



# P & Z DEVELOPMENT SUMMARY

## CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
Balea Annexation North of NWC 67th Ave. & Pinnacle Peak Rd.	ANX15-0003 Annexation	Annexation of .266 acres at the NWC of 67th Avenue & Pinnacle Peak	Approved 03/01/2016	Proceed with civil submittal.
Assured Self Storage	TA15-0002 Zoning Ordinance Text Amendmnt	Requesting a text amendment to allow a storage facility as a conditionally permitted use in the C-1 zoning district.	Out to applicant 07/06/2015	Awaiting resubmittal by the applicant.
Art. 14-39 Admin Procedures (1) - Appeal deadlines & Site Plan criteria	TA15-0006 Zoning Ordinance Text Amendmnt	Updates to Site Plan Review Criteria, Appeal filing deadlines, and meeting type for CUP items.	Approved 03/01/2016	Ordinance effective.
Lot Coverage Calculation	TA15-0007 Zoning Ordinance Text Amendmnt	Text amendment to clarify calculation methods for lot coverage.	In Review 12/16/2015	Scheduled for the 6/16/16 Planning & Zoning Commission.
Art. 14-39 Admin Procedures (2) - Comprehensive Amend City wide	TA15-0008 Zoning Ordinance Text Amendmnt	Comprehensive review and amendment of Article 14-39, Administrative Procedures of the Zoning Ordinance.	In Review 12/30/2015	Complete full review and track changes.
Sign Code Modernization	TA16-0001 Zoning Ordinance Text Amendmnt	Complete re-write of the "sign code", Article 14-34 of the Zoning Ordinance.	In Review 02/18/2016	Staff to prepare and review draft ordinance.
Old Town Mixed Use District Update	TA16-0002 Zoning Ordinance Text Amendmnt	An update to the Old Town Mixed Use District, Article 14-42 of the Zoning Ordinance.	In Review 03/09/2016	Zoning text amendment will be presented to Planning & Zoning Commission once staff review is complete.
Donation Bin Update City-wide	TA16-0003 Zoning Ordinance Text Amendmnt	The City is initiating an update to a previous text amendment, TA14-0001, regarding donation/recycling drop-off boxes. This new text amendment will address recent legislation actions and court decisions.	In Review 03/30/2016	In review.
Balea Initial Zoning North of the northwest corner of 67th Ave. & Pinnacle Peak Rd.	Z16-0004 Rezoning	Initial Zoning of .27 acres from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).	CC Hearing Scheduled 04/11/2016	Approved at the 5/3/16 City Council Meeting.

## ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
Assured Self Storage 8600 W. Northern Ave.	CU15-0006 Conditional Use	Conditional Use Permit to allow storage facility (pending zoning text amendment approval).	Out to Applicant 07/06/2015	Awaiting resubmittal by the applicant.
RV Complete 8335 N 83RD AV	CU15-0016 Conditional Use	Conditional Use Permit request to allow light RV repair in an existing improved industrial lot.	Approved 02/22/2016	The applicant may submit for building permits.
Gus' Pizza Outdoor Dining 10738 N 75TH AV	CU15-0020 Conditional Use	Conditional Use Permit to utilize an existing outdoor patio, as an outdoor dining area.	Approved 04/07/2016	Approved by the Planning and Zoning Commission on 4/7/16.
Speedy Pawn 8323 W PEORIA AV	CU15-0021 Conditional Use	Conditional Use Permit for a Pawn Shop to be located at 8323 W. Peoria Ave.	Approved 04/27/2016	Approved 4/7/16.

## ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
The Bungalows on Olive SEC of 83rd Ave and Olive Ave (north of Pioneer Park)	GPA15-0006 General Plan Amendment	Minor General Plan Amendment to adjust the land use map from Business Park/Industrial to Medium-High Density Residential (8-15 du/acre, target=12 du/acre).	CC Hearing Scheduled 04/11/2016	Approved by City Council on 5/3/16.
