La Jolla Vista

Rezone

Project Narrative
Northeast Corner of Citrus Road and Lower Buckeye Road









Prepared: June 2022

Submitted to:
City of Goodyear
Planning and Zoning
14455 West Van Buren Street, Suite D101,
Goodyear, AZ 85338

Project Team

Client:
Phil Deangelis
Citrus & Lower Buckeye, LLC
8901 East Pima Center Parkway
Suite 225
Scottsdale, Arizona 85258
pdangelis@craltd.com

Legal:
Ed Bull
Burch and Cracchiolo
1850 North Central Avenue, Suite 1700
Phoenix, Arizona 85004
P: (602) 274-7611
ebull@bcattorneys.com

Planner/ Landscape Architect:
Andy Baron
ABLA
310 East Rio Salado Parkway
Tempe, Arizona 85281
P: 480) 530-0077
andy.baron@ablastudio.com

Site Data

Project Location:	Northeast Corner of Citrus Road and Lower Buckeye Road
Request:	Rezoning
General Plan Designation:	Neighborhood
Existing Zoning:	PAD
Proposed Zoning:	R1-4 Reduced and R1-6 Reduced
Existing Use:	Agricultural
Proposed Use:	Single-Family Residential
Gross Area:	198.58 ac.
Net Area:	188.53 ac.
Maximum Proposed Dwelling Units:	736 Dwelling Units
Maximum Proposed Density:	3.71 D.U./acre
Approximate Open Space:	36.34 ac. (18.29%)

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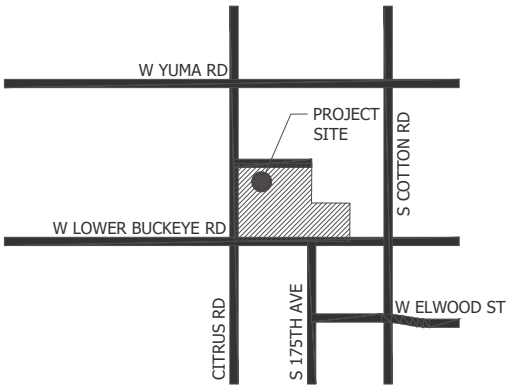
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1. Project Overview

Citrus & Lower Buckeye, LLC ("CLB") seeks to develop and construct La Jolla Vista, a single-family detached community on approximately 198.58 gross acres (188.53 net acres) located at the northeast corner of Citrus Road and Lower Buckeye Road ("the Site") in the City of Goodyear ("the City") (see **Exhibit A: Aerial Vicinity Map**). In order to develop, CLB is requesting to amend the zoning for the Site.



The purpose of this rezoning application is to modify the existing PAD zoning to R1-4 Reduced and R1-6 Reduced, to allow for construction of a single-family detached community that better reflects the current trends of the area and the goals of the updated Goodyear 2025 Plan.

The proposed design is a comprehensive redesign of the entire Site as a more integrated and inclusive community that provides easy access to amenities and services. The new design for the development creates a centralized amenity corridor that offers diverse places within the community that are accessible to the surrounding residents and evokes a strong sense of community. These proposed updates are to meet the current needs of homebuyers within the City.

Included in this document are conceptual plans, data tables, and additional exhibits that illustrates how the rezoning request is compatible with the surrounding area and creates a contemporary rural/agrarian themed development that will enhance the area and the City of Goodyear.



2. Existing Conditions

2.1 Current Zoning

The La Jolla Vista PAD was originally approved on October 24, 2005. This approval encompassed the entirety of the Site and included a variety of land uses and lot sizes. The PAD was divided into six (6) residential parcel areas that had defined underlying zoning, lot sizes, and density for each. A seventh (7th) parcel was designated for a school and park site. The underlying zoning districts for the parcels included R1-6, SF-D, and SF-A, to allow 60'x120', 70'x125', court homes, and a school/park site. The PAD permitted six-hundred and ninety (690) homes at a net density of 3.87 du/ac with 28.20 acres (15.1%) of open space.

Table 1 - Original Yield & Density Comparison – June 2005*

Parcel	Estimated Yield	Estimated Net Residential Density[2]	Lot Size	% of overall lots	Net Site Area[1]
1	**90**	**2.9**	**70'x125'**	**13**	32.8
2	**78**	**2.9**	**70'x125'**	**11**	29.7
3	**106**	**3.2**	**60'x120'**	**15**	33.2
4	**171**	**7.4**	**COURT HOMES**	**25**	23.1
5	**107**	**3.3**	**60'X120'**	**16**	32.8
6	**138**	**7.4**	**COURT HOMES**	**20**	18.6
school					12
park					8
Totals	**690**	**3.87[2]**			190.2

*Data from Tab 3, June 30, 2005 PAD

[1] Net Site Area = Gross acres (198.5) less arterials (8.29 ac) = 190.2

[2] Net Residential Density = Gross acres (198.5) less arterials (8.29ac) less school site (12ac) = 178.2

In 2016, a PAD amendment was requested and approved to modify the underlying zoning for Parcels 4 and 6. Parcels 4 and 6 had an underlying zoning of SF-D/SF-A to allow court home development. Due to the decrease in market demand for residential court home style development, the amendment sought to amend the underlying zoning to R1-6 to provide conventional single-family detached (SFD) housing. This amendment permitted five-hundred and fifteen (515) 50'x120' homes, which decreased the overall La Jolla Vista density from 3.87 du/ac to 2.89 du/ac.

Table 2 - Amendment Yield & Density Comparison					
Parcel	Yield	Net Residential Density	Lot Size	% of overall lots	Net Site Area[1]
1	**90[3]**	**2.7**	**70'x125'**	**18**	32.8
2	**78[3]**	**2.6**	**70'x125'**	**15**	29.7
3	**90[3]**	**2.7**	**60'x120'**	**21**	33.2
4[4]	**72**	**3.1**	**50'x120'**	**14**	23.1
5	**124[3]**	**3.8**	**60'X120'**	**21**	32.8
6[5]	**61**	**3.3**	**50'x120'**	**11**	18.6
school					12
park					8
Totals	**515**	**2.89[2]**			190.2

[1]Net Site Area = Gross acres (198.5 less arterials (8.29 ac) = 190.2

[2]Net Residential Density = Gross acres (198.5) less arterials (8.29) less school site (12ac) = 178.21

[3]Approved Final Plat Lot Yield

[4]The actual net acreage in Parcel 4 will be 22.45 acres. With 72 lots planned, the net density will be 3.2 du/ac.

[5]The actual net acreage in Parcel 6 will be 16.27 acres. With 61 lots planned, the net density will be 3.7 du/ac.

2.2 Surrounding Properties

The Site consists of a single parcel zoned PAD, designated as Neighborhood on the City's General Plan, and is currently being used for agricultural purposes The General Plan Land Use classifications, existing zoning, and uses for the adjacent parcels are listed in the table "Existing Conditions Summary" below, also see Exhibit B: Context Plan.

Table 1: Existing Conditions Summary

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	Neighborhood	PAD	Agricultural land
North	Neighborhood	RU-43 (Maricopa County)	Large lot single-family homes (County Island)
South	Neighborhood	C-1, R1-6, MF-24, and MF-12	Agricultural land
East	Neighborhood	PAD	Single-family homes
West	Neighborhood	R1-6 and R1-4	Single-family homes

3. Project Proposal

3.1 Summary of request

This request modifies the approved PAD zoning to R1-4 Reduced and R1-6 Reduced (see **Exhibit C: Existing and Proposed Zoning Maps** and **Exhibit D: Proposed Zoning Enlargement**). The Site has been divided into ten (10) newly defined parcels. To achieve the proposed single-family detached development this application is requesting:

- 104.89 gross acres of the Site to be rezoned from PAD to R1-4 Reduced (Parcels 1, 2, 3, 8, and 10)
- 93.68 gross acres of the Site to be rezoned from PAD to R1-6 Reduced (Parcels 4, 5, 6, 7 and 9)

This plan proposes a total of seven-hundred and thirty-six (736) dwelling units, reaching a gross density of 3.66 du/ac. Three (4) different lot sizes are being proposed with three-hundred and forty-six (346) 45'x115' lots, one hundred and sixty (160) 50'x115' lots, two hundred (200) 55'x120' lots, and thirty (30) 60'x120 lots. Lots adjacent to end tracts or end lot conditions may be impacted by the fillet caused by the Right-Of-Way thus creating a reduction in the square footage of a single lot by approximately two (2) square feet. The proposed open space for the site is approximately 36.34 acres (18.07%) (see **Exhibit E: Conceptual Master Site Plan**).

Design requirements for Residential Districts are needed when reductions to R1-4 and R1-6 standards are proposed. The current site plan proposes reductions for the following:

- Reductions in lot width to allow a minimum 40' for R1-4 and minimum 50' for R1-6 wide lots on the Site.
- The proposed site plan includes lots with a width no smaller than 45' wide. Reduction in the side yard setbacks to allow a minimum total of 10' on both sides.

3.2 Circulation

Special attention has been taken into planning the revised La Jolla Vista development to create a high-quality community that will provide new and diverse housing opportunities. The Site features single-family detached homes that will utilize local drives, fifty-foot (50') local streets, and a sixty-foot (60') collector street as its street network, with two access points along Citrus Road, two access points along Lower Buckeye Road, and one access along 173rd Avenue.

The entry streets to the developer, where identified in the Preliminary Plat, will be a collector street that meets the City's minimum requirements, but has been modified to enhance the ingress and egress experience to include landscaped median (varied plant palette to include trees), modestly widened travel lanes, and an 8'-minimum sidewalk and widened PUE for utility access.

A centralized main park, located at core of the Site, functions as a community hub with an array of amenities. Conveniently located within walking or biking distance for the community to enjoy, the park amenities can be accessed by the five-foot (5') and eight-foot (8') detached sidewalks that circulate throughout the Site. The detached sidewalks provide a level of comfort and safety for residents as they travel and enjoy the open space and amenities **(see Exhibit F: Pedestrian Connectivity Plan)**.

3.3 Landscape

Home styles with a structured contemporary desert and a patterned agrarian inspired hybrid landscape design are meant to complement the surrounding environment as well as reflect the agricultural heritage of the City **(see Exhibit G: Conceptual Landscape Plan)**. Building on the agrarian character of the area, authentic and natural materials including structured and patterned landscape designs will be utilized.

3.4 Open Space and Amenity Areas

La Jolla Vista is envisioned as a family-oriented community featuring a centralized main park with smaller open space areas throughout that are planned for drainage and/or open play turf. The intent of the main park's design is to create a community within a community, providing residents opportunities to experience unique activities in a central location within comfortable walking distance (generally approximately a quarter mile or less) of their residences.

The 8.31-acre main park amenity features several amenities and open play turf **(see Exhibit O: Main Park Amenity)**. Upon entering the community from Citrus Road and passing through the primary entry monuments, residents will arrive at a grove of trees demonstrating the agrarian theme of the community. This grove of trees is mirrored on both the west and east sides of the main park amenity. The main park includes a myriad of active and relaxing recreational opportunities which include features such as pool/ lap pool, basketball court, two (2) pickleball courts, a splash pad, gas fire pit, tot lot, game lawn, dog park, and more. Buyers will be made aware that noise may be heard and expected at community amenities.

The pool/ lap pool and pickleball, bocce, and basketball are located at the center area of the main park. Branching out on either side are pedestrian pathways that move through groves of shade trees and open play turf. Ramadas and shaded seating are spaced out along the pathways, providing privacy and convenient locations to stop and enjoy the views.

Residents coming to the east side of the main park can choose between a ramada or benches to relax and picnic near the tot lot playground. A large expanse of open play turf on both the eastern and western sides of the park offer flexible recreational space for groups of residents to come together to enjoy activities.

3.5 Walls and Entry Monumentation

Wall standards and wall design for La Jolla Vista, including location, are carefully planned to provide the right balance of privacy, screening, and visual access. The wall program also incorporates pedestrian access points and a central paseo leading residents and neighbors to the community's main park amenity **(see Exhibit I – Wall Plan and Exhibit J – Wall Program)**.

Theme walls will be located around the perimeter of the site - adjacent to Citrus Road, Lower Buckeye Road, and 173rd Avenue including the marketing trail corridors located off each of these roadways. Secondary theme walls will be located adjacent to landscape tracts and the paseo. Builder walls are also located throughout the Site. The primary theme column and the wall cap of the primary theme walls are integrated into the community entry monuments to further reflect the agrarian character.

Primary and secondary entry monument are planned for the Site. The entry monument concept is agrarian inspired and designed to be more modern in character, utilizing combinations of materials and finishes to emphasize uniqueness and dramatic contrast. The primary entry monumentation features a trellis structure that mimics the silhouette of a traditional farmhouse – elegant and yet simple with vertical and horizontal scale creating compression and focus on the arrival. White crossbuck split rail fence extends out and away from the monuments evoking a picturesque pop of agrarian white fencing which is complemented by the array of clustered grasses planted along the raised planting bed at each of the entry monuments.

The proposed entry monuments represent a peaceful agrarian life, but at the same time symbolize home base for all La Jolla Vista residents. **See Exhibit I – Wall Plan, Exhibit J: Wall Programs, and Exhibits K-M** for more detail on the walls and entry monuments.

4. Justification for Request

The conceptual designs for this proposed rezoning request are reflected in the proposed Development Standards, creating a high-quality community that meets the current and future needs of homebuyers. The revised layout, landscaping, amenities, etc., for La Jolla Vista improve upon the previously approved rezoning for the Site by re-examining the Site as a whole and in context of the surrounding area.

