



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	Conditional Use Permit (CUP) to allow a wedding and reception center within an existing suite.	Approved 11/07/2019	Applicant may proceed with building and civil plan submittal.
Genaro Phase 2 Site Amendment 8762 N. 78th Avenue	SP16-0028A.1 Site Plan or Amendment	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.	CC Hearing Scheduled 12/24/2019	Case is scheduled for the next City Council Meeting.
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.	Recommend Approval 12/12/2019	Case is scheduled for the next City Council Meeting.
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.	In Review 10/17/2019	Applicant will be sent review comments upon completion.
McEntire Residence 7125 W. Canterbury Drive	V19-05 Variance	Variance to allow a reduction in the side and rear yard setbacks for an existing accessory building, on a single-family residential lot.	Denied 11/06/2019	No further action required.
Mountain View RV Storage Southwest Corner of 76th Drive and Mountain View	SP19-25 Site Plan or Amendment	Site Plan to construct an RV storage facility on approximately 17 acres containing 565 outdoor covered RV parking spaces.	In Review 12/30/2019	Applicant will be sent review comments upon completion.
Peoria Place Southeast Corner of 83rd Avenue and Monroe Street	Z06-03A.1 Rezoning	A major amendment to the Peoria Place Planned Area Development (PAD), which consists of approximately 125 acres. The request is for a mixed-use project that will consist of residential, retail, commercial, office, business park and light industrial uses.	Out to Applicant 11/05/2019	Awaiting next submittal by the applicant.
Quik Trip 1425 7455 W. Peoria Avenue	CU19-11 Conditional Use	Conditional Use Permit (CUP) to allow a 4,993 sf QuikTrip gas station with 5,744 sf fuel canopy on a 2.14 ac parcel.	Out to Applicant 10/17/2019	Awaiting next submittal by the applicant.
Quik Trip 1425 7455 W. Peoria Ave	SP19-20 Site Plan or Amendment	Site Plan to construct a new 4,993 sf QuikTrip convenience store/gas station in place of the existing vacant commercial building on 2.14 acres.	Out to Applicant 10/17/2019	Awaiting next submittal by the applicant.
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.	Approved 10/15/2019	Applicant may proceed with civil and building plan submittal.
Villages at Pioneer Park Southwest Corner of 83rd Avenue and Olive Avenue	Z18-13 Rezoning	Rezoning of approximately 30 acres from a commercial Planned Area Development (PAD) to a multi-family PAD that would allow for approximately 332 single-story units.	Approved 10/15/2019	Applicant may proceed with civil and building plan submittal.

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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 on approximately 30 acres.	In Review 12/16/2019	Applicant will be sent review comments upon completion.

IRONWOOD

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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 12/31/2019	Awaiting next submittal by the applicant.
Storage Solutions Peoria 16110 N 75TH AV	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).	Approved 11/18/2019	Applicant may proceed with building and civil submittal.
White Mountain Health Center 8349 W BELL RD	CU19-05 Conditional Use	Conditional Use permit to allow a medical marijuana facility within a former restaurant building.	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 Developmen (PAD) to allow medical marijuana dispensary use in parcel 19.	Withdrawn 10/10/2019	No further action required.

MESQUITE

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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 21,549 sf expansion of the 83 Marketplace commercial center (Lot 2) on 4.13 acres.	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.
APS Eagle Substation Northwest corner of 67th Ave and Jomax Road	SP19-18 Site Plan or Amendment	Site plan for an approximately 700 square foot APS substation.	Out to Applicant 12/10/2019	Awaiting next submittal by the applicant.
APS Westland Substation 31811 N EL MIRAGE RD	SP19-21 Site Plan or Amendment	Site plan for an approximately 2.8 acre APS Substation.	Out to Applicant 12/03/2019	Awaiting next submittal by the applicant.
<u>Banfield Pet Hospital</u> 24640 N LAKE PLEASANT PW UNIT 105	CU19-13 Conditional Use	Conditional Use Permit for a 3,500 sf veterinary hospital in an existing tenant space located at Lake Pleasant Pavilion Shopping Center.	In Review 12/17/2019	Applicant will be sent review comments upon completion.
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 approximately 38 acres from the existing multi-family and non-residential Planned Unit Development (PUD) to a non-residential Planned Area Development (PAD).	In Review 11/25/2019	Applicant will be sent review comments upon completion.
Cibola Vista Resort and Spas - Phase 5 27501 N LAKE PLEASANT PW	SP19-10 Site Plan or Amendment	Site Plan for Phase 5 of Cibola Vista Resort and Spa consisting of 98 units within buildings 18, 19 and 20.	Out to Applicant 08/04/2019	Awaiting next submittal by the applicant.
Cowley Phase 1A/1B Southwest of Ridgeline Road and Dysart Road	P19-06 Preliminary Plat	Preliminary Plat for 75 single-family residential lots, within phase 1 of the Cowley development.	In Review 11/21/2019	Applicant will be sent review comments upon completion.

