



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
Canyon State Veterinary Specialties 7843 W GOLDEN LN	PR99-11A.1 Site Plan or Amendment	Site Plan Amendment to modify existing veterinary clinic. The site consists of the existing building, a parking lot, and vacant land that would be used for a veterinary hospital at 7823 W Golden Ln.	Decision Issued 02/21/2019	Applicant may proceed with building and civil plan review.
Contractor's Storage Yard 7707 W MOUNTAIN VIEW RD	SP18-28 Site Plan or Amendment	Site Plan for proposed 4.91 acre site for a contractor's storage yard located at 7707 W Mountain View Rd.	Out to Applicant 12/24/2018	Awaiting next submittal by applicant.
Fairmont Village Assisted Living 10401 N. 79th Avenue	SP18-17 Site Plan or Amendment	Site Plan amendment request for an exterior renovation and construction of a 912 square foot addition to the south inner courtyard of the existing facility, in the Intermediate Commercial (C-2) zoning district.	Approved 01/03/2019	Applicant may proceed with building and civil review.
Hancock Communities at City Hall Northwest of the Northwest Corner of 83rd Avenue and Olive Avenue	GPA19-01 General Plan Amendment	Minor General Plan Amendment to change the existing land use from Old Town Specific Area Plan Medium-High Density Residential to Old Town Specific Area Plan Medium Density Residential for approximately 18 acres.	Out to Applicant 03/02/2019	Awaiting next submittal by the applicant.
Hancock Communities at City Hall Northwest of the Northwest Corner of 83rd Avenue and Olive Avenue	Z19-01 Rezoning	Rezoning of the site from Planned Area Development (PAD) for multi-family to a PAD for multi-family to accommodate 188 units on approximately 18 acres.	Out to Applicant 03/02/2019	Awaiting next submittal by the applicant.
Hancock Communities at City Hall Northwest of the Northwest Corner of 83rd Avenue and Olive Avenue	SP19-02 Site Plan or Amendment	Site plan for 188 single-story multi-family units on approximately 18 acres.	Out to Applicant 03/11/2019	Awaiting next submittal by the applicant.
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.	Approved 01/17/2019	Applicant may proceed with building and civil plan review.
Iron Key Studio 8301 W WASHINGTON ST UNIT 7	CU19-01 Conditional Use	Conditional Use Permit for a proposed tattoo shop and art studio in an existing building.	Approved 03/21/2019	Applicant may proceed with building and civil plan review.
Iron Key Studio 8301 W WASHINGTON ST UNIT 7	V19-02 Variance	Variance request to reduce the required separation distance for a proposed tattoo shop and art studio in an existing building.	Approved 03/12/2019	Applicant may proceed with building and civil plan review.
<u>Muller accessory building</u> 7125 W. Canterbury Drive	V19-04 Variance	Request to allow a reduction in the rear and side yard setbacks for an existing shed at, in a single-family residential zone.	In Review 03/13/2019	Applicant will be sent review comments upon completion.
Village at Pioneer Park Southwest Corner of 83rd Avenue and Olive Avenue	GPA18-07 General Plan Amendment	Minor General Plan Amendment to change the land use from Community Commercial to Medium/High Density and Community Commercial for approximately 30 acres.	Out to Applicant 12/24/2018	Awaiting next submittal by the applicant.
Village at Pioneer Park Southwest Corner of 83rd Avenue and Olive Avenue	Z18-13 Rezoning	Rezoning of approximately 30 acres from a commercial PAD to a PAD that would allow for single-story multi-family with commercial at the corner.	Out to Applicant 12/24/2018	Awaiting next submittal by the applicant.
Village at Pioneer Park Southwest Corner of 83rd Avenue and Olive Avenue	SP18-27 Site Plan or Amendment	Site Plan for a proposed multi-family development consisting of 296 single-story units located on approximately 26 acres.	Out to Applicant 01/10/2019	Awaiting next submittal by the applicant.

