

La Jolla Vista at West Goodyear

Planning and Zoning Commission Meeting
October 12, 2022

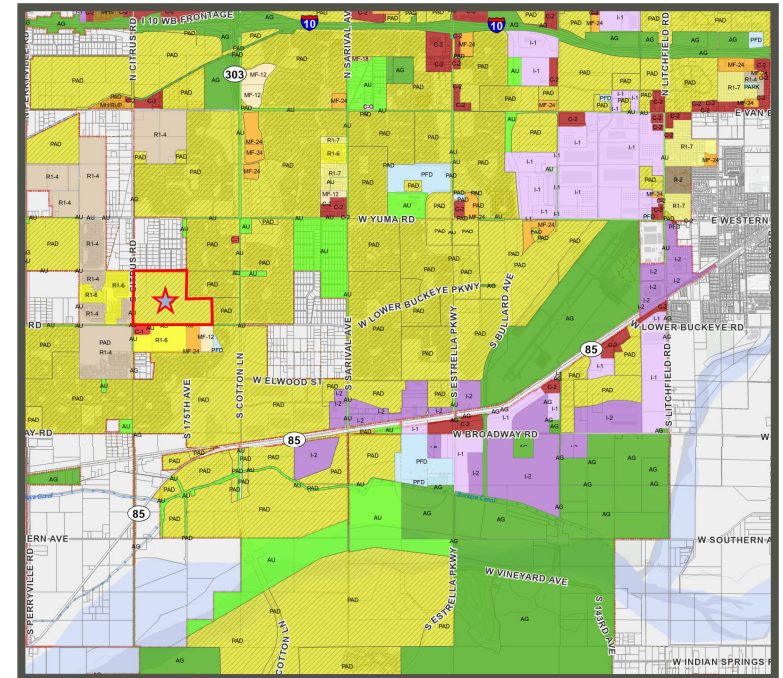


Location



CENTRAL GOODYEAR

- West Goodyear
 - Northeast corner of Citrus Road and Lower Buckeye Road
 - Approximately 198.57-acres
 - Currently zoned PAD



Specific Location



ZOOMED IN

- NEC of Citrus and Lower Buckeye
 - North
 - County Properties Zoned RU-43
 - South
 - Vacant (Zoned C-1)
 - High School Site (Zoned R1-6)
 - Artesian at West Goodyear (MF-12, MF-24)
 - East
 - Cottonflower residential (Zoned PAD)
 - Sin Lomas residential (Zoned PAD)
 - West
 - Pradera (Zoned R1-4, R1-6)



Zoning History



LAS JOLLA VISTA

2005 Zoning

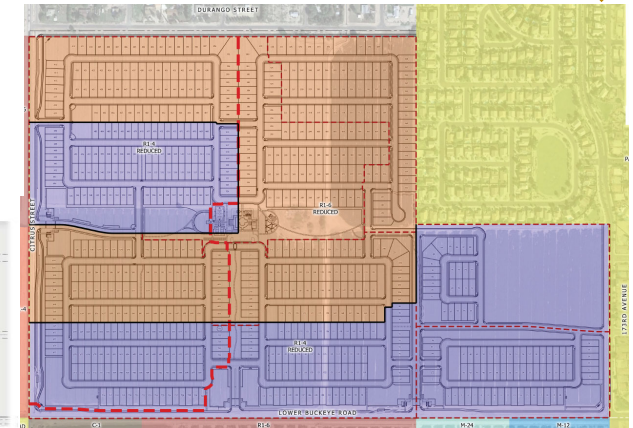
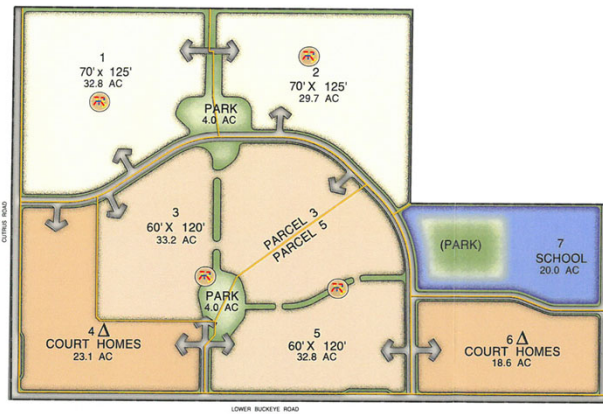
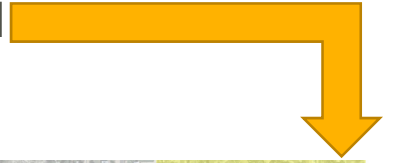


