



# P & Z DEVELOPMENT SUMMARY

## ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
Ryan's Touchdown Sportswear 8701 NW Grand Ave.	CU12-0005 Conditional Use Permit	Conditional Use Permit for a sportswear business in an existing building that sells imprinted and embroidered sportswear.	Scheduled for Planning & Zoning Commission hearing 7/5/12.	Planning & Zoning Commission hearing 7/5/12.

## IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Larry Miller Dodge/Toyota/Hyundai</u> South side of Bell Rd. between 84th Ave. & 87th Ave.	SP12-0006 Site Plan	Site improvements and building remodels for three dealerships.	1st Comments due 7/24/12.	
Walgreen's 9050 W. Union Hills Dr.	DR12-0010 Design Review	Design Review for an update to façade.	Approved June 12, 2012.	Applicant may submit for building permits.

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Blackstone Parcel B-6</u> NWC Lone Mountain Rd. & El Mirage Rd.	P12-0007 Preliminary Plat	Preliminary Plat for 52 single family residential lots.	1st Comments due 8/21/12.	
<u>Saddleback Heights</u> St. Rt. 74 & 147th Avenue Alignment	Z02-04A.1 Planned Community District Amendment	Amendment to modify the overall project density, hillside development standards, use allowances, and project circulation.	1st Comments due 8/9/12.	
<u>Trailside at Happy Valley</u> SWC 93rd Ave. & Happy Valley Rd.	GPA12-0005 General Plan Amendment	Minor GPA from Residential Estate to Residential Low and Residential Medium.	1st Comments due 8/23/12.	
<u>Trailside at Happy Valley</u> SWC 93rd Ave. & Happy Valley Rd.	Z12-0005 Rezone	Rezone from R1-35 to Planned Area Development.	1st Comments due 8/23/12.	
Rock Springs NEC Jomax & 83rd Av Alignment	Z01-07A.2 PAD Amendment	PAD amendment to increase lot coverage and modify setbacks.	Approved: 7/3/2012	None.
Rock Springs II NWC 75 Ave & Jomax Rd.	Z03-06A.2 PAD Amendment	PAD amendment to increase lot coverage and modify setbacks.	Approved: 7/3/2012	None.
Lake Pleasant Heights SAP Amendment	GPA12-0003 General Plan Amendment	Amendment to the Specific Area Plan to reappropriate land uses within the project area.	1st comments due 7/14.	Complete 1st review, make available for 60-day public review.
Cholla Hills NWC St. Rt. 74 & Old Lake Pleasant Rd.	Z98-03A.1 Major PAD Amendment	Major PAD Amendment to allow a recreational RV resort.	Third review complete; met with City Attorney regarding water issues & asset purchase agreement. Comments issued on 6/5/12.	Waiting for 4th submittal
Shops at Coldwater Ranch NEC Happy Valley Rd. & El Mirage Rd.	GPA11-0013 General Plan Amendment	Minor GPA to change land use designation from Residential/Low to Neighborhood Commercial.	Comments provided to applicant regarding pre-annexation agreement. No Change: 08/01/12	Wait for revisions from applicant: Finish revisions of pre-annexation agreement; schedule for planning and zoning hearing

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	Z11-0001 Rezoning	Rezone approx. 26 acres from SR-43 to PAD for a mixed use development including residential condo, retail, restaurant and office uses.	1st review comments sent 2/17/11.	Applicant must resubmit by 10/10/12.
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	GPA11-0001 General Plan Amendment	General Plan Amendment to change from Residential Estate to Neighborhood Commercial/Mixed Use.	1st review comments sent 2/17/11.	Waiting for applicant to resubmit.
APS Annexation Loop 303, Dysart Rd, 115th Ave, Jomax Rd	ANX07-04 Annexation	Combination annexation of State and private land. Includes APS Westwing site.	On-going discussions with State Land to prepare for Selection Board hearing.	Awaiting State Selection Board hearing to grant the City the ability to annex State Trust Land.
City of Peoria Annexation Section 6/T5N/R1E - N/O Happy Valley Rd.	ANX09-02 Annexation	Annexation of 168 acres	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition. Continue to research possible annexation. May not have any personal property to annex parcel.
City of Peoria Annexation Section 29/T5N/R1E - N/O Happy Valley Rd.	ANX09-01 Annexation	Annexation of 101 acres of BLM land.	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition. Continue to research possible annexation. May not have any personal property to annex parcel.

## PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
Tierra Buena NWC 75th Ave. & Tierra Buena Ln.	Z12-0002 Rezone	Rezone approximately 9.25 acres from PAD Multi-Family to Single-Family R1-6.	Second submittal received 7/29/12	Review comments due 8/23/12.
Francis & Sons Carwash 8778 W. Thunderbird Rd.	DR12-0012 Design Review	Design Review for updated elevations.	Approved 6/25/12.	
Aprisa Mexican Cuisine SEC 84th Ave. & Thunderbird Rd.	CU12-0007 Conditional Use Permit	Conditional Use Permit for a Mexican food restaurant with a drive-thru.	Scheduled for 8/2/2012 Planning and Zoning Commission	8/2 Planning and Zoning Commission
Dutch Bros Coffee SEC 84th Ave. & Thunderbird Rd.	CU12-0006 Conditional Use Permit	Conditional Use Permit for a Coffee Shop with drive-thru.	Scheduled for 8/2/2012 Planning and Zoning Commission	8/2 Planning and Zoning Commission
Dutch Bros Coffee & Aprisa Mexican Cuisine SEC 84th Ave. & Thunderbird Rd.	SP12-0005 Site Plan	Site Plan for a coffee shop and Mexican restaurant on the same parcel, both with drive-through windows.	2nd review complete.	Waiting for CUPs to be reviewed at 8/2 Planning and Zoning Commission
Iconic Tattoo 16610 N. 75th Ave. #106	CU12-0004 Conditional Use Permit	Tattoo and Piercing Studio.	Approved at June 21 Planning and Zoning	None.
Zion Church & Daycare 7643 W. Acoma Drive	SP11-0013 Site Plan	Site Plan for a Church and Daycare facility.	2nd review comments issued 6/21/12	Await 3rd revision No Change: 8/01/12
Zion Church and Daycare 7643 W, Acoma Drive	CU11-0021 Conditional Use Permit	Conditional Use Permit for daycare facility.	2nd review comments issued 6/21/12	Await 3rd Revision No Change: 8/01/12

**PINE**

Name/Address	File #/Type	Comments	Case Status	Next Step
Silverado Senior Living NEC 94th DR. & Redwood DR.	SP12-0003 Site Plan	Site Plan for a senior living facility.	Approved 7/9/12.	Applicant may submit for building and civil permits.
Silverado Senior Living NEC 94th DR. & Redwood DR.	CU12-0003 Conditional Use Permit	Conditional Use Permit to allow a senior living facility in RM-1 zoning.	Approved by the Planning and Zoning Commission 7/5/12.	Applicant may submit for building and civil permits.
Agua Fria Lowlands North side of Northern Ave. at 115th Ave.	Z11-0007 Special Use Permit	Special Use Permit to allow a land reclamation facility to bring the area up to grade level with inert materials.	Scheduled for 8/2 Planning and Zoning Commission	Scheduled for 8/2 Planning and Zoning Commission, then 9/4 City Council.

