



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Wagoner 1</u> 8401 W. Peoria Ave.	DR11-0004 Design Review	Design Review for Commercial Plaza.	2nd review comments due 3/15/11.	
<u>Wagoner II</u> 8466 W. Peoria Ave.	DR11-0005 Design Review	Design Review for Commercial Plaza.	2nd review comments due 3/15/11.	
Housing Our Communities S/O SWC 86th Ave. & Jefferson St.	SP10-0254 Site Plan	Site Plan for 4-unit Multi family housing.	2nd review comments sent 2/28/11.	Waiting for resubmittal from applicant.
An Old Town Get-Away 8250 W MONROE ST	CU10-0245 Conditional Use Permit	Conditional Use Permit to allow a bed and breakfast establishment.	Approved by Planning and Zoning Commission on 1/20/11.	CUP approved. No appeal received during the 10-day appeal period.
Circle K SEC 83rd Ave. & Olive Ave.	SP10-0217 Site Plan	Site Plan for a Convenience Store and Gas Pumps.	Project approved on 1/20/11. Building permits were submitted following the first review of the site plan.	Building permits may be issued, if all comments have been resolved, following site plan approval.
All-Pro Hydrojetting SEC 76th Dr. & Carol Ave.	SP10-0003 Site Plan	Onsite storage of restaurant oil and grease waste stored in tanks.	1st review comments sent 2/3/10.	Waiting for resubmittal.
Rock of Ages N/O NWC 79th Ave. & Cholla St.	PR09-11 Site Plan	Site Plan for addition to existing building.	2nd review comments sent out 2/4/10.	Awaiting applicants resubmittal.

IRONWOOD

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<u>Westower Communications - ABCO</u> NE 91st & Union Hills Dr	SP10-0257 Site Plan	65' tall monopalm and associated equipment cabinet	2nd Review to be completed by 3/15/2011	Complete 2nd review by 3/15/2011
Peoria Ford 9130 W BELL RD.	PR89-32A.1 Site Plan Amendment	Site Plan Amendment to existing dealership with design review.	1st review comments sent 2/9/11.	Waiting for applicant to resubmit.

MESQUITE

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<u>Coffman Residence</u> 9225 W HATFIELD RD	DR11-0008 Design Review	Design Review Waiver for Accessory RV Garage.	1st Comments due 3/1/11.	Complete Report To Planning Manager
<u>Shea Homes</u> 12428 W MORNING VISTA LN	DR11-0009 Design Review	DR Waiver to allow 18' foot front setback for front facing garage.	1st Comments due 3/16/11.	Approval Letter
<u>Arrowhead Ranch Retail Park</u> 7757 W. Deer Valley Rd.	DR11-0007 Design Review	Design Review for a commercial site.	Approved: 02/24/2011	Building Permits
<u>Honest 1 Auto Care</u> 20429 N. Lake Pleasant Rd.	CU11-0002 Conditional Use Permit	Conditional Use Permit for an auto facility use.	1st Comments due 3/21/11.	
<u>Mountainside Crossing</u> SEC Lake Pleasant Pkwy. & Happy Valley Rd.	Z98-05A.2 Rezoning	PAD amendment for signage.	1st review comments sent; ad placed in newspaper	Awaiting 2nd submittal for approval.

MESQUITE

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Alta Vista @ Vistancia Alta Vista @ Vistancia Parcel G6	DR11-0002 Design Review	Proposed changes to existing approved Design Review.	Approved January 27th	Construction Documents
Blackstone @ Vistancia Blackstone Parcels F7A & F7B	DR11-0001 Design Review	Design Review Changes to approved Design Review.	Approved 2/1/2011	Construction Documents
Candeo School 9965 W. Calle Lejos	PR08-02A.1 Site Plan Amendment	Site Plan amendment to add a playground area.	1st comments sent to applicant. Applicant contacted staff for further direction / clarification.	Awaiting 2nd submittal.
Chick-fil-A W/O SWC Lake Pleasant Pkwy. & Happy Valley Rd.	CU11-0001 Conditional Use Permit	Conditional Use Permit for outdoor dining patio.	Scheduled for 3/17/11 P&Z	Staff report due 3/2/11
Sunset Ranch NEC Williams Rd. & Lake Pleasant Pkwy.	DR11-0003 Design Review	Design Review for 5 single family home plans.	Approved 2/10/2011	Construction Documents
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.
Basis School 25890 N LAKE PLEASANT Pkwy	SP10-0266 Site Plan	Site Plan for Charter School.	Site Plan application approved on 1/24/11.	Building/civil permits were submitted following the first review of the site plan. Continue with building/civil plan review.
Lake Pleasant Pavilions 6A & 6B W/O SWC Lake Pleasant Pkwy. & Happy Valley Pkwy.	SP10-0244 Site Plan	Site Plan for a 5,500 square foot retail building and a 4,343 square foot restaurant building.	Approved site plan 1/26/11	Process CUP for outdoor dining
Clearwire Cellular @ Sunrise Water Company 8040 W. Williams Rd.	SP10-0123 Site Plan	Site Plan for a new Mono-Palm.	Awaiting responses from applicant regarding acceptable tree irrigation methods.	Awaiting applicants response.
Happy Valley Basic School 7140 W. Happy Valley Rd.	PR99-30A.1 Site Plan Amendment	Site Plan Amendment to add two modular class room buildings.	1st review comments sent 7/7/10.	Waiting for resubmittal.
Meadows Parcel 4 NWC 95th Ave. & Deer Valley Rd.	P10-0112 Preliminary Plat	Preliminary Plat for 227 Single Family residential lots.	Approved 2/28	Final Plat
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 2/28/11)
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 2/28/11)