R-Directional Drilling 8560 N 77TH DR	PR99-01A.2 Site Plan or Amendment	New warehouse building at an existing site.	Out to Applicant 07/09/2015	Awaiting resubmittal by the applicant.
Assured Self Storage 8600 W. Northern Ave.	SP15-0013 Site Plan or Amendment	Construction of a self storage facility and RV storage area at the rear of the property.	Out to Applicant 07/06/2015	Awaiting resubmittal by the applicant.
The Bungalows on Olive SEC of 83rd Ave and Olive Ave (north of Pioneer Park)	SP15-0025 Site Plan or Amendment	153 1-story homes on 14.57 gross acres	In Review 04/21/2016	Approved 5/5/16.
F & R Grand Ave Mini Storage, LLC. 8543 W GRAND AV	SP16-0006 Site Plan or Amendment	Construction of parking spaces to allow for U-Haul trucks located at 8543 W. Grand Ave.	Approved 03/30/2016	Approved 3/22/16.
The Bungalows on Olive SEC of 83rd Ave and Olive Ave (north of Pioneer Park)	Z15-0010 Rezoning	Rezoning from Intermediate Commercial (C-2) to Planned Area Development (PAD).	CC Hearing Scheduled 04/11/2016	City Council approved on 5/3/16.

## IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Arrowhead Business Park 8765 W KELTON LN	PR04-02A.1 Site Plan or Amendment	Site plan amendment to Arrowhead Business Park.	Approved 04/07/2016	Applicant may proceed with building permits.
Drive Time 8369 W BELL RD	SP15-0011 Site Plan or Amendment	Convert a carwash site to an auto dealership.	Withdrawn 03/01/2016	No further action.
Jacksons Carwash 18736 N 83RD AV	SP16-0002 Site Plan or Amendment	Site Plan Amendment to modify an existing car wash located at 18736 N. 83rd Ave.	Approved 04/21/2016	Applicant may apply for building permits.
<u>QuikTrip #472 Site Plan</u> Southeast corner of 83rd Avenue and Lake Pleasant Parkway at Fletcher Way.	SP16-0015 Site Plan or Amendment	Site Plan application for a gas station and convenience store located at the southeast corner of 83rd Avenue and Lake Pleasant Parkway (at Fletcher Way).	In Review 05/03/2016	1st review comments will be sent to applicant upon completion.
Arrowhead Business Park 16785 N 88TH DR	Z93-13A.3 Rezoning	Minor Planned Area Development Amendment.	Approved 03/28/2016	Applicant may submit for sign permit.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Verizon Wireless PHO Mountainside Crossing 24805 N LAKE PLEASANT PW	CU15-0001 Conditional Use	Conditional Use Permit for a Wireless Communication facility to be located at 24805 N. Lake Pleasant Pkwy.	Withdrawn 04/19/2016	No further action.
Verizon PHO Mountainside Crossing	CU16-0005 Conditional Use	Conditional Use Permit for a wireless communication facility on a vacant lot at the southeast corner of Lake Pleasant Parkway and Happy Valley Road.	PZ Hearing Scheduled 04/19/2016	Proceed to the 5/5/16 Planning and Zoning Hearing.
<u>PHO Tierra del Rio Wireless Communication Facility</u> 24847 N 107TH AV	CU16-0007 Conditional Use	A Conditional Use Permit request to install one (1) free-standing 50 foot tall monopole located at 24847 N. 107th Avenue.	In Review 05/03/2016	In review.
67th Avenue Development 67th Ave & Hatfield	GPA14-0004 General Plan Amendment	Land Use change from Residential Estate to Office.	Out to Applicant 08/27/2014	Waiting for applicant to resubmit.
