

**Attendees**

Brett Roubal – Little Sunshine's  
Brian Greathouse – Burch & Cracchiolo  
Madison Leake – Burch & Cracchiolo  
3 neighbors

No formal presentation was given. Neighbors were supportive of the request and did not identify any major concerns.

**Questions, Answers, and Comments**

**Q. Questions regarding access and if there would be access to Little Sunshine's through the neighborhood.**

A. No access will be provided through the neighborhood. The only access point will be off Lake Pleasant Parkway.

**Q. Questions regarding the existing wall on the east side of the site.**

A. Little Sunshine's anticipates reaching out to the neighboring owner to offer to raise the wall.

**Q. Will any new walls be placed in the cul-de-sac?**

A. No.

**Q. Questions and discussions regarding ownership of surrounding parcels and future plans for surrounding parcels.**

**End of Meeting**