



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
Arizona Elk Society Storage Facility 7773 W GOLDEN LN	SP20-04 Site Plan or Amendment	Site Plan for a driveway addition, parking lot striping, and fence modification.	Out to Applicant 02/19/2020	Awaiting next submittal by the applicant.
Christopher Todd Communities on 83rd Northwest of the Northwest Corner of 83rd Avenue and Olive Avenue	SP19-02 Site Plan or Amendment	Site plan for 189 single-story multi-family units on approximately 18 acres.	Approved 04/20/2020	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	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.
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.	Approved 04/13/2020	Applicant may proceed with building and civil plan submittal.
Peoria Place Southeast Corner of 83rd Avenue and Monroe Street	Z06-03A.1 Rezoning	Planned Area Development (PAD) amendment to the Peoria Place PAD to allow for a mixed-use project that containing residential, retail, commercial, office, business park, and light industrial uses on 125 acres.	PZ Hearing Scheduled 05/06/2020	Case is scheduled for the next Planning and Zoning Commission hearing.
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.	Approved 04/13/2020	No further action required.
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.	Approved 05/06/2020	Applicant may proceed with building and civil plan submittal.
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.	Approved 04/29/2020	Applicant may proceed with building and civil plan submittal.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Bell Bank 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.	Approved 04/30/2020	Applicant may proceed with building and civil plan submittal.
Nursing Home 8977 W ATHENS ST	CU20-01 Conditional Use	Conditional Use Permit to allow a nursing home and with modifications to the existing building.	Out to Applicant 04/01/2020	Awaiting next submittal by the applicant.
Nursing home 8977 W ATHENS ST	SP20-08 Site Plan or Amendment	Site Plan Amendment to add 24,000 square feet on the ground floor and a 10,000 square foot basement to the existing building.	Out to Applicant 04/01/2020	Awaiting next submittal by the applicant.

MESQUITE

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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 square foot expansion of the 83 Marketplace commercial center (Lot 2) on 4.13 acres.	Out to Applicant 04/09/2020	No further action is required.
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.	Approved 04/27/2020	Applicant may proceed with building and civil plan submittal.
APS Westland Substation 31811 N EL MIRAGE RD	SP19-21 Site Plan or Amendment	Site plan for an approximately 2.8 acre APS Substation.	Approved 03/23/2020	Applicant may proceed with building and civil plan submittal.
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.	Approved 03/30/2020	Applicant may proceed with building and civil plan submittal.
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 04/06/2020	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 05/04/2020	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.	Out to Applicant 05/06/2020	Awaiting next submittal by the applicant.
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.	Out to Applicant 02/06/2020	Awaiting next submittal by the applicant.
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 04/27/2020	Applicant will be sent review comments upon completion.
Cowley Property Southwest of Ridgeline Road and Dysart Road	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.	Approved 04/21/2020	Applicant may proceed with site plan submittal.
Cowley Property Southwest of Ridgeline Road and Dysart Road	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.	Continued 02/18/2020	Case is scheduled for the next City Council hearing.
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.	Approved 03/26/2020	Applicant may proceed with building and civil plan submittal.
Haciendas 5 North of the northeast corner of 139th Avenue and Ridgeline Road	P18-14 Preliminary Plat	Preliminary Plat for a 12 lot single-family residential 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 04/27/2020	Awaiting next submittal by the applicant.

MESQUITE

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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.	In Review 04/16/2020	Applicant will be sent review comments upon completion.
Heartland Dental @ 83 Marketplace 24985 N 83RD AV	SP20-06 Site Plan or Amendment	Site Plan for a 4,215 square foot dental office on a vacant pad in the 83 Marketplace shopping center.	Out to Applicant 03/04/2020	Awaiting next submittal by the applicant.
Lake Pleasant Towne Center Northwest Corner of Lake Pleasant Parkway & Happy Valley Road	SP20-10 Site Plan or Amendment	Site Plan Amendment to convert a vacant pad site within Lake Pleasant Towne Center to additional parking.	In Review 04/28/2020	Applicant will be sent review comments upon completion.
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.	Approved 04/23/2020	Applicant may proceed with building and civil plan submittal.
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.
Watermark at Sunrise Promenade 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.	Approved 03/31/2020	Applicant may proceed with building and civil plan submittal.

