



P & Z DEVELOPMENT SUMMARY

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Name/Address	File #/Type	Description	Case Status	Next Step
Fairmont Village Assisted Living 10401 N 79TH AV	CU18-05 Conditional Use	A request for a Conditional Use Permit (CUP) to allow the operation of an assisted living facility within an existing building at 10401 N 79th Ave, within the Intermediate Commercial (C-2) zoning district.	Approved 10/04/2018	Applicant may proceed with Site Plan application.
Younger Brothers Shop Addition 8525 N 75TH AV	PR06-28A.1 Site Plan or Amendment	Site Plan Amendment to add a 6,715 square foot expansion to the existing warehouse behind the Younger Brothers office building.	In Review 10/15/2018	Applicants will be sent review comments upon completion.
We Fix Auto Repair 7742 W Olive Ave	SP18-07 Site Plan or Amendment	Site Plan for a proposed 14,500 square foot automotive repair business located at 7742 W. Olive Avenue.	Approved 10/30/2018	Applicant may proceed with building and civil 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.	Approved 10/08/2018	Applicant may proceed with building and civil 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 10/10/2018	Applicant will be sent review comments upon completion.
Harvest Church 8340 W NORTHERN AV	SP18-14 Site Plan or Amendment	Site Plan for proposed 16 acres to allow for the expansion of Harvest Church Campus located at 8340 W Northern Ave.	In Review 10/10/2018	Applicant will be sent comments upon completion.
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 by the applicant.
Academy of Math & Science Site Plan Amendment 7785 W. Peoria Avenue	SP18-25 Site Plan or Amendment	Request for Site Plan Amendment approval to expand the existing school site into the vacant/undeveloped portion of the property, including exterior renovations to existing facilities, located at 7785 W. Peoria Ave, in the C-2 zoning district.	Decision Issued 10/31/2018	Applicant may proceed with building and civil plan review.
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.
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.	Approved 09/18/2018	Applicant may proceed with Final Plat submittal.

IRONWOOD

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Cactus Taproom at Ventana Lakes Village Pad 3</u> 20429 N. Lake Pleasant Rd, Suite 104	CU18-07 Conditional Use	Request for a Conditional Use Permit (CUP) to occupy existing retail space with an eating and drinking establishment called the Cactus Taproom, located in Suite 104 at 20429 N. Lake Pleasant Rd, in the Ventana Lakes Village Center.	In Review 10/02/2018	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Happy Valley Montessori 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.	Withdrawn 09/13/2018	Case withdrawn by the applicant. No further action required.
Trailhead Northeast Corner of 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 10/02/2018	Applicant will be sent review comments upon completion.
Granite Hills South of the southeast corner of Dysart Road and Ridgeline Road	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.	Approved 10/16/2018	Applicant may proceed with Final Plat submittal.
Aloravita Phase 3 (Parcels 4 & 15) Northeast corner of Summer Blossom 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.
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.	In Review 10/18/2018	Applicant will be sent review comments upon completion.
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.	In Review 10/18/2018	Applicant will be sent review comments upon completion.
Aloravita South Parcel 8 Northeast corner of Aloravita Dr. & Happy Valley Rd (77th Lane Alignment).	P18-06 Preliminary Plat	Request for Preliminary Plat approval for Parcel 8 of the south portion of the Aloravita master planned community, comprising 385 single-family homes on 113 acres, located on the northeast corner of Aloravita Dr. & Happy Valley Rd (77th Lane Alignment).	Out to Applicant 10/09/2018	Awaiting 2nd submittal from applicant.
<u>Haciendas at White Peak</u> West of the northwest corner of 135th Avenue and Dixileta Parkway	P18-13 Preliminary Plat	Preliminary Plat for Haciendas at White Peak located East of SEC 139th Ave and Dixileta.	In Review 10/25/2018	Applicant will be sent 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.	Approved 09/27/2018	Applicant may proceed with building and civil plan review.
Trailhead Northeast Corner of 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 10/02/2018	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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.
Life Time Athletic Peoria South of the southwest corner of 67th Ave 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 10/22/2018	Applicant will be sent 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.
Happy Valley Montessori 24628 N 91ST AV	SP18-20 Site Plan or Amendment	Site Plan for a proposed Montessori school located at 24628 N. 91st Avenue.	Withdrawn 09/13/2018	Case withdrawn by the applicant. No further action required.
Cross of Glory School Addition 10111 W Jomax Rd	SP18-24 Site Plan or Amendment	Proposed multi-phase school expansion at Cross of Glory Lutheran Church located at the southeast corner of 102nd Avenue and Jomax Road.	Out to Applicant 10/24/2018	Awaiting 2nd submittal from the applicant.
<u>83 Marketplace Lot 3</u> East of the southeast corner of 83rd Avenue and Happy Valley Road	SP18-26 Site Plan or Amendment	Site Plan for a proposed expansion of 83 Marketplace commercial center at the southeast corner of 83rd Avenue and Happy Valley Road.	In Review 10/25/2018	Applicant will be sent comments upon completion.
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.
Aloravita Minor PCD Amendment Northwest corner of Aloravita Blvd and Jomax Rd and Aloravita Rd and Happy Valley Rd (77th Lane alignment)	Z08-02A.5 Rezoning	Request for Minor amendments to the Aloravita PCD, to support design enhancements to the primary entry monument signs for the community.	Approved 10/23/2018	Applicant may proceed with building and civil plan review.
Life Time Athletic Peoria South of the southwest corner of 67th Ave 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.	Approved 10/16/2018	Applicant may proceed with site plan application.
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.	Approved 10/17/2018	Applicant may proceed with Final Plat submittal.
Trailhead Northeast Corner of 83rd Avenue and Happy Valley	Z17-27 Rezoning	A request to rezone from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD), 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 10/02/2018	Applicant will be sent comments upon completion.
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.

