



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.	Approved 01/21/2020	Applicant may proceed with site plan submittal.
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.	Approved 01/21/2020	Applicant may proceed with site plan submittal.
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 01/30/2020	Awaiting next submittal by the applicant.
Mountain View RV Storage Southwest Corner of 76th Drive and Mountain View Road	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.	Out to Applicant 02/03/2020	Awaiting next submittal by the applicant.
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 QuikTrip gas station on a 2.14 acre 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 an approximately 5,000 square foot QuikTrip convenience store / gas station in place of the existing vacant commercial building on 2.14 acres.	In Review 01/22/2020	Applicant will be sent review comments upon completion.
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.	Out to Applicant 01/15/2020	Awaiting next submittal by the applicant.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
<u><i>Bell Bank</i></u> 8349 W BELL RD	SP20-02 Site Plan or Amendment	Site Plan for an approximately 13,500 square foot 2 story bank with a drive through to replace an existing vacant restaurant.	In Review 02/03/2020	Applicant will be sent review comments upon completion.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Approved 01/27/2020	Applicant may proceed with building and civil plan submittal.
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.

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 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.	In Review 01/09/2020	Applicant will be sent review comments upon completion.
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 01/30/2020	Awaiting next submittal by the applicant.
Banfield Pet Hospital 24640 N LAKE PLEASANT PW UNIT 105	CU19-13 Conditional Use	Conditional Use Permit for a 3,500 square foot veterinary hospital in an existing tenant space located at Lake Pleasant Pavilion Shopping Center.	PZ Hearing Scheduled 01/24/2020	Case is scheduled for the next Planning and Zoning Commission hearing.
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.
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.	Recommend Approval 01/16/2020	Case is scheduled for the next City Council 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.	Recommend Approval 01/16/2020	Case is scheduled for the next City Council hearing.

New cases are bold, italics, and underlined.

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	Site Plan for a 3,900 sf school expansion at Cross of Glory Lutheran Church.	Out to Applicant 01/09/2020	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.	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 an approximately 5,200 square foot 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.
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.
<u>Watermark at Sunrise Promenade</u> 24701 N LAKE PLEASANT PW	SP17-36A.1 Site Plan or Amendment	Modification of the site plan for the residential portion of Sunrise Promenade to include an increase the number units, and modify the amenities and pedestrian walkways.	In Review 01/14/2020	Applicant will be sent review comments upon completion.

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 on 15 acres.	In Review 01/23/2020	Applicant will be sent review comments upon completion.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 30 single family 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	Site Plan approval to construct a 43,000 square foot behavioral health facility located within Triana Park.	Admin Process 01/21/2020	Applicant may proceed with building and civil plan submittal.
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.

New cases are bold, italics, and underlined.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
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 square feet, with a 5,000 square foot pad as a future phase.	Decision Issued 01/09/2020	Applicant may proceed with building and civil plan submittal.
<i>Peoria Commons</i> South of the southwest corner of 91st Avenue and Olive Avenue	GPA20-01 General Plan Amendment	Minor General Plan Amendment to change approximately 10.71 acres from the existing land use of Commercial to Urban Residential.	In Review 01/22/2020	Applicant will be sent review comments upon completion.
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.	Approved 01/22/2020	No further action required.
The Prescott at Park West 8128 N 99TH AV	Z19-09 Rezoning	Rezoning approximately 6.05 acres from C-2 to PAD to allow a 96-unit multi-family residential development.	In Review 12/30/2019	Applicant will be sent review comments upon completion.
The Prescott at Park West 8128 N 99TH AV	SP19-26 Site Plan or Amendment	Site Plan for a 96-unit multi-family residential development on 6.05 gross acres.	In Review 12/30/2019	Applicant will be sent review comments upon completion.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Arrowhead RV and Boat Storage 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.	Out to Applicant 02/03/2020	Applicant will be sent review comments upon completion.
Arrowhead RV and Boat Storage 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.
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 RD	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	Z93-10A.11 Rezoning	Proposed amendment to the Fletcher Heights Planned Area Development (PAD), to allow a standalone car wash as a Conditional Use.	Recommend Approval 02/03/2020	Case is scheduled for the next City Council 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 on 5.04 acres.	Recommend Approval 01/16/2020	Case is scheduled for the next City Council 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 an office building and associated improvements on 5.04 acres.	Recommend Approval 01/16/2020	Case is scheduled for the next City Council hearing.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
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 01/15/2020	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.