



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
Assured Self Storage Northwest of the Northwest Corner of 85th Ave. & Northern	Z16-0009A.1 Rezoning	Amendment to the Planned Area Development zoning related to Assured Self Storage to address sidewalk requirements.	Approved 05/27/2019	Applicant may proceed with building and civil plan submittal.
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.
Genaro Phase 2 Site Amendment 8762 N. 78th Avenue	SP16-0028A.1 Site Plan or Amendment	Request for a Site Plan Amendment to change Phase 2 from an office/warehouse site to an outdoor storage yard for construction equipment and vehicles.	Out to Applicant 06/03/2019	Awaiting next submittal by the applicant.
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 (OTSAP) Medium-High Density Residential to OTSAP Medium Density Residential for approximately 18 acres.	Out to Applicant 07/09/2019	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 07/09/2019	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 07/29/2019	Awaiting next submittal by the applicant.
<u>McEntire Accessory Building Variance</u> 7125 W CANTERBURY DR	V19-05 Variance	Request for a Variance to allow a reduction in the side and rear yard setbacks for an existing accessory building, on a single-family residential parcel.	In Review 07/09/2019	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 Residential for approximately 30 acres.	Out to Applicant 05/13/2019	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.	In Review 07/24/2019	Applicant will be sent review comments upon completion.
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.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Bell Freeway Commercial Park 8581 W KELTON LN UNIT 206	CU19-07 Conditional Use	Request for a Conditional Use Permit (CUP) to Apple Blossom Woodworks LLC to occupy a vacant suite.	In Review 06/27/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
<u>Chick-fil-A Arrowhead</u> 16657 N 83RD AV	SP19-14 Site Plan or Amendment	Site plan to remodel the existing Chick-fil-A Arrowhead location to include a building addition, second order point and canopies.	In Review 07/16/2019	Applicant will be sent review comments upon completion.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Farmers Building WCF 824008-PH31008E 8805 W UNION HILLS DR	SP19-08 Site Plan or Amendment	Site Plan to replace and existing 60' cell antenna flagpole and install a new 65' Monopalm.	Approved 07/30/2019	Applicant may proceed with building and civil plan submittal.
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.	Approved 07/30/2019	Applicant may proceed with building and civil plan submittal.
Peoria Sports Complex PAD Southeast Corner of 83rd Avenue and Paradise Lane	Z93-16A.14 Rezoning	Minor amendment to address screening requirements for Arizona Broadway Theater within the Peoria Sports Complex Planned Area Development.	Approved 07/30/2019	Applicant may proceed with building and civil plan submittal.
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 mini-storage site to vacant land, located adjacent to the southwest. The new 2-story building comprises 504 units (all indoor), in the General Commercial (C-4) zoning district.	Out to Applicant 06/12/2019	Awaiting next submittal by the applicant.
White Mountain Health Center 8349 W BELL RD	CU19-05 Conditional Use	Conditional Use permit for medical marijuana at White Mountain Health Center.	Out to Applicant 05/06/2019	Awaiting next submittal by the applicant.
White Mountain Health Center 8349 W BELL RD	Z90-23A.11 Rezoning	Minor Amendment to the North Valley Planned Development (PAD) to allow medical marijuana dispensary use in parcel 19.	Out to Applicant 05/06/2019	Awaiting next submittal by the applicant.

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.
Carioca Co. Lake Pleasant Parkway Northeast corner of Carefree Hwy and Lake Pleasant Parkway, south of State Route 74.	Z19-05 Rezoning	Request to rezone 38 acres from a (PUD) to a commercial Planned Area Development (PAD) that supports a master development plan that includes, but not limited to: gas stations / truck stop, outdoor RV storage, warehousing, tavern/bars, general retail, and fast food.	Out to Applicant 07/01/2019	Awaiting next submittal by the applicant.
Cibola Vista Resort and Spas - Phase 5 27501 N LAKE PLEASANT PW	SP19-10 Site Plan or Amendment	Proposed Cibola Vista Resort and Spas - Phase 5 will consist of 98 vacation ownership units within buildings 18, 19 and 20.	In Review 05/21/2019	Applicant will be sent review comments upon completion.
Cowley Property 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 07/31/2019	Applicant will be sent review comments upon completion.
Cowley Property 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 07/31/2019	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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.	In Review 07/16/2019	Applicant will be sent review comments upon completion.
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	Out to Applicant 07/01/2019	Awaiting next submittal by the applicant.
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	Out to Applicant 07/01/2019	Awaiting next submittal by the applicant.
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.
Kerry's Car Care 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.	Approved 06/24/2019	Applicant may proceed with building and civil plan submittal.
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.	Approved 05/07/2019	Applicant may proceed with building and civil plan review.
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.	Approved 05/07/2019	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	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.
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 07/31/2019	Awaiting next submittal by the applicant.
<u>Vistancia</u> SEC Vistancia Blvd & Lone Mtn, NEC El Mirage & Lone Mtn	Z01-10A.15 Rezoning	7,100 acres located in the northern region of Peoria, southwest of Lake Pleasant.	In Review 07/09/2019	Applicant will be sent review comments upon completion.

