





La Jolla Vista PAD Amendment - Stip. No. 35

City Council Meeting
March 27, 2017

La Jolla Vista PAD Amendment Stipulation No. 35 – Pedestrian Access



Context

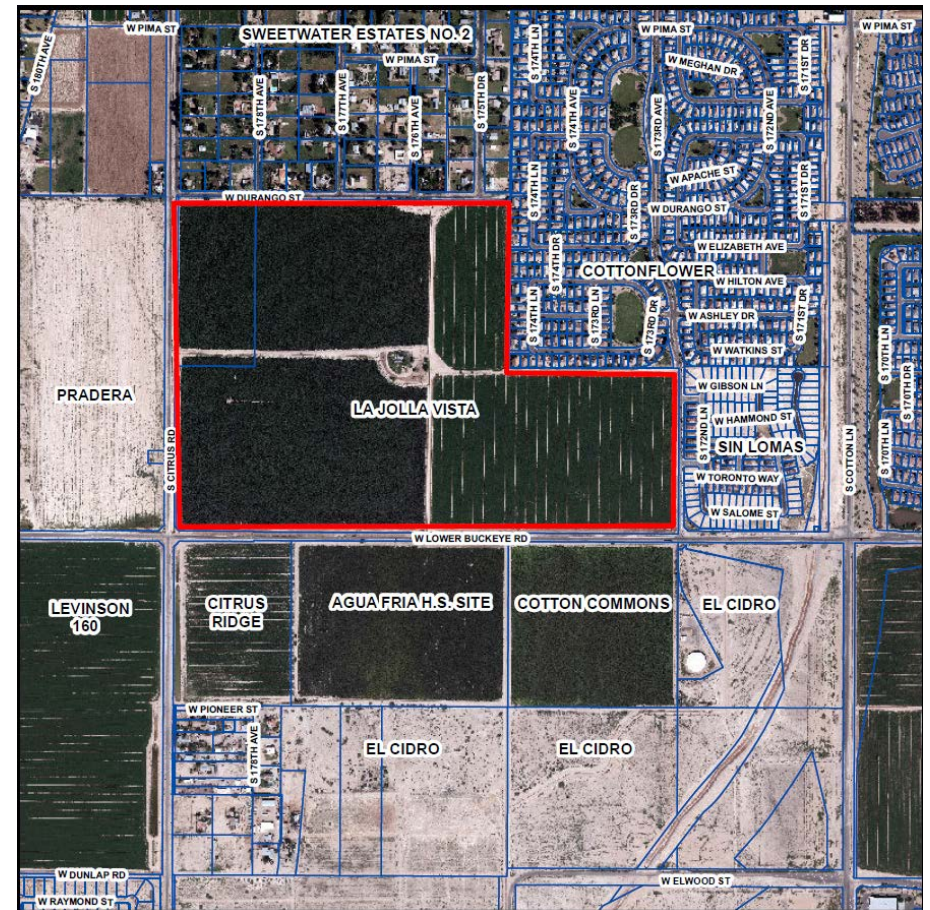
Location: NEC of Citrus Road and Lower Buckeye Road

Area: 200 acres (+/-)

Zoning: La Jolla Vista Planned Area Development
Single Family Residential with School/Park Site

Adjacent Land Uses:

- North: Sweetwater Estates – Acre+ SF Lots
- East: Cottonflower & Sin Lomas – SF Homes
- South: Vacant Land in Ag Use – Future Single Family Homes and H.S. Site
- West: Vacant Land in Ag Use – Future Single Family Homes



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Stipulation No. 35 – Pedestrian Access



