

**Caring for Angels: CU23-11**

6902 W. Cactus Road



**James M Day, Architect**

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**Phone** 602.799.6868



**Mailing Address**

8194 W Deer Valley Rd  
Suite 106-321  
Peoria, AZ 85382

April 1, 2024

**NEIGHBOR OUTREACH REPORT**

Caring for Angels held a neighborhood meeting. The purpose of the meeting was to present the proposed development for 6902 West Cactus Road. As there had been inquiries and questions regarding the project we felt it important to present the project and listen to what the neighbors had to say regarding the following.

CARING FOR ANGELS	6902 West Cactus Road
Conditional Use Permit CU23-11	Approximately 2 acres
Site plan under SP23-39.	

The neighborhood meeting was held Wednesday March 27<sup>th</sup>, 2024 6:05 PM – 7:00 PM. The meeting was held in Apostles Lutheran Church – Fellowship Hall. Located at 7020 West Cactus Road, Peoria, AZ 85381.

There were 40 invitations mailed to adjacent properties per the attached sheet.

We supplied a sign in sheet for the meeting and it recorded the following.

- Robin Carey (and her brother) 6915 W Charter Oak Rd attended.
  - Adjacent to the property at the north property line.
- Kathleen and Rita Roe 12338 N 69<sup>th</sup> Ave attended.
  - Adjacent to the property at the east property line.
- Apostles Lutheran Church 7020 W Cactus Road attended.
  - Pastor Byars
  - Duane Danner
  - Martha Danner
- City of Peoria
  - Robert Kuhfuss, Senior Planner
  - Cody Gleason, Planning Manager
  - Braetana Hammontree, Council Assistant Acacia District
    - For Councilmember Jennifer Crawford
- Duane Bargmann 10637 N 73<sup>rd</sup> Dr.
- Caring for Angels
  - Sandra Escarcega and her team of 3

The meeting was advertised to start at 6:00 PM, however we waited till 6:05 PM for any late people. James Day, the architect, introduced himself and the project.

Sandra Escarcega, from Caring for Angels, introduced herself and her team. Sandra then presented what Caring for Angels does in the community and what their program is.

**Team architecture with the client's goals in mind**

Residential    Commercial TI/Remodel    Commercial Ground Up    Interior Design

Robert Kuhfuss, Senior Planner, was asked to introduce himself and the team. This included Cody Gleason, Planning Manager and Braetana Hammtree, Council Assistant Acacia District.

James Day then read from the Narrative describing the project. The Narrative was reduced, due to its length, however the major items were presented. This included revisions implemented to address questions by the Planning Staff and Neighbors.

The project plan sheets were reviewed, including the context plan, site plan, fence plan, floor plans and exterior elevations. An elevation sheet was provided comparing the height of the Caring for Angels main building and an adjacent residence.

There were questions from Robin Carey and Ms. Roe.

The questions included.

- Where is 6915 W Charter Oak located in relation to the property in question?
  - At the west end of the north property line.
- Where are the 40-foot setbacks for the animal enclosures?
  - At the north and east property lines.
- What is the height of the single pole light at the arena?
  - 15 feet in height.
  - James Day indicated, while reading the Narrative, that the light will only be manually operated for emergencies only.
  - James Day indicated that the Fc at the property line will be 0Fc.
  - James Day indicated that screening the light head for glare will be provided.
- How is the property fenced.
  - The fencing plan and elevations were reviewed.
- How is the property landscaped.
  - The landscape plan was reviewed.
  - Robin Carey asked about the type of trees and what kind of shedding they could expect from the trees. This was important to the adjacent residential properties with swimming pools.
  - James Day indicated that he would speak with the Landscape Architect and respond back. There may be changes to the trees specified to minimize the organic material.
    - *We spoke with the Landscape Architect and he indicated that the Acacia specified is not a messy tree. It is a hybrid that is evergreen and does have small flowers.*
    - *The Palo Verdes in each corner are messy and he has changed them out to Heritage Live Oak.*
  - It appears that the landscaping helped with buffering the site from the neighbors and integrating the residential and Caring for Angels development.
- There were concerns regarding keeping the animal enclosures clean due to the concern of flies and odors.
  - Sandra indicated that the feeding and cleaning would occur daily, as often as needed.
  - She also indicated that the neighbors could call her anytime to let her know of any issues.

- There were comments about the kids and homeless people in the area and how proper fencing is important.
  - This will be considered with monitoring the site for the animals and possible intrusion.
- There was a discussion about the site access gate.
  - Business hours access and egress is provided with vehicle sensor loops located in the pavement.
  - Afterhours access and egress are provided with keypad and/or remote keys for staff and Knox Box for emergency personnel.