The proposed community includes the following elements per the City of Goodyear's Zoning Reduction Table:

Zoning Reduction Table		
Category	**R1-4 Reduced**	**R1-6 Reduced**
Amenity Elements	2	1
Connectivity Elements	4	2
Streetscape Elements	4	2

4.1 Amenity Elements (2 Required)

La Jolla Vista provides the following two (2) amenity elements:

1. Additional Park Space Required

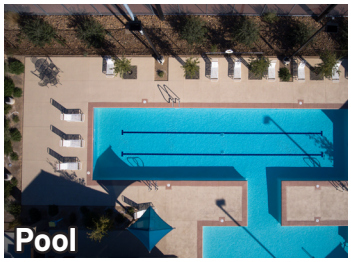
By redesigning the community layout from the 2016 plan, the central amenity extends east-west creating a central park corridor of 8.31 acres. **See Exhibit G: Conceptual Landscape Plan.**

2. Additional Park Amenities

La Jolla Vista includes the following additional internal park amenities. See also **Exhibit O: Main Park Amenity.**

- Splash Pad
- Restroom facility
- Pickleball courts (2)
- Basketball court
- Dog park
- Pool/ lap pool
- Gas fire pit
- Game lawn
- Ramada with BBQ


Basketball Court


Pool


Pickleball Court


Splash Pad

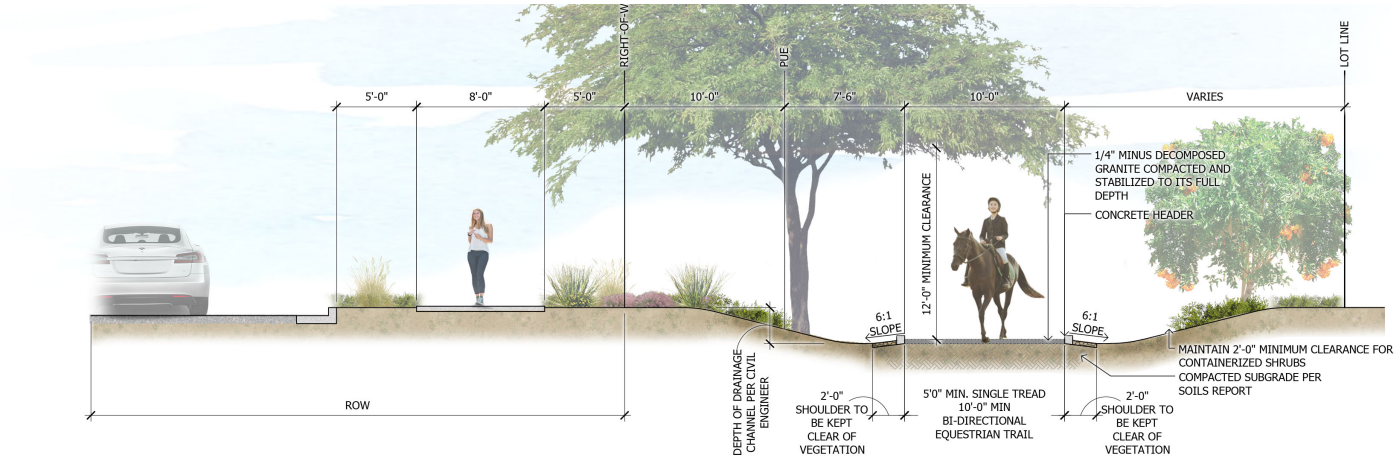
The proposed community includes the following elements per the City of Goodyear's Zoning Reduction Table:

4.2 Connectivity Elements (4 Required)

La Jolla Vista provides the following four (4) connectivity elements:

1. Trail System Connections

Along Citrus Road, the design includes a 10' wide equestrian path composed of decomposed granite. **See Exhibit F: Pedestrian Connectivity Plan.** This trail will be maintained, kept debris free, and the surface groomed and managed by the HOA.



1 Equestrian Trail
SCALE: 1/4"=1'-0"

2. No Subdivision Perimeter Wall

Walls within La Jolla Vista will only be constructed for individual lots. Split rail fencing will be provided along the outer perimeter following Citrus Road and Lower Buckeye Road as well as large landscape areas to help break up the visual of the individual lot walls. In areas by the primary, secondary entry features, and hard corners of the Site fences such as the white crossbuck split rail fence will be used to allow for views in and out of the community. **See Exhibit I: Wall Plan.**

3. Infill Connectivity

The Site is located within a growth area as defined by the General Plan.

4. Lot Diversity

A significant number of lots within the subdivision of La Jolla Vista exceed the minimum lot width by 5 feet. 78.26% of the lots in La Jolla Vista to exceed the required minimum lot width (a total of 576 dwelling units). **See Exhibit E: Conceptual Master Site Plan.**

- 45' x 115' – comprise approximately 47% of the Site
- 55' x 120' - comprise approximately 27% of the Site
- 60' x 120' - comprise approximately 4% of the site

The proposed community includes the following elements per the City of Goodyear's Zoning Reduction Table:

4.3 Streetscape Elements (4 Required)

The streetscape elements will be finalized with the Preliminary Plat review. However, in order to meet the four (4) Streetscape Elements, the development will include:

1. Detached sidewalk

In the currently proposed plans, detached sidewalks create an elevated experience of accessibility and safety that pedestrians can enjoy while walking among the agrarian inspired plantings. Along local streets in the development, 6' of landscape area buffer pedestrians from the street. These 6' wide landscape areas will be HOA maintained and the requirement will be included in the final plat or CC&Rs. **See Exhibit F: Pedestrian Connectivity Plan.**

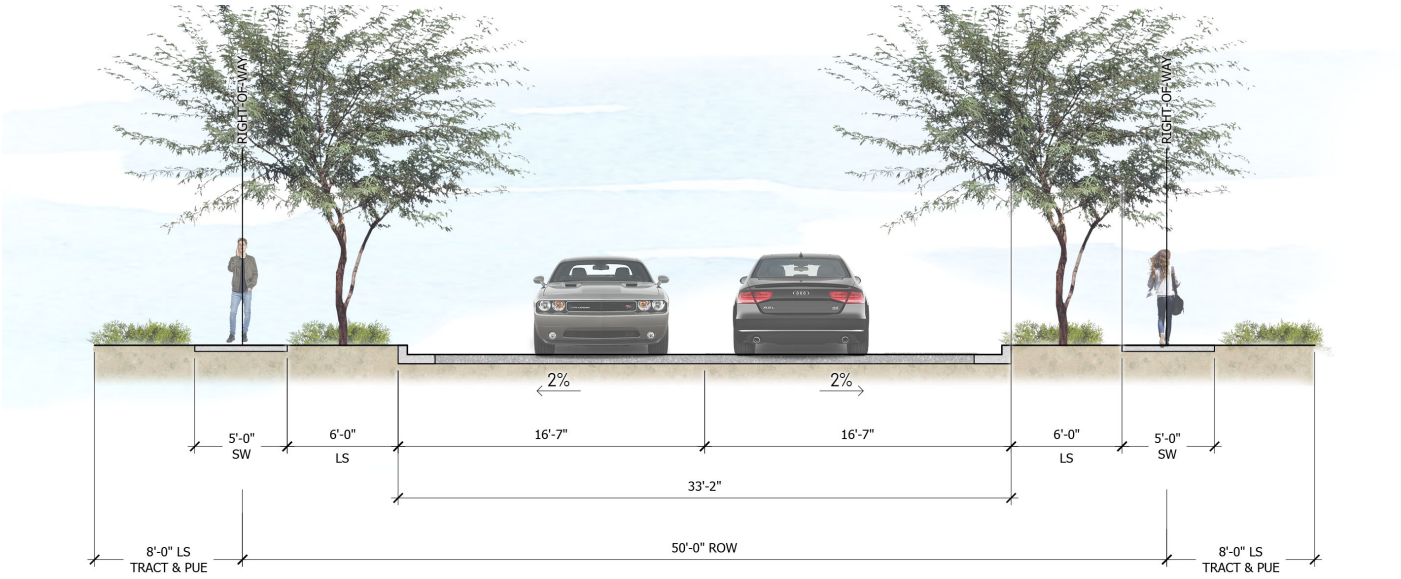
2. Additional Streetscape Element - Paving Material at Entryways

In the proposed plan, decorative stamped concrete will be used at all primary entryways.

3. Additional Streetscape Element – Paving Material at Homes

In the proposed plan, decorative paving material is utilized for all horizontal paved services between the house and sidewalk.

Local Street Section



4. West Goodyear Design, Theme, and Entrance Elements

The proposed plan incorporates the following elements into the primary and secondary entrances. **See also Exhibits K-M** for more detail on the primary and secondary entrance monumentation:

- The primary and secondary entrances to the community incorporate enhanced collector designs that include bike lanes, landscaped medians, and detached sidewalks.
- A white crossbuck split rail fence is included at both the primary and secondary entrances and at hard-exterior corners – **see Exhibit I: Wall Plan** for locations.
- Perimeter wall along Citrus Road will complement and be consistent with the design elements established by Las Brisas. Perimeter areas will also be landscaped, and many locations include the white crossbuck split rail fence – **see Exhibit I: Wall Plan.**
- Farm/agricultural and rustic elements such as the trellis structures are incorporated at the primary and secondary entry monuments.
- Landscape planting creates the sense of agricultural planting through linear and structured placement.
- The signage at the primary and secondary entry monuments will read "La Jolla Vista at West Goodyear" – see **Exhibit K: Community Entry Monument** and **Exhibit M: Corner Community Entry Monument**.

Conceptual La Jolla Vista at West Goodyear Entry Monument



4.4 General Plan Conformance

The following section details La Jolla Vista's conformance and compliance to the to the goals and policies within the City of Goodyear's Zoning Ordinance and the City of Goodyear's 2025 General Plan.

This project reflects the following conformance with the City's goals, objectives, and policies from the City's General Plan:

1) Community Vision: Create a highly desirable and sustainable place to live.

a) *Vision Strategy 1. Create Attractive Places and Diverse Destinations*

b) *Vision Strategy 2. Develop a Physically and Socially Connected Community*

c) *Vision Strategy 3. Expand the Parks, Open Space, Trails, and Recreation System.*

d) *Vision Strategy 8. Provide Opportunities for Living a Healthy Lifestyle*

2) Community Goals: Physical Growth and Development

a) Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

i) Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

(1) Policy "b": Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents.

(2) Policy "c": Development within large master planned communities should: Include trails, open space, and internal and external connectivity.

b) Goal GD-3. A connected community with a well-functioning roadway network of complete streets that meets the needs of its residents, workforce, and visitors. (Transportation/ Circulation)

i) Objective GD-3-1. Establish and maintain a well-functioning roadway network.

(1) Policy "a" Implement the goals, standards, plans, and policies identified in the adopted Transportation Master Plan.

(2) Policy "b": Utilize the adopted street cross- sections and standards as included in the Engineering Design Guidelines and Policy Manual.

c) Goal CC-1. Vibrant and complete neighborhoods recognized as being pedestrian and family friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

i) Objective CC-1-1. Create and foster complete neighborhoods.

(1) Policy "a": Promote the concept that all neighborhoods in Goodyear should be "complete neighborhoods" meaning they include: a range of housing options, the option to safely walk or bike to internal and external destinations parks and other recreational facilities, places and spaces that encourage social interaction, accessibility for people of all abilities,

(2) Policy "c": Designate open space or parks as the focal point of the neighborhood and ensure they are available within walking distance to all residents.

ii) Objective CC-1-2. Ensure neighborhoods are internally and externally connected.

(1) Policy "a": Roads should be designed and built-in conformance to a "complete streets" policy meaning they are designed with all users in mind and include space for automobiles, transit, bicycles, and pedestrians to move safely and comfortably through the community.

(2) Policy "b": Include shared-use sidewalks or trails within neighborhoods that maximize internal walkability and provide connections to trail systems, schools, shopping, existing developments, and parks.

(3) Policy "c": Provide bike paths and bike lanes where possible to increase connectivity.

(4) Policy "d": Promote walking and bicycling through neighborhood design (e.g., shaded sidewalks, traffic calming, safe pedestrian crossings)

d) Goal CC-2- A diverse stock of high-quality housing that meets the needs of all residents. (Housing)

i) Objective CC-2-1. Provide diverse and quality housing products.

(1) Policy "a": Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

e) Goal CC-3 A parks, trails, open spaces, and recreation facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community's social, economic, and environmental quality.

i) Objective CC-3-1. Develop parks and recreation facilities in support of programs and events desired by city residents, that support economic development and that promote neighborhood identity and quality of life.

(1) Policy "d": In the Neighborhoods land use category, parks and open spaces primarily should: Be a focal point of the neighborhood, contribute to a sense of place, be a place where children can safely play, provide opportunities for social interaction, locate parks to integrate neighborhoods, so that residents of different neighborhoods can meet and socialize, and all residences shall be located within a ¼ mile of a public or private neighborhood park.

f) Goal CC-6 A community committed to educational excellence.

i) Objective CC-6-1. Support K-12 learning institutions.

(1) Ensure area school districts are involved with master planning, population forecasting, and strategic planning to ensure that information is shared, resources are used wisely, and common goals are aligned.

g) Goal CC-7 A community with access to healthy eating and active lifestyle opportunities.

i) Objective CC-7-2. Promote a physically active community.

(1) Policy "a": Provide opportunities for walking and biking to destinations whenever possible.

h) Goal CC-9 An engaged and informed community.

i) Objective CC-9-1. Facilitate an informed and active community.

(1) Partner with neighborhood groups and H.O.A.s to strengthen lines of communication and disseminate information.

(2) Provide and/or designate a neighborhood gathering places such as a parks, schools, or community centers.

i) Standard 25. Low Density Residential. Single family detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

Zoning Ordinance Section §1-3-1.D.3.:

Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

Response:

La Jolla Vista planning documents are in conformance and meet the goals and objectives provided in the City of Goodyear's planning documents. The development reflects consideration of current market factors, demographics, infrastructure, traffic, and environmental issues.

Zoning Ordinance Section §1-3-1-D.3.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

d. proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

e. demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

f. demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Response:

The Property is mostly flat agricultural land and is appropriate for residential development. The Project's density and scale will be compatible with the surrounding single-family developments.

La Jolla Vista will be compatible with the existing and planned residential uses in the surrounding area. The Project's design locates the 60'x120' product along the northern half of the site, near the neighboring area across Durango Street currently zone RU-43 for large lot single-family homes. The 45'x115' lots fall primarily along Lower Buckeye Road nearer to the C-1 and R1-6 area across the street. The sizing and arrangement of lots helps to transition the level of densities to be more gradual across the site As described above, La Jolla Vista is an infill development with existing infrastructure and services in the area. It offers ample on-site amenities appropriate for all ages to provide passive and active outdoor recreation opportunities for homeowners. The Applicant will also work with the Avondale Elementary School District and the Agua Fria High School District regarding the 12.54-acre school site located within the development. **See Appendix A: Letter of Support – Avondale Elementary.**

Zoning Ordinance Section §1-3-1-D.3.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Response:

Due to significant existing and planned public services in the vicinity of La Jolla Vista, adverse fiscal impacts are not anticipated. The development will include the improvements needed to connect to existing infrastructure and services and will pay into the West Goodyear Water and Sewer cost recovery reimbursement program.

Zoning Ordinance Section §1-3-1-D.3.

h. General public's concerns;

Response:

The Applicant will comply with the citizen review process set forth in Section 1-3-8 of the Zoning Ordinance to determine if any concerns are raised by the public.

Zoning Ordinance Section §1-3-1-D.3.

i. Whether the amendment promotes orderly growth and development; and

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Response:

The proposed rezoning to Reduced R1-4 and R1-6 Reduced to for La Jolla Vista to develop with a variety of high-quality housing products is consistent with the General Plan's Neighborhoods land use designation and does not alter the planned orderly growth and development in this area.