Development Plan

Use: 515 SF units in Eight Development Parcels

Parcel 1 – 90 – 70' x 125' Lots

Parcel 2 – 78 – 70' x 125' Lots

Parcel 3 – 90 – 60' x 120' Lots

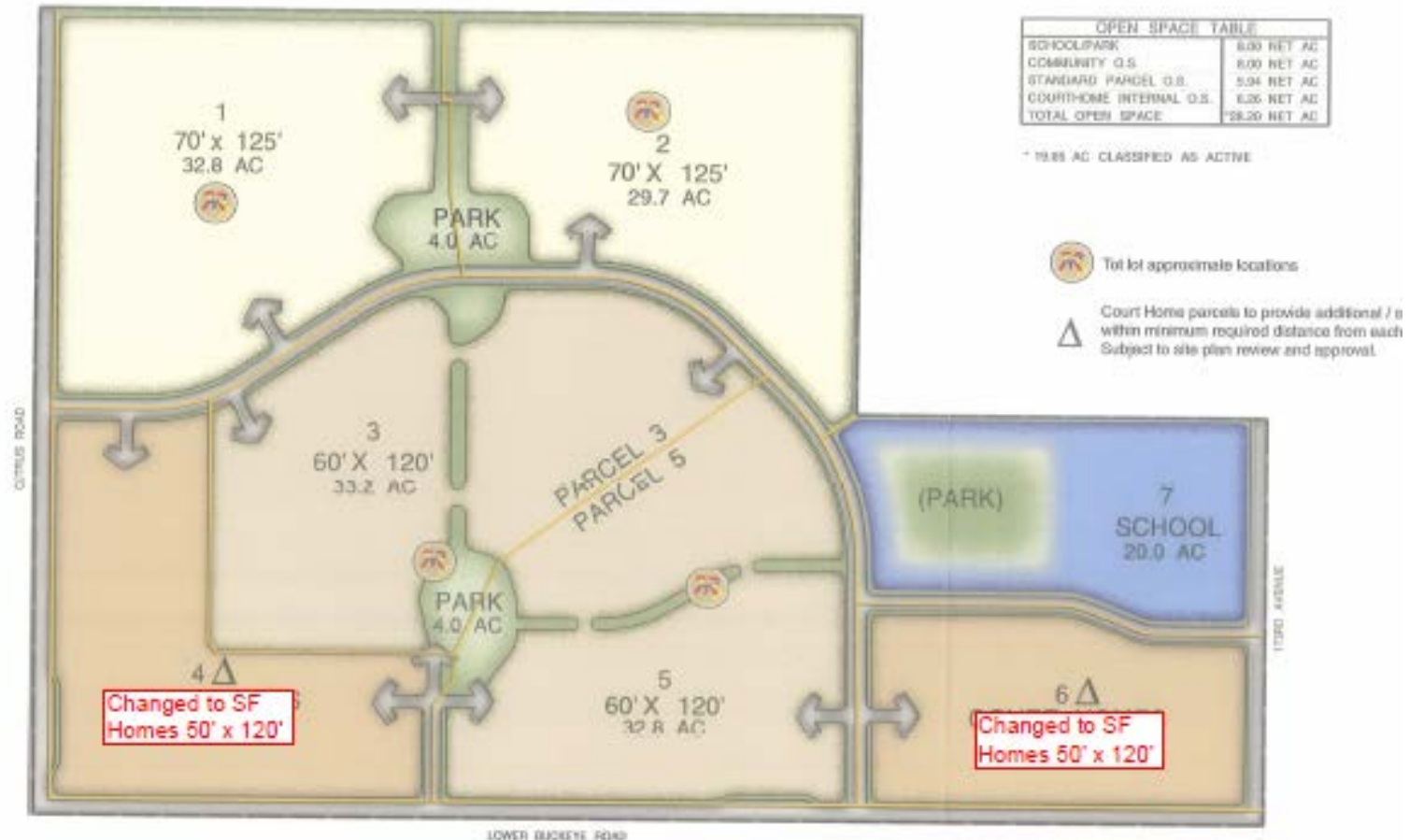
Parcel 4 – 72 – 50' x 120' Lots

Parcel 5 – 124 – 60' x 120' Lots

Parcel 6 – 61 – 50' x 120' Lots

Parcel 7 – Twelve-acre school site

Parcel 8 – Eight-acre park site