Fry's Marketplace and Fuel Center #697 24739 N LAKE PLEASANT PW	GPA14-0006 General Plan Amendment	From Residential Estate to Community Commercial.	Withdrawn 03/02/2016	No further action.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Terrazza Center SWC of Happy Valley Parkway and 67th Avenue (west of the QT Store)	GPA15-0007 General Plan Amendment	Minor General Plan Amendment of 23.42 acres from Residential Estate & Residential Low to Mixed Use at the SW Corner of 67th Ave and Happy Valley.	Recommend Approval 04/21/2016	Planning and Zoning Commission recommended approval. City Council hearing scheduled for 5/17/16.
83rd Marketplace 24993 N 83RD AV	GPA16-0001 General Plan Amendment	General Plan Amendment to amend the land use designation for 9.09 acres at the southeast corner of 83rd Avenue and Happy Valley from Low Density Residential to Neighborhood Commercial.	In Review 04/28/2016	The application is currently being reviewed and comments will be provided to the applicant.
Westwing - Parcel 24 & 27 NEC and SEC of the intersection of Lake Pleasant Parkway and WestWing Parkway	P15-0011 Preliminary Plat	Preliminary Plat for 122 single family lots on 48.7 gross acres at the intersection of West Wing Parkway and Lake Pleasant Parkway.	Approved 04/18/2016	The applicant may submit the final plat and civil plans.
Blackstone at Vistancia Parcel B-9 117th Drive, north of the Moura Drive roundabout.	P15-0012 Preliminary Plat	Vistancia Parcel B-9, comprising 65 lots on 47 acres, located 117th Drive, and north of Moura Drive.	Out to Applicant 05/02/2016	3rd review complete. Comments out to applicant.
Vistancia Parcel D-1 NEC of Lone Mountain Pw & El Mirage Rd	P16-0001 Preliminary Plat	Preliminary Plat for Vistancia Parcel D-1 (74 lots on 26 acres).	In Review 04/14/2016	In review. 2nd review comments due 5/5/16.
Vistancia Parcel D-2 NEC of Lone Mountain Pw & El Mirage Rd	P16-0002 Preliminary Plat	Preliminary Plat for Vistancia Parcel D-2 (79 lots on 24 acres).	In Review 04/14/2016	In review. 2nd review comments due 5/5/16.
Vistancia Parcel D-3B NEC of Lone Mountain Pw & El Mirage Rd	P16-0003 Preliminary Plat	Vistancia Parcel D-3B (84 lots on 19 acres).	In Review 04/14/2016	2nd review under way. Applicant will be sent comments upon completion.
Vistancia Parcel D-4 NEC of Lone Mountain Pw & El Mirage Rd	P16-0004 Preliminary Plat	Vistancia Parcel D-4 (87 lots on 41 acres).	In Review 04/14/2016	2nd review under way. Applicant will be sent comments upon completion.
67th Avenue Development 67th Ave & Hatfield	SP14-0013 Site Plan or Amendment	Construction of an office building of 19,000 s.f.	Out to Applicant 09/08/2015	Waiting for applicant to resubmit.
Verizon Wireless PHO Mountainside Crossing 24805 N LAKE PLEASANT PW	SP15-0001 Site Plan or Amendment	New 65' monopalm wireless facility at Shell Gas Station.	Withdrawn 04/19/2016	No further action.
Cibola Vista Resort and Spa Service Facility 27681 N CIBOLA VISTA DR	SP15-0028 Site Plan or Amendment	Construction of a 11,000 s.f. service building for Cibola Vista located at the corner of Cibola Vista Drive and Pinnacle Vista Drive.	Out to Applicant 04/20/2016	2nd review comments sent on April 21, 2016. Applicant will need to address comments and resubmit.
CST Corner Store 28472 N VISTANCIA BL	SP15-0030 Site Plan or Amendment	Construction of a 11,000 sq.ft. facility to include a convenience store, gas station, and car wash located at the south corner of Vistancia Blvd. and El Mirage Road.	In Review 04/18/2016	Applicant will receive 2nd review comments upon completion.