ACACIA

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West Pointe Estates Southwest Corner of 71st Avenue and Olive Avenue	Z13-0011A.2 Rezoning	Minor PAD Amendment to the West Pointe Estates Planned Area Development to increase the lot coverage from 45% to 55%.	Approved 01/30/2019	Applicant may proceed with building and civil plan review.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Athens Nursing Home 8977 W ATHENS ST	CU19-04 Conditional Use	A proposed Conditional Use Permit for an expansion of an existing nursing home.	In Review 02/21/2019	Applicant will be sent review comments upon completion.
Athens Nursing Home 8977 W ATHENS ST	SP19-04 Site Plan or Amendment	A proposed Site Plan for an expansion of an existing nursing home.	In Review 02/21/2019	Applicant will be sent review comments upon completion.
Katz & Dogs Wellness Clinic 10246 W. Beardsley Road	CU18-08 Conditional Use	Conditional Use Permit (CUP) request to operate a wellness clinic for dogs and cats only, in the existing building (formally Sonic), in the Ventana Lakes Village commercial center.	Approved 02/07/2019	Applicant may proceed with building permit review.
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 next 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 Storage Solutions site with a 2-story 58,975 sq. foot building comprising 332 new units, on 1.05 acres. The site is located on vacant land directly southwest of the existing facilities, in the General Commercial (C-4) zoning	Out to Applicant 10/26/2018	Awaiting next submittal by the applicant.
<u>White Mountain Health Center</u> 8349 W BELL RD	Z90-23.A11 Rezoning	Minor Amendment to the North Valley Planned Development (PAD) to allow medical marijuana dispensary use in parcel 19.	In Review 03/26/2019	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
83 Marketplace Lot 2 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 01/07/2019	Applicant will be sent review 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.	Out to Applicant 11/16/2018	Awaiting next submittal by the applicant.
Aloravita Phase 3 (Parcels 4 & 15) Northeast corner of Summer Blossom Trail and 75th Avenue	P18-03 Preliminary Plat	Request for Preliminary Plat approval, comprising 176 single-family lots on 43 acres, on parcels 4 & 15, within the Aloravita community.	Out to Applicant 08/30/2018	Awaiting next submittal by the applicant.
Aloravita South Parcel 8 Northeast corner of Aloravita Dr. & Happy Valley Rd (77th Lane Alignment).	P18-06 Preliminary Plat	Request for Preliminary Plat approval, comprising 385 single-family homes on 113 acres, for Parcel 8 of the south portion of the Aloravita master planned community.	Withdrawn 02/27/2019	None.
<u>Cowley Property</u> Southwest of Ridgeline Rd and Dysart Rd	GPA19-02 General Plan Amendment	Minor General Plan Amendment from Low Density Residential (LDR) and Park/Open Space to LDR on the majority of the site.	In Review 03/13/2019	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Cowley Property</u> Southwest of Ridgeline Rd and Dysart Rd	Z19-02 Rezoning	Rezoning of 279 acres from SR-43 to Planned Area Development (PAD) to allow for a single-family residential development containing approximately 824 homes.	In Review 03/13/2019	Applicant will be sent review comments upon completion.
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 next submittal by applicant.
Haciendas 5 North of the northeast corner of 139th Avenue and Ridgeline Road	P18-14 Preliminary Plat	Preliminary Plat for a 12 lot development on 5 acres for Haciendas 5 located north of the northeast corner of 139th Avenue and Ridgeline Road	In Review 12/27/2018	Applicant will be sent review comments upon completion.
Haciendas 5 North of the northeast corner of 139th Avenue and Ridgeline Road	Z18-14 Rezoning	A proposed 12-lot single-family subdivision located north of the northeast corner of 139th Avenue and Ridgeline Road	In Review 12/27/2018	Applicant will be sent review comments upon completion.
Haciendas at White Peak West of the northwest corner of 135th Avenue and Dixileta Parkway	P18-13 Preliminary Plat	Preliminary Plat for 147 lots at Haciendas at White Peak located East of SEC 139th Ave and Dixileta.	Out to Applicant 11/21/2018	Awaiting next submittal by applicant.
<u>Kerry's Car Care</u> Northeast corner of 83rd Ave and Lake Pleasant Parkway	SP19-06 Site Plan or Amendment	Request for Site Plan approval to construct an approximate 6,000 square foot auto service and maintenance shop on a vacant 1.26 acre retail pad in the Fletcher Heights Marketplace commercial center.	In Review 03/28/2019	Applicant will be sent review comments upon completion.
Lake Pleasant Pavilions The southwest corner of Lake Pleasant Parkway and Happy Valley Road	Z04-06A.4 Rezoning	Major Planned Area Development (PAD) to increase the overall commercial center area to include the new southern leg of the intersection of 100th Lane and Happy Valley Road.	Recommend Approval 03/21/2019	Case is scheduled for the 5/7/19 City Council meeting.
