



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
Santana Village NEC 77th Ave. & Peoria Ave.	SP11-0015 Site Plan	Site Plan for a 224 unit apartment complex on approximately 15 acres.	Approved 12/21/2011	Building Permit Review
Old Town Peoria	GPA11-0002 General Plan Amendment	GPA Amendment to align with the recently-approved Old Town Peoria Revitalization Plan.	Approved by Council 12/6/11.	Effective 1/6/11.

IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
QuikTrip SEC Lake Pleasant Pkwy. & Fletcher Way	DR11-0031 Design Review Waiver	Waiver to allow a 10" canopy fascia instead of the required 12".	1st Comments due 1/9/12.	Approved 12/21/11.
QuikTrip SEC Lake Pleasant Pkwy. & Fletcher Way	SP11-0014 Site Plan	Site Plan for gas station and convenience store.	Approved 1/11/12.	Applicant may submit for building permits.
Honest 1 Auto Care 20429 N. Lake Pleasant Rd.	CU11-0002 Conditional Use Permit	Conditional Use Permit for an auto facility use.	1st review comments sent 3/15/11.	Waiting for applicant to resubmit.
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	SP10-0092 Site Plan	Site Plan for a monopalm and ground equipment.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal. See associated CUP (CU10-0093). (no change 01/30/12)
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	CU10-0093 Conditional Use	Conditional Use Permit for a 65' monopalm.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal. (no change 01/30/12)

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Tower Asset Group Vistancia</u> 29701 N. Sunrise Point	SP12-0002 Site Plan	Site Plan for wireless communications facility.	1st Comments due 2/8/12.	
Melton Ranch II SEC Happy Valley Rd. & Lake Pleasant Pkwy.	DR11-0032 Design Review	Design Review for new Single Family Homes. K. Hovnanian Homes	Approved 1/18/12	Construction Documents
Ventana Pichachos 8709 W Villa Lindo Drive	DR11-0027A.1 Design Review	Design Review for new Single Family Homes. Shea Homes	Approved 1/12/12	Construction Documents
Vistancia Parcel C8 NWC Trilogy Blvd. & Dixileta Pkwy.	DR11-0029 Design Review	Design Review for Single Family home plans. Shea Homes	Approved 12/13/2011	Construction Documents
Smashburger NWC Lake Pleasant Pkwy. & Happy Valley Rd.	CU11-0023 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	Approved by P&Z on 1/5/12.	Conditional Use Permit approved for outdoor dining.
Chilis Happy Valley 10040 W. Happy Valley Rd.	DR11-0023 Design Review	Design Review for façade update.	Approved 12/6/11	Building Permit 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.	1st Comments sent to applicant 11/29/11	Awaiting next submittal or possible withdrawal.

MESQUITE

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Mobilitie E/O Lake Pleasant Pkwy. & S/O Carefree Hwy.	CU11-0022 Conditional Use Permit	Conditional Use Permit for wireless communication.	Approved by P&Z Hearing 12/15/2011	Applicant may apply for Building Permit.
Mobilitie E/O Lake Pleasant Pkwy. & S/O Carefree Hwy.	SP11-0016 Site Plan	Site Plan for new wireless communication.	Site Plan approved	Applicant may apply for building permit.
Tierra del Rio Parcel 6	DR10-008A.2 Design Review	Design Review for new single family home plans. Pulte Homes	Approved 12/15/11	Construction Documents
Peoria Lakes	GPA11-0012 General Plan Amendment	General Plan Amendment to change land designation from Park / Open Space to Residential Medium-High for future residential development.	Approved by City Council 12/6/11	Effective January 6, 2012
Saddleback Heights	GPA11-0009 General Plan Amendment	General Plan Amendment to reconfigure current land uses by increasing density and open space provisions.	Approved by City Council on 12/6/11	
State Land	GPA11-0006 General Plan Amendment	General Plan Amendment to change land use designations for State Land along the Loop 303 between Happy Valley Pkwy and Jomax Rd.	GPA approved by City Council on 12/6/11.	Continue with annexation request through the Arizona State Land Department.
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: 01/30/12	Finish revisions of pre-annexation agreement; schedule for planning and zoning hearing
Vistancia	Z01-10A.11 Major PCD Amendment	Major PCD Amendment to combine Vistancia North and South.	Advertised for 3/1 P&Z hearing	P&Z hearing on 3/1; City Council on 4/3
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.
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.	Waiting for applicant to resubmit.
Agua Fria 426 NWC Old Carefree Highway and 91st Ave alignment	GPA07-01 General Plan Amendment	General Plan Amendment for a portion of a 426 acre site to allow for a mixed use - residential/commercial/resort/open space development. Have met with owner's rep since the issuance of comments (2010).	Review comments out to applicant on August 6, 2007. Case is held in the pending status due to ongoing negotiations regarding access through the site to Cowtown/Canyon Speedway.	Awaiting applicant's resubmittal.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Agua Fria 426 NWC Old Carefree Highway and the 91st Ave alignment	Z07-02 Rezoning	Rezone for 426 acres from AG to PAD (mixed use - residential/commercial/resort/open space). Have met with owner's rep since the issuance of comments (2010).	Review comments out to applicant on 4/29/2008. Case is held in the pending status due to on-going negotiations regarding access through the site to Cowtown/Canyon Speedway.	Awaiting resubmittal.
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 discussion with State Land regarding appropriate land uses within annexation area.	Awaiting state selection board hearing.
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
<u>Lighthouse Assembly of God</u> 14185 N. 83rd Ave.	PR95-04A.6 Site Plan Amendment	Site Plan Amendment to construct a two story Children's Assembly and Administration Offices Building on the existing church campus.	1st Comments due 2/8/12.	
Grand Avenue Produce W/O 89th Ave. & Windsor Dr.	SP11-0017 Site Plan	Site Plan for an office & warehouse for a produce company.	1st Comments issued 1/16/12.	Awaiting 2nd submittal.
Paradise Bakery 7635 W. Bell Rd.	CU11-0024 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	Approved by P&Z on 1/5/12.	Conditional Use Permit approved for outdoor dining.
Paradise Bakery 7635 W. Bell Rd.	DR11-0028 Design Review	Design Review for proposed restaurant.	Pending approval of CUP (scheduled for P&Z 1/5/12).	
Zion Church & Daycare 7643 W. Acoma Drive	SP11-0013 Site Plan	Site Plan for a Church and Daycare facility.	Comments issued 10/5/11	Await second revision (no change 01/30/12)
Zion Church and Daycare 7643 W, Acoma Drive	CU11-0021 Conditional Use Permit	Conditional Use Permit for daycare facility.	Comments issued 10/5/11	Await second revision (no change 01/30/12)

PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Crossroads Books & Coffee</u> SEC 91st Ave. & Olive Ave.	CU12-0002 Conditional Use Permit	Conditional Use Permit for outdoor dining.	1st Comments due 2/14/12.	Schedule for 3/1/12 Planning and Zoning hearing.
<u>McDonald's</u> W/O SWC 107th Ave. & Olive Ave.	CU12-0001 Conditional Use Permit	Conditional Use Permit for a drive-thru associated with a fast food restaurant.	1st Comments due 1/30/12.	

PINE

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<u>McDonald's</u> W/O SWC 107th Ave. & Olive Ave.	SP12-0001 Site Plan	Site Plan for a fast food restaurant with a drive-thru.	1st Comments due 1/30/12.	
<u>McDonald's</u> W/O SWC 107th Ave. & Olive Ave.	V12-0001 Variance	Variance to reduce the landscape buffer from the required 30' to 20' on the west side of the property.	1st Comments due 1/30/12.	
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.	Initial Reviews Complete.	Pending applicant authorization to continue annexation.
Agua Fria Lowlands North side of Northern Ave. at 115th Ave.	ANX11-0003 Annexation	Annexation of approximately 12 acres from Maricopa County.	1st Comments sent 12/6/2011	Await Revisions
RRO Gold Company 9133 W. Thunderbird Rd.	CU11-0025 Conditional Use Permit	Conditional Use Permit for a non-charter financial institution to buy and sell gold and silver.	Approved at the 1/5/11 P&Z Commission hearing.	
KB Homes @ Plaza Del Rio 93rd Ave. & Wood Dr.	DR11-0011 Design Review	Design Review for new Single Family home plans. KB Home	Comments sent 5/17/2011	Awaiting 2nd submittal
AT&T Country Meadows SEC 111th Ave. & Butler Dr.	SP10-0211 Site Plan	At 2nd submittal, concept changed to monopalm on north portion of site.	2nd review comments issued. 11/15/11	Await 3rd submittal (no change 01/30/12)
AT&T Country Meadows SEC 111th Ave. & Butler Dr.	CU10-0213 Conditional Use Permit	At 2nd submittal, concept changed to monopalm on north portion of site.	2nd review comments issued. 11/15/11	Await 3rd submittal (no change 01/30/12)

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
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.
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.
Loop 101 & Beardsley Rd.	GPA11-0005 General Plan Amendment	General Plan Amendment to adjust the City's eastern Planning Area boundary and establish land use designations.	Approved 12/6/11	None.
Peoria Sports Complex	GPA11-0003 General Plan Amendment	General Plan Amendment to align with the recently approved Peoria Sports Complex Urban Design Plan.	Approved 12/6/11	Pursue Zoning code and PAD amendments
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.

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Chateau Sous Le Soleil SWC Lake Pleasant Pkwy. & Mariposa Grande	GPA11-0014 General Plan Amendment	Minor GPA for 4.8 acres from Residential Estate to Residential Medium.	Approved by City Council 1/3/12 in conjunction with PAD rezoning Z11-0003. Effective 30 days after approval.	Applicant may submit for site plan review in conformance with approved GPA designation.
Chateau Sous Le Soleil SWC Lake Pleasant Pkwy. & Mariposa Grande	Z11-0003 Rezone	Planned Area Development for 5 acres.	Approved by City Council 1.3.12 in conjunction with GPA 11-0014. Effective 30 days after approval.	Applicant may submit for site plan review in conformance with approved PAD standards.
Regynski W/O SWC Lake Pleasant Pkwy. & Mariposa Grande Dr.	ANX11-0002 Annexation	Annexation of a 1.23 acre parcel.	Approved by Council 1/3/12.	Effective 30 days after adoption. Applicant may proceed with development in accordance with City regulations.
AT&T at Desert Star 107th Ave. North of Rose Garden Lane	CU11-0006 Conditional Use Permit	Conditional Use Permit for a 65 foot monopalm.	Comments sent 4/21	Await response to comments 2nd review (no change 01/30/12)
AT&T at Desert Star 107th Ave. North of Rose Garden Lane	SP11-0004 Site Plan	Site Plan for 65 foot monopalm.	Comments sent 4/21	Await response to comments 2nd review (no change 01/30/12)