



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
<u>QuikTrip</u> 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.
Arrowhead Business Park 8765 W. Kelton Lane	Z93-13A.1 Minor PAD Amendment	PAD Amendment to allow 15-ft high parking canopies.	Approved 11/3/11	Appeal period has expired. Case Complete
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.
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.
QuikTrip SEC Lake Pleasant Pkwy. & Fletcher Way	SP11-0014 Site Plan	Site Plan for gas station and convenience store.	2nd submittal under review.	2nd review comments due to applicant 1/9/12.

MESQUITE

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<u>Melton Ranch II</u> SEC Happy Valley Rd. & Lake Pleasant Pkwy.	DR11-0032 Design Review	Design Review for new Single Family Homes.	1st Comments due 1/12/12.	
<u>Ventana Pichachos</u> 8709 W Villa Lindo Drive	DR11-0027A.1 Design Review	Design Review for new Single Family Homes.	1st Comments due 1/5/12.	
Vistancia Parcel C8 NWC Trilogy Blvd. & Dixileta Pkwy.	DR11-0029 Design Review	Design Review for Single Family home plans.	1st Comments due 12/13/11.	
Blackstone Parcel B10 120th Ave. & Blackstone Dr.	DR11-0026 Design Review	Design Review for Single Family home plans.	Approved 11/16	Construction Documents
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.

MESQUITE

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Smashburger NWC Lake Pleasant Pkwy. & Happy Valley Rd.	CU11-0023 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	Scheduled for P&Z 1/5/12	
Ventana Picachos 8709 W. Villa Lindo Dr.	DR11-0027 Design Review	Design Review for a Model Home.	Approved 11/30/2011	Construction Documents
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.
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
QuikTrip SWC 67th Ave. & Happy Valley Rd.	DR11-0025 Design Review Waiver	Design Review Waiver for canopy fascias.	Approved 11/23/11.	
Tierra del Rio Parcel 6	DR10-008A.2 Design Review	Design Review for new single family home plans.	1st Review Comments Sent 11/10	Awaiting 2nd submittal
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.
Chateau Sous Le Soleil SWC Lake Pleasant Pkwy. & Mariposa Grande	Z11-0003 Rezone	Planned Area Development for 5 acres.	Planning & Zoning Commission recommended approval at 11.17.11 meeting.	Scheduled for 1/3/12 City Council hearing.
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.	Planning & Zoning Commission recommended approval at 11.17.11 meeting.	Scheduled for 1/3/12 City Council hearing.
Regynski W/O SWC Lake Pleasant Pkwy. & Mariposa Grande Dr.	ANX11-0002 Annexation	Annexation of a 1.23 acre parcel.	P&Z recommended approval 12/15/11.	Case scheduled for 1/3/12 City Council hearing.

MESQUITE

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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: 01/03/12	Finish revisions of pre- annexation agreement; schedule for planning and zoning hearing
Quiktrip SWC 67th Ave. & Happy Valley Rd.	SP11-0008 Site Plan	Site Plan for gas station with convenience store.	Approved by staff on 11/23/11	
Vistancia	Z01-10A.11 Major PCD Amendment	Major PCD Amendment to combine Vistancia North and South.	3rd submittal received 12/20/11	Review comments due 1/26/11
QuikTrip SWC 67th Ave. & Happy Valley Rd.	CU11-0011 Conditional Use Permit	Conditional Use Permit for a gas station and convenience store.	Approved at 11/17/11 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.	Comments sent 5/17/2011	Awaiting 2nd submittal
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 01/03/12)
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 01/03/12)
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.
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.
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.
Clearwire Cellular @ Sunrise Water Company 8040 W. Williams Rd.	SP10-0123 Site Plan	Site Plan for a new Mono- Palm.	Case withdrawn by applicant 12/2011.	Case closed.
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 01/03/12)
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 01/03/12)
Agua Fria 426 NWC Old Carefree Highway and the 91st Ave alignment	Z07-02 Rezone	Rezone for 426 acres from AG to PAD (mixed use - residential/commercial/res ort/open space). Have met with owner's rep since the issuance of comments (2010).	Review comments out to applicant on 4/29/2008.	Awaiting resubmittal.

MESQUITE

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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.	Awaiting applicant's resubmittal.
Offices at 83rd Ave. & Pinnacle Peak SWC 83rd Ave. & Pinnacle Peak Rd.	Z07-09 Rezone	Rezone 10 acres from Agriculture to Office Commercial.	30-day administrative withdrawal letter sent out on 12/20/11.	Awaiting response / submittal.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	GPA07-05 Minor General Plan Amendment	Change General Plan designation from Residential Estate to Office.	30-day administrative withdrawal letter sent out on 12/20/11.	Awaiting response / submittal.
Southwest Sand & Gravel NWC 107th Ave. & Jomax Rd.	Z08-09 Rezone	Rezone approximately 75 acres to allow mining for sand & gravel.	30-day administrative withdrawal letter sent out on 12/20/11.	Awaiting response / submittal.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	PR07-24 Site Plan	Site Plan for an office complex.	30-day administrative withdrawal letter sent out on 12/20/11.	Awaiting response / submittal.
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 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.
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.
Retail Center SWC 67th Ave. & Happy Valley Rd.	PR08-04 Site Plan	Formerly 4-acre site now approximately 2 acres with site plan for single retail user	30-day administrative withdrawal letter sent out on 12/20/11.	Awaiting response / submittal.
Tierra Del Rio NWC 99th Ave. & Jomax Rd.	Z04-34A.5 Rezone	Proposed changes to density, varying lot sizes, and access.	Case withdrawn by applicant 12/2011.	Case closed.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	GPA08-11 General Plan Amendment	General Plan Amendment to change 20 acres from Residential/Estate to Community Commercial.	1st review comments sent out to applicant on 1/30/09.	Awaiting resubmittal.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	Z08-13 Rezone	Rezone from SR-43 (Suburban Ranch residential) to C-2 (Intermediate Commercial).	1st review comments sent out to applicant on 1/30/09.	Awaiting resubmittal.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	PR08-43 Site Plan	Site Plan for commercial project including restaurant, office, retail, and gas service station.	1st review comments sent out to applicant on 1/30/09.	Awaiting resubmittal.

MESQUITE

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Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	V08-07 Variance	Variance request for a reduction in landscape buffer width from 30 feet to 20 feet.	1st review comments sent out to applicant on 1/30/09.	Awaiting resubmittal

PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Grand Avenue Produce</u> W/O 89th Ave. & Windsor Dr.	SP11-0017 Site Plan	Site Plan for an office & warehouse for a produce company.	1st Comments due 1/12/12.	
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.	Scheduled for 1/5/11 P&Z Commission hearing.	

PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
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
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.	1st Comments sent 12/6/11	Pending applicant authorization to continue annexation.
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
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

WILLOW

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Paradise Bakery 7635 W. Bell Rd.	CU11-0024 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	Scheduled for P&Z 1/5/12	
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)	
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
Zion Church & Daycare 7643 W. Acoma Drive	SP11-0013 Site Plan	Site Plan for a Church and Daycare facility.	Comments issues 10/5/11	Await second revision (no change 01/03/12)
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 01/03/12)