Lake Pleasant Pavilions The southwest corner of Lake Pleasant Pkwy and Happy Valley Rd	GPA18-08 General Plan Amendment	General Plan Land Use Map Amendment to increase the overall designation of Community Commercial to include the new southern leg of the intersection of 100th Lane and Happy Valley Road.	Recommend Approval 03/21/2019	Case is scheduled for the 5/7/19 City Council meeting.
Mystic at Lake Pleasant Heights South of Westland Road and 126th Avenue	Z03-05A.3 Rezoning	Mystic at Lake Pleasant Heights to increase lot coverage fro certain zoning district within parcel A-6 through A-9.	Approved 04/01/2019	Applicant may proceed with building and civil plan review.
Signal Healthcare, LLC Southeast corner of Lake Pleasant Parkway and Happy Valley Road	SP18-29 Site Plan or Amendment	Site Plan for a 6,300 s.f. building located at W Happy Valley Rd and N Lake Pleasant Pkwy.	Decision Issued 02/05/2019	Applicant may proceed with building and civil plan review.
Trailhead Northeast Corner of 83rd Avenue and Happy Valley	GPA17-04 General Plan Amendment	A proposed General Plan Amendment to change the land use from Estate and Low Density Residential, as well as Park / Open Space to Community Commercial to allow for a 20 acre commercial shopping center and religious facility.	Out to Applicant 11/16/2018	Awaiting next submittal by the applicant.
Trailhead Northeast Corner of 83rd Avenue and Happy Valley	Z17-27 Rezoning	A request to rezone from General Agricultural (AG), Suburban Ranch 43 (SR-43), and a portion of the Aloravita PCD to Planned Area Development (PAD), for a proposed 20 acre commercial shopping center and religious facility.	Out to Applicant 11/16/2018	Awaiting the next submittal by the applicant.
Trailhead Northeast Corner of 83rd Avenue and Happy Valley	SP17-32 Site Plan or Amendment	A proposed commercial shopping center with a grocery store anchor and religious facility on approximately 20 acres.	Out to Applicant 01/31/2019	Awaiting next submittal by the applicant.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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 in the Vistancia Village community.	Out to Applicant 08/22/2018	Awaiting next 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.	Approved 01/23/2019	Applicant may proceed with building and civil plan review.
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.	Approved 01/23/2019	Applicant may proceed with building and civil plan review.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Acoma Estates</u> East of the northeast corner of 75th Avenue and Acoma Drive.	Z19-03 Rezoning	An Initial Zoning of Planned Area Development (PAD) from Maricopa County Residential Unit Plan Development (RUPD), for four parcels comprised of 15.3 acres.	PZ Hearing Scheduled 03/20/2019	Case scheduled for the 4/11/19 Planning and Zoning Commission meeting.
AZ Cosmetic and Family Dentistry Southeast corner of 75th Avenue and Thunderbird Road	SP18-30 Site Plan or Amendment	Site Plan for a 3600 sq ft office building located at SEC of Thunderbird and N 75th Ave.	Approved 04/01/2019	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.	PZ Hearing Scheduled 03/11/2019	Case is scheduled for 4/11/19 Planning and Zoning meeting.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 30 lots on 11 acres located SWC of 75th and Acoma.	In Review 01/24/2019	Applicant will be sent comments upon completion.
Bella Pasa 7615 W ACOMA DR	Z18-09 Rezoning	Rezoning of 11 acres from PAD to PAD located SWC of 75th Ave and Acoma.	PZ Hearing Scheduled 03/11/2019	Case is scheduled for 4/11/19 Planning and Zoning meeting.
Columbia Square Drive-Thru Coffee Shop North of the northeast corner of 75th Ave and Cactus Road.	CU18-09 Conditional Use	Request for a Conditional Use Permit (CUP) to operate a new coffee shop with an outdoor patio & drive-thru, located on a vacant 0.17 acre parcel within the Columbia Square commercial center.	Approved 03/07/2019	Applicant may proceed with Site Plan review.
Columbia Square Drive-Thru Coffee Shop North of the northeast corner of 75th Ave and Cactus Road.	PR90-02A.1 Site Plan or Amendment	Site Plan Amendment for a new coffee shop with a drive-through, comprising a 565 sq. feet buiding on a residual 0.17 acre pad, within the Columbia Square commercial center.	In Review 03/26/2019	Applicant will be sent comments upon completion.
Francis and Sons Carwash/Fuel 7934 W THUNDERBIRD RD	CU18-10 Conditional Use	Conditional Use Permit for addition of self-serve vacuums at the Francis and Sons Carwash/Fuel at 7934 W Thunderbird Rd.	Approved 02/07/2019	Applicant may proceed with building and civil plan 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 04/01/2019	Awaiting next submittal by applicant.
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.