2016 Zoning



2017 Amendment

Proposed

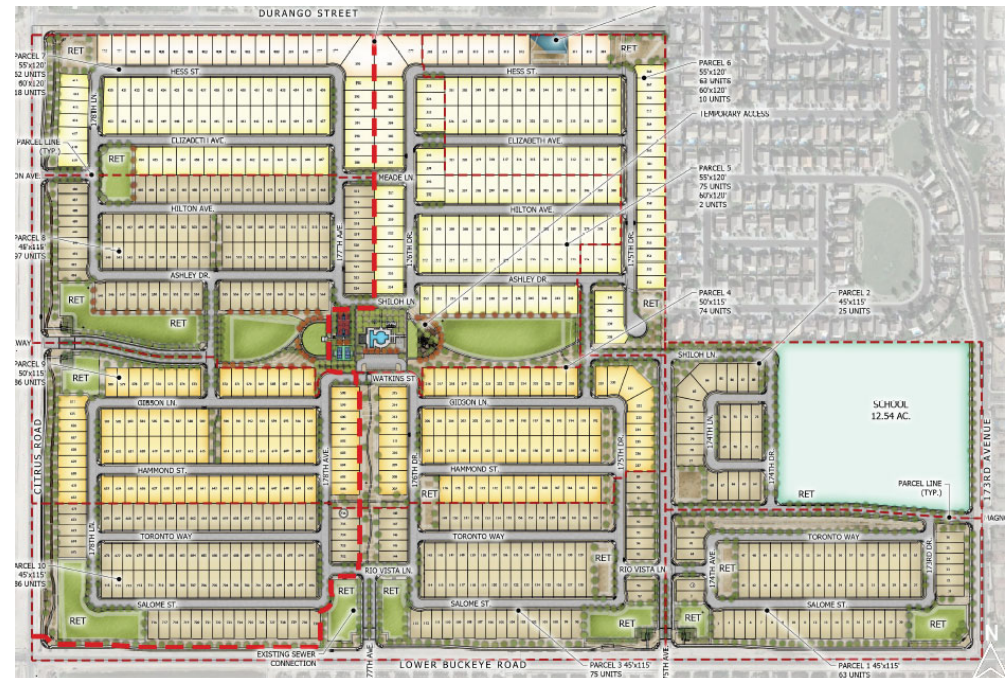


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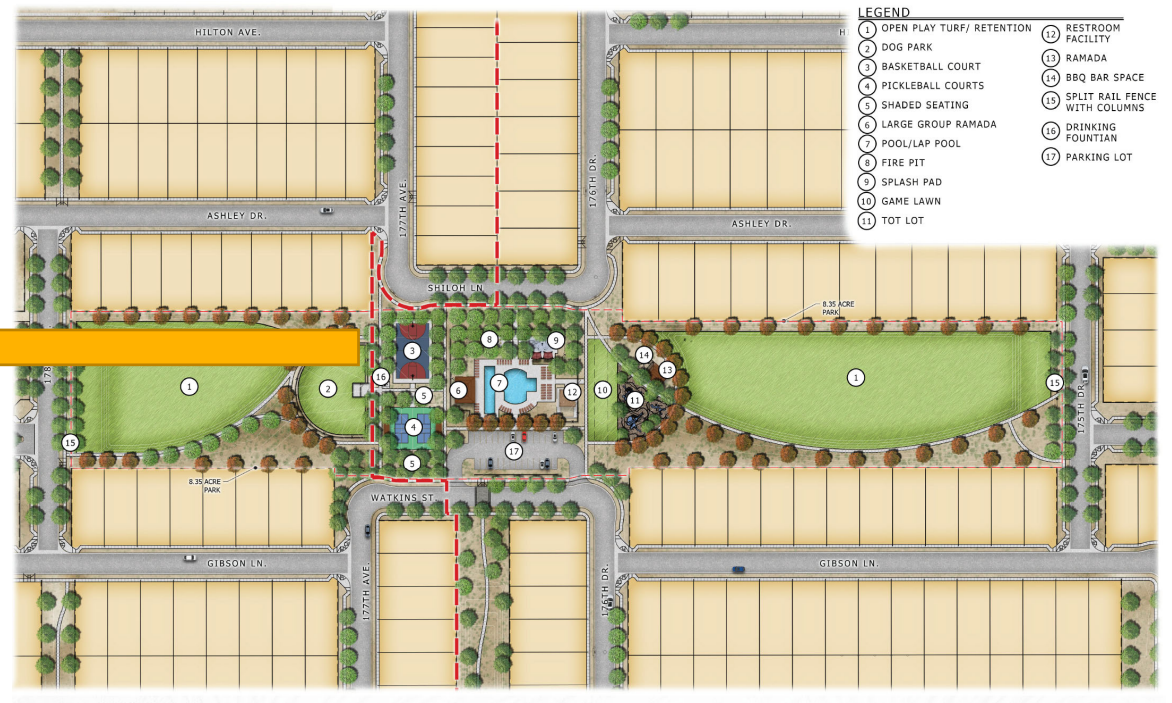


