



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.
<u>Auto Glass Express</u> 6720 W PEORIA AV	CU20-02 Conditional Use	Conditional Use Permit for an auto glass repair facility within an existing 1,932 square foot commercial building.	In Review 06/29/2020	Applicant will be sent review comments upon completion.
<u>Axiom Play</u> 8295 W JEFFERSON ST	SP16-0024A.1 Site Plan or Amendment	Site Plan Amendment to add outdoor amenity areas and improvements to an existing church site.	In Review 06/29/2020	Applicant will be sent review comments upon completion.
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.	Withdrawn 05/13/2020	Application was withdrawn due to inactivity.
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.	Approved 06/24/2020	Applicant may proceed with site plan submittal.
<u>Peoria Town Center PAD</u> 8200 W PEORIA AV	Z20-04 Rezoning	Rezoning approximately 28 acres of Peoria Town Center from Intermediate Commercial (C-2) to Planned Area Development (PAD) to allow for a broader range of uses.	In Review 06/15/2020	Applicant will be sent review comments upon completion.
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	Applicant may proceed with building and civil plan submittal.
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 05/14/2020	Applicant may proceed with building and civil plan submittal.
<u>Younger Brothers Trucking Office</u> 7223 W GRAND AV	SP20-16 Site Plan or Amendment	Site Plan to add an approximately 8,300 square foot office in place of the existing modular building on an existing industrial site.	In Review 06/04/2020	Applicant will be sent review comments upon completion.
Younger Brothers Warehouse Expansion 8501 N 75TH AV	SP20-15 Site Plan or Amendment	Site Plan Amendment to add 10,000 square feet to an existing building to accommodate ancillary office and storage space on the approximately 9.5 acre industrial site.	In Review 06/01/2020	Applicant will be sent review comments upon completion.

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 05/21/2020	Applicant may proceed with building and civil plan submittal.
<u>Nix Bell Group LLC</u> 8868 W BELL RD	SP20-19 Site Plan or Amendment	Design Review to enclose approximately 480 square feet of outdoor atrium space into part of an indoor suite on an existing retail building.	In Review 06/16/2020	Applicant will be sent review comments upon completion.
Nursing Home 8977 W ATHENS ST	CU20-01 Conditional Use	Conditional Use Permit to allow a nursing home 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

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 square foot expansion of the 83 Marketplace commercial center (Lot 2) on 4.13 acres.	In Review 06/25/2020	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.
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.
<u>Avilla Mystic</u> Southwest corner of El Mirage and Westland Roads	SP20-17 Site Plan or Amendment	Site Plan to develop 264 single-story detached multi-family units on 25.4 acres.	In Review 06/09/2020	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 mixed-use Planned Area Development (PAD).	PZ Hearing Scheduled 07/02/2020	Case is scheduled for the next Planning and Zoning Commission hearing.
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.	In Review 06/29/2020	Applicant will be sent review comments upon completion.
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 06/16/2020	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 06/25/2020	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 06/18/2020	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 rezoning submittal.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
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.
<u>Grace Fellowship Church</u> 8293 W SPINEL LN	SP20-18 Site Plan or Amendment	Site Plan for a new 12,805 square foot church on a vacant approximately 3 acre parcel.	In Review 06/16/2020	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 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.
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 05/12/2020	Awaiting next submittal by the applicant.
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.	In Review 06/10/2020	Applicant will be sent review comments upon completion.
Lake Pleasant Towne Center Lot 7 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.	Approved 06/09/2020	Applicant may proceed with building and civil plan submittal.
Mystic Phase 2 Parcels A2 & A14 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 07/02/2020	Applicant will be sent review comments upon completion.
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 05/13/2020	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.

PALO VERDE

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

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Thunderbird 101 Apartments</u> 13270 N 88TH AV	Z05-07A.6 Rezoning	Site Plan for 236 multi-family dwelling units consisting of 1 and 2 bedroom apartments on 11 acres within the Triana Park PAD.	In Review 06/18/2020	Applicant will be sent review comments upon completion.
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 05/12/2020	Awaiting next submittal by the applicant.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
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.	Approved 04/21/2020	Applicant may proceed with site plan submittal.
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.	In Review 06/22/2020	Applicant will be sent review comments upon completion.
<u>Deer Valley Animal Clinic</u> 8385 W DEER VALLEY RD	CU20-04 Conditional Use	Conditional Use Permit for a proposed animal clinic within a 3,600 square foot suite in an existing commercial shopping center.	In Review 06/30/2020	Applicant will be sent review comments upon completion.
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.	In Review 06/17/2020	Applicant will be sent review comments upon completion.
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.

CITY-WIDE PROJECT

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

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.