

An aerial photograph of a residential development. In the center, there is a large, rectangular green lawn. Behind the lawn is a row of modern, single-story houses with light-colored walls and brown roofs. The houses have large windows and doors. To the left of the lawn, there are several palm trees and other tropical plants. In the background, more houses and a cloudy sky are visible.

La Privada Rezone

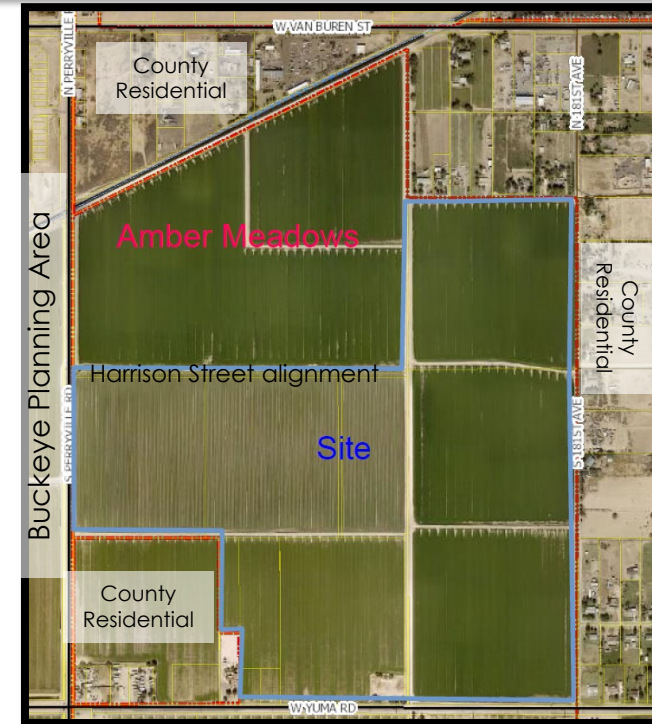
City Council Meeting
July 19, 2021

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- This map shows the Avondale area with various streets and landmarks. A red star is located near the intersection of S 13th Ave and S Citrus Rd. The map includes labels for streets such as N Perryville Rd, N Citrus Rd, N Sarival Ave, N Estrella Pkwy, N Bullard Ave, N Litchfield Rd, N 8th St, N Dysart Rd, E Van Buren St, E Western Ave, S 175th Ave, S Cotton Ln, S 13th Ave, S Citrus Rd, S 165th Ave, S Sarival Ave, S Bullard Ave, S Litchfield Rd, S 143rd Ave, S 144th Ave, S 145th Ave, S 146th Ave, S 147th Ave, S 148th Ave, S 149th Ave, S 150th Ave, S 151st Ave, S 152nd Ave, S 153rd Ave, S 154th Ave, S 155th Ave, S 156th Ave, S 157th Ave, S 158th Ave, S 159th Ave, S 160th Ave, S 161st Ave, S 162nd Ave, S 163rd Ave, S 164th Ave, S 165th Ave, S 166th Ave, S 167th Ave, S 168th Ave, S 169th Ave, S 170th Ave, S 171st Ave, S 172nd Ave, S 173rd Ave, S 174th Ave, S 175th Ave, S 176th Ave, S 177th Ave, S 178th Ave, S 179th Ave, S 180th Ave, S 181st Ave, S 182nd Ave, S 183rd Ave, S 184th Ave, S 185th Ave, S 186th Ave, S 187th Ave, S 188th Ave, S 189th Ave, S 190th Ave, S 191st Ave, S 192nd Ave, S 193rd Ave, S 194th Ave, S 195th Ave, S 196th 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Location



- La Privada
 - East
 - County Island and County Residential
 - West
 - City of Buckeye/Planning Area and Agricultural
 - North
 - County Island and County Residential
 - Amber Meadows Planned Development
 - South
 - County Island and County Residential
 - Las Ventanas Planned Development
 - Paseo Place Parcel 2 future residential



Zoning History



2006: La Privada PAD
2006: R1-6 (Paseo Place P1)

2018: R1-4, R1-6, R1-7 (La Privada)
2006: R1-6 (Paseo Place P1)

Today: La Privada



Amenities



AMENITY KEY

- | | | | |
|-------------------------------|-------------------|-------------------------|------------------------|
| ① COVERED MEETING SPACE | ⑥ OUTDOOR KITCHEN | ⑪ BOCCIE COURTS | ⑬ MULTIUSE FIELD |
| ② COVERED SEATING/DINING AREA | ⑦ RAMADA | ⑫ CORNHOLE GAMES | ⑭ AMPHITHEATER SEATING |
| ③ COVERED GAME "ROOM" | ⑧ SPLASH PAD | ⑬ SAND VOLLEYBALL COURT | |
| ④ EVENT LAWN | ⑨ FIREPIT | ⑭ BASKETBALL COURT | |
| ⑤ FIREPLACE | ⑩ SHADED SEATING | ⑮ PLAYSTRUCTURE | |

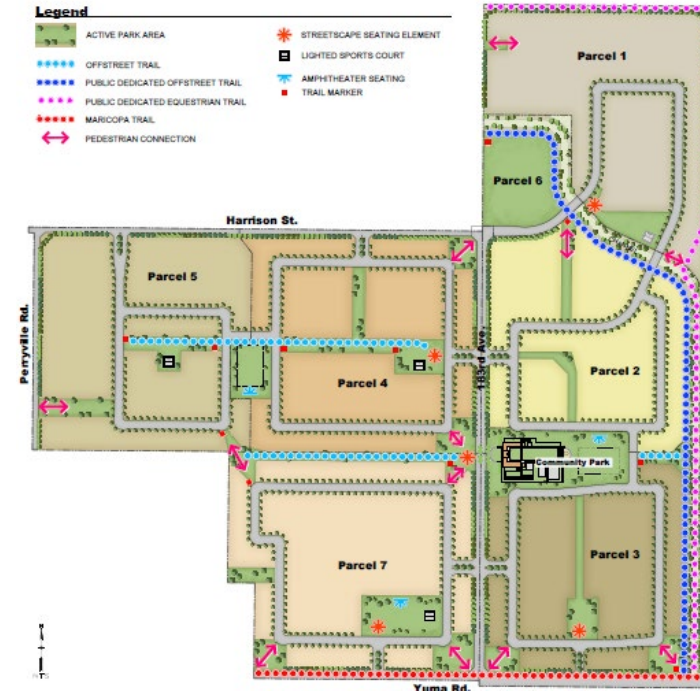


*Images for illustrative purposes only

Connectivity



- Mix of lots and diversity
 - 45-foot-wide by 120-foot-deep (Minimum of 35% of lots)
 - 50-foot-wide by 120-foot-deep (Minimum of 25% of lots)
 - 55-foot-wide by 120-foot-deep (Minimum of 15% of lots)
- Provide Trail System
 - Along Emergency Conveyance Channel
 - Equestrian Trail
 - Private System to Connect Parks
 - Maricopa Trail along Yuma Road
- Limited Subdivision Perimeter Wall



Streetscape



*Images for illustrative purposes only

La Privada and Amber Meadows



2005 (Current): Amber Meadows Zoning



*IF SCHOOL SITE NOT REQUIRED
THIS AREA TO BE 60'x120' LOTS.



Recommendation



- Approve Rezone:
 - From R1-6 (Paseo Place Parcel 1) and La Privada PAD
 - To R1-4 with La Privada PAD Overlay (stipulations)



Thank You!