



# P & Z DEVELOPMENT SUMMARY

## ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
T-Mobile Monopalm 8181 W PEORIA AV	CU17-18 Conditional Use	Conditional Use Permit for new 65-ft monopalm behind the Storage Solutions located southeast of the southeast corner of Peoria Ave and 83rd Ave.	Withdrawn 07/12/2018	Case has been withdrawn.
Fairmont Village Assisted Living 10401 N 79TH AV	CU18-05 Conditional Use	A request for a Conditional Use Permit (CUP) to establish the allowance of an assisted living operation at the existing facility, located at 10401 N 79th Ave, in the Intermediate Commercial (C-2) zoning district.	Out to Applicant 08/30/2018	Awaiting 2nd submittal.
T-Mobile Pole Replacement 8181 W PEORIA AV	PR02-64A.2 Site Plan or Amendment	Site Plan Amendment to remove an existing wireless communications flagpole and replace with a new monopalm behind the Storage Solutions located southeast of the southeast corner of Peoria Ave and 83rd Ave.	Approved 07/24/2018	Applicant may proceed to building permit.
Olive Crossroads Southwest corner of 83rd Ave & Olive Ave	SP16-0036 Site Plan or Amendment	Commercial shopping center with a grocery anchor on approximately 22 acres.	Withdrawn 07/02/2018	Case administratively withdrawn.
We Fix Auto Repair 7742 W OLIVE AV	SP18-07 Site Plan or Amendment	Site Plan for a proposed 14,500 square foot automotive repair business located at 7742 W. Olive Avenue.	In Review 08/14/2018	Applicant will be sent comments upon completion of review.
Z & H Auto Storage NORTHEAST CORNER OF 79TH AVE AND OLIVE AVE	SP18-08 Site Plan or Amendment	Site Plan for a proposed 35,000 square foot automotive storage lot located at the northeast corner of 79th Avenue and Olive Avenue.	In Review 08/14/2018	Applicant will be sent comments upon completion of review.
Parc at Roundtree Ranch NORTH OF THE NORTHEAST CORNER OF 83RD AVE AND OLIVE AVE	SP18-12 Site Plan or Amendment	Site plan for proposed mixed-used (PAD) on 12 acres located at NEC of 83rd Ave and Olive Ave for Trellis at Roundtree Ranch.	In Review 08/14/2018	Applicant will be sent comments upon completion of review.
Harvest Church 8340 W NORTHERN AV	SP18-14 Site Plan or Amendment	Site Plan for proposed 16 acres Harvest Church Campus located at 8340 W Northern Ave.	Out to Applicant 07/11/2018	Awaiting 2nd submittal by the applicant.
Fairmont Village Assisted Living 10401 N 79TH AV	SP18-17 Site Plan or Amendment	A request for Site Plan amendment approval for an exterior renovation and construction of a 912 square foot addition to the south inner courtyard of the existing facility, located at 10401 N 79th Ave, in the Intermediate Commercial (C-2) zoning district.	Out to Applicant 08/30/2018	Awaiting 2nd submittal.
Remijo 7372 W DESERT COVE AV	V16-0003 Variance	Request for variance from the side setback within the R1-6 zoning district.	Withdrawn 07/02/2018	Case administratively withdrawn.
F&R Luxury Townhomes Southeast corner of Peoria Ave and 90th Ave	Z06-06A.1 Rezoning	PAD Amendment to the development standards for the commercial and townhome portions of the development.	Out to Applicant 12/21/2017	Awaiting 3rd submittal by the applicant.
Trellis At Roundtree Ranch NORTHEAST CORNER OF 83RD AVE AND OLIVE AVE	Z17-33 Rezoning	Planned Area Development for a mixed use development to allow for multi-family residential and commercial on approximately 19 acres.	Approved 08/14/2018	Applicant may proceed with Site Plan application.

## ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
Harvest Church Expansion NORTH AND WEST OF THE NORTHWEST CORNER OF 83RD AVE AND NORTHERN AVE	Z18-07 Rezoning	Rezoning 5 acres from I-1 to SR-43 for Harvest Church located at 8100 N 83rd Ave.	Recommend Approval 08/16/2018	Case is scheduled for 9/18/18 City Council Meeting.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
<b><u>Happy Valley Montessori</u></b> 24628 N 91ST AV	CU18-06 Conditional Use	Conditional Use Permit to convert an existing residence into a new Montessori School at 26828 N. 91st Avenue.	In Review 08/07/2018	Applicant will be sent comments upon completion of review.
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	GPA17-04 General Plan Amendment	A proposed General Plan Land Use change from Estate and Low Density Residential, and Park / Open Space to Community Commercial for a 20 acre commercial shopping center and religious facility located northeast of the northeast corner of 83rd Avenue and Happy Valley Road.	In Review 07/26/2018	Applicant will be sent review comments upon completion.
Sunrise Plaza at Lake Pleasant South of the SEC of Lake Pleasant Pkwy & Happy Valley Rd	GPA17-05 General Plan Amendment	Request for a Minor General Plan Map amendment to change the land use designation from Estate Density Residential to Mixed-Use for approximately 19 acres, located south of the SEC of Lake Pleasant Parkway and Happy Valley Rd.	Approved 06/19/2018	Applicant may proceed with Site Plan application.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	P17-08 Preliminary Plat	A preliminary plat application for 137 homes on 39.92 acres south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Out to Applicant 08/07/2018	Awaiting 3rd submittal by the applicant.
Aloravita Phase 2 (Parcel 7) East of the NEC of 75th Ave Jomax, specifically on the NEC of Aloravita Blvd (72nd Ave) and Jomax Rd	P17-15 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 7 of Phase 2, comprising 116 single-family lots, averaging 6,200 sq. feet, on 27.0-acres, located on the northeast corner of Aloravita Blvd (72nd Ave) and Jomax Rd.	Approved 06/27/2018	Applicant may proceed with Final Plat submittal.
Aloravita Phase 2 (Parcel 8) East of the NEC of 75th Ave Jomax, specifically north of the NEC of Aloravita Blvd (72nd Ave) and Jomax Rd	P17-16 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 8 of Phase 2, comprising 101- single-family lots, averaging 7,800 sq. feet, on 28.0-acres, located north of the northeast corner of Aloravita Blvd (72nd Ave) and Jomax Rd.	Approved 06/27/2018	Applicant may proceed with Final Plat submittal.
Aloravita Phase 2 (Parcel 9) East of the NEC of 75th Ave Jomax, specifically east of Parcel 7	P17-17 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 9 of Phase 2, comprising 132 single-family lots, averaging 6,500 sq. feet, on 34.0-acres, located east of the northeast corner of 75th Ave and Jomax Rd.	Approved 06/27/2018	Applicant may proceed with Final Plat submittal.
Aloravita Phase 2 (Parcel 13) North of the NEC of 75th Ave Jomax, specifically on the northwest corner of Summer Blossom Trail & Aloravita Blvd	P17-18 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 13 of Phase 2, comprising 61 single-family lots, averaging 8,333 sq. feet, on 21.0-acres, located on the northwest corner of Summer Blossom Trail & Aloravita Blvd.	Approved 06/27/2018	Applicant may proceed with Final Plat submittal.
Aloravita Phase 3 (Parcels 4 & 15) NORTHEAST CORNER OF SUMMERBLOSSOM TRAIL AND 75TH AVENUE	P18-03 Preliminary Plat	Request for Preliminary Plat approval for 176 single-family lots, on 43 acres, within the Aloravita community (Parcel 4 & 15), located on the northeast corner of Summer Blossom Trail and 75th Ave.	Out to Applicant 08/30/2018	Awaiting 2nd submittal by the applicant.