Village Inn NEC of Happy Valley Rd and Lake Pleasant Parkway (Parcel 13/APN #201-01-132), east of the Wells Fargo Bank.	SP16-0004 Site Plan or Amendment	New construction of a 4,441 s.f. Village Inn Restaurant to be located in the Lake Pleasant Crossing Center, directly east of the Wells Fargo Bank site.	Approved 04/04/2016	2nd review complete. Site Plan approval granted 3/29/16.
Sonic Drive-In Restaurant 7007 W HAPPY VALLEY RD UNIT OFFICE	SP16-0011 Site Plan or Amendment	Construction of a 1477 sf Sonic Drive-In restaurant with drive thru located at the southwest corner of Happy Valley and 67th Avenue.	Out to Applicant 04/26/2016	1st review completed. Awaiting resubmittal.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Orchard Pointe at Terrazza 7007 W HAPPY VALLEY RD UNIT OFFICE	SP16-0012 Site Plan or Amendment	Construction of a 136,236 SF assisted living/memory care facility at the northwest corner of 67th Avenue and Happy Valley.	Out to Applicant 05/02/2016	1st review complete. Comments out to applicant.
Verizon PHO Mountainside Crossing	SP16-0013 Site Plan or Amendment	Construction of a wireless communication facility on a vacant lot at the southeast corner of Lake Pleasant Parkway and Happy Valley Road.	In Review 04/05/2016	Awaiting 5/5/16 Planning & Zoning Hearing.
<b><u>PHO Tierra del Rio Wireless Communication Facility</u></b>	SP16-0014 Site Plan or Amendment	A Site Plan request to install one (1) free-standing 50 foot tall monopole located at 24847 N. 107th Avenue.	In Review 05/03/2016	In review.
Quik Trip 6739 W HAPPY VALLEY RD	V16-0002 Variance	Request to allow more than one sign per street frontage for the QuikTrip located at 6739 W. Happy Valley Road.	Hearing Scheduled 04/28/2016	Variance hearing is scheduled for May 2nd.
Hua Residence 7315 W BROOKHART WY	WW15-0006 Hillside Appeal	Hillside Waiver for a single family home located at 7315 W. Brookhart Way.	Admin Review 03/21/2016	
Lake Pleasant Town Center - Denaro Parcel 10230 W HAPPY VALLEY PW	Z03-04A.5 Rezoning	Lake Pleasant Town Center Amendment to include annexed portion of Denaro Plaza.	Approved 03/01/2016	Proceed with building permits.
Lake Pleasant Heights South of SR 74, North of Lone Mountain Rd., East of 131st Ave., & West of 115th Ave.	Z03-05A.1 Rezoning	Amendments to Lake Pleasant Heights PCD (revise entire PCD).	Recommend Approval 10/15/2015	Will be scheduled for City Council hearing when Draft Development Agreement is complete.
67th Avenue Development 67th Ave & Hatfield	Z14-0007 Rezoning	Rezoning of 5.01 acres from SR-43 to O-1 at 67th Avenue and Hatfield.	Out to Applicant 09/08/2015	Waiting for applicant to resubmit.
Balea Rezone North of the northwest corner of 67th Ave. & Pinnacle Peak Rd.	Z14-0012 Rezoning	Rezoning of 1.4 acres from SR-43 to R1-35 at the NWC of 67th Avenue and Pinnacle Peak Rd.	CC Hearing Scheduled 04/11/2016	Approved at the 5/3/16 City Council Meeting.
Terrazza Center SWC of Happy Valley Parkway and 67th Avenue (west of the QT Station)	Z15-0011 Rezoning	Rezoning of 23.42 acres of SR-43 land to PAD Mixed Use at the SW Corner of 67th Ave and Happy Valley.	Appealed 03/24/2016	Planning and Zoning Commission recommended approval. City Council hearing scheduled for 5/17/16.
Lakshmiipathy Residence Rezone West of 99th Ave. & Pinnacle Vista Dr.	Z15-0015 Rezoning	Request change from General Agricultural (AG) to Single-family Residential (R1-35). Lakshmiipathy Single Family Rezoning	Approved 04/05/2016	Proceed to building permits.
