

Caring for Angels: CU23-11

6902 W. Cactus Road



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PROJECT NARRATIVE – CARING FOR ANGELS

The developer, CARING FOR ANGELS, of the proposed Adult Day Training Facility located at 6902 West Cactus Road, Peoria, Arizona, is requesting a Conditional Use Permit (Planning & Zoning Commission Decision) and Site Plan Review (Administrative Action). The Pre-Application Conference has been held and we have received the Planning Review Comments.

CARING FOR ANGELS' GOALS

Caring for Angels would like to operate their “Adult Day Training Program” at 6902 W Cactus Rd, Peoria, AZ 85381. The hours of operation will be Monday - Friday from 8 a.m. to 4 p.m. (no evenings) for the Day Training Program. In addition Caring for Angels will be providing Respite Adult Day Training Saturday and Sunday from 8 a.m. to 4 p.m. (no evenings). Caring for Angels is a Qualified Vendor with the State of Arizona “to provide specialized sensory-motor, cognitive, communicative, social interaction and behavioral training to promote skill development” to adults with developmental disabilities. This program is not a day care or health care facility. Our program is identified more as a school setting where goals are identified, tracked, and reviewed to accomplish specific skills for adults with developmental disabilities to achieve independence. The services are like the City of Peoria Adult Day Program located at 8335 W Jefferson St in Peoria and One Step Beyond at 7200 W Bell Rd and Arizona Training & Evaluation on 7400 W Olive Avenue, Suite 24 in Peoria.

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Team architecture with the client's goals in mind

Residential Commercial TI/Remodel Commercial Ground Up Interior Design

Exhibit 3

CURRENT CONDITIONS

This site is located at 6902 West Cactus Road.

- The current zoning is AG General Agriculture.
 - The City of Peoria General Plan shows this area as Traditional Residential.
 - Rezoning is not required.
- The adjacent zoning is as follows:
 - North
 - R1-8 & R1-12 Cactus Meadows
 - Single Family Residential
 - East
 - PAD Peoria Village
 - Single Family Residential
 - South
 - RM-1 Autumn Point
 - Single Family Residential
 - R1-12 Deer Creek Unit 3
 - Single Family Residential
 - West
 - R1-8 Apostles Lutheran Church
 - Undeveloped site, adjacent to Church site
- Parcel 200-77-003-J is developed with a single-family residence, and a detached accessory building.
 - The existing structures are nonconforming as they both sit within building setbacks for the property.
- The site connects directly to the right of way at Cactus Road with one existing driveway.
- The site gross area is 103,772.25 square feet, 2.38 Acres.
- The site net area is 84,922.25 square feet, 1.95 Acres.

PROPOSED USE

CARING FOR ANGELS is proposing to remodel the existing structure of 2,448 square feet and provide an addition of 905 square feet. The remodeled building will provide office space, and spaces for “Adult Day Training Facility” for thirty individual clients and the required staff. The development will provide indoor and outdoor training and interactive opportunities.

Restrooms are proposed as follows:

2 ADA accessible single user facilities.

2 ADA accessible single user facilities with a shower.

In addition to the building facility, we propose to construct:

Ramada of 600 square feet for shade and outdoor activity.

Barn of 491 square feet with stalls for one horse, two goats and 4 chickens (no roosters) and Tack Room for storage.

A fenced arena of 4,680 square feet is provided with one pole light. The pole light is limited to 15- feet above the finished grade. The light will only be used as required for emergency animal care, manually operated. Foot candles at the property line shall not exceed 0fc.

The animals are for Members therapy use and interaction.

The animal enclosure and stalls will be maintained daily (cleaning and feeding) seven days a week.

The animals will have on-site care seven days a week from 6:00 am to 5:00 pm, and on-site care available as required from 5:00 pm to 6:00 am. Video cameras, sound and motion sensors will be used 24 hours a day to monitor the site and animals. The video and sensors will be monitored in the office and at select staff locations.

Garden (raised) area to grow vegetables of 720 square feet. No on-site composting will be done. Mulch and fertilizer will be consistent with what is typically used in the neighborhood.

Outdoor Recreation area of 4,700 square feet. This area is for member outdoor exercise activities. The activities may include softball, volleyball, and other games.

The Storage Building exists at 585.50 square feet.

Required parking includes the following.

Public, social, and cultural services at 1/200.

$3,353.05 \text{ square feet} / 200 = 16.77 = 17 \text{ spaces.}$

Outdoor amusement and recreation areas at 1/1000.

$11,495.00 \text{ square feet} / 1000 = 11.50 = 12 \text{ spaces}$

Total required parking spaces = 29 spaces

Provided parking at an onsite parking lot includes:

24 standard parking spaces

3 transportation van parking spaces

2 van ADA accessible parking spaces with access aisles

Total provided parking spaces = 29 spaces

PEORIA GENERAL PLAN

This area is identified by the Peoria General Plan as Traditional Residential. The "Day Training facility" is not residential, it is intended to have a Residential appearance and fit into the neighborhood. The existing architecture is redbrick with a hip roof and will remain so. The addition will be constructed to match the existing structure.

This is a low traffic facility and will not adversely affect the area traffic. A Traffic Impact Assessment is provided.

The new site elements are planned to minimize noise pollution to the surrounding community. There will be more noise produced by vehicles on Cactus Road than from this site.

We feel that this use fits well within a residential area.

SITE CIRCULATION

The site is proposed with a 30' wide driveway, with an accessible route. We have also provided a right turn lane with 150-foot taper and 100-foot stacking area.

The driveway and parking circulation area is 26' (face of curb to face of curb) and is designed to provide access for Fire Apparatus and Waste Vehicles as required.

The clients arrive and leave the site using the transportation vans. Staff arrive and leave in their own cars or by public transportation.

The waste area is provided with two enclosures to meet City Standards.

The site is fenced with 6' masonry fence on the east and west sides of the property. The site is enclosed on the north and east sides with an existing 6' masonry fence. The south side of the property is enclosed with an existing 5' iron fence on the east frontage with a combination 3' masonry screen wall and 3' iron fence on the west frontage. The driveway is designed with an operable gate, control pedestal, and Knox box.

ADDITIONAL SITE ELEMENTS

The 2-acre site will have sufficient area to retain rainwater to the north side.

The existing building shall be fire sprinkled as the Occupancy Classification shall be changed. A fire riser room has been added to meet the city standards. The remodeled building will be 3,353 square feet in building area.

The electric power pole and overhead drop shall be removed and placed underground.

In summary, the proposed development will fit with the residential character of the neighborhood with minimal impact. Most importantly it will provide a safe and caring learning environment for adults with developmental disabilities in our community.

END