La Jolla Vista is a planned community that will increase housing options while remaining consistent with the area's existing residential character.

General 2025, Chapter 8 Land Use and Transportation Plan, Neighborhood Development Standards, Standard 25.

Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

Response:

The Property is currently within the Goodyear 2025 General Plan's "Neighborhoods" land use category, which "*[p]rovides areas for the growth and development of neighborhoods*" and "*include[s] a wide range of densities and housing product*." The Project is categorized as "Low Density Residential" with a density of less than five dwelling units per acre. La Jolla Vista is designed to support the core planning principles of the City of Goodyear and provide high quality living for future residents.

General 2025, Chapter 6 Community and Cultural Development, Housing, Section 2 Housing, Goal CC-1:

Vibrant and complete neighborhoods recognized as being pedestrian and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

Objective CC-1-3:

Foster the creation and maintenance of attractive, high-quality neighborhoods.

Policies:

a. Encourage the use of regionally appropriate, attractive, and diverse architecture and landscape treatments

Objective CC-1-5:

Promote neighborhood identity within a shared City culture and bring neighborhoods together.

Policies:

a. Use style, architectural design, form, and landscape treatments to create unique identities within neighborhoods.

b. Link neighborhoods together through publicly accessible and private, public use paths, greenways, trails, and open space.

c. Establish neighborhood gateways and connect residential neighborhoods through design elements such as street tree theming

Response:

La Jolla Vista will incorporate the area's rural and agricultural character through its landscaping theme that evokes the feeling of structured and linear agricultural planting and applies it throughout the Site using native and desert adapted vegetation. The agrarian touches of trellis structures at entry features and the utilization of white crossbuck split rail fence at all entry monument and major edges of the site is designed to create a sense of place within the community and greater Goodyear.

General 2025, Chapter 6 Community and Cultural Development, Housing, Section 2 Housing, Goal CC-2:

A diverse stock of high-quality housing that meets the needs of all residents.

Response:

The Project increases the diversity of housing options in the area with a balanced mix of four product types. La Jolla Vista's Preliminary Plat will include approximately forty-five (47) percent forty-five (45) foot wide lots, approximately twenty (21) percent fifty (50) foot wide lots, approximately twenty-five (27) percent fifty-five (55) foot wide lots, and approximately four (4) percent sixty (60) foot wide lots. Each product will allow residents to choose from multiple floor plans, color palettes, and finishing materials to create a diverse yet cohesive community. La Jolla Vista strives to feature a variety of plans and lot sizes that provides homeowners in a community with access to an evolving lifestyle that differentiates it from other communities.

Goodyear 2025, Chapter 8 Land Use and Transportation Plan, Universal Development Standards, Standard 5

Goodyear promotes a safe walkable and bikeable community. Each development should be located and designed to reduce vehicle trips and miles whenever possible. Pedestrian and bicycle connections shall be provided between and within developments to allow the community to walk or bike to nearby destinations.

Standard 6:

Required open spaces for adjoining developments should be combined where practical to create larger areas of open space beneficial to the developments and the community.

Standard 31:

Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.

Standard 32:

New subdivisions should be designed to provide convenient pedestrian access to adjoining streets, open spaces, and commercial areas. Subdivision design is encouraged that minimizes or avoids the use of typical subdivision perimeter walls. If subdivision walls are proposed, they should include pedestrian access points for pedestrian movement. The pedestrian access points should be strategically located to maximize usage by residents.

Response:

Residents will have ample opportunity for active and passive recreation with a centrally located 8.31-acre park and amenities that are within one quarter mile of homes. The design highlights careful consideration of open space and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation via detached sidewalks, trails, and traffic calming measures.

Goodyear 2025, Chapter 8 Land Use and Transportation Plan, Universal Development Standards, Standard 2

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 3

New developments shall demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.

Standard 4

Goodyear promotes a graduated density/intensity concept. Developments with similar densities should locate near each other, gradually increasing density towards village centers, the City Center, or transit corridors and lowering density near protected uses (such as a natural feature). Developments with similar intensities (e.g., building height, building bulk or intensity of use) should locate near each other gradually increasing intensity towards transit corridors, the City Center, industrial development, and commercial centers and decreasing intensity towards residential developments.

General 2025, Chapter 4 Community Goals, Physical Growth and Development, Goal GD-2:

Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses. (Growth Areas, Cost of Development)

Objective GD-2-1:

Ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development.

Response:

La Jolla Vista is located within an area undergoing significant residential development with existing infrastructure. This community provides efficient infill development on currently vacant land while paying its fair share of the cost of development.

5. Infrastructure & Services

5.1 Transportation Systems

This project is in close proximity to several major roadways and valley freeways are readily accessible to the Site. The Site is located approximately 1.7 miles to the south of the Arizona Loop 303 and the Interstate 10 can be accessed at that Loop 303 entrance. A traffic report was submitted with a previous plat, but an updated traffic report has been submitted with the new Preliminary Plat for La Jolla Vista.

The Ultimate Street Rights-of-Way will comply with the City's Area Master Transportation Plan and conform with all street standard details for the arterial streets (55' ½-street frontage Right-of-way), the collector streets (60' Right-of-way), and local streets (50' Right-of-Way). Details for any variation have been included with this application, namely, the entry collectors identified on the preliminary plat. Accommodations have been made for the future Durango Road by limiting the position of proposed lots at the north end of the development site to provide for the future Durango Road right of way.

5.2 Actual access points and timing of construction will be determined based on the Traffic Impact Analysis. Utilities/ Services

The City of Goodyear will provide refuse and emergency services (fire, police, and ambulance) for the community.

Service Providers

- City of Goodyear - Water
- City of Goodyear - Sewer
- City of Goodyear - Fire Department
- City of Goodyear - Police Department
- Roosevelt Irrigation District - Irrigation
- Arizona Public Service – Electrical
- COX/CenturyLink - Telecommunications

5.3 Project Infrastructure

A potable water line currently exists in Lower Buckeye Road extending east from Sarival Avenue to 173rd Avenue where it turns north and continues to Yuma Road. New preliminary water, sewer, and any additionally required infrastructure plans will be submitted with the Preliminary Plat for La Jolla Vista.

5.4 Water and Sewer Infrastructure

La Jolla Vista is located within the water service area of the City of Goodyear and will be served with water from the City's existing booster/storage facility number 12, located south of Lower Buckeye Road between Cotton Lane and Citrus Road. The existing storage facility connects with a 24" waterline and then to a 16" water line that exists in Lower Buckeye Road from 173rd Avenue to the 183rd Avenue intersection; a 16" water line is also located in Citrus Road from Lower

Buckeye to Yuma Road. Both phases of the project will provide a looped water supply system required in the event of interruption of water supply from one direction.

The wastewater generated by the La Jolla Vista subdivision will be conveyed southeast by gravity with outfalls to existing manholes located in Lower Buckeye Road and 173rd Avenue. Existing 15" and 18" sewer lines are located in Lower Buckeye Road tie to the existing trunk line in Cotton Lane.

The summary of allocated water and sewer demands from the West Goodyear Master Water and Sewer Studies and calculations are provided in the project preliminary water and sewer reports.

5.5 Grading and Drainage

The Site generally flows to the south with a ridge located in the eastern portion of the Site splitting the Site east and west. Offsite flows enter the Site at the Northwest corner and flow to the south and leave the Site at the southwest corner. These offsite flows will be collected in a channel and conveyed adjacent to Citrus Road to a proposed box culvert to be located just north of the intersection of Lower Buckeye Road and Citrus Road. The proposed box culvert will connect to an existing culvert that conveys the flows west and south to the outfall southwest of the intersection. Generally, each phase will retain the 100 Year 6 Hour storm event independently. Retention basins have been designed per City of Goodyear design guidelines and are located within open space tracts throughout the subdivision.

Existing Roosevelt Irrigation District (RID) irrigation ditches are located through the central part of the site and along Citrus Road (each running north to south). To These existing ditches (in both of these locations —through the central part of the site and along Citrus Road) will be converted to pipes to continue service to customers downstream of the development. In the case of the irrigation service through the central part of the site, receiving properties of the irrigation water are south of Lower Buckeye Road. In the case of the irrigation service along Citrus Road, the irrigation facilities deliver to properties west of Citrus Road. The alignments of the new irrigation piping will occupy their similar location as the existing ditches. The irrigation service through the central part of the site will be piped along the roadway of the development through the central part of the site, and correspondingly, a new pipe for irrigation service will be installed as a replacement along Citrus Road.

5.6 Schools

The property is within the Avondale Elementary School District and the Agua Fria High School District. In previous plans a park was adjoining the proposed school site but after the School District discussed safety concerns the shared park concept was changed due to the school requiring the need to close the entire school/park facility during school hours. The proposed plan redesigned the location of the park to better serve the community by integrating it into a central amenity hub. An updated school agreement will be provided to the City prior to Council approval of this requested Rezoning. Avondale Elementary School District have provided a letter of support for the project, **see Appendix A: Letter of Support – Avondale Elementary District.**

6. Phasing

The subdivision will be divided into 2 Phases and 10 Parcels. Phase one will include parcels 1-6 and 387 lots. Phase 2 will include parcels 7-10 and 349 lots. See **Exhibit P: Phasing Plan** for additional detail on the phasing of La Jolla Vista. A formal phasing plan will be submitted with the Preliminary Plat. The phasing plan will be approved by the City Engineer before Council Approval of the Preliminary Plat. The phasing will allow for stand-alone development within each phase according to the figure below and the schedule of improvements:

Roadway

Phase 1:

- All half-street improvements to 173rd Avenue.
- All half-street improvements to Lower Buckeye Road from 173rd Avenue to the west up to the phase line.
- All collector and local street roadway shown in the Phasing Exhibit
- A temporary local street connection along the phase line through the central open space (connecting Watkins Street and Gibson Lane)

Phase 2:

- All half-street improvements to Lower Buckeye Road from the phase line to the west to Citrus.
- All half-street improvements to Citrus from Lower Buckeye Road to the north until Durango
- All collector and local street roadway shown in the Phasing Exhibit
- Removal of the temporary local street connection along the phase line through the central open space

Water

Phase 1:

- Connect 8" to the 24" in 173rd Avenue.
- Connect 8" to the 16" in Lower Buckeye at 175th Avenue and 177th Avenue.
- From the offsite connections to 173rd Avenue and Lower Buckeye, all remaining Parcels in the phase looped with 8" waterline.
- Stub on-site to Phase 2.

Phase 2:

- Connect 8" to the 16" in Citrus at Hilton Ave and Magnolia Street and Phase 1 stubs.
- From the offsite connections to Citrus, all remaining Parcels in the phase looped with 8" waterline.

Wastewater

Phase 1:

- Connect 8" to the extended 8" in 173rd Avenue (at Magnolia Street).
- Connect 8" to the 18" in Lower Buckeye at 175th Avenue.
- From the offsite connections to 173rd Avenue and Lower Buckeye, all remaining Parcels in the phase gravity drain with 8" line.

Phase 2:

- Connect 8" to the 18" in Lower Buckeye through a tract in the 177th Drive alignment.
- From the offsite connections to Lower Buckeye, all remaining Parcels in the phase gravity drain with 8" line.

7. Conclusion

The rezoning of La Jolla Vista from PAD to R1-4 Reduced and R1-6 Reduced will allow for the construction of a re-imagined single-family detached community that better reflects the current and future needs of homebuyers. The proposed development creates a community that offers superiors service through a more unified community that provides easy and convenient access to amenities and services.

The La Jolla Vista development is consistent with the General Plan. The proposed La Jolla Vista design includes more community enhancing features and a myriad of active/passive options for residents to enjoy through centralized amenity corridor that is within a comfortable walking and biking distance.

La Jolla Vista will be a high-quality community that provides access to amenities and services through a contemporary agrarian inspired design that blends the historical origins of the City with a vision of today and the future.

List of Exhibits

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Exhibit D: Proposed Zoning Enlargement 33

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Exhibit J: Wall Program 39

Exhibit K: Community Entry Monument 40

Exhibit L: Community Entry Monument Detail 41

Exhibit M: Corner Community Entry Monument 42

Exhibit N: Community Ramada and Mailbox Kiosk 43

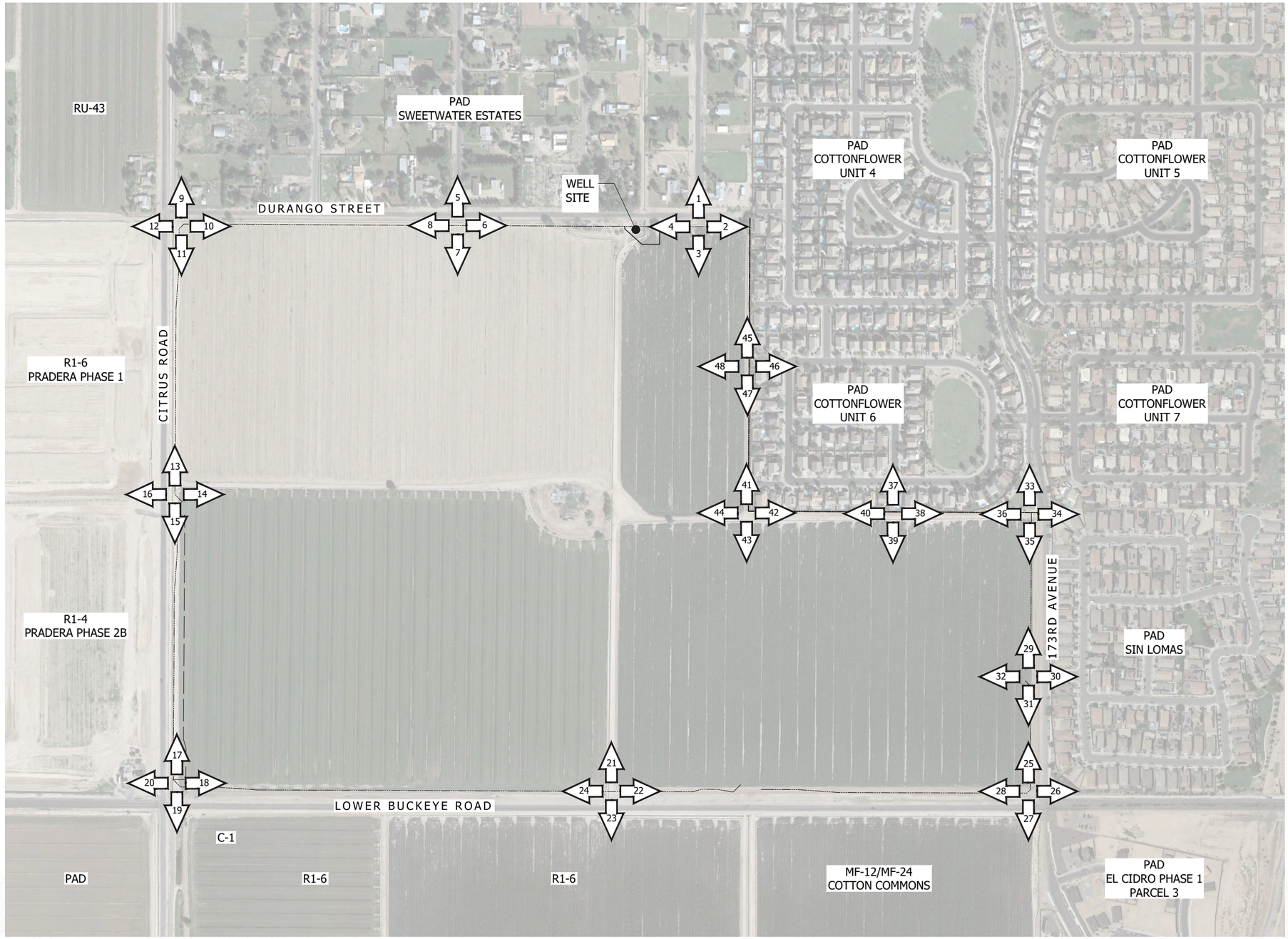
Exhibit O: Main Park Amenity 44

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Exhibit A: Aerial Vicinity Map