New cases are bold, italics, and underlined.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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.	In Review 10/29/2018	Applicant will be sent review comments upon completion.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Bella Brisa 75th Ave and Running Horse Ln	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 with building and civil plan review.
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.	Approved 10/11/2018	Applicant may proceed with building and civil plan review.
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.
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.	Out to Applicant 09/05/2018	Awaiting next submittal by the applicant.
Arrowhead Mixed Use Center 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	No further action.
Bella Brisa 75th Ave and Running Horse Ln	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 building and civil plan review.
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
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	GPA18-06 General Plan Amendment	Minor General Plan Amendment to adjust the Future Land Use Map from Low Density Residential to Medium High Density Residential for approximately 13 acres at the southwest corner of 95th Avenue and Olive.	In Review 09/11/2018	Applicant will be sent review comments upon completion.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	P18-07 Preliminary Plat	Preliminary Plat for 23 single-family home lots on 13 acres located at the southwest corner of 95th Avenue and Olive.	In Review 09/11/2018	Applicant will be sent review comments upon completion.
Peoria Crossing Retail Center pad F East of the Loop 101 intersection with Northern Avenue (north of the Applebee's 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.
Springdale Center at Triana Park 13270 N 88th Ave	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.	In Review 09/17/2018	Applicant will be sent review comments upon completion.
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.	Decision Issued 10/31/2018	Applicant may proceed with building and civil plan review.
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	SP18-23 Site Plan or Amendment	Site Plan for a proposed 91 residential condominium units on 4 acres located at the southwest corner of 95th Avenue and Olive.	In Review 09/11/2018	Applicant will be sent review comments upon completion.
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	Z02-03A.2 Rezoning	Major amendment of the La Jolla Groves/La Jolla Landing Planned Area Development to allow for rezoning a portion of the property from PAD Intermediate commercial to residential at the southwest corner of 95th Avenue and Olive.	In Review 09/11/2018	Applicant will be sent review comments upon completion.
Park West Signage 9788 W NORTHERN AV	Z04-19A.9 Rezoning	A minor PAD amendment to clarify existing sign standards for walking directional signs and freeway pylons signs, along with allowing an increase of the maximum sign area for select monument signage.	In Review 09/05/2018	Applicant will be sent review comments upon completion.
Springdale Center at Triana Park PAD Amendment 13270 N 88th Ave	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.	Approved 10/16/2018	Applicant may proceed with site plan review.
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.	CC Hearing Scheduled 10/18/2018	Case scheduled for the 11/13/18 City Council meeting.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Avilla Lago West of the northwest corner of Lake Pleasant Rd (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).	Approved 09/04/2018	Applicant may proceed with site plan review.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Camino a Lago South P-4 Northwest corner of Lake Pleasant Road and Lake Pleasant Parkway.	P18-08 Preliminary Plat	Request for Preliminary Plat approval, for Parcel 4 of the Camino a Lago South master planned community, comprising 73 lots on 19.58 acres, located on the northwest corner of Lake Pleasant Road and Lake Pleasant Parkway.	In Review 09/26/2018	Applicant will be sent review comments upon completion.
Camino a Lago South P-2 West of the southwest corner of Lake Pleasant Parkway & Deer Valley Rd.	P18-09 Preliminary Plat	Request for Preliminary Plat approval for Parcel 2 of the Camino a Lago South master planned community, comprising 85 lots on 24.34 acres, located west of the southwest corner of Lake Pleasant Parkway and Deer Valley Rd.	In Review 09/26/2018	Applicant will be sent review comments upon completion.
Camino a Lago South P-12 Southwest corner of Deer Valley Road and Lake Pleasant Parkway.	P18-10 Preliminary Plat	Request for Preliminary Plat approval for Parcel 12 of the Camino a Lago South master planned community, comprising 70 lots on 14.87 acres, located on the southwest corner of Deer Valley Road and Lake Pleasant Parkway.	In Review 09/26/2018	Applicant will be sent review comments upon completion.
Camino a Lago South P-3 Northwest corner of Lake Pleasant Road and Rose Garden Lane.	P18-11 Preliminary Plat	Request for Preliminary Plat approval for Parcel 3 of the Camino a Lago South master planned community, comprising 110 lots on 27.52 acres, located at the northwest corner of Lake Pleasant Rd and Rose Garden Ln.	In Review 09/26/2018	Applicant will be sent review comments upon completion.
Camino a Lago South P-1 West of the northwest corner of Lake Pleasant Road and Rose Garden Lane.	P18-12 Preliminary Plat	Request for Preliminary Plat approval for Parcel 1 of the Camino a Lago South master planned community, comprising 133 lots on 39.19 acres, located west of the northwest corner of Lake Pleasant Road and Rose Garden Lane.	In Review 09/26/2018	Applicant will be sent review comments upon completion.
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 10/26/2018	Awaiting 3rd submittal from applicant.
Avilla Lago West of the northwest corner of Lake Pleasant Rd (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 10/01/2018	Awaiting 3rd submittal from 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.	In Review 10/30/2018	Applicant will be sent review comments upon completion.
Ironwood Commercial West of the Southwest Corner of Lake Pleasant Parkway and Pinnacle Peak Road	Z15-0014A.1 Rezoning	Amendment to the Ironwood Commercial Planned Area Development to reduce the southern setback from 25' to 8'.	Approved 10/15/2018	Applicant may proceed with Site Plan submittal.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Avilla Lago West of the northwest corner of Lake Pleasant Rd (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).	Approved 09/04/2018	Applicant may proceed with site plan review.