Denaro Remnant Strip Initial Zoning 10230 W HAPPY VALLEY PW	Z15-0016 Rezoning	Initial zoning of remnant strip from County RU-43 to City SR-43.	Approved 03/01/2016	Proceed with building permits.
83rd Marketplace 24993 N 83RD AV	Z16-0001 Rezoning	Rezoning of a 9.09 acre parcel from SR-43 (Suburban Ranch) to PAD (commercial) to allow development of a shopping center at the southeast corner of 83rd Avenue and Happy Valley Road.	In Review 04/28/2016	The application is currently being reviewed and comments will be provided to the applicant.
Sunrise Mountain	Z97-13A.4 Rezoning	The applicant proposes a PAD amendment to establish development standards for two parcels and update the depiction of the Preliminary Development Plan.	Approved 03/29/2016	No further action.
WestWing Mountain Parcel 24 & 27 NEC and SEC of the intersection of Lake Pleasant Parkway and WestWing Parkway	Z98-09A.11 Rezoning	A Minor Planned Community Development (PCD) text amendment to allow the modification of development standards including permissible building height, yard setbacks, and lot coverage.	Approved 02/29/2016	The applicant must complete preliminary plat and receive building permits prior to initiating development activity.

## MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
<b><i>WestWing Mountain Parcel 24 &amp; 27</i></b> NEC and SEC of the intersection of Lake Pleasant Parkway and WestWing Parkway	Z98-09A.12 Rezoning	A Minor Planned Community Development (PCD) text amendment to amend the maximum allowable wall heights within Parcels 24 & 27 at the northeast and southeast corners of Lake Pleasant Parkway and West Wing Parkway.	In Review 04/27/2016	Comments will be provided to the applicant once review is complete.

## PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Zion Ministries and Daycare 7643 W ACOMA DR	CU15-0015 Conditional Use	Use permit request for a commercial daycare in a residential home. EIN 26-0073998	Out to Applicant 12/03/2015	Applicant will need to address 1st review comments and resubmit.
Roadrunner Clinic 12320 N 75TH AV	CU16-0001 Conditional Use	Conditional Use Permit to allow a veterinary clinic in a C-2 zoning district located at 12320 W 75th Ave.	Approved 04/12/2016	Approved. Applicant may submit Site Plan.
Az Asthma and Allergy Institute-Peoria North of the NEC of 75th Avenue and Thunderbird Road. T83 8170 W THUNDERBIRD RD	SP14-0018 Site Plan or Amendment SP15-0021 Site Plan or Amendment	Construction of a 9400 s.f. building for the treatment of patients with asthma. Construction of a multi-family apartment rental community of 183 units at 83rd Ave and W. Thunderbird Rd.	Approved 03/14/2016 Approved 03/02/2016	Applicant may proceed to building permits. The applicant may apply for building permits.
Zion Ministries and Daycare 7643 W ACOMA DR	SP15-0024 Site Plan or Amendment	Site Plan request for a commercial daycare in a residential home. EIN 26-0073998.	Out to Applicant 12/03/2015	Post-App meeting held on January 19, 2016. Applicant will need to address 1st review comments and resubmit.
Cactus Square Parcel 2B Site 12320 N 75TH AV	SP15-0027 Site Plan or Amendment	Construction of a new 3,900 s.f. commercial pad building located within the Cactus Square Commerce Park at the NWC of 75th Ave. and Cactus Rd.	In Review 04/12/2016	In review. 2nd review comments due 5/5/16.
Doggie District 8028 W THUNDERBIRD RD	SP16-0001 Site Plan or Amendment	Site Plan Amendment for a dog boarding facility at 8028 W. Thunderbird	In Review 03/30/2016	Approved. Awaiting end of appeal period 5/9/16.
Multi-Tenant/Restaurant Shell 7473 W BELL RD	SP16-0003 Site Plan or Amendment	Construction of a 11,000 s.f. multi-tenant and restaurant shell located at the south east corner of 75th Avenue and Bell Road.	In Review 04/14/2016	In review. Comments are due on 5/5/16.