**New cases are bold, italics, and underlined.**

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Vistancia Parcel H-22 Preliminary Plat WEST OF THE VISTANCIA BL AND TWIN BUTTES RD INTERSECTION	P18-04 Preliminary Plat	Preliminary Plat request for 85 single-family home lots on 31 acres within Parcel H-22 of Vistancia located north of Sonoran View Drive and west of Vistancia Boulevard.	Out to Applicant 08/27/2018	Awaiting 2nd submittal by the applicant.
Vistancia Parcel H-23 WEST OF THE VISTANCIA BL AND TWIN BUTTES RD INTERSECTION	P18-05 Preliminary Plat	Preliminary Plat request for 112 single-family home lots on 15.2 acres within Parcel H-23 of Vistancia located north of Sonoran View Drive and west of Vistancia Boulevard.	Out to Applicant 08/27/2018	Awaiting 2nd submittal by the applicant.
<b><u>Aloravita South Phase 1 (Parcel 8)</u></b> NORTHEAST CORNER OF ALORAVITA DR & HAPPY VALLEY RD (77th Lane Alignment).	P18-06 Preliminary Plat	Preliminary Plat request for 385 single-family homes on 113 acres, which encompasses Phase 1 of the south portion of the Aloravita master planned community.	In Review 08/28/2018	Applicant will be sent review comments upon completion.
Copper Hills Community Church Addition and Renovation 27035 N BLACK ROCK BL	SP13-0001A.1 Site Plan or Amendment	Site Plan Amendment for Copper Hills Community Church Addition and Renovation located at 27035 N Black Rock Blvd.	Decision Issued 08/07/2018	Applicant may proceed with building and civil plan review.
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	SP17-32 Site Plan or Amendment	A proposed commercial shopping center and religious facility on approximately 20 acres. The site is located east of the northeast corner of 83rd Avenue and Happy Valley Road.	In Review 07/26/2018	Applicant will be sent review comments upon completion.
Sunrise Plaza at Lake Pleasant South of the southeast corner of Lake Pleasant Parkway & Happy Valley Rd	SP17-36 Site Plan or Amendment	Proposed master Site Plan for a mixed of commercial multi-family residential, comprising approximately 19-acres, located south of the southeast corner of Lake Pleasant Parkway and Happy Valley Rd.	Approved 09/12/2018	Applicant may proceed with building and civil plans.
Southwest Corner of 83rd Avenue and Happy Valley Road Southwest corner of 83rd Avenue and Happy Valley Road	SP18-01 Site Plan or Amendment	A Site Plan request for an office commercial development on 2.85 acres at the southwest corner of 83rd Avenue and Happy Valley Road.	Approved 07/02/2018	Applicant may proceed with building and civil plan review.
Mystic Community Clubhouse SOUTHEAST CORNER OF WESTLAND ROAD AND 123RD AVENUE ALIGNMENT	SP18-11 Site Plan or Amendment	Site Plan for the Mystic Community Clubhouse and outdoor amenities on 5.5 acres located on Westland Road at the 123rd Avenue alignment.	Approved 07/02/2018	Applicant may proceed with building and civil plan review.
Life Time Athletic Peoria SOUTH OF THE SOUTHWEST CORNER OF 67TH AVENUE AND HAPPY VALLEY ROAD	SP18-13 Site Plan or Amendment	Site Plan for the proposed new construction for a Life Time Fitness Center for lots 7-9 of Terrazza Center. The proposal is located north of the northwest corner of 67th Avenue and Hatfield Road.	In Review 08/06/2018	Applicant will be sent review comments upon completion.
Vista Winds Senior Living Campus at Vistancia WEST OF THE NORTHWEST CORNER OF VISTANCIA BLVD AND EL MIRAGE RD	SP18-16 Site Plan or Amendment	Site Plan proposal to construct a 250,000 square foot senior living campus (218 units / 254 beds) for minimal care, assisted living, and memory care, located on vacant parcels west of the northwest corner of Vistancia Blvd and El Mirage Road, in the Vistancia Village community.	Out to Applicant 08/22/2018	Awaiting 2nd submittal from applicant.