MESQUITE

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Cowley Phase 2A/2B Southwest of Ridgeline Road and Dysart Road	P19-05 Preliminary Plat	Preliminary Plat for 102 single-family lots, within phase 2 of the Cowley development.	In Review 11/21/2019	Applicant will be sent review comments upon completion.
Cowley Phase 3 Southwest of Ridgeline Road and Dysart Road	P19-04 Preliminary Plat	Preliminary Plat for 89 single-family lots, within phase 3 of the Cowley development.	In Review 11/21/2019	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 to reorient the land use designations of Traditional Residential (TR) and Park/Open Space to accommodate the proposed single family residential development.	PZ Hearing Scheduled 12/30/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
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 838 homes.	Out to Applicant 12/24/2019	Awaiting next submittal by the applicant.
Cross of Glory School Addition 10111 W Jomax Rd	SP18-24 Site Plan or Amendment	Site Plan for a 3,900 sf school expansion at Cross of Glory Lutheran Church.	In Review 12/05/2019	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.	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	Rezone from SR-43 to Planned Area Development (PAD) for a proposed 12-lot single-family subdivision.	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 single-family residential lots.	Out to Applicant 12/05/2019	Awaiting next submittal by the applicant.
Mystic East of the southeast corner of Vistancia Boulevard and Westland Road	P19-02 Preliminary Plat	Preliminary Plat for 79 single-family residential lots within Mystic at Lake Pleasant Heights on Parcels A2 and A14.	Out to Applicant 12/17/2019	Awaiting next submittal by the applicant.
Northpoint Recreation Center Northwest corner of Sonoran View Drive and White Peak Drive	SP19-19 Site Plan or Amendment	Site plan for a 5,199 sf recreation center in Vistancia Village H.	Out to Applicant 10/24/2019	Awaiting next submittal by the applicant.
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 West of the northwest corner of Vistancia Boulevard and El Mirage Road	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.	Approved 10/17/2019	Applicant may proceed with civil and building review.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Vistancia Southeast corner of Vistancia Boulevard and Lone Mountain	Z01-10A.15 Rezoning	A minor amendment to the Vistancia Planned Community District (PCD), to align land use designations and roadway alignments with the City of Peoria General Plan.	Out to Applicant 11/06/2019	Awaiting next submittal by the applicant.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Acoma Estates Northeast of 75th Avenue and Acoma Drive	P19-03 Preliminary Plat	Preliminary Plat for 28 single-family lots.	Out to Applicant 12/18/2019	Awaiting next submittal by the applicant.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 30 lots on 11 acres.	Out to Applicant 12/19/2019	Awaiting next submittal by the applicant.
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 within Triana Park.	In Review 12/17/2019	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 parking lot of Golden Spoke Bicycle Shop.	Withdrawn 10/07/2019	No further action required.
Thunderbird Office Park 14050 N 83RD AV	SP19-23 Site Plan or Amendment	Site Plan for the addition of a new private entrance for existing tenants.	Approved 12/04/2019	Applicant may proceed with building and civil plan submittal.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Bella Olivia PAD 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.	Approved 10/30/2019	Applicant may proceed with building and civil plan submittal.
M & G Peoria North & west of the northwest corner of 91st & Peoria Avenues	SP19-07 Site Plan or Amendment	Site Plan to develop 3 buildings, totaling approximately 33,000 sq. feet, with a 5,000 sq. foot pad as a future phase.	Out to Applicant 11/27/2019	Awaiting next submittal by the applicant.
Ponderosa ReLeaf 9240 W NORTHERN AV UNIT 103A	CU19-12 Conditional Use	Conditional Use Permit for a Medical Marijuana Dispensary expansion of the existing facility from 1,864 square feet to 2,466 square feet.	PZ Hearing Scheduled 12/10/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
<u>The Prescott at Park West</u> 8128 N 99TH AV	Z19-09 Rezoning	Rezoning from C-2 to PAD for a 96-unit multi-family residential development.	In Review 12/30/2019	Applicant will be sent review comments upon completion.
<u>The Prescott at Park West</u> 8128 N 99TH AV	SP19-26 Site Plan or Amendment	Site Plan for a 96-unit multi-family residential development 6.05 gross acres.	In Review 12/30/2019	Applicant will be sent review comments upon completion.
TYR Tactical Expansion 9330 N 91ST AV	SP16-0005A.1 Site Plan or Amendment	Site Plan Amendment to construct a 2nd building for the expansion of the existing TYR Tactical facility. The expansion consists of a 7,175 sq. feet mezzanine office area.	Approved 10/21/2019	Applicant may proceed with building and civil plan submittal.