Peoria Church of the Nazarene 7717 W THUNDERBIRD RD	SP16-0010 Site Plan or Amendment	Site Plan to create a landscaped area in the southern portion of the property for the Peoria Church of the Nazarene.	Out to Applicant 04/27/2016	1st review completed. Awaiting resubmittal.
The Kids Academy LLC 7430 W CACTUS RD	V16-0001 Variance	Request to allow offsite signage for The Kids Academy LLC (7430 W. Cactus Road) to locate their sign on the façade of 7420 W. Cactus Road.	Approved 03/09/2016	Applicant may submit for a sign permit.

## PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Arizona Auto Brokers 9243 W GRAND AV	CU14-0013 Conditional Use	Use permit for a used car/motorcycle auto dealership.	Withdrawn 03/07/2016	No further action.
Discount Tire 91st and Northern 8045 N 91ST AV	CU16-0003 Conditional Use	Conditional Use Permit application to allow the sale and installation of tires (Discount Tire) located at the northeast corner of 91st Ave. and Northern Ave.	In Review 04/28/2016	Awaiting resubmittal.

## PINE

Name/Address	File #/Type	Description	Case Status	Next Step
American Legion Post 62 9847 W DESERT COVE AV	CU16-0004 Conditional Use	Conditional Use Permit for outdoor dining within an existing outdoor smoking patio at the American Legion Post 62 (already constructed) at 9847 W. Desert Cove.	PZ Hearing Scheduled 04/21/2016	Case is scheduled for Planning & Zoning Commission on 5/5/16.
Townley Park SWC of 89th and Olive Avenues.	P16-0005 Preliminary Plat	Proposed subdivision, comprising forty (40) lots, on 10.1 acres, and averaging 5,175 square feet in lot size.	In Review 05/03/2016	1st review complete and comments out to the applicant.
Goodwill Store and Donation Center 9004 W NORTHERN AV	PR08-03A.1 Site Plan or Amendment	Construction of a proposed 8,000 s.f. building addition to an existing 13,987 s.f. commercial building for a Goodwill Store and Donation Center.	In Review 04/14/2016	In review. 2nd review comments due 5/5/16.
PHO N95th Ave SC 9120 N 95TH AV	SP15-0019 Site Plan or Amendment	Small cellular wireless facility attached to a light pole.	Out to Applicant 09/01/2015	Awaiting resubmittal.
Wagner Storage Lot NWC 95th Ave & 96th Ave	SP15-0029 Site Plan or Amendment	Site Plan for a new storage lot located at the NW corner of 96th Ave. and 95th Ave.	In Review 04/12/2016	2nd review under way. Comments will be sent to applicant upon completion.
TYR Tactical (Reliance Commerce Park - Parcels B/C) NWC 91st & Olive Avenues (north of existing QT station)	SP16-0005 Site Plan or Amendment	New construction of a 67,950 sf office/manufacturing building, for TYR Tactical, manufacturer of body armor, comprising 8.81 acres.	In Review 04/21/2016	2nd submittal received and currently under review.
Plaza Del Rio Multi-Family 13310 N PLAZA DEL RIO BL	SP16-0007 Site Plan or Amendment	Proposed multi-family apartments/ townhomes on 15.72 acres located south of the southwest corner of Plaza Del Rio and Thunderbird Rd.	In Review 04/21/2016	2nd submittal received and currently under review.
Discount Tire 91st and Northern 8045 N 91ST AV	SP16-0009 Site Plan or Amendment	Construction of a 7,373 square foot tire store building with six service bays located at the north east corner of 91st Ave. and Northern Ave.	In Review 04/28/2016	Awaiting resubmittal.
Townley Park SWC of 89th and Olive Avenues.	Z16-0002 Rezoning	Rezoning of 10.1 acres from Agriculture (AG) to Planned Area Development (PAD), to support a 40 lot single-family residential development.	In Review 05/02/2016	1st review complete, and comments out to the applicant.
