



# P & Z DEVELOPMENT SUMMARY

## ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>HD Recycling</u></b> 8789 N. 75th Ave.	CU12-0008 Conditional Use Permit	Conditional Use Permit for a recycling collection facility.	1st Comments due 7/5/12.	
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
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
<b><u>Vistancia Parcel F1</u></b> NWC Vistancia Blvd. & Westland Rd.	DR12-0014 Design Review	Addition of new Single-Family residential home plans.	1st Comments due 7/16/12.	
<b><u>Rock Springs</u></b> NEC Jomax & 83rd Av Alignment	Z01-07A.2 PAD Amendment	PAD amendment to increase lot coverage and modify setbacks.	1st Comments due 7/16/12.	
<b><u>Rock Springs II</u></b> NWC 75 Ave & Jomax Rd.	Z03-06A.2 PAD Amendment	PAD amendment to increase lot coverage and modify setbacks.	1st Comments due 7/16/12.	
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: 06/27/12	Wait for revisions from applicant: Finish revisions of pre-annexation agreement; schedule for planning and zoning hearing
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.	Applicant must resubmit by 10/10/12.

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
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/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.	Inactivity letter sent to applicant. A resubmittal must be made by 7/1/12 or the case will be closed.
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 on-going negotiations regarding access through the site to Cowtown/Canyon Speedway.	Inactivity letter sent to applicant. A resubmittal must be made by 7/1/12 or the case will be closed.
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 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.

## PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Tierra Buena</u></b> NWC 75th Ave. & Tierra Buena Ln.	Z12-0002 Rezone	Rezone approximately 9.25 acres from PAD Multi-Family to Single-Family R1-6.	1st Comments due 7/3/12.	
<b><u>Francis &amp; Sons Carwash</u></b> 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.	1st comments due 6/13/12.	Post App Meeting 6/28
Dutch Bros Coffee SEC 84th Ave. & Thunderbird Rd.	CU12-0006 Conditional Use Permit	Conditional Use Permit for a Coffee Shop with drive-thru.	1st comments due sent 6/13/12	Post-App meeting on 6/28
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.	1st comments due 6/6/12.	Post App Meeting 6/28
Burger King 8425 W. Thunderbird Rd.	DR12-0007 Design Review	Building Façade Update.	Application approved 6/27/2012.	Applicant may move forward to the building permit stage.

**PALO VERDE**

Name/Address	File #/Type	Comments	Case Status	Next Step
Iconic Tattoo 14610 N. 75th Ave. #106	CU12-0004 Conditional Use Permit	Tattoo and Piercing Studio.	Approved at June 21 Planning and Zoning	None.
Lighthouse Assembly of God 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.	Approved June 6, 2012.	Applicant may submit for building permits.
Zion Church & Daycare 7643 W. Acoma Drive	SP11-0013 Site Plan	Site Plan for a Church and Daycare facility.	2nd review comments issues 6/21/12	Await 3rd revision
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

**PINE**

Name/Address	File #/Type	Comments	Case Status	Next Step
Burger King 9119 W. Peoria Ave.	DR12-0006 Design Review	Building Façade Update.	Application approved 6/28/2012.	Applicant may move forward to the building permit stage.
Silverado Senior Living NEC 94th DR. & Redwood DR.	SP12-0003 Site Plan	Site Plan for a senior living facility.	2nd review underway.	
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.	Planning and Zoning Commission hearing scheduled for 7/5/12.	Planning and Zoning Commission hearing
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.	Petitioner held a neighborhood meeting on 6/14. 3rd review complete, finalizing comments	finalize comments, schedule for August 2 Planning and Zoning Commission
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

**WILLOW**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>The Meadows Parcel 4</u></b> 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.
<b><u>Tierra Buena</u></b> 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.
<b><u>Sunset Ranch II</u></b> 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 Comments due 7/25/12.	
<b><u>83rd Avenue Professional Plaza</u></b> 15525 N. 83rd Ave.	Z98-16A.10 PAD Amendment	Minor PAD amendment to allow medical offices.	Ad published on 6/22/12; okay to approve as early as 7/2/12.	

## WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Goodwill</u></b> 8288 W. Lake Pleasant Pkwy.	Z12-0003 PAD Amendment	Amendment to add a donation center use to the existing Goodwill location.	1st Comments due 7/11/12.	
<b><u>Goodwill</u></b> 8288 W. Lake Pleasant Pkwy.	CU12-0009 Conditional Use Permit	Conditional Use Permit for the addition of a donation center at an existing location.	1st Comments due 7/11/12.	
<b><u>Sunset Ranch II</u></b> N/O NEC Lake Pleasant Pkwy. & Williams Rd.	P12-0006 Preliminary Plat	Preliminary Plat for new single-family residential lots.	1st Comments due 7/23/12.	
<b><u>Sunset Ranch II</u></b> 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 Comments due 7/23/12.	
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.
Umbria Estates NEC 101st Ave. & Williams Rd.	P12-0002 Preliminary Plat	Preliminary Plat for 14 Single Family Residential Lots.	Approved 6/5/2012	Final Plat/Civil Plan Review/Final Landscape Plans
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.	Notification period complete, finalizing PAD amendment details with affected businesses	Finalize PAD language.
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.
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.
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.	Sent 30-day withdrawal letter 5/29/12	30-day withdrawal on June 29
AT&T at Desert Star 107th Ave. North of Rose Garden Lane	SP11-0004 Site Plan	Site Plan for 65 foot monopalm.	Sent 30-day withdrawal letter 5/29/12	30-day withdrawal on June 29