WILLOW

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

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<u>Arrowhead RV and Boat Storage</u> 11150 W BEARDSLEY RD	GPA19-05 General Plan Amendment	This is a request to amend the 2040 General Plan for 21.1 acers of land located on the northwest corner of 111th Avenue and Beardsley Road from Traditional Residential to Business Commerce for a Boat and RV Storage Facility.	In Review 12/19/2019	Applicant will be sent review comments upon completion.
<u>Arrowhead RV and Boat Storage</u> 11150 W BEARDSLEY RD	Z19-08 Rezoning	This is a request to rezone 21.1 acers of land located on the northwest corner of 111th Avenue and Beardsley Road from Suburban Ranch (SR-43) to Planned Area Development (PAD) for a Boat and RV Storage Facility.	In Review 12/19/2019	Applicant will be sent review comments upon completion.
City of Peoria Meadows Neighborhood Park 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.	Approved 10/17/2019	Applicant may proceed with building and civil plan submittal.
Cobblestone Express Car Wash Conditional Use Permit 8268 W DEER VALLEY RD	CU19-09 Conditional Use	Conditional Use Permit (CUP) to operate an express car wash with 28 vacuum parking spaces that includes a modification of the existing north drive aisle used by the existing retail center.	Out to Applicant 09/18/2019	Awaiting next submittal by the applicant.
Cobblestone Express Car Wash Site Plan 8268 W. Deer Valley Road	SP19-16 Site Plan or Amendment	Site Plan to construct a 5,897 square foot express car wash that includes 28 vacuum parking spaces and modification of the existing north drive aisle used by the existing retail center.	Out to Applicant 12/10/2019	Awaiting next submittal by the applicant.
Fletcher Heights Major PAD Amendment - Cobblestone Express Car Wash 8268 W. Deer Valley Rd (northeast corner)	Z93-10A.11 Rezoning	Proposed amendment to the Fletcher Heights Planned Area Development (PAD), to allow a standalone car wash as a Conditional Use.	PZ Hearing Scheduled 12/26/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
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.
Providence Professional Park 7825 W DEER VALLEY RD	GPA19-04 General Plan Amendment	Minor General Plan Amendment to amend the Land Use Map designation from Public Use to Office / Local Commercial.	PZ Hearing Scheduled 11/07/2019	Case is scheduled for the next Planning and Zoning Commission hearing.
Providence Professional Park 7825 W DEER VALLEY RD	Z19-06 Rezoning	Rezoning of area from Suburban Ranch (SR-35) to a commercial Planned Area Development (PAD) to allow for building, landscape, and other improvements.	Out to Applicant 12/23/2019	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 an approximately 9,000 square foot commercial office building and associated improvements.	Out to Applicant 12/23/2019	Awaiting next submittal by the applicant.

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.	Approved 11/12/2019	No further action required.