CONSULTANT TEAM

PLANNER / LANDSCAPE ARCHITECT:

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
P. 480.530.0077
CONTACT: ANDY BARON

CLIENT:

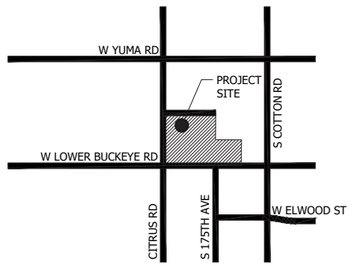
CITRUS & LOWER BUCKEYE, LLC
8901 E. PIMA CENTER PARKWAY
SUITE 230
SCOTTSDALE, ARIZONA 85258
EMAIL: PDANGELIS@CRALTD.COM
CONTACT: PHIL DEANGELIS

SITE DATA:

ADDRESS:	CITRUS ROAD AND WEST OF LOWER BUCKEYE ROAD
APPLICANT:	ABLA
CONTACT:	ANDY BARON
EXISTING ZONING:	PAD
PROPOSED ZONING:	R1-4 REDUCED & R1-6 REDUCED
GROSS ACREAGE:	198.58 AC.

LEGEND

SEE PRE-APP CONTEXT PHOTOS EXHIBIT SHEETS 1-12



VICINITY MAP

Exhibit B: Context Plan



North



East



South



West



North



East



South



West



North



East



South



West



North



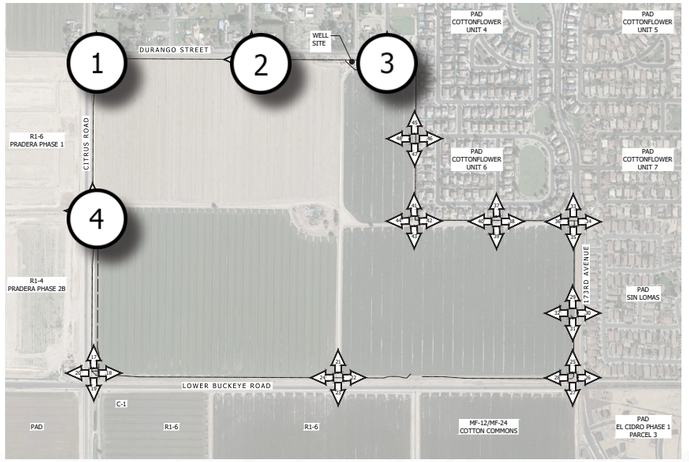
East



South



West



Key Map

Exhibit B: Site Photos from Locations 1-4



North



East



South



West



North



East



South



West



North



East



South



West



North



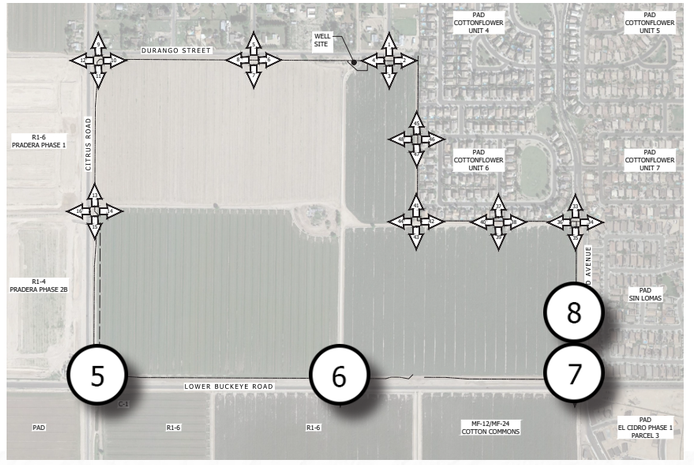
East



South



West



Key Map

Exhibit B: Site Photos from Locations 5-8

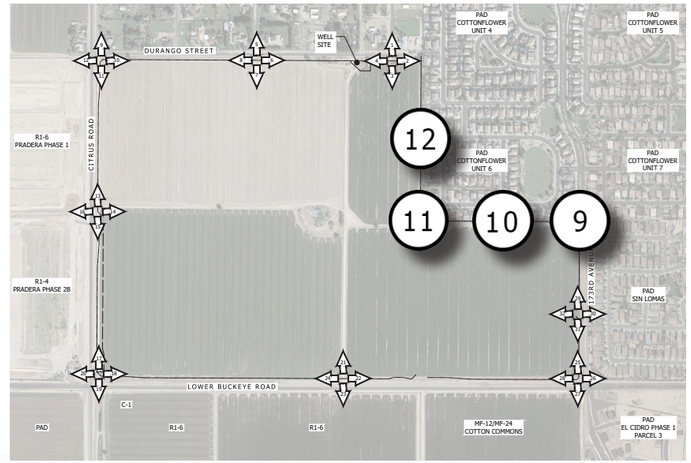






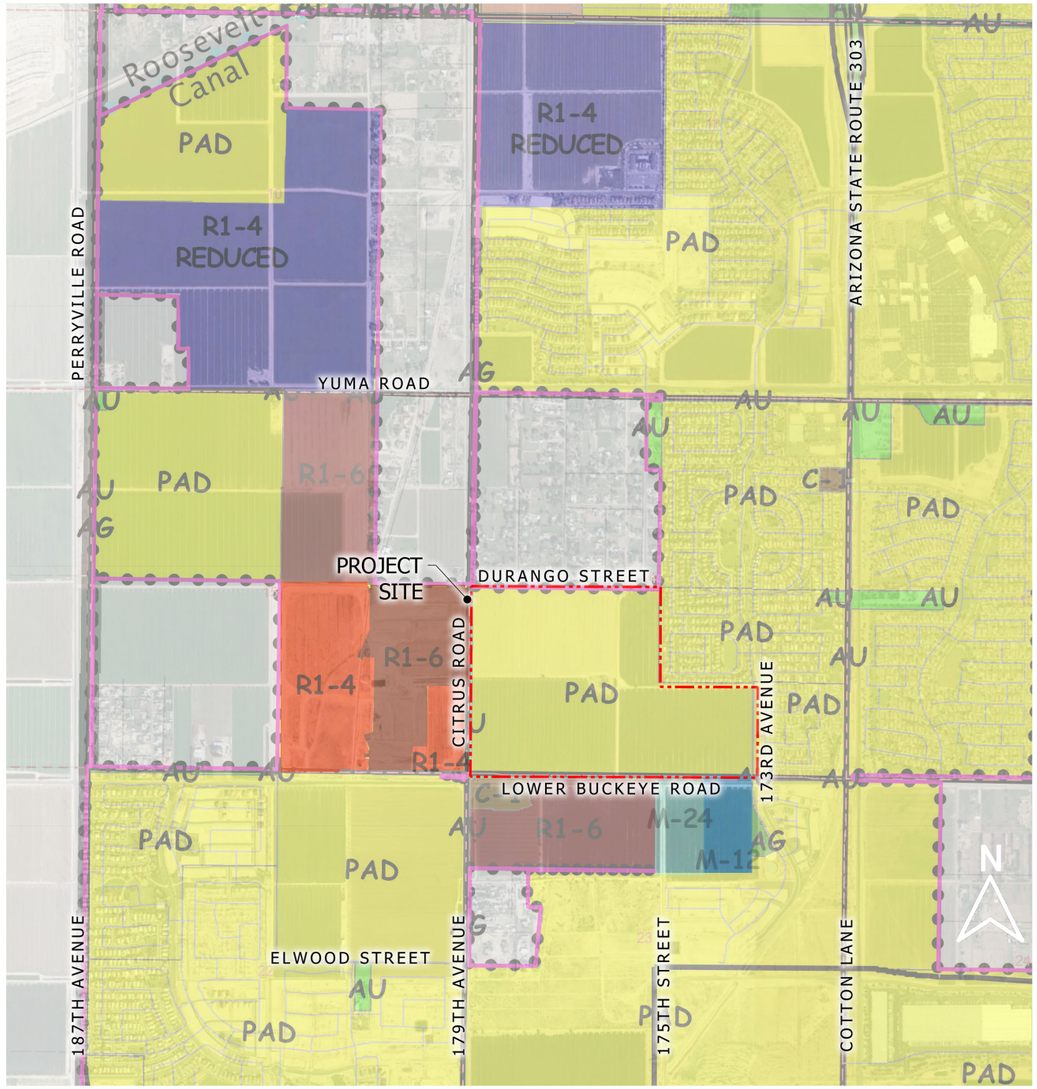






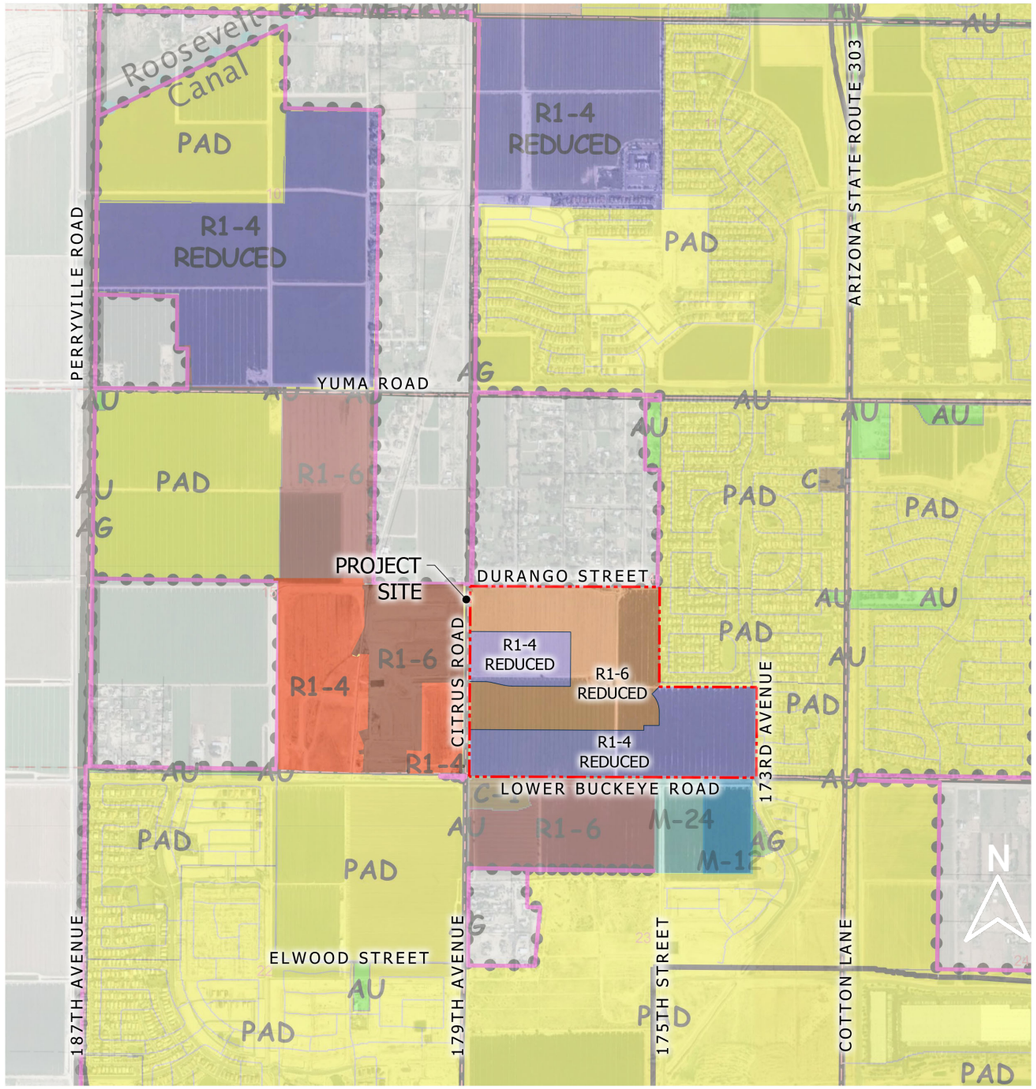
Key Map

Exhibit B: Site Photos from Locations 9-12



EXISTING ZONING

AG	AGRICULTURAL DISTRICT	R1-4 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
AU	AGRICULTURAL/URBAN	R1-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
C-1	NEIGHBORHOOD COMMERCIAL	M-12	MULTI-FAMILY RESIDENTIAL DISTRICT
C-2	GENERAL COMMERCIAL	M-24	MULTI-FAMILY RESIDENTIAL DISTRICT
PAD	PLANNED AREA DEVELOPMENT		
R1-6	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT		



PROPOSED ZONING

AG	AGRICULTURAL DISTRICT	R1-4 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
AU	AGRICULTURAL/URBAN	R1-6 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
C-1	NEIGHBORHOOD COMMERCIAL	R1-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
C-2	GENERAL COMMERCIAL	M-12	MULTI-FAMILY RESIDENTIAL DISTRICT
PAD	PLANNED AREA DEVELOPMENT	M-24	MULTI-FAMILY RESIDENTIAL DISTRICT
R1-6	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT		