The meeting concluded at about 7:00 PM.

#### Summary

- The architect will clarify the operation of the access gate on the site plan.
- The architect will contact the landscape architect regarding the trees specified at the property lines adjacent to residential homes. The goal is to minimize the organic material shed from trees and the effects on the adjacent swimming pools.
- Update the design drawings and resubmit within one week.

End

James Day, architect

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**Phone** 602.799.6868



**Mailing Address**  
8194 W Deer Valley Rd  
Suite 106-321  
Peoria, AZ 85382

March 11, 2024

**INVITATION TO NEIGHBORS**

Caring for Angels wishes to invite you to a neighborhood meeting. We would like to share with you what we are planning for 6902 West Cactus Road. There have been inquiries and questions regarding the project. We would like to present the project and goals and listen to any thoughts you may have.

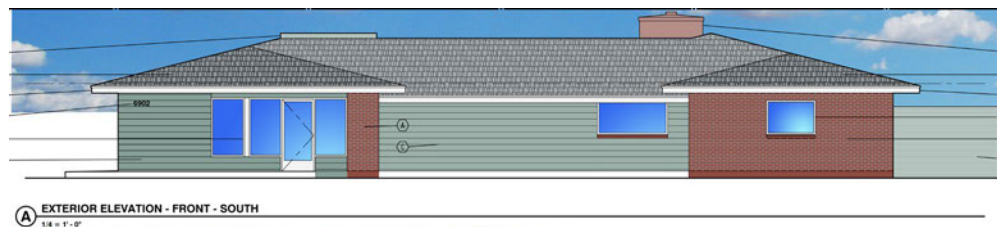
Project Name and Case Number	Location and Project Size
CARING FOR ANGELS Conditional Use Permit CU23-11	6902 West Cactus Road Approximately 2 acres

Caring for Angels has submitted for a Conditional Use Permit to allow for the development of an adult day care facility at the above location. A Conditional Use Permit establishes the operational characteristics of the business such as hours of operation, location of vehicular access, screening requirements, etc.

This case is associated with a Site plan under SP23-39. A Site Plan establishes the physical layout of the proposed development, such as the location and appearance of buildings, parking, walls, landscaping, etc.

**NEIGHBORHOOD MEETING**

**DATE** Wednesday March 27<sup>th</sup>, 2024  
**TIME** 6:00 PM  
**LOCATION** Apostles Lutheran Church - Gymnasium  
7020 West Cactus Road  
Peoria, AZ 85381



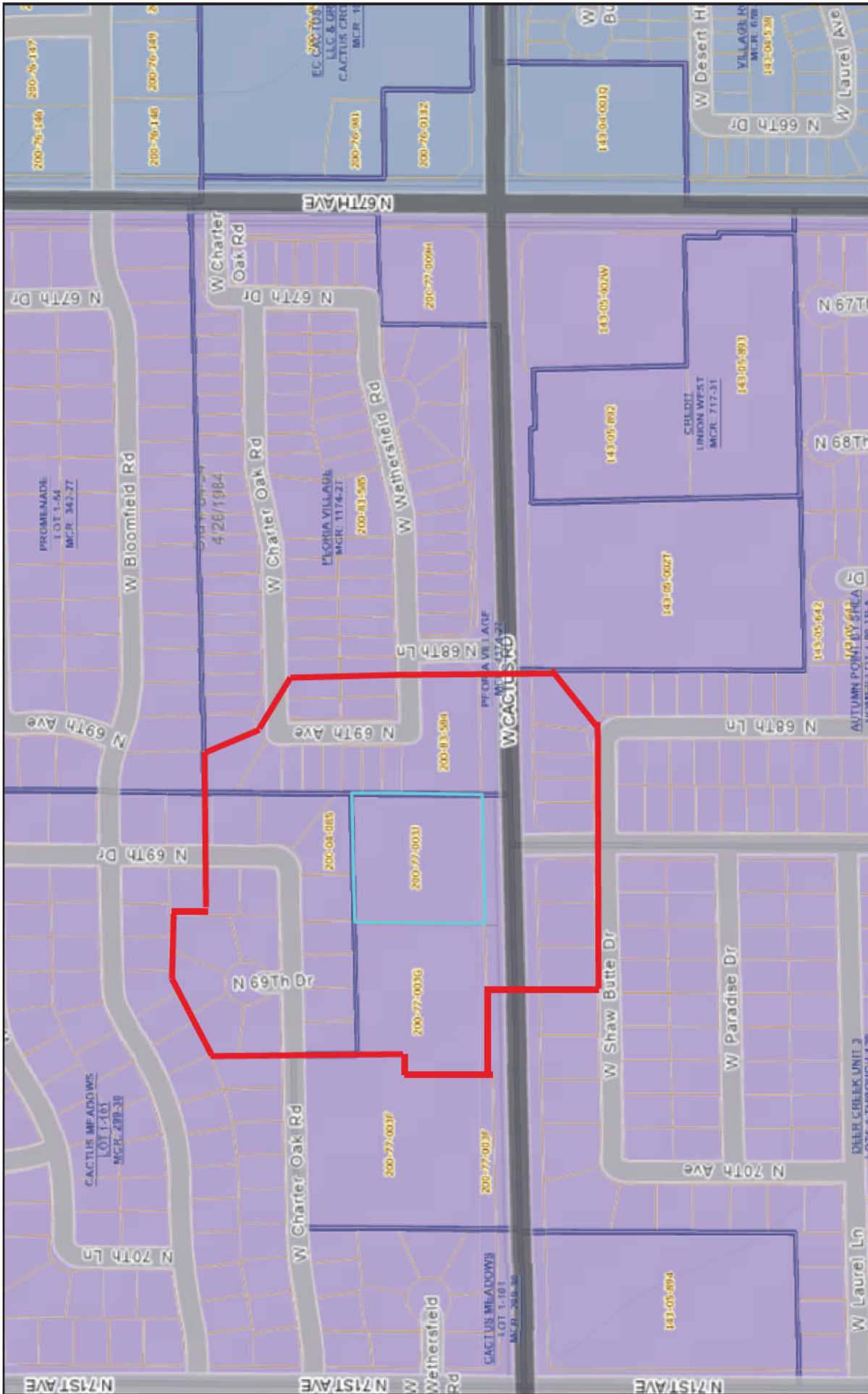
**Team architecture with the client's goals in mind**