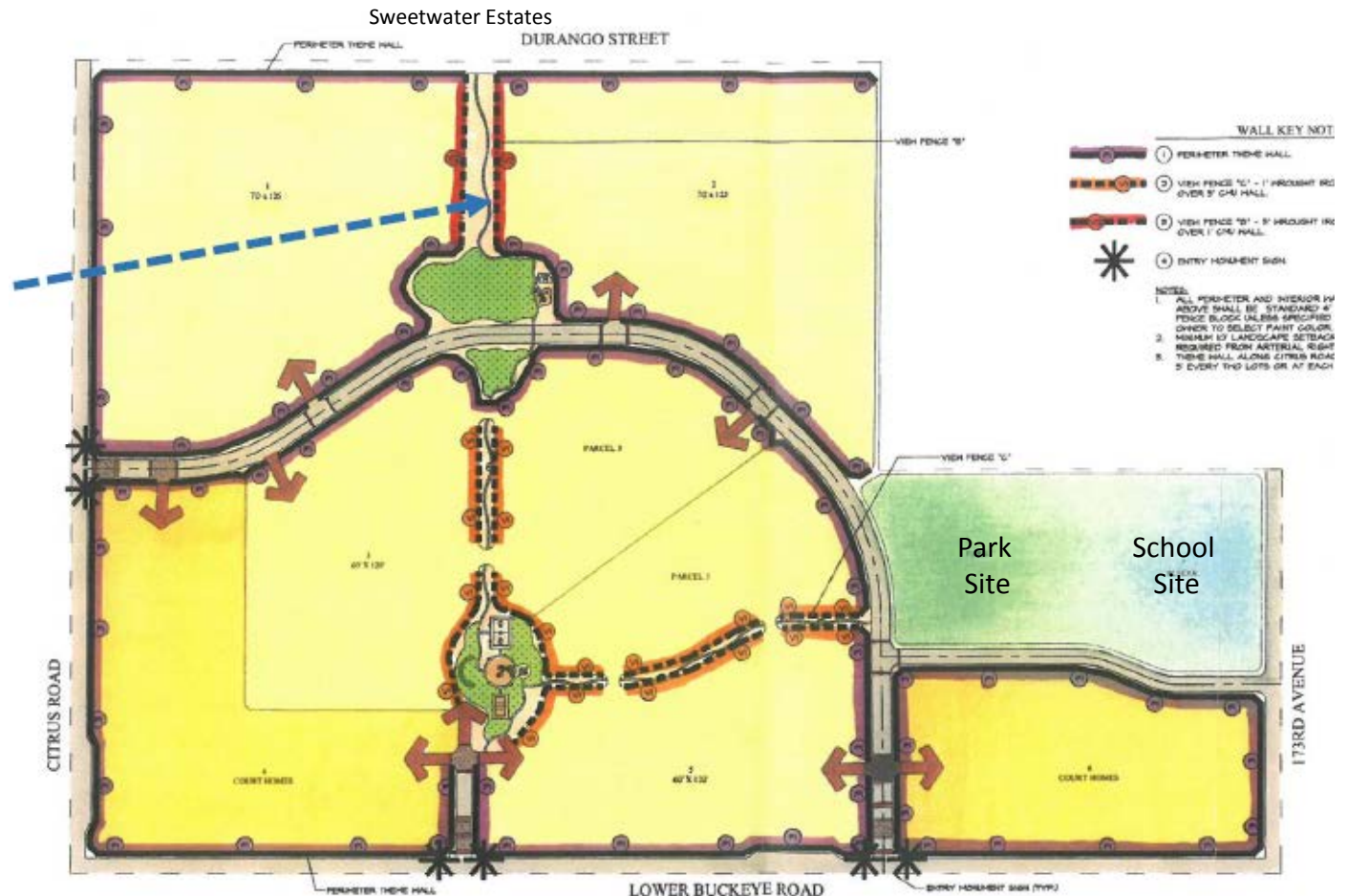
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Pedestrian Access Point

Location of Proposed Pedestrian
Connection Between Sweetwater
Estates and La Jolla Vista

Stipulation No. 35 of Ordinance No.
05-971 Required a Pedestrian
Connection for Sweetwater Estates
to Have Access to the Future
Elementary School in La Jolla Vista