<b><u>Happy Valley Montessori</u></b> 24628 N 91ST AV	SP18-20 Site Plan or Amendment	Site Plan for a proposed Montessori school located at 24628 N. 91st Avenue.	In Review 08/07/2018	Applicant will be sent comments upon completion of review.
Aloravita Major PCD Amendment North of the northeast corner of 83rd Avenue and Happy Valley	Z08-02A.3 Rezoning	Planned Community District Major Amendment to remove 10.84 acres from the southwest corner of Aloravita (south).	In Review 07/26/2018	Applicant will be sent review comments upon completion.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Life Time Athletic Peoria SOUTH OF THE SOUTHWEST CORNER OF 67TH AVENUE AND HAPPY VALLEY ROAD	Z15-0011A.2 Rezoning	Major PAD amendment for Life Time Fitness Center in lots 7-9 of the Terrazza Center to increase allowable building height from 30 feet to 60 feet. The proposal is located north of the northwest corner of 67th Avenue and Hatfield Road.	PZ Hearing Scheduled 08/29/2018	Case is scheduled for the 9/20/18 Planning and Zoning Commission meeting.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	Z17-12 Rezoning	A rezoning application from Suburban Ranch 43 (SR-43) to Granite Hills Planned Area Development (PAD) located south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	PZ Hearing Scheduled 08/28/2018	Case is scheduled for the 9/20/18 Planning and Zoning Commission meeting.
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	Z17-27 Rezoning	A request to rezone from Suburban Ranch 43 (SR-43) to Intermediate Commercial (C-2) and Office Commercial (O-1), for a proposed 20 acre commercial shopping center and religious facility located east of the northeast corner of 83rd Avenue and Happy Valley Road.	In Review 07/26/2018	Applicant will be sent review comments upon completion.
Sunrise Plaza at Lake Pleasant South of the southeast of Lake Pleasant Parkway & Happy Valley Rd	Z17-31 Rezoning	Request to rezone approximately 19-acres from Suburban Ranch (SR-43) to a Mixed-Use Planned Area Development (PAD), to allow for a variety of commercial uses and a multi-family residential component, located south of the southeast corner of Lake Pleasant Parkway and Happy	Approved 06/19/2018	Applicant may proceed with Site Plan application.
Haciendas at White Peak West of the northwest corner of 135th Avenue and Dixileta Parkway	Z17-32 Rezoning	Rezone from SR-43 to Planned Area Development for 148 Single Family Residential on 60 acres.	Approved 08/14/2018	Applicant may proceed with preliminary plat application.
71st Avenue Estates NORTH OF THE NORTHEAST CORNER OF 71ST AVE AND HAPPY VALLEY RD	Z18-06 Rezoning	Request to rezone 4.38-acres from Suburban Ranch (SR-43) to a standard Single-Family Residential (R1-8) zoning district, to develop 9 single-family lots, located on vacant parcels north of the northeast corner of 71st Ave and Happy Valley Rd.	Out to Applicant 08/07/2018	Awaiting next submittal by the applicant.

## PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	GPA17-02 General Plan Amendment	Minor General Plan Amendment to adjust the Future Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR) for 5.35 acres located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	Approved 08/14/2018	Applicant may proceed to preliminary plat application.
Bella Pasa 7615 W ACOMA DR	GPA18-05 General Plan Amendment	Minor General Plan Amendment from Residential/Estate to Low Density Residential (LDR) located SWC of 75th and Acoma.	Out to Applicant 06/22/2018	Awaiting next submittal by the applicant.
Bella Brisa 75th Avenue and Running Horse Ln	P17-14 Preliminary Plat	Preliminary plat for 33 single-family lots on 6.6 acres on the east side of 75th Ave and north/south of Running Horse Ln.	Out to Applicant 05/16/2018	Awaiting next submittal by the applicant.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 37 lots on 11 acres located SWC of 75th and Acoma.	Out to Applicant 06/22/2018	Awaiting next submittal by the applicant.