PROPOSAL AND LAND USE AND RESTRICTIONS

- 198.57 Acre Community
- 2 Land Use Districts
 - R1-4 (R1-4 Reduced)
 - R1-6 (R1-6 Reduced)



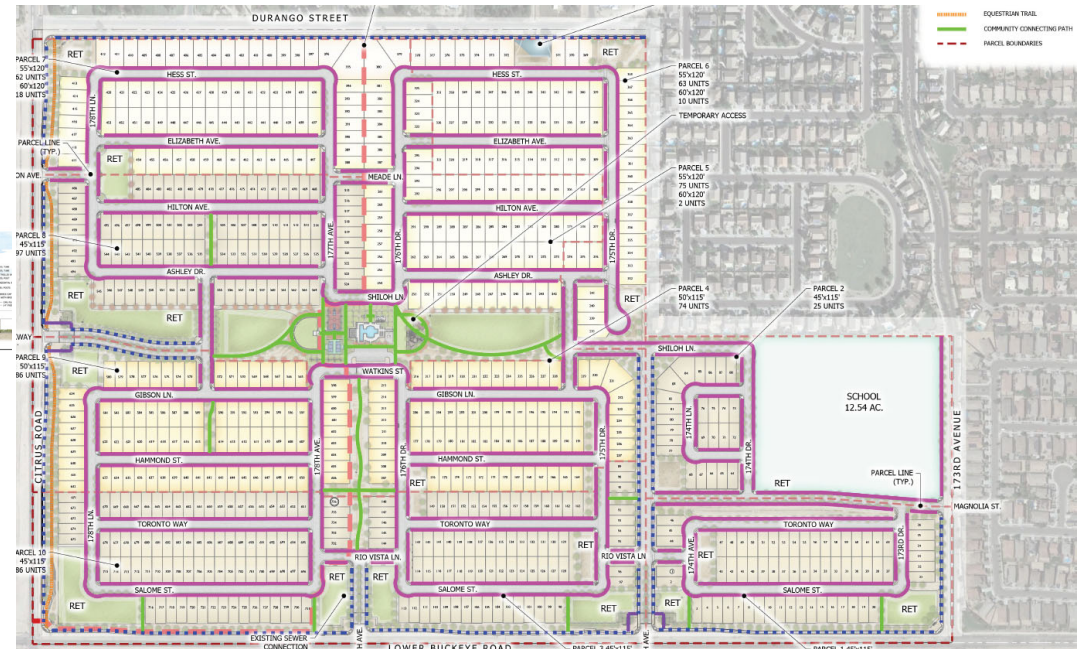
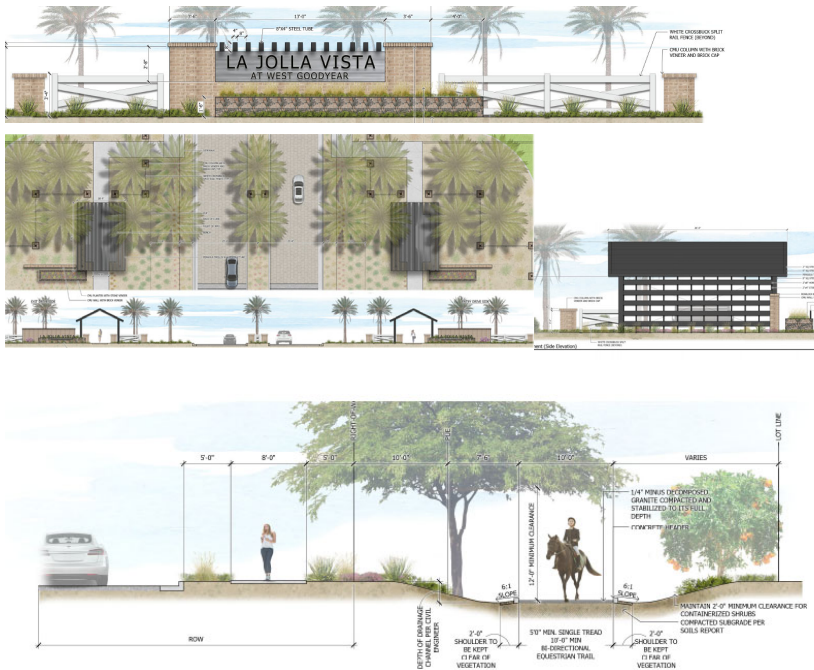
*Images Conceptual In Nature



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CONNECTIVITY AND STREETSCAPE



- Recommend Approval of Rezone (198.57 acres)
 - From:
 - Planned Area Development
 - To:
 - R1-4 (104.8 acres)
 - R1-6 (93.6 acres)
 - With PAD Overlay (198.56 acres)
 - Subject to Stipulations



