P & Z DEVELOPMENT SUMMARY

Thursday, December 01, 2011
5:30 PM

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.	Case is in 2nd review	Issue comments by 12/13/11
T-Mobile 8181 W. Peoria Ave.	PR02-64A.1 Site Plan	Install two rooftop mounted microwave dish antennas for an existing flagpole cell tower.	Approved 10/11/11	Building Permit Review
Verizon Wireless 8175 W. Market St.	SP11-0011 Site Plan	Site Plan for wireless communication facility.	Approved on 10/17/11.	Pull Building Permits.
Verizon Wireless 8175 W. Market St.	CU11-0017 Conditional Use Permit	Conditional Use Permit for wireless communication facility.	Approved P&Z 10/6/11.	Move forward with modifications.
Old Town Peoria	GPA11-0002 General Plan Amendment	GPA Amendment to align with the recently-approved Old Town Peoria Revitalization Plan.	P&Z recommended approval.	City Council hearing scheduled for 12/6/11.

IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
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.	City Council hearing 12/6/11	City Council final decision 12/6/11
Hampton Inn 8408 W. Paradise Lane	DR11-0020 Design Review	Façade update.	Approved 10/10/11.	
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.	1st review comments sent 10/12/11.	Waiting for resubmittal.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
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.	GPA11-0015 General Plan Amendment	Minor GPA amendment to change the land use designation from Residential Estate to Residential Low.	1st Comments due 11/30/11.	

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MESQUITE

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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 due 11/30/11.	
Smashburger NWC Lake Pleasant Pkwy. & Happy Valley Rd.	CU11-0023 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	1st Comments due 11/23/11.	
Ventana Picachos 8709 W. Villa Lindo Dr.	DR11-0027 Design Review	Design Review for a Model Home.	Approved 11/30/2011	Construction Documents
Blackstone Parcel B3	P05-06DRA.1 Design Review	Minor changes to approved attached unit product.	Approved 10/20/2011	Construction Documents
Chilis Happy Valley 10040 W. Happy Valley Rd.	DR11-0023 Design Review	Design Review for façade update.	Comments sent: 10/27/11	Await 2nd submittal (no change 11/29/11)
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; internal meetings may result in additional comments.	
Mobilitie E/O Lake Pleasant Pkwy. & S/O Carefree Hwy.	CU11-0022 Conditional Use Permit	Conditional Use Permit for wireless communication.	Scheduled for P&Z Hearing 12/15/2011	
Mobilitie E/O Lake Pleasant Pkwy. & S/O Carefree Hwy.	SP11-0016 Site Plan	Site Plan for new wireless communication.	Waiting for CUP approval	Site plan approval pending CUP approval
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.	Scheduled for 2nd P&Z hearing on 11/3/11.	Scheduled for City Council 12/6/11.
Saddleback Heights	GPA11-0009 General Plan Amendment	General Plan Amendment to reconfigure current land uses by increasing density and open space provisions.	Scheduled for 12/6/11 City Council hearing.	
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.	Held first P&Z hearing on 10/6/11 and second P&Z hearing on 11/3/11.	Scheduled to be heard by City Council on 12/6/11.
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.

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MESQUITE

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.	Planning & Zoning Commission recommended approval at 11.17.11 meeting.	Scheduled for 1/3/12 City Council hearing.
Meritage Homes Vistancia Parcel G-5	DR11-0017 Design Review	New Single Family Home Designs.	Approved 10/25/2011	Construction Documents
Rock Springs I & II 78th Lane N/O Jomax Rd.	DR04-26A.3 Design Review	Adding product to currently approved Single Family Home plans.	Approved 10/18/2011	Construction Documents
Regynski W/O SWC Lake Pleasant Pkwy. & Mariposa Grande Dr.	ANX11-0002 Annexation	Annexation of a 1.23 acre parcel.	Signed petition received from property owner.	Schedule case for 1/3/12 City Council hearing.
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.	Reviewing related pre-annexation agreement. No Change: 11/29/11	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.	2nd submittal received 10/19/11	Review comments due 11/23/11
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	SP11-0004 Site Plan	Site Plan for 65 foot monopalm.	Comments sent 4/21	Await response to comments 2nd review (no change 11/29/11)
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 11/29/11)
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 Resitential 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.	Awaiting responses from applicant regarding acceptable tree irrigation methods.	Awaiting applicants response.