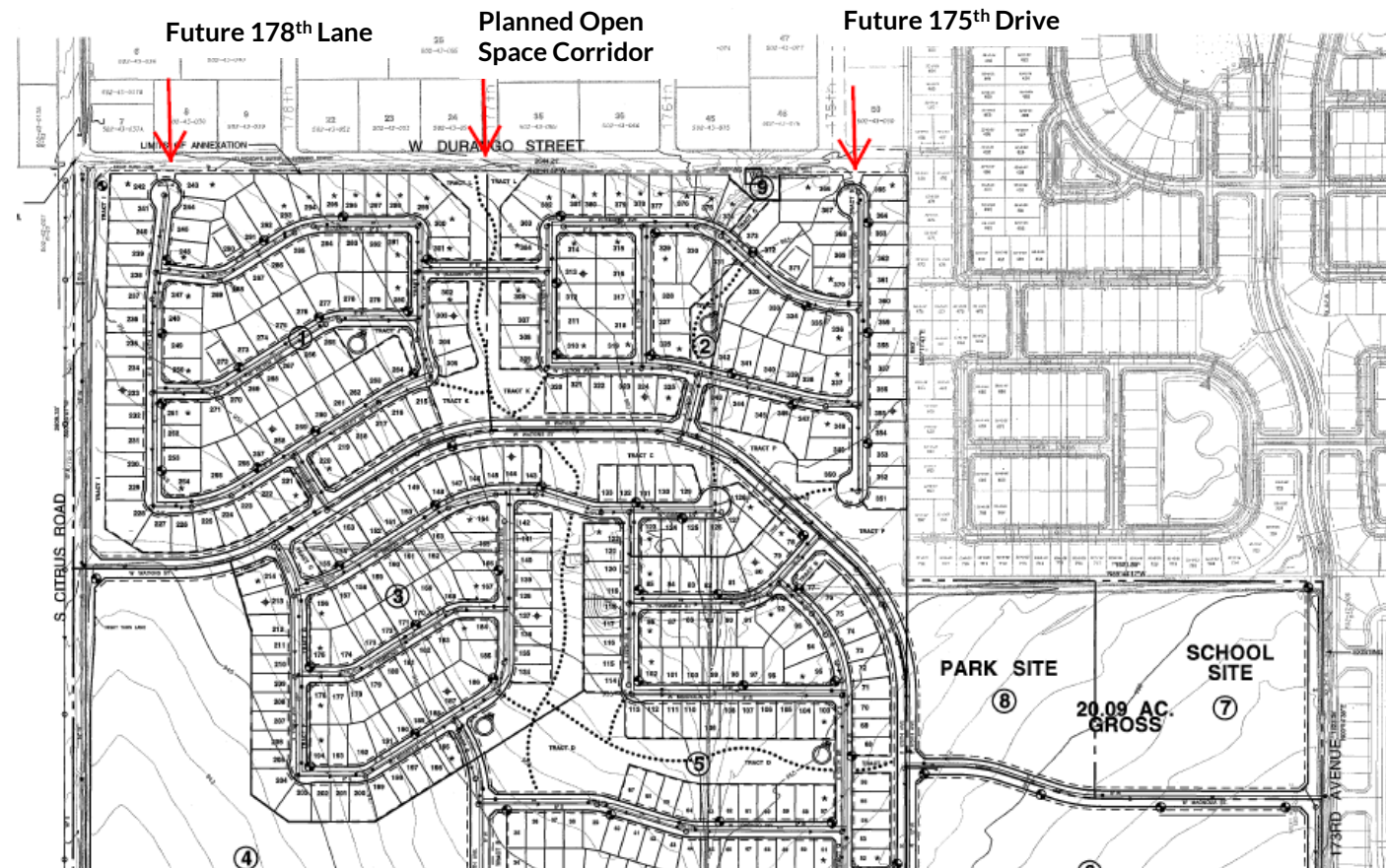
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Planned Pedestrian Access Points (No Vehicular Access)

Three Pedestrian Connections Shown on Preliminary Plat:

- Durango and Future 178th Lane
- Durango and 177th Avenue
- Durango and Future 175th Drive