MESQUITE

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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.	Awaiting resubmittal.
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 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.	Continued indefinitely.	Last contact w/ applicant 3/31/10 seeking status update. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.
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.	Indefinite continuance approved by City Council on 8/26/08.	Last contact w/ applicant 3/31/10 seeking status update or request for withdrawal. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.
Southwest Sand & Gravel NWC 107th Ave. & Jomax Rd.	Z08-09 Rezone	Rezone approximately 75 acres to allow mining for sand & gravel.	Comments issued 9/19/08. Awaiting 2nd submittal.	Legal Department is working on a proposed agreement with ASLD regarding all mining operations; case to remain active until agreement reached or normal case review activity ceases.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	PR07-24 Site Plan	Site Plan for an office complex.	Associated zoning and GPA applications continued indefinitely.	No submittal activity since 8/26/08.
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.
Boulders @ White Peak SWC Dixileta Pkwy. & Dysart Rd.	P05-19 Preliminary Plat	465 Single Family Residential lots on 160 acres.	Case inactive since 4th submittal comments sent out on 2/2/09.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 5, 2011.
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.

MESQUITE

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City of Peoria Annexation Section 29/T5N/R1E - N/O Happy Valley Rd.	ANX09-01 Annexation	Annexation of 101 acres.	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition.
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	GPA06-19 Minor General Plan Amendment	Change land use designation from Estate Residential (0-2 du/ac) to Low Density Residential (2-5 du/ac).	To move forward together with rezone case Z06-23.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 20, 2011.
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	Z06-23 Rezone	Rezone SR-43 (Single Family) to PAD (Planned Area Development. Related to case GPA06- 19.	Case inactive since 3rd review comments sent 6/17/08.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 20, 2011.
Mt. Pleasant N/O SR 74 & Castle Hot Springs Rd.	Z07-04 Rezone	Rezone AG (General Agricultural) to PAD (Planned Area Development) for residential & resort.	1st review comments sent 7/31/07. Meeting with applicant on 3/27/08. Case inactive since 3/27/08.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: New ownership has responded to inactivity letter. The case will be granted a six-month extension (expiration date of 4/18/2011).
Retail Center SWC 67th Ave. & Happy Valley Rd.	PR08-04 Site Plan	4 acre site plan multiple retail pads	Site plan review on hold until rezoning of 15' strip (south of property) is complete. Rezoning set for 11/16/10 City Council Hearing.	Continue review of site plan and approve once rezoning is complete.
The Villages at Aloravita SEC 83rd Ave. & Jomax Rd.	Z08-02 Rezone	Rezone 628 acres from AG (General Agricultural) to PCD (Planned Community District).	Submittal of PCD received 2/28/11	Routed; waiting for review comments
Tierra Del Rio NWC 99th Ave. & Jomax Rd.	Z04-34A.5 Rezone	Proposed changes to density, varying lot sizes, and access.	Scheduled for 1/7/10 P&Z. Update - Property has been sold from Pulte to Corona (Sunbelt Holdings is managing). Indefinite continuance has been requested.	Awaiting new P&Z hearing date request by applicant.
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 1/30/09.	Awaiting resubmittal.
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 1/30/09.	Awaiting resubmittal.
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 comments sent 1/30/09.	Awaiting resubmittal

MESQUITE

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Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	PR08-43 Site Plan	Site Plan for commercial project.	1st review comments sent 2/17/09.	Awaiting resubmittal.

PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
Comerica Bank SWC 75th Ave. & Thunderbird Rd.	SP11-0002 Site Plan	Site Plan for a bank.	1st review comments sent 2/23/11.	Waiting for applicant to resubmit.
Midfirst Bank 7485 W. Cactus Rd.	PR86-57A.1 Site Plan Amendment	Site Plan Amendment to reconfigure an existing building into a bank.	In 2nd Review	Review Complete by 3/21/2011

PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Green Residence</u> 8531 N 94TH AV	DR11-0006 Design Review	Design Review Waiver for an accessory building.	Report to Planning Manager In Review	Issue Decision
AT&T Country Meadows SEC 111th Ave. & Butler Dr.	CU10-0213 Conditional Use Permit	Monopole co-location on golf safety net.	Comments sent 11/22	Waiting for 2nd submittal (no change 2/28/11)
AT&T Country Meadows SEC 111th Ave. & Butler Dr.	SP10-0211 Site Plan	Monopole co-location on golf safety net.	Comments sent 11/22	Waiting for 2nd submittal (no change 2/28/11)
Clearwire Alta Loma SWC 87th Ave. & Mountain View Rd.	SP10-0135 Site Plan	Site Plan for a 57 foot mono-palm.	2nd review comments sent 8/9/10.	Waiting for resubmittal.
SPR Telecom NEC 91st Ave. & Butler Dr.	SP10-0078 Site Plan	Site Plan for an 80 foot cell tower.	3rd review comments sent 9/16/10.	Waiting for resubmittal.
SRP Telecom NEC 91st Ave. & Butler Dr.	CU10-0077 Conditional Use Permit	Conditional Use Permit to allow an 80 foot cell tower.	3rd review comments sent 9/16/10.	Waiting for resubmittal.

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
America's Gold Buyers 7518 W THUNDERBIRD RD #102	CU10-0232 Conditional Use Permit	Conditional Use Permit to allow a Gold Buying business.	1st review comments sent 11.23.10.	Waiting for applicant to resubmit plans.
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	SP10-0042 Site Plan	Site Plan for a 65' mono-pine and ground equipment.	CUP appealed to City Council- case continued, to be heard before council prior to Sept. 2011.	See associated Conditional Use Permit (CU10-0042).
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	CU10-0044 Conditional Use	Conditional Use Permit for a 65' mono-pine and ground equipment.	CUP appealed to City Council- case continued, to be heard before council prior to Sept. 2011.	Await City Council decision.