Exhibit C: Existing and Proposed Zoning Maps

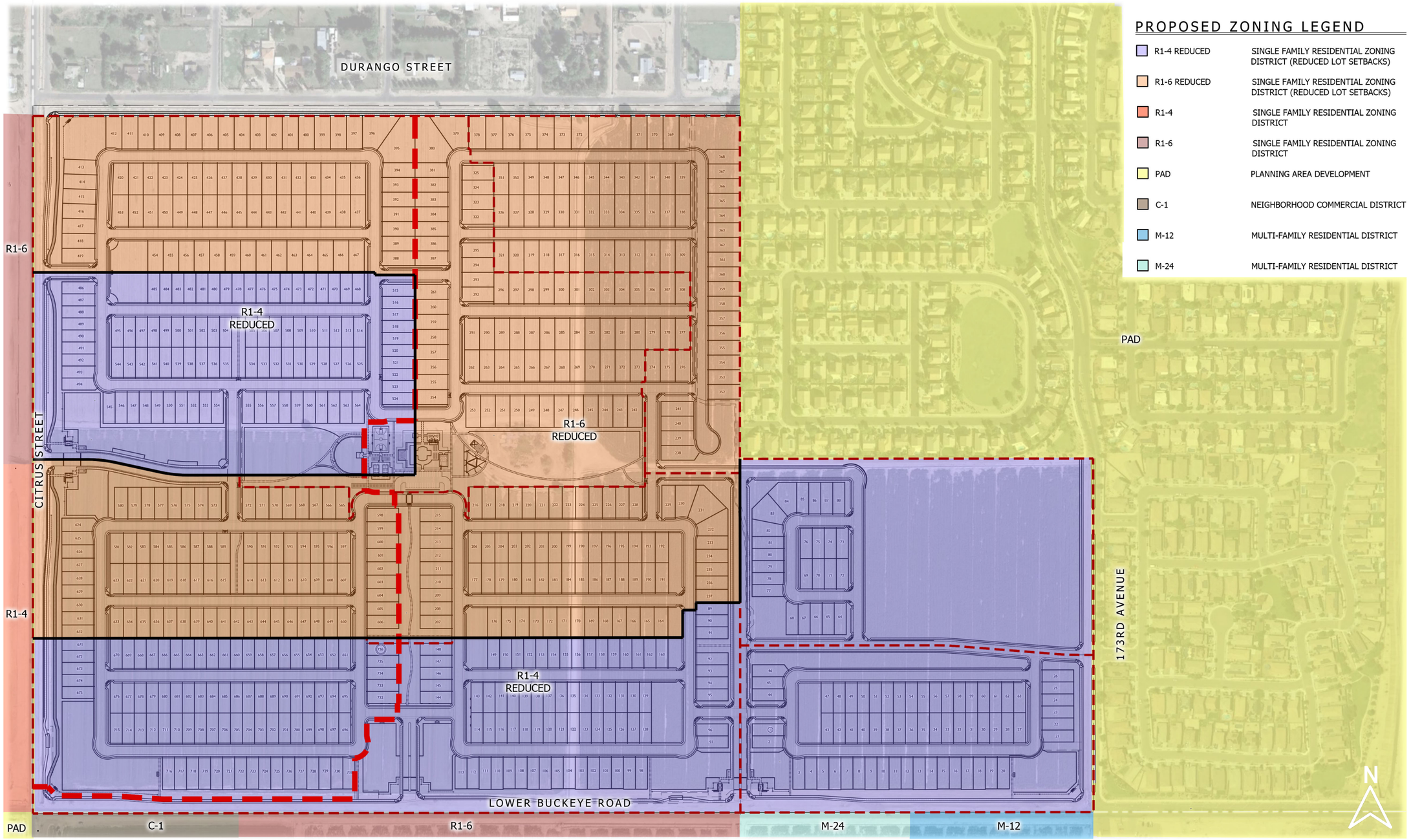
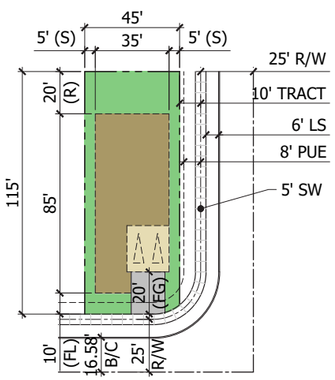


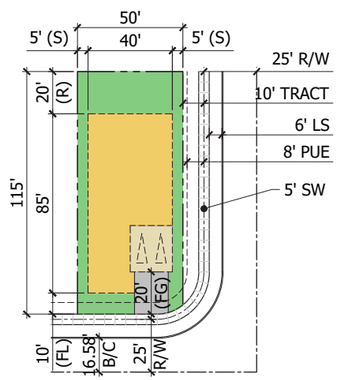
Exhibit D: Proposed Zoning Enlargement

Development Standards			
Category	**Approved PAD**	**Proposed R1-4 Reduced**	**Proposed R1-6 Reduced**
Minimum Lot Size	7,000 S.F.	4,000	5,000
Minimum Lot Width	60'	40'	50'
Minimum Lot Depth	120'*	100'	100'
Minimum Height	30'	30'	30'
Maximum Building Coverage	40% Two Story Homes 45% One Story Home	60%	60%
Minimum Setbacks - Front (1)	20' (10' for side entry & living area/porches)	10'	10'
Minimum - Total Both Sides	15'	10'	10'
Minimum Side Yard	5'	5'	5'
Rear Yard	20'	20'	20'
Street Side (2)	10'	10'	10'
Amenity Elements	N/A	2	2
Connectivity Elements	N/A	4	4
Streetscape Elements	N/A	4	4

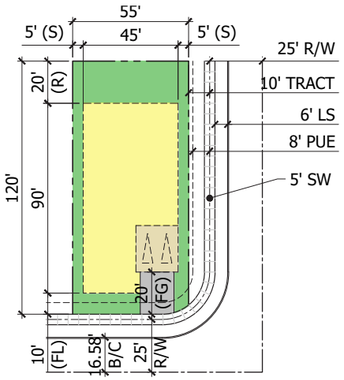
*Maximum Lot Depth is 115' for Lots fronting knuckles/"Bubbles"
(1) Front setback shall be measured to patios, livable space, and side entry garage
(2) Where a minimum 10' wide landscape tract is provided, the typical side setbacks, rather than Street Side setbacks applies



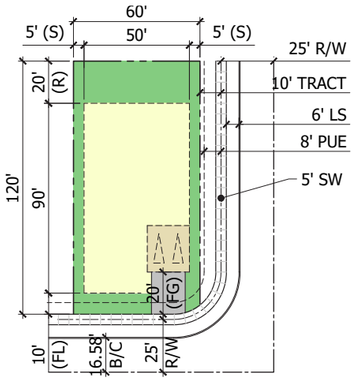
45' X 115' LOT FIT DIAGRAMS



50' X 115' LOT FIT DIAGRAMS



55' X 120' LOT FIT DIAGRAMS

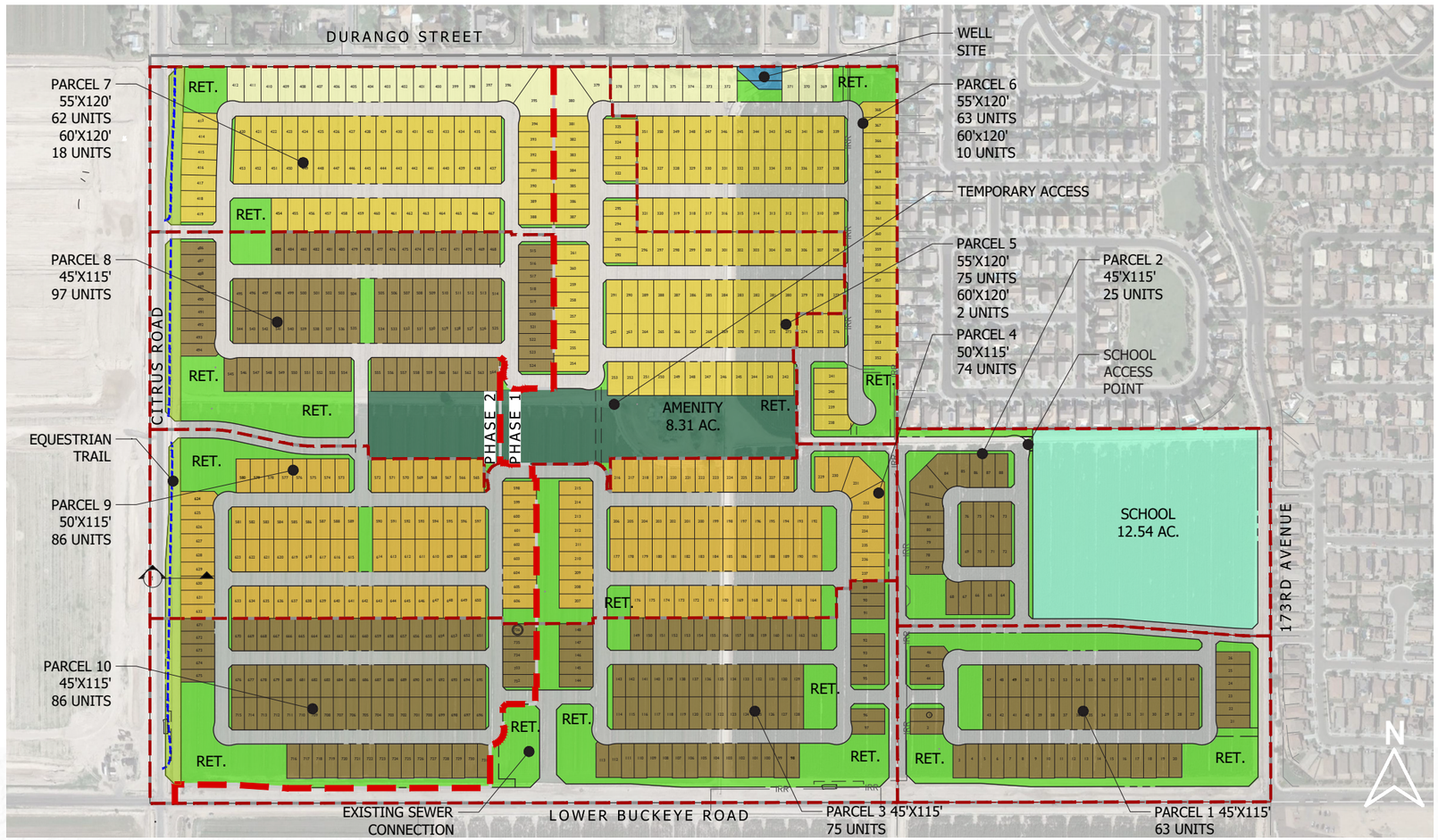


60' X 120' LOT FIT DIAGRAMS

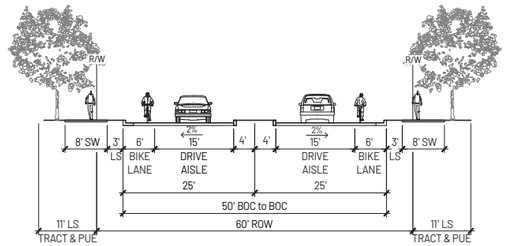
SITE DATA - CONCEPTUAL SITE PLAN					
PHASE 1					
DESCRIPTION	**ACREAGE**		**DWELLING UNITS PER ACRE**		
GROSS ACREAGE	118.61 AC.		3.26 DU/AC.		
NET ACREAGE	111.98 AC.		3.46 DU/AC.		
SCHOOL NET AREA	12.54 AC.				
WELL SITE	.23 AC.				
AMENITY AREA	5.73 AC.				
OPEN SPACE AREA	16.30 AC.				
PARCEL	**ACREAGE**	**PRODUCT**	**UNITS**	**MIX**	**DENSITY**
PARCEL 1	16.36 AC.	45'x115'	63 D.U.	16.28%	
PARCEL 2	7.70 AC.	45'x115'	25 D.U.	6.46%	3.25 D.U.
PARCEL 3	19.00 AC.	45'x115'	75 D.U.	19.38%	3.95 D.U.
PARCEL 4	16.32 AC.	50'x115'	74 D.U.	19.12%	4.53 D.U.
PARCEL 5	21.84 AC.	55'x120'	75 D.U.	19.38%	3.43 D.U.
		60'x120'	2 D.U.	0.52%	0.09 D.U.
PARCEL 6	17.76 AC.	55'x120'	63 D.U.	16.28%	3.55 D.U.
		60'x120'	10 D.U.	2.58%	0.56 D.U.
TOTAL	98.98 AC.		387 D.U.		

PHASE 2					
DESCRIPTION	**ACREAGE**		**DWELLING UNITS PER ACRE**		
GROSS ACREAGE	79.97 AC.		4.36 DU/AC.		
NET ACREAGE	76.55 AC.		4.56 DU/AC.		
DRAINAGE CHANNEL	2.83 AC.				
AMENITY AREA	2.58 AC.				
OPEN SPACE AREA	8.90 AC.				
PARCEL 7	18.40 AC.	55'x120'	62 D.U.	17.77%	3.37 D.U.
		60'x120'	18 D.U.	5.16%	0.98 D.U.
PARCEL 8	23.12 AC.	45'x115'	97 D.U.	27.79%	4.20 D.U.
PARCEL 9	18.07 AC.	50'x115'	86 D.U.	24.64%	4.76 D.U.
PARCEL 10	16.96 AC.	45'x115'	86 D.U.	24.64%	5.07 D.U.
TOTAL	76.55 AC.		349 D.U.		

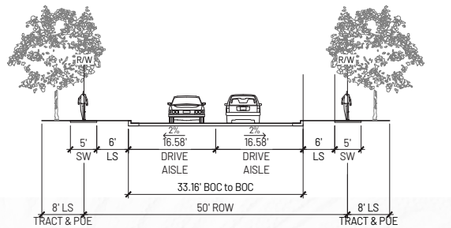
TOTAL					
DESCRIPTION	**ACREAGE**		**DWELLING UNITS PER ACRE**		
GROSS ACREAGE	198.58 AC.		3.71 DU/AC.		
NET ACREAGE	188.53 AC.		3.90 DU/AC.		
NET DEVELOPABLE	175.99 AC.		4.18 DU/AC.		
SCHOOL NET AREA	12.54 AC.				
WELL SITE	.23 AC.				
DRAINAGE CHANNEL	2.83 AC.				
AMENITY AREA	8.31 AC.				
OPEN SPACE AREA	25.20 AC.				
TOTAL OPEN SPACE	36.34 AC.				
45'x115' LOT	83.14 AC.	45'x115'	346 D.U.	47.01%	4.16 D.U.
50'x115' LOT	34.39 AC.	50'x115'	160 D.U.	21.74%	4.65 D.U.
55'x120' LOT	58.00 AC.	55'x120'	200 D.U.	27.17%	3.45 D.U.
60'x120' LOT		60'x120'	30 D.U.	4.08%	3.97 D.U.
			230 D.U.	31.25%	
TOTAL	175.53 AC.		736 D.U.		