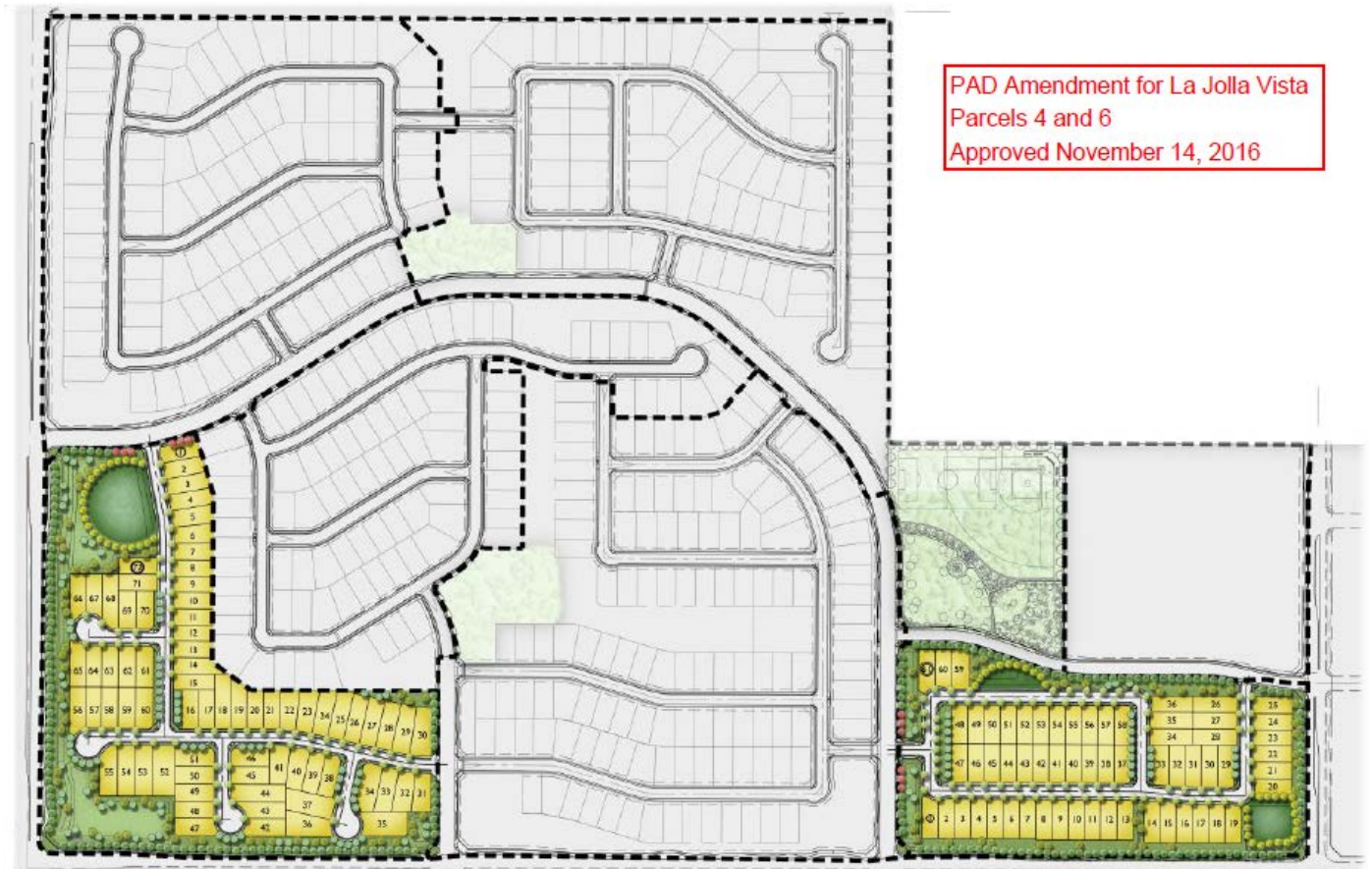


La Jolla Vista PAD Amendment Stipulation No. 35 – Pedestrian Access



PAD Amendment to Court Home Parcels

- PAD Amendment to Change Court Home Parcels to Detached Single Family Lots Approved November 14, 2016
- Residents from Sweetwater Estates Objected to Pedestrian Access on Durango Street
- City Council Directed Staff to Initiate Action to Eliminate Stipulation No. 35 Which Required Pedestrian Access