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.	Approved 03/31/2020	Applicant may proceed with building and civil plan submittal.
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.	Approved 03/02/2020	Applicant may proceed with building and civil plan submittal.
Thunderbird Estates West PAD Amendment 7685 W THUNDERBIRD RD	Z97-10A.2 Rezoning	Planned Area Development amendment to Thunderbird Estates West to allow a drive-thru restaurant as a conditionally permitted use.	Out to Applicant 04/14/2020	Awaiting next submittal by the applicant.

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.	Approved 03/05/2020	Applicant may proceed with building and civil plan submittal.
Peoria Commons 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.	Recommend Approval 04/09/2020	Case is scheduled for the next City Council hearing.
Peoria Crossing Multi-Family Residential 9170 W NORTHERN AV	Z00-07A.1 Rezoning	PAD Amendment to allow a 265 unit 3-4 story apartment complex within the existing Peoria Crossings center.	Out to Applicant 04/27/2020	Awaiting next submittal by the applicant.
Peoria Crossing Multi-Family Residential 9170 W NORTHERN AV	SP20-07 Site Plan or Amendment	Site Plan for a 265 unit 3-4 story apartment complex within the existing Peoria Crossings center.	Out to Applicant 04/27/2020	Awaiting next submittal by the applicant.
The Prescott at Park West 8128 N 99TH AV	Z19-09 Rezoning	Rezoning approximately 6.05 acres from C-2 to Planned Area Development (PAD) to allow a 96-unit multi-family residential development.	Out to Applicant 02/19/2020	Awaiting next submittal by the applicant.
The Prescott at Park West 8128 N 99TH AV	SP19-26 Site Plan or Amendment	Site Plan for a 2 story 96-unit multi-family residential development on 6.05 gross acres.	Out to Applicant 02/19/2020	Awaiting next submittal by the applicant.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Arrowhead RV and Boat Storage 11150 W BEARDSLEY RD	GPA19-05 General Plan Amendment	General Plan Amendment for 21.1 acres to change the land use designation from Traditional Residential to Business Commerce.	CC Hearing Scheduled 04/13/2020	Case is scheduled for the next City Council hearing.
Arrowhead RV and Boat Storage 11150 W BEARDSLEY RD	Z19-08 Rezoning	Rezoning of 21.1 acres from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD) for a Boat and RV Storage Facility.	Out to Applicant 05/06/2020	Awaiting next submittal by the applicant.
Camino A Lago PAD Amendment 10152 W LAKE PLEASANT PW	Z04-40A.2 Rezoning	Planned Area Development (PAD) amendment to the Camino A Lago Marketplace PAD to allow a 14 acre multi-family development within the existing center.	Out to Applicant 04/13/2020	Awaiting next submittal by the applicant.
Cobblestone Express Car Wash Conditional Use Permit 8268 W DEER VALLEY RD	CU19-09 Conditional Use	Conditional Use Permit (CUP) to allow an express car wash with 28 vacuum parking spaces to replace a vacant gas station within an existing commercial center.	Denied 02/19/2020	No further action required.
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 in place of an existing vacant gas station in an existing retail center.	Denied 02/19/2020	No further action required.
EOS Site Plan 10152 W LAKE PLEASANT PW	SP20-05 Site Plan or Amendment	Site plan for a proposed 40,000 square foot fitness center within the Camino A Lago Marketplace shopping center.	Out to Applicant 03/16/2020	Awaiting next submittal by the applicant.
Fletcher Heights Major PAD Amendment - Cobblestone Express Car Wash 8268 W DEER VALLEY RD	Z93-10A.11 Rezoning	Planned Area Development (PAD) amendment to the Fletcher Heights PAD, to allow a standalone carwash as a Conditional Use.	Denied 02/19/2020	No further action required.
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.	Withdrawn 03/05/2020	No further action required.
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.	Approved 02/18/2020	Applicant may proceed with site plan submittal.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Approved 02/18/2020	Applicant may proceed with site plan submittal.
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 03/04/2020	Awaiting next submittal by the applicant.
Stelzmilller Patio Extension 10713 W UTOPIA RD	AR19-02 Administrative Relief	Request for Admin Relief to extend the existing 100SF patio to 200SF in the rear yard.	Approved 03/11/2020	Applicant may proceed with building and civil plan submittal.

CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
General Plan Implementation Update	GPA20-02 General Plan Amendment	Update the Implementation Plan within Chapter 8 of the City of Peoria General Plan.	Approved 04/21/2020	No further action required.
General Plan Land Use Map Update	GPA20-03 General Plan Amendment	Minor General Plan Amendment to modify the Future Land Use map within the City of Peoria General Plan	Approved 04/21/2020	No further action required.