Paradise @ P83 East of 75th Avenue and Paradise Ln	SP18-03 Site Plan or Amendment	Site Plan for construction of a 350 unit multi family residential development located at East of Intersection of 75th Ave and Paradise Lane.	Approved 09/04/2018	Applicant may proceed to building and civil plans.

## PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Tacos Tijuana 6710 W THUNDERBIRD RD	SP18-19 Site Plan or Amendment	Site Plan for a proposed freestanding restroom and storage building addition within the Golden Spoke Bicycle Shop site at 6710 W. Thunderbird Road.	In Review 08/06/2018	Applicant will be sent comments upon completion of review.
<b><u>Arrowhead Mixed Use Center</u></b> Northeast corner of 83rd Ave and Thunderbird Rd	Z02-31A.6 Rezoning	A Minor PAD Amendment to the Arrowhead Mixed Use Center to revise the required parking ratio for restaurant uses.	Approved 08/29/2018	None.
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	Z17-20 Rezoning	Rezoning of 5.35 acres from Central Commercial (C-3) to Planned Area Development (PAD) located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	Approved 08/14/2018	Applicant may proceed with Site Plan application.
Paradise @ P83 East of 75th Avenue and Paradise Ln	Z18-01 Rezoning	Rezoning from PI-1:AG to PAD for a 350 unit multi family community at East of Intersection of 75th Ave and Paradise Lane.	Approved 06/19/2018	Applicant may proceed with Site Plan application.
Bella Pasa 7615 W ACOMA DR	Z18-09 Rezoning	Rezoning of 11 acres from PAD to PAD located SWC of 75th Ave and Acoma.	Out to Applicant 06/22/2018	Awaiting next submittal by the applicant.

## PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Peoria Crossing Retail Center pad F EAST OF THE LOOP 101 INTERSECTION WITH NORTHERN AVE (NORTH OF APPLEBEES RESTAURANT)	SP17-08A.1 Site Plan or Amendment	Proposed new construction of a multi-tenant commercial building, comprising 10,500 sq. feet on 1.33 acres, located on vacant pad in the Peoria Crossing commercial center (parcel #142-55-04), in the Peoria Crossing PAD zoning district.	Approved 08/06/2018	Applicant may proceed to building permit review.
Francis & Sons Car Wash West of the southwest corner of 95th Avenue and Olive Avenue	SP17-14 Site Plan or Amendment	Site Plan request for a carwash located west of the southwest corner of 95th Avenue and Olive Avenue.	Approved 07/02/2018	Applicant may proceed with building and civil plan review.
Springdale Center at Triana Park 13270 N 88TH AV	SP17-33 Site Plan or Amendment	Request for Site Plan approval to construct a 43,000 square foot behavioral health facility located south of the southwest corner of Thunderbird Road and 88th Avenue within Triana Park.	Out to Applicant 01/16/2018	Awaiting 2nd submittal by applicant.
Banner Rehabilitation Hospital 12740 N PLAZA DEL RIO BL	SP18-10 Site Plan or Amendment	Site Plan for a proposed 65,870 square foot (3-story, 56 bed) physical rehabilitation hospital at 12740 North Plaza del Rio Blvd.	Out to Applicant 06/07/2018	Awaiting 2nd submittal by the applicant.
Olive Storage SOUTHWEST CORNER OF THE LOOP 101 AND OLIVE AVENUE	SP18-18 Site Plan or Amendment	A request for Site Plan approval to construct a new mini-storage site, comprising 915 units on 1.54 acres of vacant property at the entry of Olive Avenue Business Park, in the Business Park/Industrial zoning district.	In Review 08/02/2018	Applicant will be sent comments upon completion of review.
