



# P & Z DEVELOPMENT SUMMARY

## IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Volkswagen</u></b> 8801 W. Bell Rd.	DR12-0003 Design Review	Addition of Neon Tube Border around Building.	Approved 4/17/12	
Honest 1 Auto Care 20429 N. Lake Pleasant Rd.	CU11-0002 Conditional Use Permit	Conditional Use Permit for an auto facility use.	Case has been withdrawn due to inactivity.	Applicant may submit a new application if they wish to restart the project.

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Vistancia - Parcel F5</u></b> Vistancia Blvd. & Westland Rd.	DR12-0009 Design Review	Design Review for new Single Family Homes.	1st Comments due 5/14/12.	
K. Hovnanian Homes Cibola Vista NEC 95th Ave. & Jomax Rd.	DR12-0002 Design Review	Design Review for new single family home plans.	1st Comments due 4/18/12.	Complete 1st Review
Tierra del Rio Parcel 9 - Happy Valley Parkway & Tierra Del Rio	DR10-0148A.2 Design Review	Amendment to previously approved plans to allow for home plans that do not fit on certain lots.	1st Comments due 4/2/12.	Complete 1st Review
Tierra del Rio Parcel 9 107th Ave. & Happy Valley Pkwy.	Z04-39A.6 P.A.D. Amendment	Amendment to Parcel 9 to increase lot coverage for 25 lots to 55%.	Approved 3/22/12	Complete final plat with EDS
Vistancia Parcels C1, C4, & C12 Vistancia Blvd. & Dixileta Pkwy.	DR10-0054A.2 Design Review Amendment	Amendment includes the addition of parcels C4 and C12 to C1, as well as new product in addition to previous approved & new setback exhibits for parcels C4 and C12.	Approved 3/28/2012	Construction Documents
Vistancia Parcels C-2, C-5, C-6, & C-21 Vistancia Blvd. & Dixileta Pkwy.	DR10-0054A.2 Design Review Amendment	Adding product to Parcels C-2 and C-5 and modifying plans to Parcels C-6 and C-21.	Approved 3/28/2012	Construction Documents
Tower Asset Group Vistancia 29701 N. Sunrise Point	SP12-0002 Site Plan	Site Plan for wireless communications facility.	Approved 4/16/12	
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.	Second review comments sent to applicant on 3/19/12.	Awaiting 3rd review.
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: 04/30/12	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.	P&Z Commission recommended approval (3-1 vote) on 3/15/12	City Council on 5/1
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.

## MESQUITE

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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.
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.	Awaiting applicant's resubmittal.
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.	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 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
<b><u>Burger King</u></b> 8425 W. Thunderbird Rd.	DR12-0007 Design Review	Façade Update.	1st Comments due 5/8/12.	
<b><u>Iconic Tattoo</u></b> 16610 N. 75th Ave. #106	CU12-0004 Conditional Use Permit	Tattoo and Piercing Studio.	1st Comments provided 4/26, no issues.	Schedule case for June 7 Planning and Zoning Commission.
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.	1st Review Comments sent 2.14.12.	Waiting for applicant to resubmit.
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 04/30/12)
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 04/30/12)

**PINE**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Applebees</u></b> 9330 N. Northern Ave.	DR12-0004 Design Review	Façade Update.	Project approved 4/17/12.	Applicant may begin façade improvements.
<b><u>Burger King</u></b> 9119 W. Peoria Ave.	DR12-0006 Design Review	Façade Update.	1st Comments due 5/8/12.	
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.	1st review comments sent 4/4/12.	Waiting for applicant to submit Prop. 207 waiver to schedule P&Z hearing
Silverado Senior Living NEC 94th DR. & Redwood DR.	SP12-0003 Site Plan	Site Plan for a senior living facility.	1st review comments sent 4/4/12.	Waiting for applicant to resubmit.
Crossroads Books & Coffee SEC 91st Ave. & Olive Ave.	CU12-0002 Conditional Use Permit	Conditional Use Permit for outdoor dining.	Approved 3/15 Planning and Zoning hearing.	Tenant Improvement document review by EDS
McDonald's W/O SWC 107th Ave. & Olive Ave.	SP12-0001 Site Plan	Site Plan for a fast food restaurant with a drive-thru.	3rd submittal received 4/24/12.	Review comments due to applicant 5/15/12.
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.	2nd review comments sent 4/25	Await 3rd submittal.
Agua Fria Lowlands North side of Northern Ave. at 115th Ave.	ANX11-0003 Annexation	Annexation of approximately 12 acres from Maricopa County.	2nd review of companion zoning case received, applicant requests annexation to proceed.	Start annexation process initial 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.	CU10-0213 Conditional Use Permit	At 2nd submittal, concept changed to monopalm on north portion of site.	Scheduled for May 3 Planning and Zoning Hearing.	May 3 Planning and Zoning Hearing
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.	Review Complete.	Complete review after companion Conditional Use Permit is approved

**WILLOW**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Applebees</u></b> 8001 W. Bell Rd.	DR12-0005 Design Review	Façade Update.	Project approved 4/17/12.	Applicant may begin façade improvements.
<b><u>Riverwalk</u></b> 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 Comments due 4/30/12.	
<b><u>Riverwalk</u></b> N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	Z12-0001 Rezone	Rezone from R1-35 to a Planned Area Development.	1st Comments due 4/30/12.	
<b><u>Umbria Estates</u></b> NEC 101st Ave. & Williams Rd.	P12-0002 Preliminary Plat	Preliminary Plat for 14 Single Family Residential Lots.	1st Comments due 5/7/12.	

**WILLOW**

<b>Name/Address</b>	<b>File #/Type</b>	<b>Comments</b>	<b>Case Status</b>	<b>Next Step</b>
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.	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.
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 4/21/11	Await response to comments 2nd review (no change 04/30/12)
AT&T at Desert Star 107th Ave. North of Rose Garden Lane	SP11-0004 Site Plan	Site Plan for 65 foot monopalm.	Comments sent 4/21/11	Await response to comments 2nd review (no change 04/30/12)