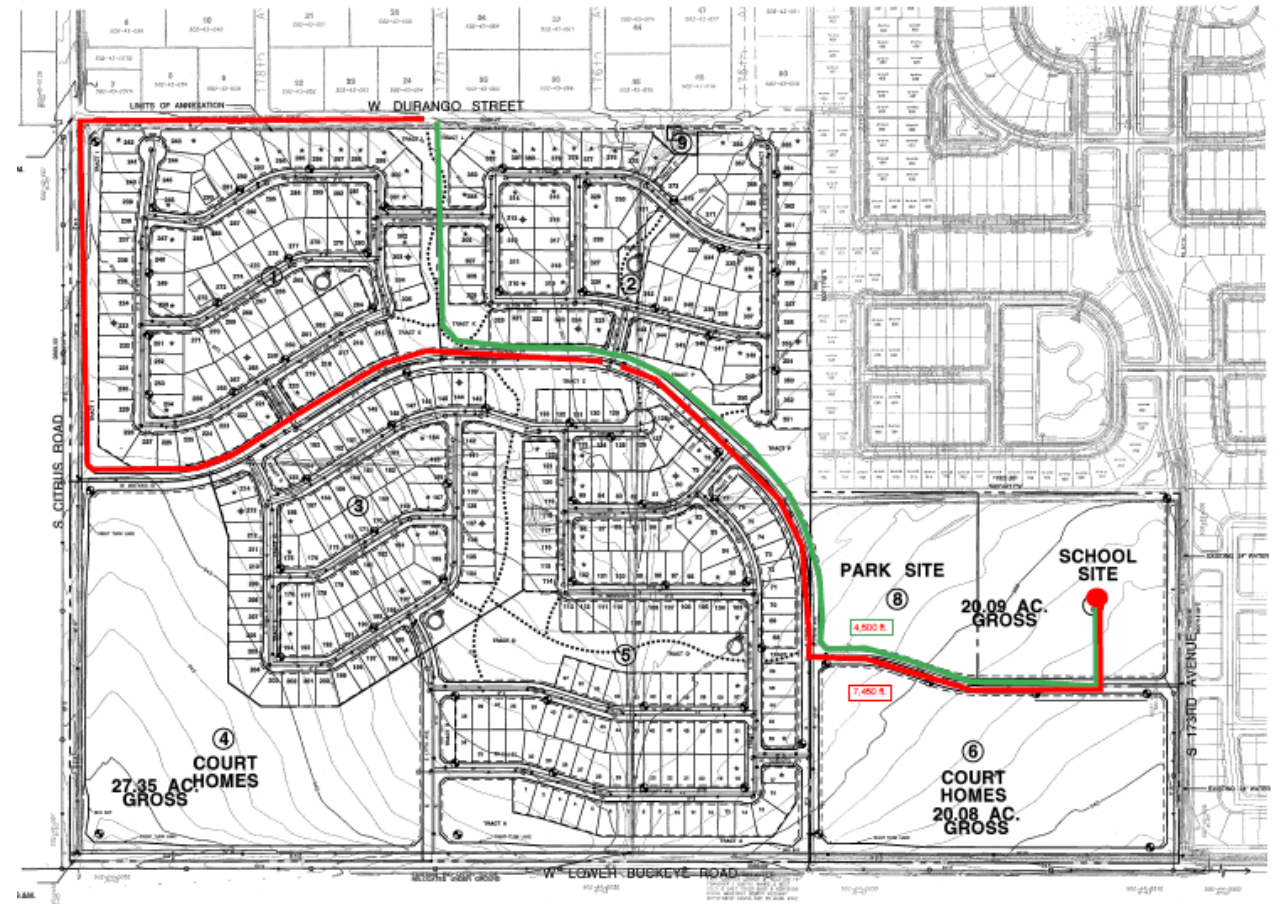


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Staff Analysis

- Pedestrian Connectivity Usually Desirable for Access to Public Facilities and Community Building
- Sweetwater Estates Primary Beneficiary of Proposed Access Strongly Objects to it
- Distance to School Site with Access 4,500 feet (0.85 mi.) compared to 7,450 feet (1.41 mi.) without Access
- At Almost 1 Mile Access Unlikely to be Used.
- Difference in Character between Adjacent Neighborhoods (Rural vs. Suburban)