Springdale Center at Triana Park PAD Amendment 13270 N 88TH AV	Z05-07A.5 Rezoning	Request a PAD Amendment to add behavioral health facilities as a permitted use within Triana Park, located at the southwest corner of Thunderbird Road and 88th Avenue.	In Review 08/28/2018	Applicant will be sent review comments upon completion.
Banner Rehabilitation Hospital 12740 N PLAZA DEL RIO BL	Z18-10 Rezoning	Rezoning of 4.36 acres from RM-1 to Planned Area Development (PAD) to allow for a rehabilitation hospital at 12740 N. Plaza del Rio Blvd.	Out to Applicant 06/07/2018	Awaiting 2nd submittal by the applicant.

## WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Frey Clark Residence 8425 W LOUISE CT	AR18-02 Administrative Relief	Administrative relief for Patrick Frey and Rebecca Clark property located at 8425 W Louise Ct for zoning R1-18 to allow for 35% of lot coverage for home and detached garage, and allow 5' building setback for detached garage.	Approved 07/02/2018	Applicant may proceed with building and civil plans.
Avilla Lago WEST OF THE NORTHWEST CORNER OF LAKE PLEASANT ROAD (99TH AVE) AND BEARDSLEY RD	GPA18-01 General Plan Amendment	Request for a Minor General Plan Map amendment to change the land use designation from Low Density Residential to Medium-High Density Residential, located west of the northwest corner of Beardsley Rd and Lake Pleasant Rd (99th Ave).	CC Hearing Scheduled 08/20/2018	Case scheduled for the 9/4/18 City Council meeting.
Marriott TownePlace/Fairfield SWC 75th Avenue and Paradise Lane	SP17-30 Site Plan or Amendment	A proposed 198 room Marriott TownePlace and Marriott Fairfield Inn hotel development within P83 on approximately 3 acres.	Out to Applicant 07/27/2018	Awaiting 3rd submittal by the applicant.
Storage Solutions Peoria VACANT LAND LOCATED SOUTHWEST OF THE EXISTING STORAGE FACILITY AT 16110 N. 75TH AVE	SP18-02 Site Plan or Amendment	Request for Site Plan approval to expand the existing 75th Ave mini-storage site with a 2-story 58,975 sq. foot facility, comprising 332 new units on 1.05 acres, located on vacant property directly SW of 16110 N. 75th Ave, in the General Commercial (C-4) zoning district.	Out to Applicant 01/31/2018	Awaiting 2nd submittal by the applicant.
Avilla Lago WEST OF THE NORTHWEST CORNER OF LAKE PLEASANT ROAD (99TH AVE) AND BEARDSLEY RD.	SP18-04 Site Plan or Amendment	Request for Site Plan approval to development a multi-family residential community, comprising 120 single-story units on 11-acres, located west of the NWC of Beardsley Rd and Lake Pleasant Rd (99th Ave), in a Planned Area Development (PAD) zone.	Out to Applicant 03/06/2018	Awaiting 2nd submittal by the applicant.
AutoZone Store #4493 Southeast Corner of Pinnacle Peak Rd and Lake Pleasant Pkwy	SP18-09 Site Plan or Amendment	Site Plan for a proposed automotive retail building at the southeast corner of Pinnacle Peak and Lake Pleasant Parkway.	Out to Applicant 04/02/2018	Awaiting 2nd submittal by the applicant.
Avilla Lago WEST OF THE NORTHWEST CORNER OF LAKE PLEASANT ROAD (99TH AVE) AND BEARDSLEY RD	Z18-02 Rezoning	Request to rezone 11.09 acres from Intermediate Commercial (C-2) to a Residential Planned Area Development (PAD) to allow a 1-story unit multi-family community, located west of the northwest corner of Beardsley Rd and Lake Pleasant Rd (99th Ave).	CC Hearing Scheduled 08/20/2018	Case scheduled for the 9/4/18 City Council meeting.

## CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
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