



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
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.
Event Center 8291 W WASHINGTON ST	CU19-10 Conditional Use	A request for a Conditional Use Permit (CUP) to allow a wedding and reception center within an existing suite located at 8291 W. Washington.	PZ Hearing Scheduled 09/26/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
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.	In Review 10/08/2019	Applicant will be sent review comments upon completion.
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.	In Review 10/08/2019	Applicant will be sent review comments upon completion.
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.
McEntire Residence 7125 W. Canterbury Drive	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 lot.	In Review 07/09/2019	Applicant will be sent review comments upon completion.
Peoria Place SEC of 83rd Avenue and Monroe Street	Z06-03A.1 Rezoning	Amendment to the Peoria Place Planned Area Development.	In Review 08/27/2019	Applicant will be sent review comments upon completion.
<u>Quik Trip 1425</u> 7455 W. Peoria Avenue	CU19-11 Conditional Use	Request for a Conditional Use Permit (CUP) to operate a QuikTrip gas station, located on the southeast corner of 75th and Peoria Avenues.	In Review 09/18/2019	Applicant will be sent review comments upon completion.
<u>Quik Trip 1425</u> 7455 W. Peoria Ave	SP19-20 Site Plan or Amendment	Request for Site Plan approval to construct a new QuikTrip convenience store, including a 7-pump covered canopy for fueling, located on the southeast corner of 75th and Peoria Avenues.	In Review 09/18/2019	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.	CC Hearing Scheduled 10/03/2019	Case is scheduled for the next City Council meeting.
Villages 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.	Recommend Approval 09/19/2019	Case is scheduled for the next City Council meeting.
Villages 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 332 single-story units located on approximately 30 acres.	In Review 09/16/2019	Applicant will be sent review comments upon completion.

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.	Approved 09/05/2019	Applicant may proceed with building and civil plan submittal.
Chick-fil-A Arrowhead 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.	Out to Applicant 09/12/2019	Awaiting next submittal by the applicant.
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.
Modern Mods LLC 16610 N. 75th Avenue, #106	CU19-08 Conditional Use	Request for a Conditional Use Permit (CUP) to operate a tattoo and body piercing studio at 16610 N. 75th Ave, Suite 106.	Approved 10/03/2019	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.
Peoria Subaru 8590 W BELL RD	PR07-35A.1 Site Plan or Amendment	Site Plan Amendment for a new 2nd floor which will stay within the existing buildings footprint.	Approved 09/24/2019	Applicant may proceed with building and civil plan submittal.
Storage Solutions Peoria 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).	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.	Withdrawn 10/10/2019	No further action required.
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.	Withdrawn 10/10/2019	No further action required.

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.	Out to Applicant 02/04/2019	Awaiting next submittal by the applicant.
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.
APS Eagle Substation Northwest corner of 67th Ave and Jomax Road	SP19-18 Site Plan or Amendment	Request for Site Plan approval for an APS Substation. The station yard area is to be approximately 700 sq. feet, screened by 10-foot walls, and includes landscaping improvements.	Out to Applicant 09/30/2019	Awaiting next submittal by the applicant.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Out to Applicant 08/04/2019	Awaiting next submittal by the applicant.
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.	Out to Applicant 09/18/2019	Awaiting next submittal by the applicant.
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.	Out to Applicant 09/18/2019	Awaiting next submittal by the applicant.
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 08/29/2019	Awaiting next submittal by the 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	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 09/25/2019	Awaiting next submittal by the applicant.
Haciendas at White Peak West of the northwest corner of 135th Avenue and Dixileta Parkway	Z17-32A.1 Rezoning	A request to modify conditions of approval to allow for potential alternative roadway dedications and improvements, subject to the approval of the City Engineer.	Recommend Approval 09/12/2019	Case is scheduled for the next City Council hearing.
Northpoint Recreation Center Northwest corner of Sonoran View Drive and White Peak Drive	SP19-19 Site Plan or Amendment	Vistancia Village H Recreation Center located at the northwest corner of Sonoran View Drive and White Peak Drive. It will feature a multi-use facility situated between active and passive amenities for year-round events and activities.	In Review 10/02/2019	Applicant will be sent review comments upon completion.
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.

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. Vistancia	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.	Appealed 09/30/2019	Applicant will be sent review comments upon completion.
SEC Vistancia Blvd & Lone Mtn, NEC El Mirage & Lone Mtn	Z01-10A.15 Rezoning	A minor amendment to the Planned Community District (PCD) for Vistancia, which encompasses 7,100 acres and is 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
Bella Pasa 7615 W ACOMA DR Francis and Sons Car Wash 7934 W THUNDERBIRD RD	P18-01 Preliminary Plat CU16-0016 Conditional Use	Preliminary Plat for 30 lots on 11 acres located SWC of 75th and Acoma. Conditional Use Permit to add self service vacuum stations to an existing car wash facility at 7934 W. Thunderbird Road.	Out to Applicant 06/24/2019 Approved 10/14/2019	Awaiting next submittal by the applicant. Approved 8/15/19. Applicant may submit for building permits.
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 09/23/2019	Awaiting next submittal by the 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.	Withdrawn 10/07/2019	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.	Approved 08/22/2019	Applicant may proceed with civil and building review.
<i>Bella Olivia PAD</i> 9583 W OLIVE AV	Z02-03A.3 Rezoning	Minor Planned Area Development (PAD) Amendment to modify the side yard setback for the Bella Olivia multi-family development.	In Review 10/02/2019	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.	In Review 09/18/2019	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.	Approved 09/05/2019	Applicant may proceed with building and civil plan submittal.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
TYR Tactical Expansion 9330 N 91ST AV	SP16-0005A.1 Site Plan or Amendment	Request for Site Plan Amendment approval to construct a 2nd building for 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.	Approved 10/03/2019	Applicant may proceed with building and civil plan submittal.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
<u>City of Peoria Meadows Neighborhood Park</u> Northeast corner of Williams Road and 97th Drive	SP19-22 Site Plan or Amendment	Site plan for an approximately 9 acre City owned neighborhood park within the Meadows development.	In Review 10/02/2019	Applicant will be sent review comments upon completion.
Cobblestone Express Car Wash Conditional Use Permit 8268 W DEER VALLEY RD	CU19-09 Conditional Use	A request for a Conditional Use Permit (CUP) to operate an express car wash with 28 vacuum parking spaces that includes a modification of the existing north drive isle used by the retail center.	Out to Applicant 09/18/2019	Awaiting next submittal by the applicant.
Cobblestone Express Car Wash Site Plan 8268 W DEER VALLEY RD	SP19-16 Site Plan or Amendment	A request for Site Plan approval to construct a 5,897 sq. foot express car wash that includes 28 vacuum parking spaces and modification of the existing north drive isle used by the retail center.	In Review 08/20/2019	Applicant will be sent review comments upon completion.
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.	Withdrawn 09/04/2019	No further action required.
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.	Withdrawn 09/09/2019	No further action required.
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.
The 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.	Approved 09/04/2019	Applicant may proceed with civil and building review.

CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
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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.	PZ Hearing Scheduled 08/27/2019	Case is scheduled for the next Planning and Zoning Commission hearing.