SETBACKS
(FL) FRONT LIVING
(FG) FRONT GARAGE
(R) REAR SETBACK
(S) SIDE SETBACK



A 60' Collector Street
SCALE:N.T.S.



B 50' Local Street
SCALE:N.T.S.

Exhibit E: Conceptual Master Site Plan

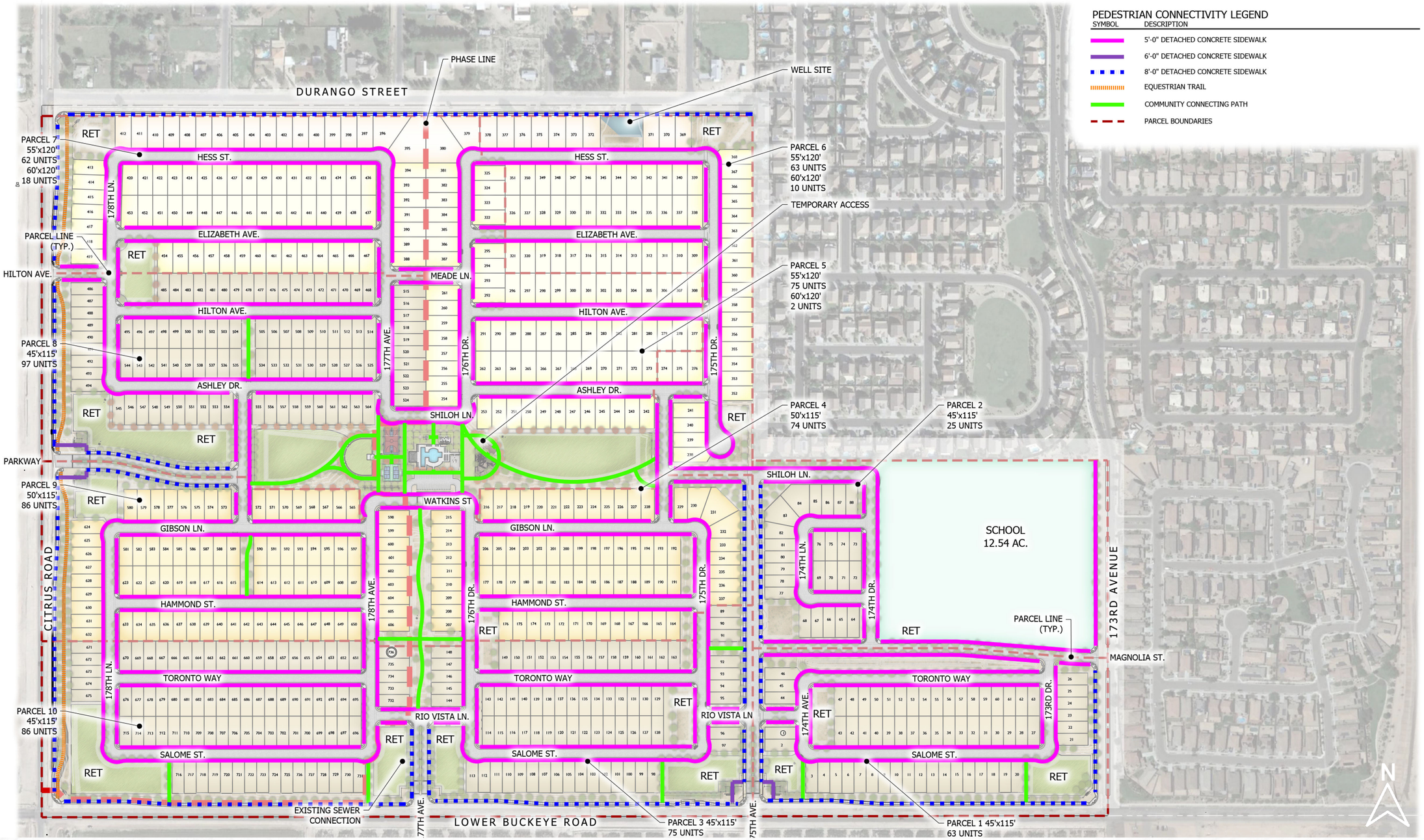
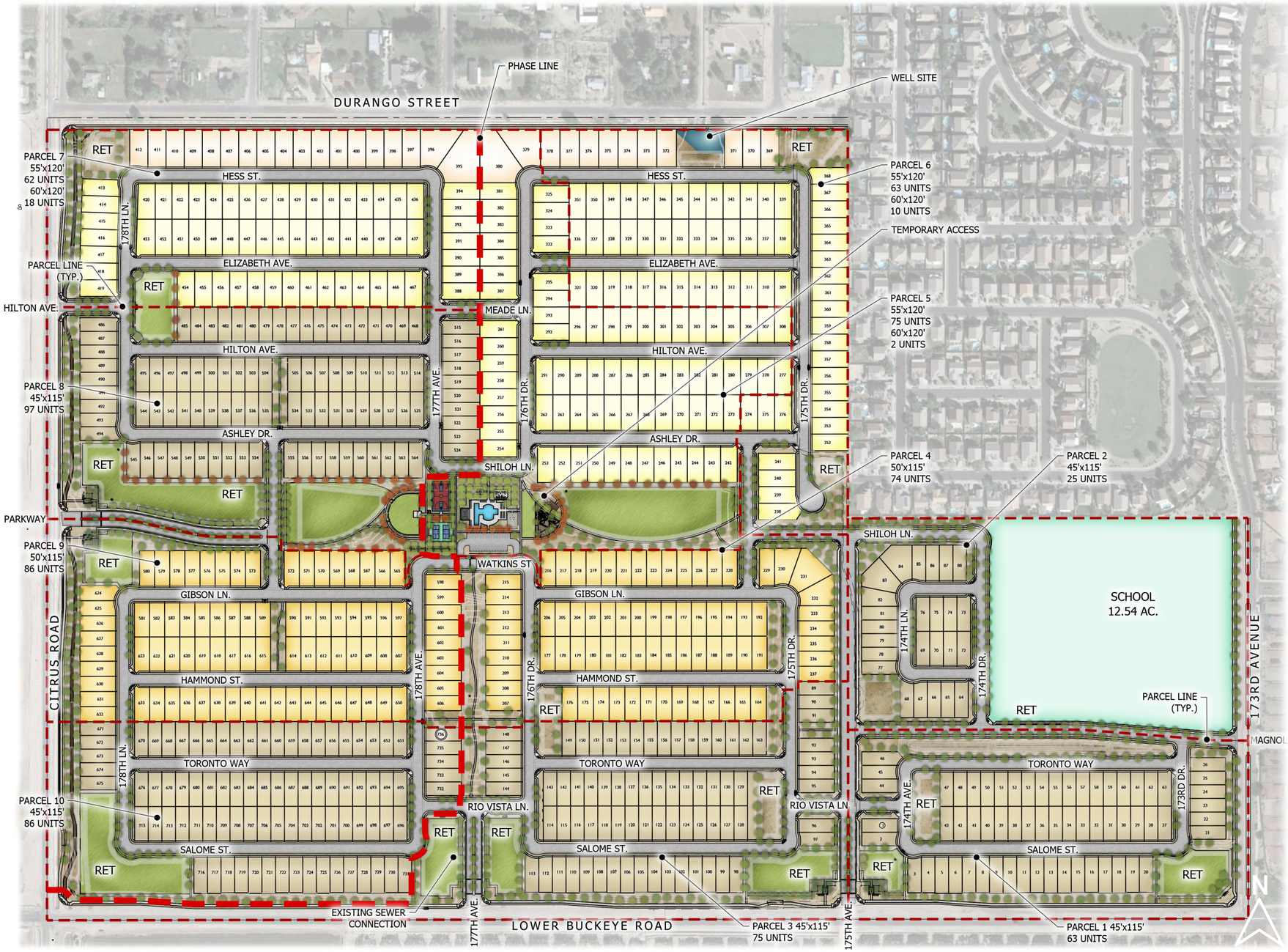


Exhibit F: Pedestrian Connectivity Plan



Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	
Phoenix dactylifera Date Palm		16' CTH			
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	
Sophora secundiflora Texas Mountain Laurel	1.0"	4'	3'	24"	

Extra Large Shrubs	Size
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Dodonea viscosa Green Hopseed Bush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.
Salvia clevelandii Chaparral Sage	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Nerium oleander 'Little Red' Little Red Oleander	5 gal.
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.

Inerts	
No Symbol	Decomposed Granite 1/2" Screened Express Brown
	Cobble
	Hydroseed
	Concrete Header - 6" Wide Standard Color and Finish
	Wood Chips

Small Shrubs	Size
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.
Teucrium chamaedrys Germander	1 gal.

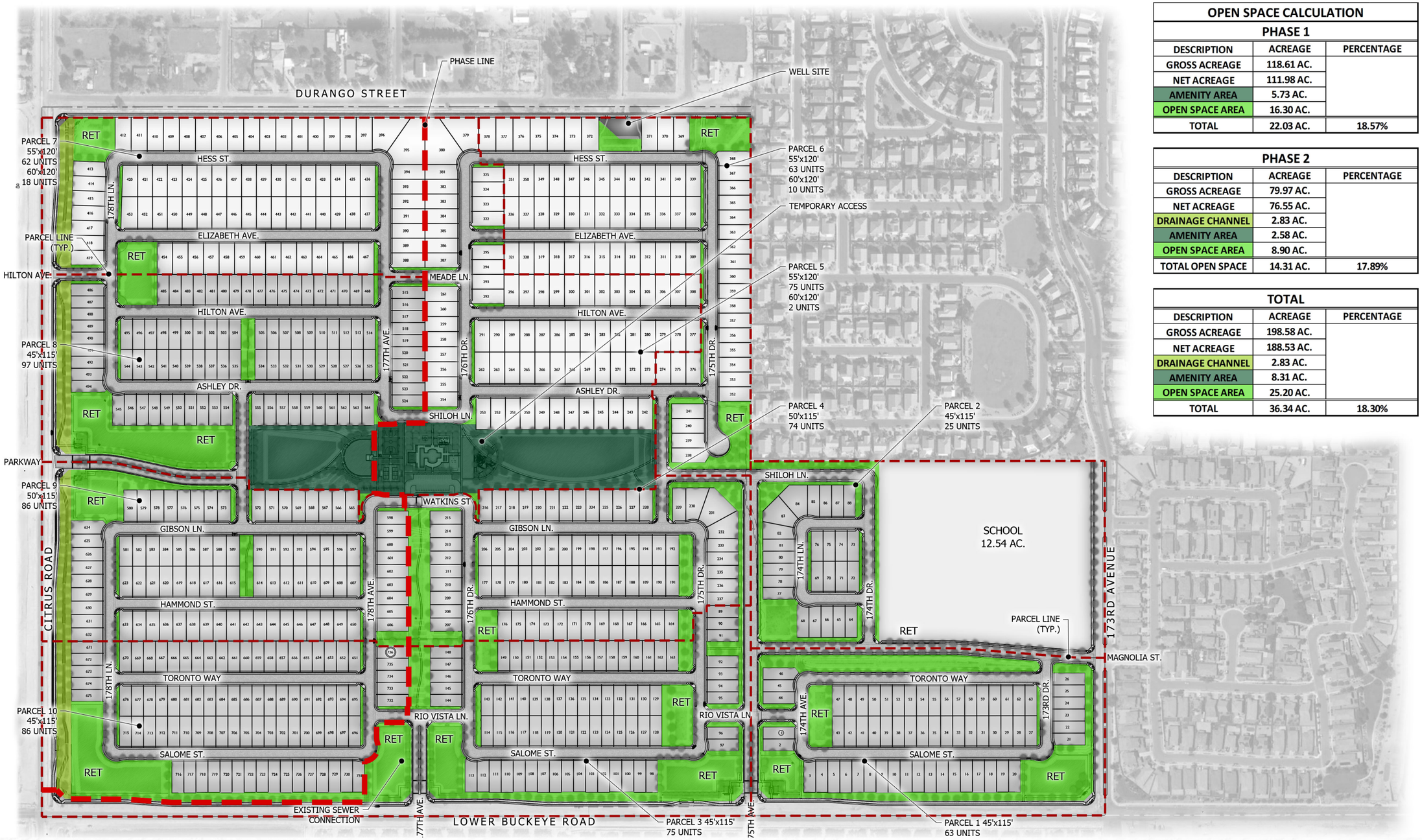
Groundcovers	Size
Eremophila prostrata 'Outback Sunrise'	1 gal
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Agave americana 'Marginata' Century Plant	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Fouquieria splendens Ocotillo	8 cane min.
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Opuntia microdasys Bunny Ears Cactus	5 gal.
Opuntia santa rita Tubac Purple Prickly Pear	5 gal
Pedilanthus macrocarpus Slipper Plant	5 gal.
Yucca pallida Pale Leaf Yucca	5 gal

Vine	Size
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA CITY OF GOODYEAR
5. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING (EDS&PM 7.2.4.B.1).
6. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT (EDS&PM 7.2.4.B.2).
7. TREES PLANTED BETWEEN SIDEWALK AND CURB ARE TO HAVE ROOT BARRIERS INSTALLED ALONG BOTH SIDEWALK AND CURB AND UTILIZE A DEEP ROOT WATERING SYSTEM.