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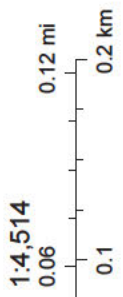
LOT	NAME	ADDRESS	CITY	STATE	ZIP
[REDACTED]	ROBERT & SHARON BAYSAN	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	PETE & SANDY CARPENTER	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JONATHAN & BILINDA LEWIS	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	CHIRT & SOMCHIT MORK	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	DAVID AND ROBIN CAREY	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	RAYMOND ROZET	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	KENNETH VAN ORNUM	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	RAYMOND & MARY MARSH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JOHN & CHRISTINE WAGNER	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JOHN & ANDREA SPEGAL	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	ELIZABETH MALLEO	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	DONALD O'CONNELL	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	PROGRESS RESIDENTIAL BORROWER 5 LLC	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	FREDRICK & ADRIANA RONQUILLO	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	AGUSTIN GONZALEZ	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JAMES BROWN	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	HUIJUAN DENG	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	KATHLEEN & RITA ROE	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	RACHEL LEYVA	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	COLE & LINDSAY PRICE	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JENNIFER LYNN NABORS	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	MUNEET& REEMA MULTANI	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	ROBERT & SHANNON GRAHAM	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	KYLE & MINDY PERTETTE	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	TAHMINA STANIKZAI	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	NARESH & REBECCA JAGERNAUTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	LISA MORENO	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	APOSTLES LUTHERAN CHURCH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	PEORIA VILLAGE HOMEOWNERS ASSOC	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	JAMES YOAKAM	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	BENITO & VIRGINIA TREVIZO	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	HUMERTO MENDOZA	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	ALE CZANDER TAM	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	OSCAR MEDINA	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	ALLEN & CLISCH HERING	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	ANGIE VOONG	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	RANDY & DEBORAH STOKER	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	G6 FAMILY VENTURES LLC	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



# Map



March 11, 2024



Maricopa County GIO, Maricopa County Assessor's Office

LOT	NAME	ADDRESS	CITY	STATE	ZIP	SIGN IN INITIALS	EMAIL ADDRESS
	ROBERT & SHARON BAYSAN						
	PETE & SANDY CARPENTER						
	JONATHAN & BILINDA LEWIS						
	CHI RT & SOMCHIT MORK						
	DAVID AND ROBIN CAREY						
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	ELIZABETH MALLEO						
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	COLE & LINDSAY PRICE						
	JENNIFER LYNN NABORS						
	MUNEET& REEMA MULTANI						
	ROBERT & SHANNON GRAHAM						
	KYLE & MINDY PERTETTE						
	TAHMINA STANIKZAI						
	NARESH & REBECCA JAGERNAUTH						