**WILLOW**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Peoria Sports Complex (Osage)</u></b> Peoria Sports Complex, 83rd/Paradise	Z93-16A.11 PAD Amendment	A Minor PAD amendment to facilitate the development of a mixed use center on the western 18 acre parking lot between 83rd Avenue, the Stadium, Stadium Way, and Mariner's Way.	City initiated draft is 70% complete	Complete signage, parking, architectural standards
<b><u>Tierra Buena</u></b> NWC 75th Ave. & Tierra Buena	P12-0005 Preliminary Plat	Preliminary Plat for 41 single family lots.	1st Comments due 8/6/12.	
<b><u>Hooters</u></b> 16550 N. 83rd Ave.	DR12-0017 Design Review	Design Review to update façade.	1st Comments due 8/14/12.	
The Meadows Parcel 4 NEC 91st Ave. & Deer Valley Rd.	P12-0004 Preliminary Plat	Preliminary Plat for 219 Single-Family lots.	1st Comments sent 6/25/12.	Awaiting 2nd submittal.
Tierra Buena NWC 75th Ave. & Tierra Buena Ln.	P12-0005 Preliminary Plat	Preliminary Plat for 41 Single-Family lots.	1st Comments sent 6/21/12.	Awaiting 2nd submittal.
Sunset Ranch II N/O NEC Lake Pleasant Pkwy. & Williams Rd.	Z05-25A.3 Major PAD Amendment	Amendment to the approved zoning (PAD: Z05-25A.3) to accommodate the addition of 19.72 acres of land to the overall development.	1st Review complete. Comments sent to applicant on 7/25/12. Minor revisions for PAD document requested.	Awaiting revisions from applicant.
83rd Avenue Professional Plaza 15525 N. 83rd Ave.	Z98-16A.10 PAD Amendment	Minor PAD amendment to allow medical offices.	Approved as 7/3/12.	
Goodwill 8288 W. Lake Pleasant Pkwy.	Z12-0003 PAD Amendment	Amendment to add a donation center use to the existing Goodwill location.	2nd review received 7/26/12	Schedule for 9/6 Planning and Zoning Commission
Goodwill 8288 W. Lake Pleasant Pkwy.	CU12-0009 Conditional Use Permit	Conditional Use Permit for the addition of a donation center at an existing location.	2nd review received 7/26/12	Schedule for 9/6 Planning and Zoning Commission
Sunset Ranch II N/O NEC Lake Pleasant Pkwy. & Williams Rd.	GPA12-0006 General Plan Amendment	Minor GPA to change land use from estate to low density residential to allow for similar development characteristics as the existing Sunset Ranch single-family residential development.	1st Review complete. Comments sent to applicant on 7/25/12. Minor revisions requested.	Awaiting resubmittal from applicant.

## WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Sunset Ranch II N/O NEC Lake Pleasant Pkwy. & Williams Rd.	P12-0006 Preliminary Plat	Preliminary Plat for new single-family residential lots.	1st Review complete 7/31/12. Minor revisions to open space layout and landscaping plans requested.	Awaiting resubmittal from applicant.
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	GPA12-0001 General Plan Amendment	Minor amendment to change density from Residential Estate to Residential Low.	1st review comments sent 5/1/12	Waiting for applicant to resubmit
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	Z12-0001 Rezone	Rezone from R1-35 to a Planned Area Development.	1st review comments sent 5/1/12.	Waiting for applicant to resubmit.
Peoria Sports Complex SEC 83rd Ave. & Paradise Lane	Z93-16A.9 P.A.D. Amendment	Minor P.A.D. amendment for a multi-tenant monument sign.	Approved 7/26/2012	None.
Rock Springs Estates N/O Williams Rd. between 79th Ave. & 75th Ave.	Z11-0008 Rezone	Rezone approximately 78 acres from R1-35 (Single-family Residential) to R1-10 (Single-family Residential).	1st Comments sent 12/5/12.	Waiting for resubmittal.
Rock Springs Estates N/O Williams Rd. between 79th Ave. & 75th Ave.	GPA11-0015 General Plan Amendment	Minor GPA amendment to change the land use designation from Residential Estate to Residential Low.	1st review comments sent 12/5/11.	Waiting for resubmittal.
Johnny Fox's 16100 N. Arrowhead Fountains Center Drive	Z95-22A.10 PAD Amendment	Amend current PAD to allow additional signage.	Waiting to receive Proposition 207 waiver from applicant.	Amendment may be approved upon receipt of Proposition 207 waiver.