TYR Tactical Minor PAD Amendment NWC 91st & Olive Avenues (north of existing QT station)	Z98-12A.4 Rezoning	Minor Amendment of the 91st Ave & Olive PAD Report, adding land uses, for vacant parcels B & C, to allow for more production/warehouse type uses, in the Reliance Commerce Business Park Development.	Approved 03/29/2016	Review complete. Planning Manager approval granted on 3/24/16.

## WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Johnson Detached Garage 8410 W SANDS CT	AR16-0001 Administrative Relief	Administrative Relief in order to increase lot coverage from the final plat to zoning development standards for a detached garage at 8410 W. Sands Ct.	Approved 04/05/2016	Applicant may proceed to building permits.
Woodside Homes - Meadows 12B Lot 2 10124 W CASHMAN DR	AR16-0002 Administrative Relief	Administrative Relief for Woodside Homes for a property located at 10124 W. Cashman Dr. to allow for a 1.2% increase to the 55% lot coverage.	In Review 04/12/2016	Proceed to the 6/14/16 Board of Adjustment.
<b><i>Smith Custom Home &amp; Garage</i></b> 8416 W SANDS CT	AR16-0003 Administrative Relief	Administrative relief to increase lot coverage to 35% to be consistent with the R1-18 zoning district	In Review 05/03/2016	In review.
Headquarters Restaurant 16041 N ARROWHEAD FOUNTAINS CENTER DR	CU16-0002 Conditional Use	Conditional Use Permit to allow a previously approved outdoor dining use for a new user.	In Review 04/12/2016	The application is scheduled for the May 5th Planning & Zoning Commission meeting.

## WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
<b><i>Slick's Garage LLC</i></b> 8350 W PARADISE LN	CU16-0006 Conditional Use	Conditional Use Permit for outdoor dining use at Slick's Garage at 8350 West Paradise Lane.	In Review 04/18/2016	1st review underway. Applicant will be sent comments upon completion.
Hidden Paradise Estates (AKA) Rock Springs Estates	GPA13-0004 General Plan Amendment	From Residential Estate to Residential Low for 77 acres.	In Review 01/07/2016	Waiting for concurrent Rezoning application to schedule the Planning and Zoning Commission hearing.
Ironwood Estates South of Pinnacle Peak Rd. west of Lake Pleasant Pkwy.	GPA15-0001 General Plan Amendment	Minor General Plan Amendment from Residential Estate to Residential Low on 5.04 gross acres.	Withdrawn 03/02/2016	No further action needed.
Ironwood 12 West of SWC of Lake Pleasant Pkwy & Pinnacle Peak Rd.	GPA15-0003 General Plan Amendment	Minor General Plan Amendment from Residential Estate to Residential Low on 4.91 acres.	Withdrawn 02/18/2016	No further action.
Ironwood Commercial West of SWC of Lake Pleasant Pkwy & Pinnacle Peak Rd.	GPA15-0008 General Plan Amendment	Minor General Plan Amendment for 4.91 acres from Residential Estate to Office Land Use.	PZ Hearing Scheduled 04/19/2016	Awaiting 5/5/16 Planning and Zoning Commission Hearing.
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	P12-0009 Preliminary Plat	122 lots on 68.5 acres.	In Review 03/30/2016	4th review underway, comments will be sent to applicant upon completion.
Hidden Paradise Estates (AKA) Rock Springs Estates	P13-0016 Preliminary Plat	175 single family residential lots.	In Review 03/28/2016	Waiting for applicant to resubmit.
Ironwood Estates South of Pinnacle Peak Rd. west of Lake Pleasant Pkwy.	P15-0002 Preliminary Plat	Subdivision of 5.04 acres into six (6) single family residential lots.	Admin Review 02/29/2016	Application can be approved once Zoning becomes effective on April 6, 2016.