Exhibit G: Conceptual Landscape Plan



OPEN SPACE CALCULATION		
PHASE 1		
DESCRIPTION	ACREAGE	PERCENTAGE
GROSS ACREAGE	118.61 AC.	
NET ACREAGE	111.98 AC.	
AMENITY AREA	5.73 AC.	
OPEN SPACE AREA	16.30 AC.	
TOTAL	22.03 AC.	18.57%

PHASE 2		
DESCRIPTION	ACREAGE	PERCENTAGE
GROSS ACREAGE	79.97 AC.	
NET ACREAGE	76.55 AC.	
DRAINAGE CHANNEL	2.83 AC.	
AMENITY AREA	2.58 AC.	
OPEN SPACE AREA	8.90 AC.	
TOTAL OPEN SPACE	14.31 AC.	17.89%

TOTAL		
DESCRIPTION	ACREAGE	PERCENTAGE
GROSS ACREAGE	198.58 AC.	
NET ACREAGE	188.53 AC.	
DRAINAGE CHANNEL	2.83 AC.	
AMENITY AREA	8.31 AC.	
OPEN SPACE AREA	25.20 AC.	
TOTAL	36.34 AC.	18.30%

Exhibit H: Open Space Plan

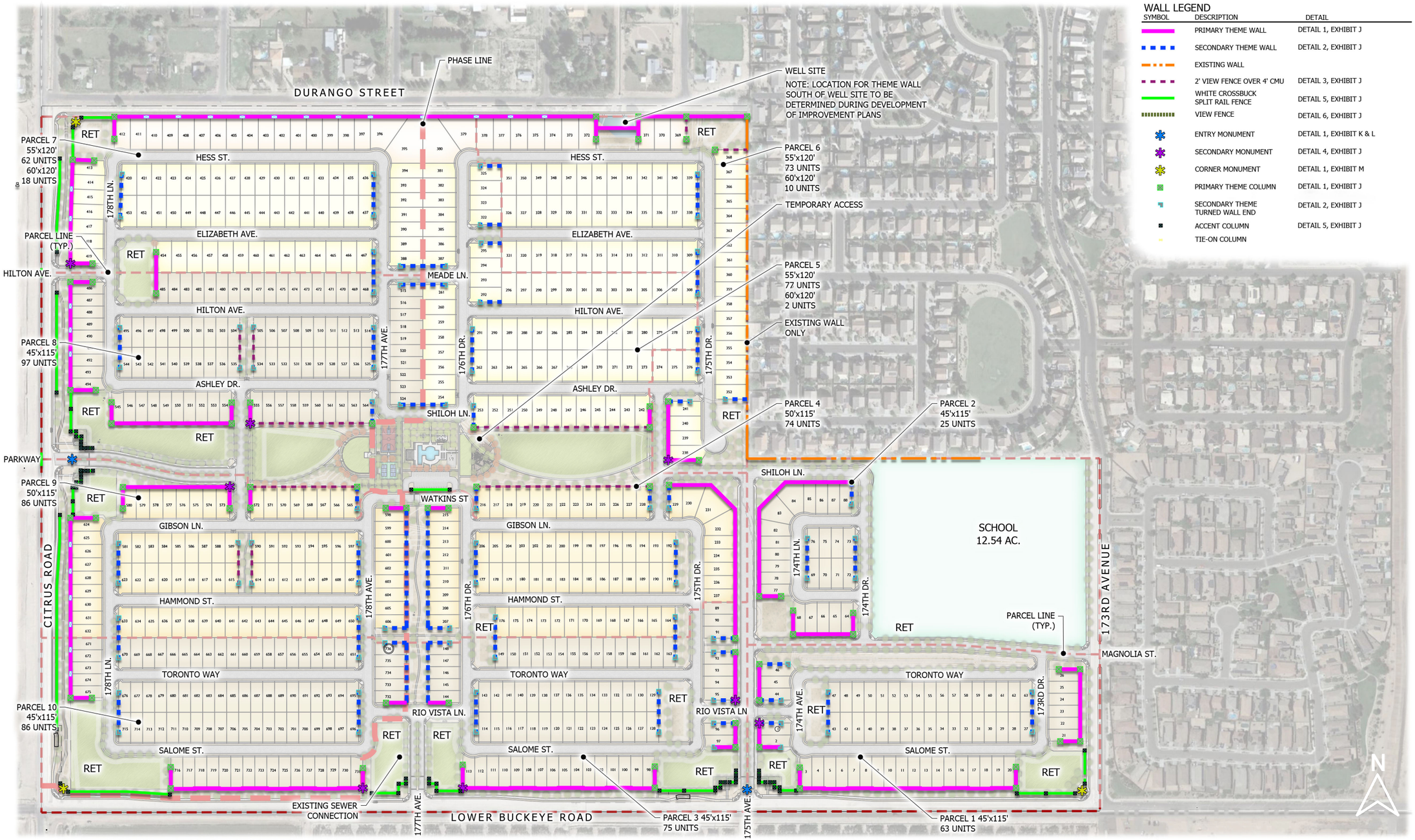


Exhibit I: Wall Plan



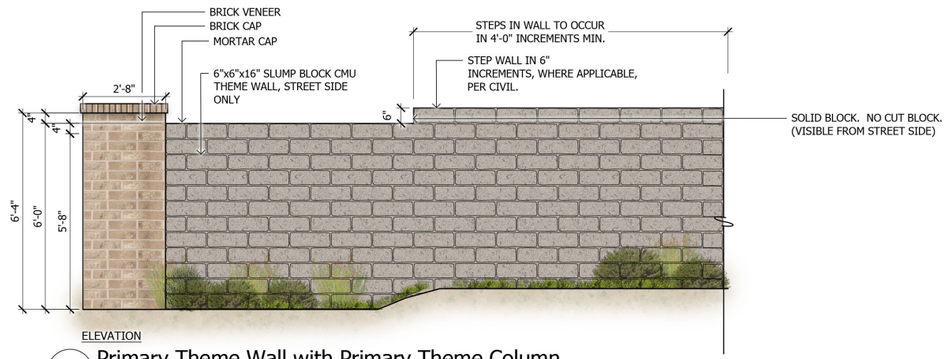
BRICK VENEER/CAP
DAKOTA
MANUFACTURER:
SUMMIT BRICK COMP.

STANDARD CMU PAINT
COLOR: SW0023
MANUFACTURER:
SHERWIN-WILLIAMS

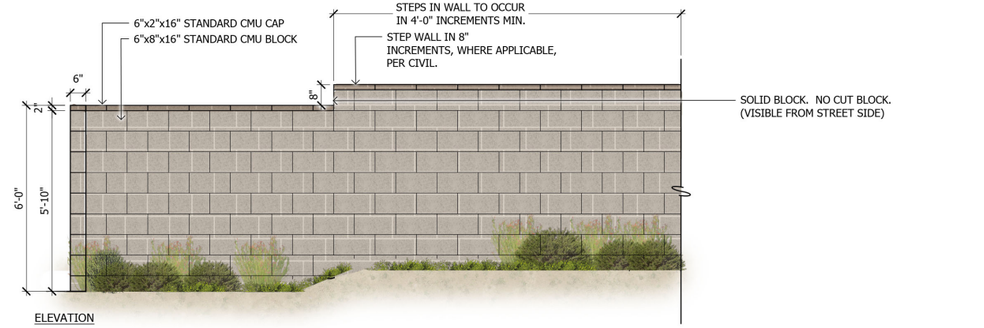
METAL STEEL COLOR
MODEL: TRICORN
MANUFACTURER:
SHERWIN-WILLIAMS

CMU PAINT
COLOR: SW7023
MANUFACTURER:
SHERWIN-WILLIAMS

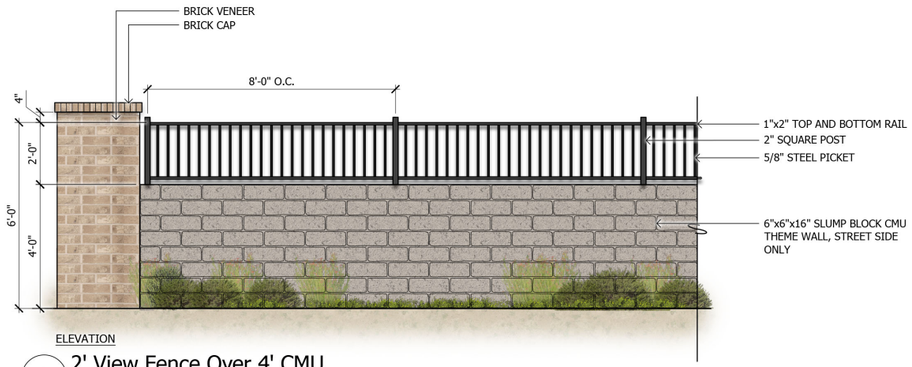
CMU CAP PAINT
COLOR: SW7039
MANUFACTURER:
SHERWIN-WILLIAMS



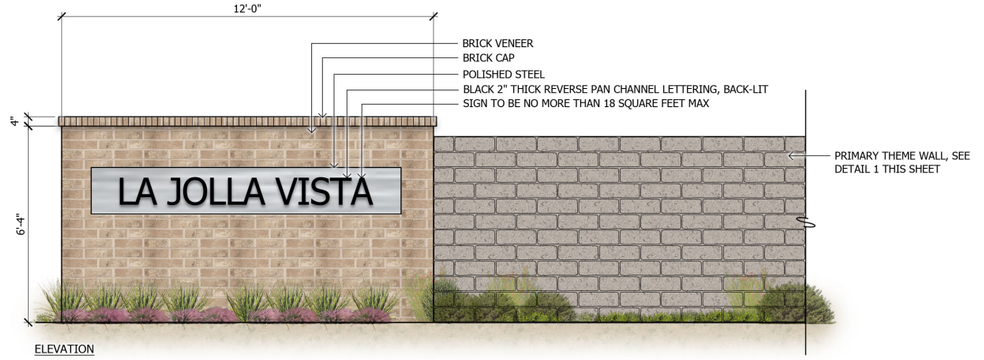
1 Primary Theme Wall with Primary Theme Column
SCALE: 1/2"=1'-0"



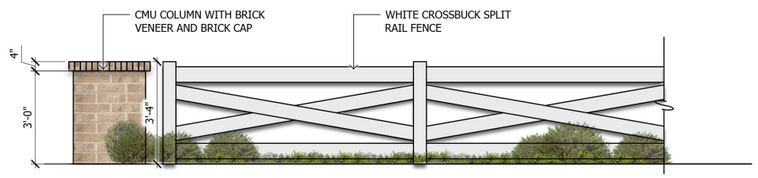
2 Secondary Theme Wall with Turned Wall End
SCALE: 1/2"=1'-0"



3 2' View Fence Over 4' CMU
SCALE: 1/2"=1'-0"



4 Secondary Entry Monument
SCALE: 1/2"=1'-0"

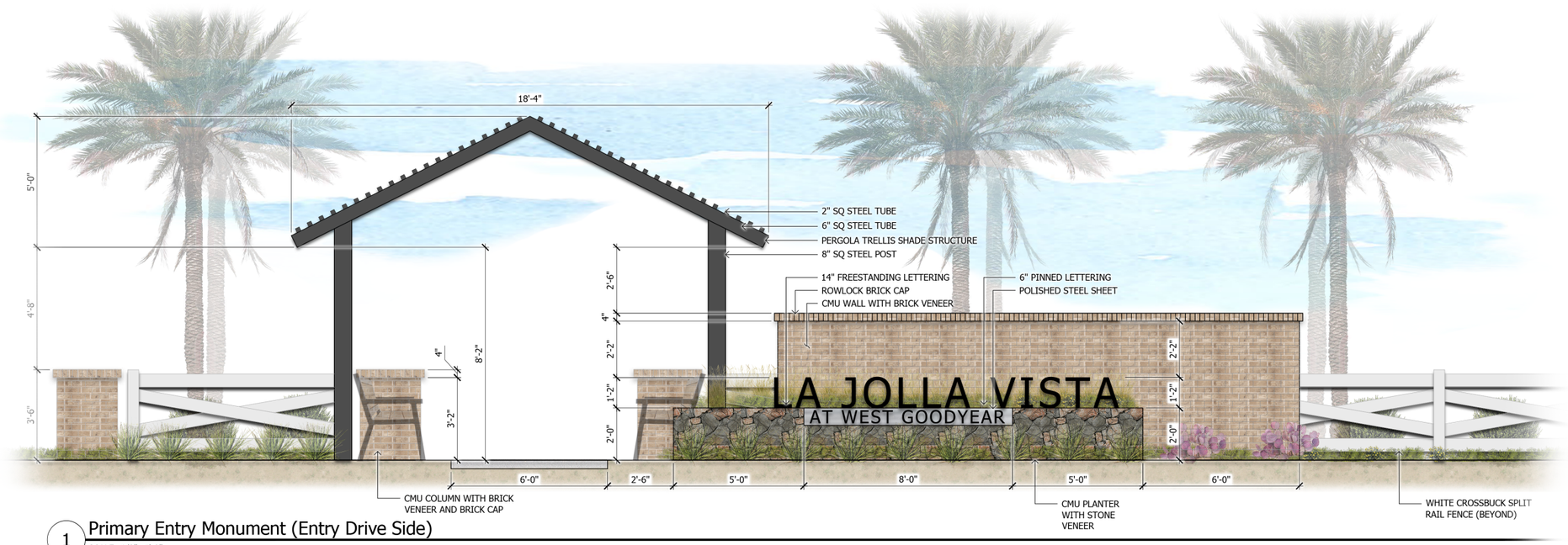


5 White Crossbuck Split Rail Fence
SCALE: 1/2"=1'-0"

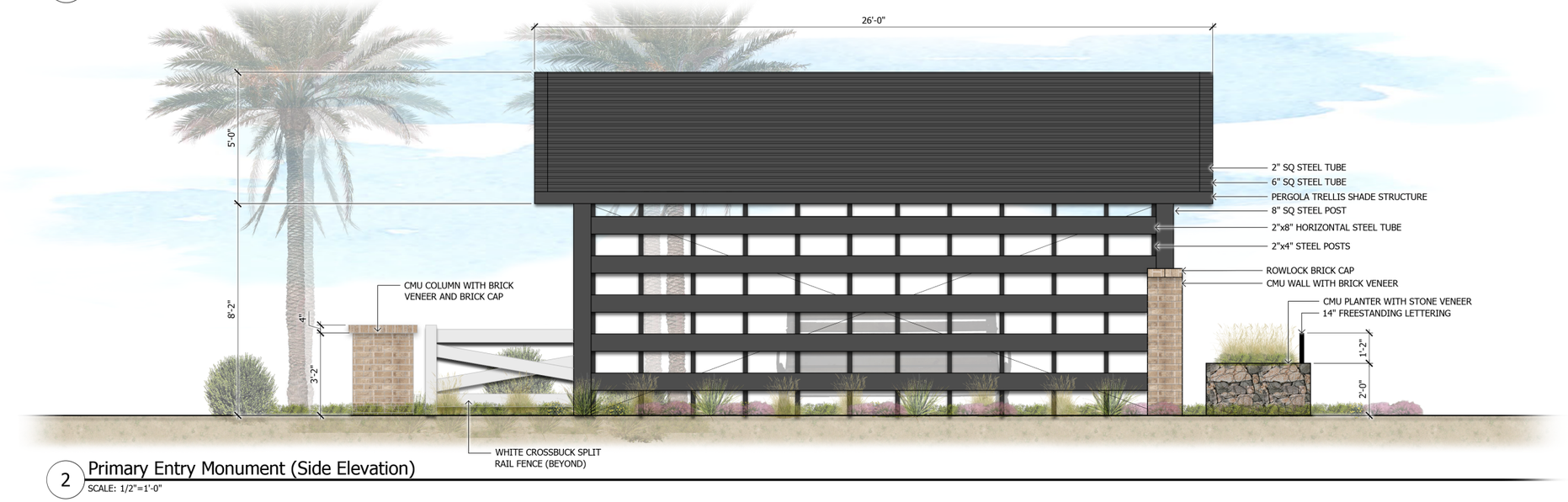


1 Main Entry Monument
SCALE: NTS

Exhibit K: Community Entry Monument



1 Primary Entry Monument (Entry Drive Side)
SCALE: 1/2"=1'-0"



2 Primary Entry Monument (Side Elevation)
SCALE: 1/2"=1'-0"

STONE VENEER
DC RANCH
MANUFACTURER:
ANASAZI STONE COMP.