PALO VERDE

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

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Acoma Estates 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.	Approved 05/07/2019	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.	Approved 05/07/2019	Applicant may proceed with preliminary plat submittal.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 30 lots on 11 acres located SWC of 75th and Acoma.	Out to Applicant 06/24/2019	Awaiting next submittal by the applicant.
Bella Pasa 7615 W ACOMA DR	Z18-09 Rezoning	Rezoning of 11 acres from PAD to PAD located SWC of 75th Ave and Acoma.	Approved 05/07/2019	Applicant may proceed with preliminary plat submittal.
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.	Admin Review 07/30/2019	Applicant will be sent review comments upon completion.
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.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
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 06/27/2019	Applicant will be sent review comments upon completion.
M & G Peoria North & west of the northwest corner of 91st & Peoria Avenues	SP19-07 Site Plan or Amendment	Request for Site Plan approval to develop vacant commercial land, located north & west of the northwest corner of 91st & Peoria Avenues. Phase 1 represents three (3) buildings, totaling approximately 33,000 sq. feet, with a 5,000 sq. foot pad as a future Phase 2.	Out to Applicant 07/25/2019	Awaiting next 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.	Admin Process 07/31/2019	Applicant will be sent review comments upon completion.
<u>TYR Tactical Expansion</u> 9330 N 91ST AV	SP16-0005A.1 Site Plan or Amendment	Request for Site Plan Amendment approval to construct a 2nd building to allow the expansion of the existing TYR Tactical manufacturing / warehouse operation, which comprises approximately 42,000 sq. feet, with a small 7,175 sq. feet mezzanine office area.	In Review 07/10/2019	Applicant will be sent review comments upon completion.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Approved 07/16/2019	Applicant may proceed with Final Plat submittal.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Approved 05/29/2019	Applicant may proceed with Final Plat submittal.
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.	Approved 05/29/2019	Applicant may proceed with Final Plat submittal.
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.	Approved 05/29/2019	Applicant may proceed with Final Plat submittal.
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.	Approved 05/29/2019	Applicant may proceed with Final Plat submittal.
Howell Residence Setback Variance 8412 W FOOTHILL DR	V18-01 Variance	A protested Administrative Relief request to align the Citrus Garden plat standards to the City's R1-18 zoning district for side and rear setbacks.	Continued 02/12/2019	Case continued by Board of Adjustment.
Journey School of Peoria 7130 W HAPPY VALLEY RD	CU19-06 Conditional Use	Request for a Conditional Use permit (CUP) to operate a new commercial pre-school / daycare for children.	In Review 07/17/2019	Applicant will be sent review comments upon completion.
Journey School of Peoria Site Plan 7130 W HAPPY VALLEY RD	SP19-12 Site Plan or Amendment	Request for Site Plan approval to convert an existing home into a commercial pre-school / daycare for children.	In Review 07/17/2019	Applicant will be sent review comments upon completion.
Meadows Minor PAD Amendment 9760 W WIZARD LN	Z07-10A.6 Rezoning	Minor Planned Area Development (PAD) Amendment to modify the development standards for accessory structures.	Out to Applicant 05/28/2019	Awaiting next submittal by the applicant.
Providence Professional Park 7825 W DEER VALLEY RD	GPA19-04 General Plan Amendment	Minor General Plan Amendment to modify the SR-35 Low Density Residential zoning to a Planned Area Development Neighborhood Commercial.	Out to Applicant 07/15/2019	Awaiting next submittal by the applicant.
Providence Professional Park 7825 W DEER VALLEY RD	Z19-06 Rezoning	Rezoning of area from SR-35 Low Density Residential zoning to a Planned Area Development Neighborhood Commercial to allow for building, landscape and other amenities improvements.	Out to Applicant 07/15/2019	Awaiting next submittal by the applicant.
Providence Professional Park 7825 W DEER VALLEY RD	PR03-34A.1 Site Plan or Amendment	Site Plan Amendment for the construction of a new 9571 square foot commercial office building and associated site development improvements.	Out to Applicant 07/15/2019	Awaiting next submittal by the applicant.
Terrazza Center PAD Amendment - A.3 6791 W HAPPY VALLEY RD	Z15-0011A.3 Rezoning	Request for a Minor text Amendment to the Terrazza Center PAD, to eliminate restrictions on outdoor dining & seating areas throughout the PAD, and align the PAD to be consistent with the City's Zoning Ordinance.	Approved 05/23/2019	Applicant may proceed with Building and Civil plan review.

CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
General Plan Amendment Comprehensive Rewrite	GPA19-03 General Plan Amendment	Major General Plan Amendment to conduct a comprehensive rewrite to the City of Peoria General Plan.	In Review 07/24/2019	Applicant will be sent review comments upon completion.