PALO VERDE

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Thunderbird Road Dispensary North of the northeast corner of 88th Ave. and Thunderbird Rd.	CU19-02 Conditional Use	A Conditional Use Permit for a proposed Medical Marijuana Dispensary located north of the northeast corner of 88th Avenue and Thunderbird Road.	Approved 03/21/2019	Applicant will be sent comments upon completion

PINE

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Agape Preschool 8726 W OLIVE AV	CU19-03 Conditional Use	A proposed Conditional Use Permit for a preschool at an existing church.	PZ Hearing Scheduled 03/20/2019	Case scheduled for the 4/11/19 Planning and Zoning Commission meeting.
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	GPA18-06 General Plan Amendment	A proposed General Plan Land Use change from Low Density Residential to Medium High Density Residential for approximately 12.76 acres located at the southwest corner of 95th Avenue and Olive.	Recommend Approval 03/07/2019	Case scheduled for the 4/2/19 City Council meeting.
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 approximately 12.76 acres located at the southwest corner of 95th Avenue and Olive.	Withdrawn 03/07/2019	None.
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	Z02-03A.2 Rezoning	Major PAD amendment to the La Jolla Groves/La Jolla Landing PAD to change the allowable uses from commercial to residential for approximately 12.76 acres located at the southwest corner of 95th Avenue and Olive.	Recommend Approval 03/07/2019	Case scheduled for the 4/2/19 City Council meeting.
Bella Olivia Southwest of the southwest corner of 95th Ave and Olive Ave	SP18-23 Site Plan or Amendment	Site Plan for 91 residential condominium units on approximately 12.76 acres located at the southwest corner of 95th Avenue and Olive.	In Review 12/27/2018	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.	Out to Applicant 04/01/2019	Awaiting next submittal by the applicant.
PHO Pueblo Plaza SC 9049 W PEORIA AV	SP19-03 Site Plan or Amendment	Site Plan to install a light pole concealment wireless tower on an existing Circle K gas station / convenience store site.	Approved 04/01/2019	Applicant may proceed with building and civil plan review.

WILLOW

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 approximately 4.38-acres from Suburban Ranch (SR-43) to the Single-Family Residential (R1-8) zoning district, to develop 9 single-family lots.	Approved 01/22/2019	Applicant may proceed with preliminary plat review.
71st Avenue Estates North of the northeast corner of 71st Ave and Happy Valley Road (bisected by Celestine Drive)	P18-15 Preliminary Plat	Request for Preliminary Plat approval for a new single-family subdivision called 71st Avenue Estates, comprising nine (9) lots ranging from 9,000 to 12,000 sq. feet in size.	Approved 03/21/2019	Applicant may proceed with Final Plat review.
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.	Approved 02/21/2019	Applicant may proceed with building and civil plan review.

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.	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, in a Planned Area Development (PAD) zone.	Approved 01/21/2019	Applicant may proceed with building and civil plan reviews.
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.	In Review 03/19/2019	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.	In Review 03/19/2019	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.	In Review 03/19/2019	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.	In Review 03/19/2019	Applicant will be sent review comments upon completion.
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.	In Review 03/19/2019	Applicant will be sent review comments upon completion.
Glenn Spafford 8342 W VIA MONTROYA DR	AR18-04 Administrative Relief	Request relief for a modification from the original Maricopa County setback to the R1-18 zoning district setbacks.	Approved 01/28/2019	Applicant may proceed with building and civil review.
Howell - RV Cover 8412 W FOOTHILL DR	AR18-03 Administrative Relief	Request relief for an RV Cover from the 20 foot side setback and 40 foot rear setback as recorded on the plat that are more restrictive than existing R1-18 zoning.	Reclassified 12/27/2018	Case continued at the Board of Adjustment meeting.
Kory Residence 8436 W LOUISE CT	AR19-01 Administrative Relief	Request relief for a modification from the 25% lot coverage from Maricopa County to the 35% lot coverage in the R1-18 zone district.	Approved 01/28/2019	Applicant may proceed with building and civil review.
Patel Residence 24158 N 73RD LN	V19-01 Variance	Variance request to reduce the side yard setback from 20 feet to 15 feet within the Suburban Ranch (SR-43) zoning district.	Approved 03/12/2019	Applicant may proceed with building and civil plan review.
Spafford Residence 8342 W VIA MONTROYA DR	V19-03 Variance	Proposed reduction in the side setback from the Citrus Gardens Plat standards to the R1-18 Zoning District standards to allow for an RV Cover in the side yard.	Withdrawn 01/28/2019	Protest withdrawn. Proceed with Administrative Relief.