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MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
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 11/29/11)
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 11/29/11)
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 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.	Continued indefinitely.	Last contact w/ applicant 10/5/11 seeking status update. Property in foreclosure. Multiple calls received by investors.
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 10/5/11 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.
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.

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MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
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	QuikTrip site plan and CUP submitted under separate case number	Awaiting next submittal.
The Villages at Aloravita SEC 83rd Ave. & Jomax Rd.	Z08-02 Rezone	Rezone 1262 acres from AG (General Agricultural) to PCD (Planned Community District).	Approved by City Council on 10/18/11	
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.	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.
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.	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.	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
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.	1st Comments due 12/19/11.	
Charter Oak Academy 8609 W. Charter Oak Rd.	CU11-0019 Conditional Use Permit	Childrens Daycare for 5.	Approved by P&Z 10/20/11.	Applicant may begin operating home daycare per the conditions approved with this case.

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 due 11/30/11.	Issue comments to applicant on 11/30/11
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 due 11/30/11.	Issue comments to applicant on 11/30/11

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PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
Desert Leaf 9240 W. Northern Ave.	CU11-0015 Conditional Use Permit	Conditional Use Permit for a medical marijuana dispensary.	Approved by Planning and Zoning Commission on 10/20/11	State to issue license / Federal Appeal is delaying state process
Express Carwash W/O SWC 107th Ave. & Olive Ave.	SP11-0007 Site Plan	Site Plan for a car wash.	Approved 10.10.11.	Applicant may submit for building permits.
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
SPR Telecom NEC 91st Ave. & Butler Dr.	SP10-0078 Site Plan	Site Plan for an 80 foot cell tower.	Case expired 11/30/11 due to inactivity.	A new application must be submitted if applicant wishes to pursue this development proposal.
SRP Telecom NEC 91st Ave. & Butler Dr.	CU10-0077 Conditional Use Permit	Conditional Use Permit to allow an 80 foot cell tower.	Case expired 11/30/11 due to inactivity.	A new application must be submitted if applicant wishes to pursue this development proposal.

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Paradise Bakery 7635 W. Bell Rd.	CU11-0024 Conditional Use Permit	Conditional Use Permit for an outdoor dining patio.	1st Comments due 12/19/11.	
Paradise Bakery 7635 W. Bell Rd.	DR11-0028 Design Review	Design Review for proposed restaurant.	1st Comments due 12/19/11.	
Chilis Arrowhead 7717 W. Bell Rd.	DR11-0021 Design Review	Design Review for façade update.	Approved by staff on 11/8/11.	
Red Lobster 7921 W. Bell Rd.	DR11-0022 Design Review	Design Review application for façade renovations including new paint scheme.	Design review of exterior building façade complete. Case was approved on 11/8/11. Scope of project was expanded to included landscape improvement in parking area.	Applicant/Contractor may submit for building safety plan review.
Peoria Sports Complex	GPA11-0003 General Plan Amendment	General Plan Amendment to align with the recently approved Peoria Sports Complex Urban Design Plan.	City Council Hearing 12/6/11	City Council final decision 12/6/11
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 11/29/11)
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 11/29/11)
Casa del Sol East 6960 W. Peoria Ave.	CU11-0012 Conditional Use Permit	Conditional Use Permit to allow Recreational Vehicles at the property.	Approved by P&Z 11/3/2011	Move forward with stipulations.

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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.	Notice of withdrawal sent 11.29.11.	Applicant must resubmit witin 30 days or request a 6 month extension, or the case will expire.

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