BRICK VENEER/ CAP
DAKOTA
MANUFACTURER:
SUMMIT BRICK COMP.



METAL STEEL COLOR
MODEL: TRICORN
MANUFACTURER:
SHERWIN-WILLIAMS



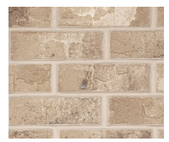
Exhibit L: Community Entry Monument Detail



1 Corner Monument
SCALE: 1/2"=1'-0"



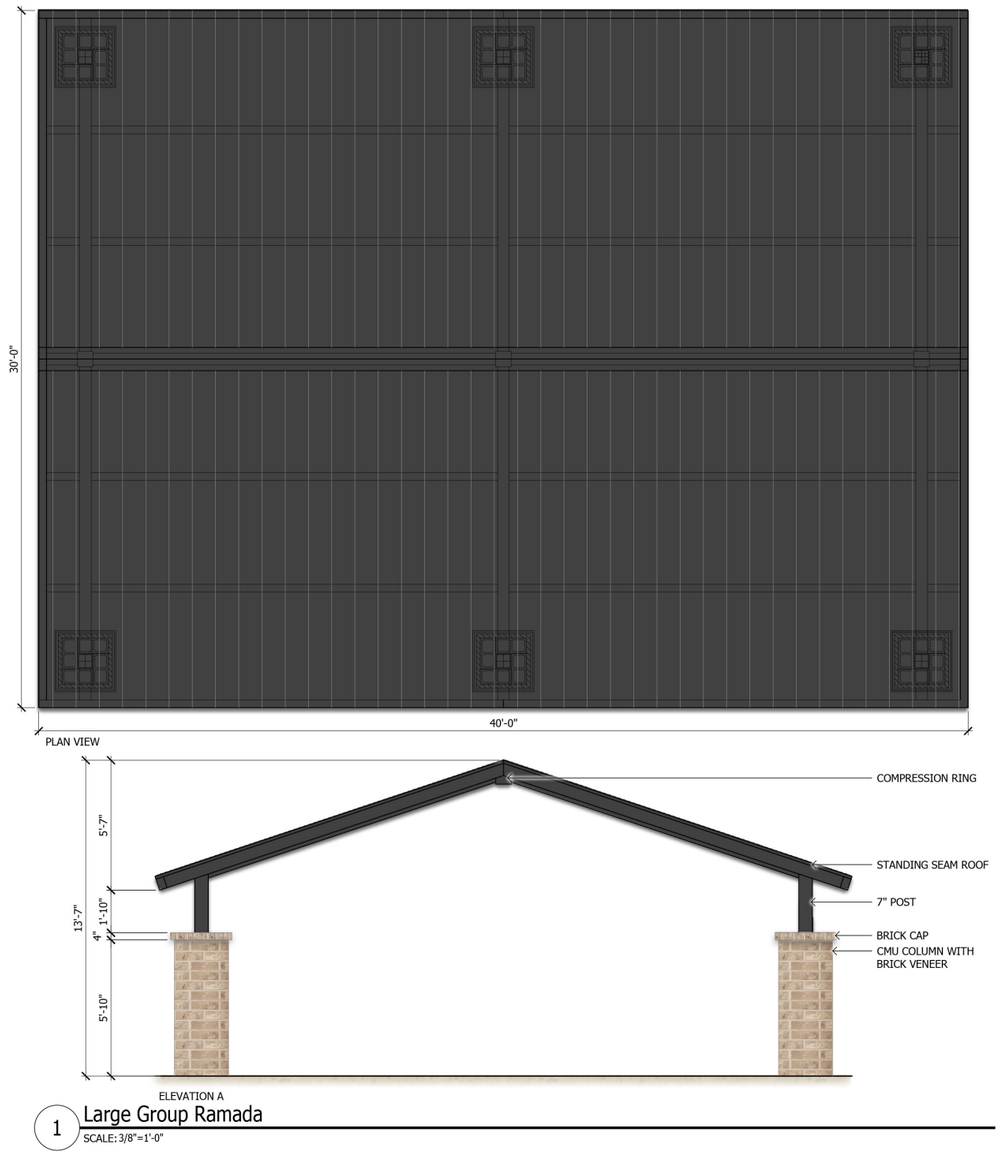
STONE VENEER
DC RANCH
MANUFACTURER:
ANASAZI STONE COMP.



BRICK VENEER/ CAP
DAKOTA
MANUFACTURER:
SUMMIT BRICK COMP.

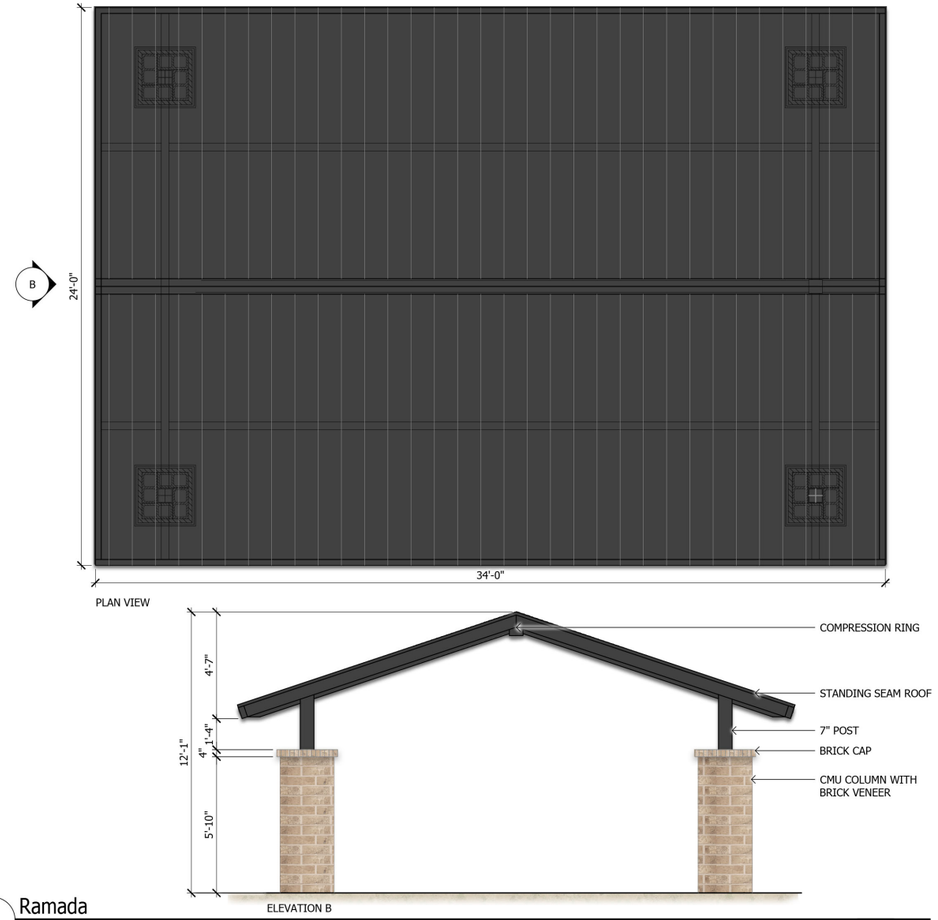
METAL STEEL COLOR
MODEL: TRICORN
MANUFACTURER:
SHERWIN-WILLIAMS

Exhibit M: Corner Community Entry Monument



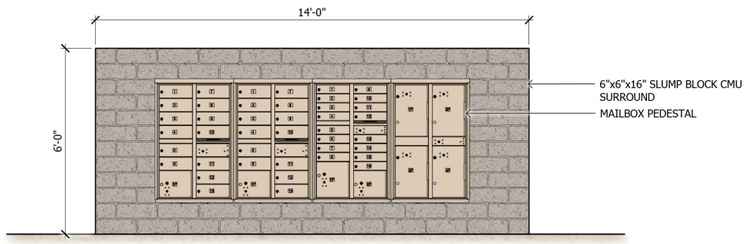
1 Large Group Ramada

SCALE: 3/8"=1'-0"



2 Ramada

SCALE: 3/8"=1'-0"



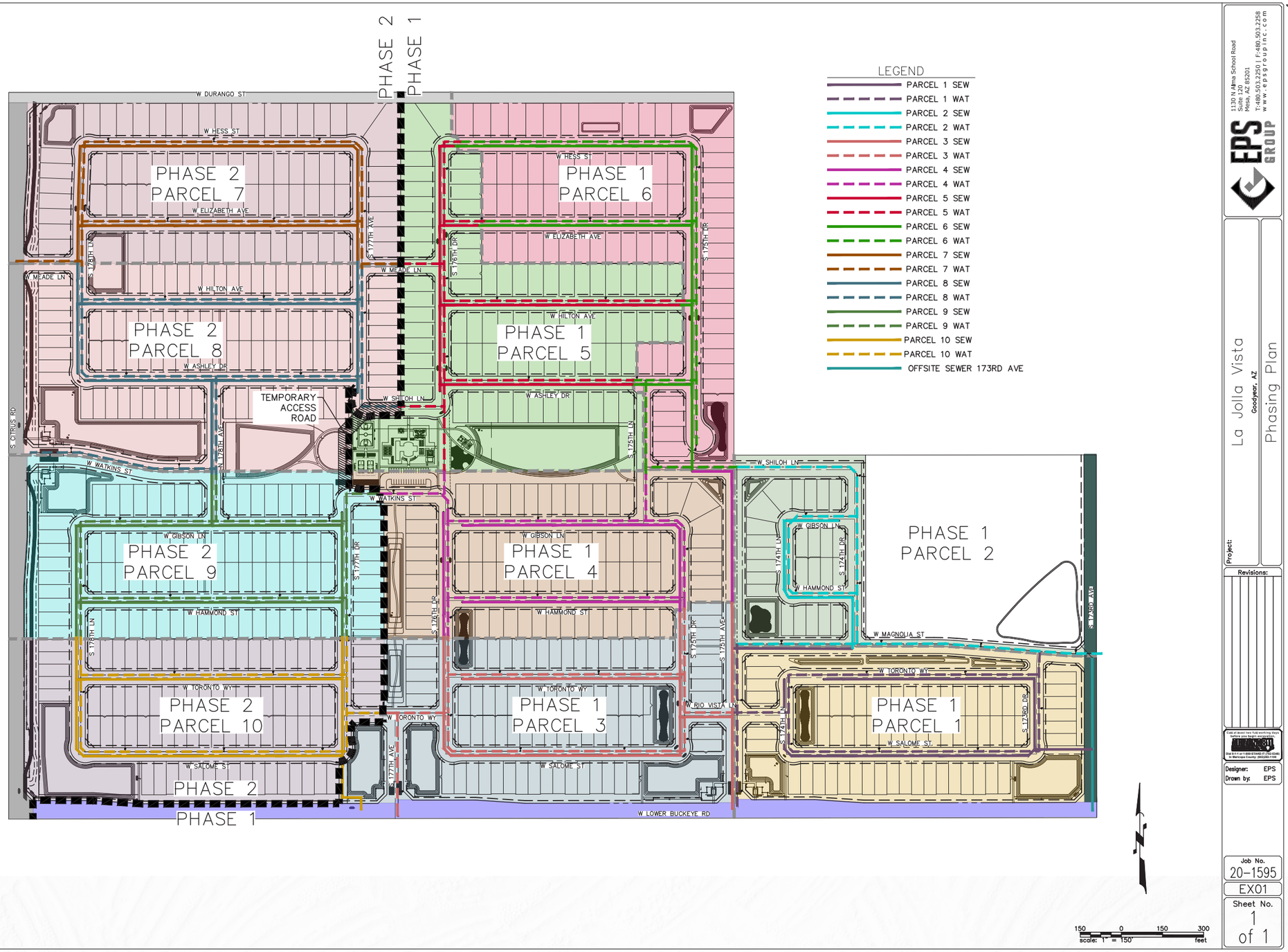
3 Mailbox Enclosure

SCALE: 1/2"=1'-0"

Exhibit N: Community Ramada and Mailbox Kiosk



Exhibit O: Main Park Amenity



20-1595 – La Jolla Vista

Dec 06, 2021 11:20am \\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Archive\Inbox\Civil\2021-12-02 Phasing Exhibit\20-1595 – Phasing Exhibit_20211202\20-1595 – Phasing Exhibit.dwg

gromero

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

La Jolla Vista
Goodyear, AZ
Phasing Plan

Project:

Revisions:

Designer: EPS
Drawn by: EPS

Job No.
20-1595
EX01
Sheet No.
1
of 1

Exhibit P: Phasing Plan

Appendix A: Letter of Support - Avondale Elementary

AVONDALE
Elementary School District

Dr. Betsy Hargrove
Superintendent

Kellie Duguid
Assistant Superintendent

Laura Elizondo
Executive Director of
Human Resources

May 7, 2021

To Whom It May Concern:

The Avondale Elementary School District is proud to offer diverse academic programs for our students and families. While each school site is unique, there is the core, overarching mission that every student will grow as a thinker, problem solver, and communicator to pursue a future without limits.

With our core mission in mind, District administration met with PMC Entitlement & Development regarding the proposed La Jolla Vista development. The parties discussed the potential impacts of the La Jolla development on the District's resources and how those impacts may be mitigated. The Developer proposed donating land to the District for a future school to be constructed in the next twenty years, as well as the development of infrastructure at the developer's cost, and a per home monetary donation to the District based on building permits issued and the value of the school site. The Developer provided a conceptual master site plan depicting the location of the donated school site of approximately 12 net acres in size.

Based on the information provided by the developer, the District has the capacity and ability to serve new students that may be added by the proposed development. The District does not oppose the proposed La Jolla Vista land plan and re-zoning.

Sincerely,

Dr. Betsy Hargrove
Superintendent

295 W. Western Avenue Avondale, Arizona 85323 | 623.772.5000 | www.chooseAESD.org

Passion and Commitment for Educational Excellence