Ironwood 12 West of SWC of Lake Pleasant Pkwy & Pinnacle Peak Rd.	P15-0003 Preliminary Plat	Subdivision of 12 single-family residential lots (80' x 107") on 4.91 acres, located west of the SWC of Lake Pleasant Parkway and Pinnacle Peak Road.	Withdrawn 02/18/2016	Awaiting resubmittal by the applicant.
The Meadows Parcels 7 & 8 Southeast corner of 99th Avenue and Pinnacle Peak Road	P16-0006 Preliminary Plat	The Meadows Parcels 7 & 8 (282 lots on 125 acres).	In Review 05/04/2016	1st review comments sent April 14, 2016. Applicant will need to address comments and resubmit.
Arizona Broadway Theater 7797 W PARADISE LN	PR03-04A.1 Site Plan or Amendment	Approximately 3,322 square foot addition to the existing building.	In Review 04/20/2016	In review. Comments are due on 5/12/16.
Pinnacle Peak Patrol Services Building Expansion 23100 N LAKE PLEASANT PW	PR99-10A.1 Site Plan or Amendment	Construction of a 16,900 square foot facility to include a new one-story Police Services building with parking lot expansion to the existing Pinnacle Peak Public Safety Facility.	Approved 02/22/2016	The Capital Improvement Project team, along with the consultant, continue to work towards 100% design plans.
Resort Lifestyle Communities SEC 81st Avenue & Beardsley Rd	SP15-0009 Site Plan or Amendment	Construction of a Senior Living Community.	In Review 04/05/2016	Approved. Awaiting the end of the appeal period on 5/9/16.
Go AZ Motorcycles 16844 N ARROWHEAD FOUNTAINS CENTER DR	SP15-0016 Site Plan or Amendment	Expansion of an existing motorcycle sales facility to include a service area, storage area, wash bay and additional restroom facility.	Out to Applicant 07/02/2015	Awaiting resubmittal of case documents.
PHO Grace Church Fletcher Heights Park 7827 W HILLCREST BL	SP15-0026 Site Plan or Amendment	Site plan for the proposed installation of a new 30-foot tall Verizon wireless facility located on a light pole within the City Park at the NE corner of the park parcel.	Out to Applicant 12/31/2015	Awaiting resubmittal by the applicant.

**WILLOW**

<b>Name/Address</b>	<b>File #/Type</b>	<b>Description</b>	<b>Case Status</b>	<b>Next Step</b>
Hidden Paradise Estates (AKA) Rock Springs Estates	Z13-0008 Rezoning	From R1-35 to PAD for 77.68 acres.	Out to Applicant 02/24/2016	Waiting for applicant to resubmit.
Ironwood Estates South of Pinnacle Peak Rd. west of Lake Pleasant Pkwy.	Z15-0001 Rezoning	From AG to R1-18 for 6 single-family lots on 5.04 gross acres.	Approved 03/01/2016	Zoning becomes effective April 6, 2016.
Ironwood 12 West of SWC of Lake Pleasant Pkwy & Pinnacle Peak Rd.	Z15-0002 Rezoning	From AG to PAD to develop 12 single-family residential lots on 4.91 acres.	Withdrawn 02/18/2016	No further action.
Ironwood Commercial West of SWC of Lake Pleasant Pkwy & Pinnacle Peak Rd.	Z15-0014 Rezoning	Rezoning of 4.91 acres from Agriculture to PAD for mini-storage and office uses.	PZ Hearing Scheduled 04/19/2016	Awaiting 5/5/16 Planning & Zoning Commission Hearing.
<b><u>Headquarters Restaurant</u></b> 16041 N ARROWHEAD FOUNTAINS CENTER DR	Z95-22A.11 Rezoning	An amendment to the Peoria 57 Acre (Arrowhead Fountains Center) Planned Area Development to reduce the front building setback at 16041 N. Arrowhead Fountains Center Drive to allow a permanent shade structure.	Approved 04/25/2016	The application is eligible for an administrative decision beginning April 25th.