

## PROJECTS UPDATE STATUS – NOVEMBER 2024

### 1. Old West Highway Village (PZ-1-20):

- a. Approx. 800' east of the SEC of E. Old West Hwy. and S. Royal Palm Rd.;
- b. Rezoning and preliminary plan approved by Council on Feb. 2, 2021;
- c. Proposed 107 two and three-story ownership townhome units ;
- d. Preliminary plat (P-21-98-SD) for 106 townhomes approved 11-1-22; one-year preliminary plat extension approved by Council on November 7, 2023; new expiration date, 11-1-24;
- e. Final plat submittal received July 2024; under review.

### 2. Villas on Superstition (PZ-3-20):

- a. NEC of W. Superstition Blvd. and N. Main Dr.;
- b. Rezoning and preliminary plan approved by Council on May 19, 2020;
- c. Proposed 56 one-story rental apartment units;
- d. Slow progress project, but is now COMPLETE AND OCCUPIED.

### 3. Ironwood Station Townhomes (PZ-10-20 and SD-2-20):

- a. SEC of W. Superstition Blvd. and N. Ironwood Dr.;
- b. Rezoning and Preliminary Plat approved by Council on February 3, 2021;
- c. Proposed 96 two-story ownership townhome units;
- d. Final Plat approved by Council on October 5, 2021;
- e. Master Plan Construction Documents approved in May 2022;
- f. After slow start, activity picked again in August 2023;
- g. On-site infrastructure and five buildings now under construction.

### 4. Galen's Garden, Major PD Amendment (P-21-6-PZ):

- a. 512 N. Valley Dr.;
- b. PD amendment approved by Council on June 15, 2021;
- c. Proposed addition of 7 rental apartment units to existing 6-unit complex;
- d. Construction documents submitted in August 2022, reviewed and comments sent back to developer;
- e. Waiting on 2<sup>nd</sup> submittal; very slow progress.

### 5. The Residences at Apache Trail (P-21-68-PZ):

- a. SWC of E. Broadway Ave. and S. Tomahawk Rd.;
- b. Rezoning and preliminary plan approved by Council on October 19, 2021;
- c. Proposed 201 attached and detached one-story rental units;
- d. The property was sold to new owner after rezoning;
- e. Developer constructing floodplain channeling structures;
- f. Extensive site work under way;
- g. Public art mural along Tomahawk frontage approved by Council, June 2024.
- h. All permits issued, project is under construction.

**6. The Heavenly Superstition (P-21-73-PZ):**

- a. SWC of E. Superstition Blvd. and N. Royal Palm Rd.;
- b. Rezoning and preliminary plan approved by Council on December 7, 2021;
- c. Proposed 166 single-family style, detached, one-story, rental units;
- d. All plans are approved and permits issued;
- e. 3<sup>rd</sup> of 5 phases now under construction; +/-120 units have temp C of Os & occupied.

**7. Goldfield Estates (P-21-94-PZ, P-21-95-PZ, P-21-96-SD & P-22-72-SD):**

- a. SEC of E. 28<sup>th</sup> Ave. and S. Starr Rd.;
- b. PD amendment for part of property approved by Council on May 17, 2022;
- c. Rezoning for part of property approved by Council on May 17, 2022;
- d. Proposed 209 two-story ownership townhome units on combined properties;
- e. Preliminary plat for 209 townhomes approved by Council on May 17, 2022;
- f. Final plat approved by Council; water payment issue last detail to resolve.

**8. The Enclave (P-22-29-PZ):**

- a. SEC of W. Virginia St. and N. Rennick Dr.;
- b. Rezoning approved by Council on Sept. 20, 2022;
- c. Proposed 124 two-story rental apartment units;
- d. South 76 feet of property (Arnold's Auto yard) rezoned commercial;
- e. Change of ownership after rezoning;
- f. Construction plans submitted in August 2023; minor revisions still pending.

**9. Hamptons East III (CUP-2-20):**

- a. NEC of W. Southern Ave. and S. Meridian Dr.;
- b. CUP approved by P&Z on Sept. 8, 2020;
- c. Proposed 195 one-story attached and detached rental apartment units;
- d. Project has seen steady construction progress;
- e. All final inspections are done, all fees paid; PROJECT IS COMPLETE.

**10. 94 W. Roundup (P-21-99-PZ):**

- a. NWC of W. Roundup St. and N. Idaho Rd.;
- b. Approved by City Council on November 15, 2022;
- c. Proposed two-story four-plexes on three lots (one 4-plex per lot);
- d. Lot line adjustments, utility extinguishments and right-of-way extinguishment and dedication issues now resolved through Public Works;
- e. No construction plans submittal received yet;
- f. Very slow progress.

**11. John Fox Apartments (P-22-75-CUP):**

- a. NEC of W. Broadway Ave. and S. Delaware Dr.;
- b. Approved by P&Z on February 14, 2023;
- c. Proposed 30 two-story rental apartment units;
- d. Building permit submitted, not yet approved.

**12. John Fox Apartments (P-22-130-PZ):**

- a. SWC of W. Superstition Blvd. and N. Plaza Dr.;
- b. Approved by Council on August 1, 2023;
- c. Proposed 16 two-story rental apartment units;
- d. DEAD PROJECT; owner determined that project did not pencil out.

**Progress of Other Projects:**

- Gravity Energy Drinks, SEC area of W. Apache Trail and S. Ironwood Dr., COMPLETE AND IN BUSINESS;
- Gravity Energy Drinks, NWC area of W. Baseline Ave. and S. Ironwood Dr., was under construction, but new owner thinking of demoing building and replacing with a fast food restaurant;
- 10-unit apartment complex, SWC of W. 20<sup>th</sup> Ave. and S. Coconino Dr., STILL UNDER CONSTRUCTION;
- Superstition Vista Subdivision, S. Cortez Rd., south of E. Baseline Ave., 256 single-family home lots, approximately 34 permits yet to be issued, HOMES UNDER CONSTRUCTION;
- D.R. Horton Radiance, NEC area of W. Ray Ave. and S. Meridian Dr., +/-1101 PERMITS ISSUED; hundreds of homes now occupied.
- Brookfield Residential Blossom Rock, NEC area of W. Ray Ave. and S. Ironwood Dr., numerous plats approved; two multi-family development projects under review; models under construction; GRAND OPENING 4-27-24; +/-240 home permits issued.
- Village at Ironwood Townhomes, NEC area of W. Roosevelt St. and N. Ironwood Dr.; long dormant plat has new owner, architectural plans under review; very slow progress;
- Auto Zone at Old West Highway and Winchester; OPEN FOR BUSINESS.
- Auto Zone big store on W. Apache Trail, permit issued, currently has a TEMP C OF O.
- Coyote Crossing Subdivision, SWC Tepee & Idaho, 12 single-family homes, all permits issued.

**Other Proposed New Projects Going Through DSD Processes:**

- P-23-112-PZ, 991 E. Old West Highway, Storbakken industrial property rezoning;
- P-24-23-PZ, 624 N. Ironwood, CGP office and warehouse rezoning;
- P-24-64-PZ, Sheahan, SWC 2<sup>nd</sup> & Colt, rezoning for large custom home;
- PLUS 28 PRELIMINARY DEVELOPMENT REVIEWS (PDR) CONDUCTED SO FAR THIS YEAR, MANY OF THESE MAY ALSO BECOME VIABLE PROJECTS!