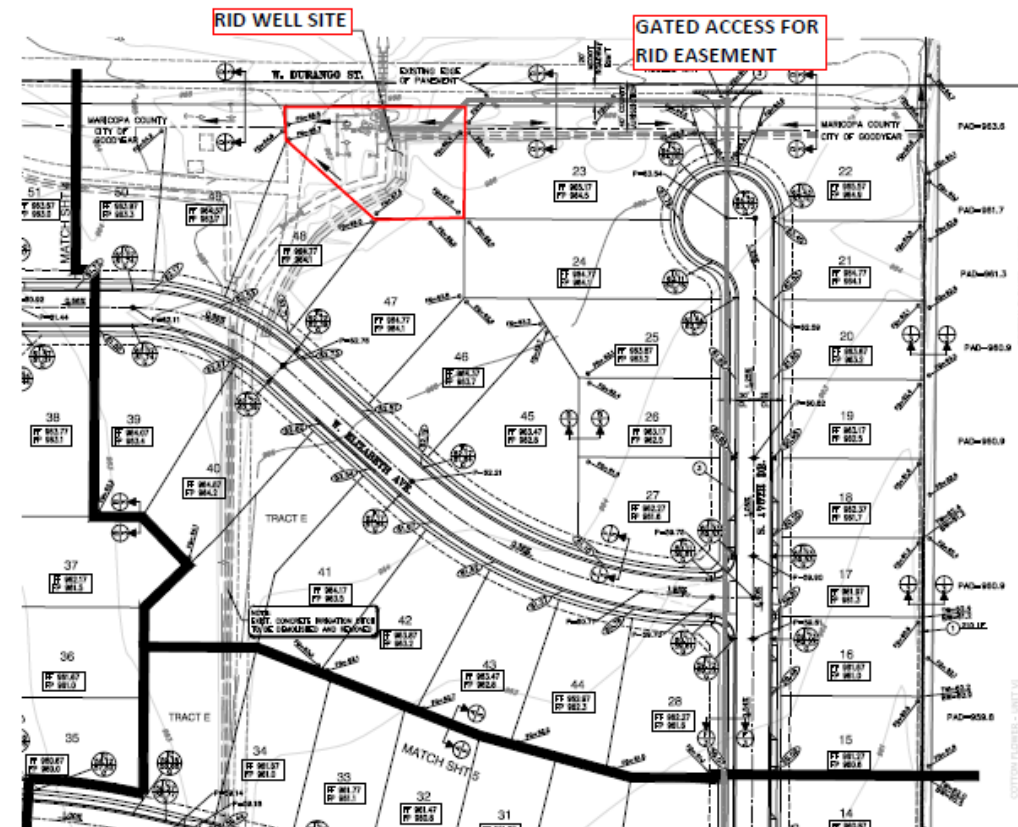


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Access Needed to RID Well Site & For Emergency Access

- Access for Well Site owned by Roosevelt Irrigation District -
 - Between 175th and 176th Avenues
- Gated Access for Roosevelt Irrigation District Line and Emergency Personnel
 - Durango and Future 175th Drive



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Stipulation No. 35 – Pedestrian Access



Public Participation

Neighborhood Meeting held on January 27

- **About 10 Residents Attended and Objected to Any Access to Durango**
- **Were Amenable to Limited Access to Durango Street by:**
 - **RID to Its Well Facility and**
 - **Gated Access for RID Line Maintenance and Emergency Vehicles or Personnel**

Public Hearing held on February 22 at Planning and Zoning Commission Meeting

- **Three persons expressed same objections, but were agreeable to limited, gated access**
- **Did not want to see gated access used to justify future annexation**

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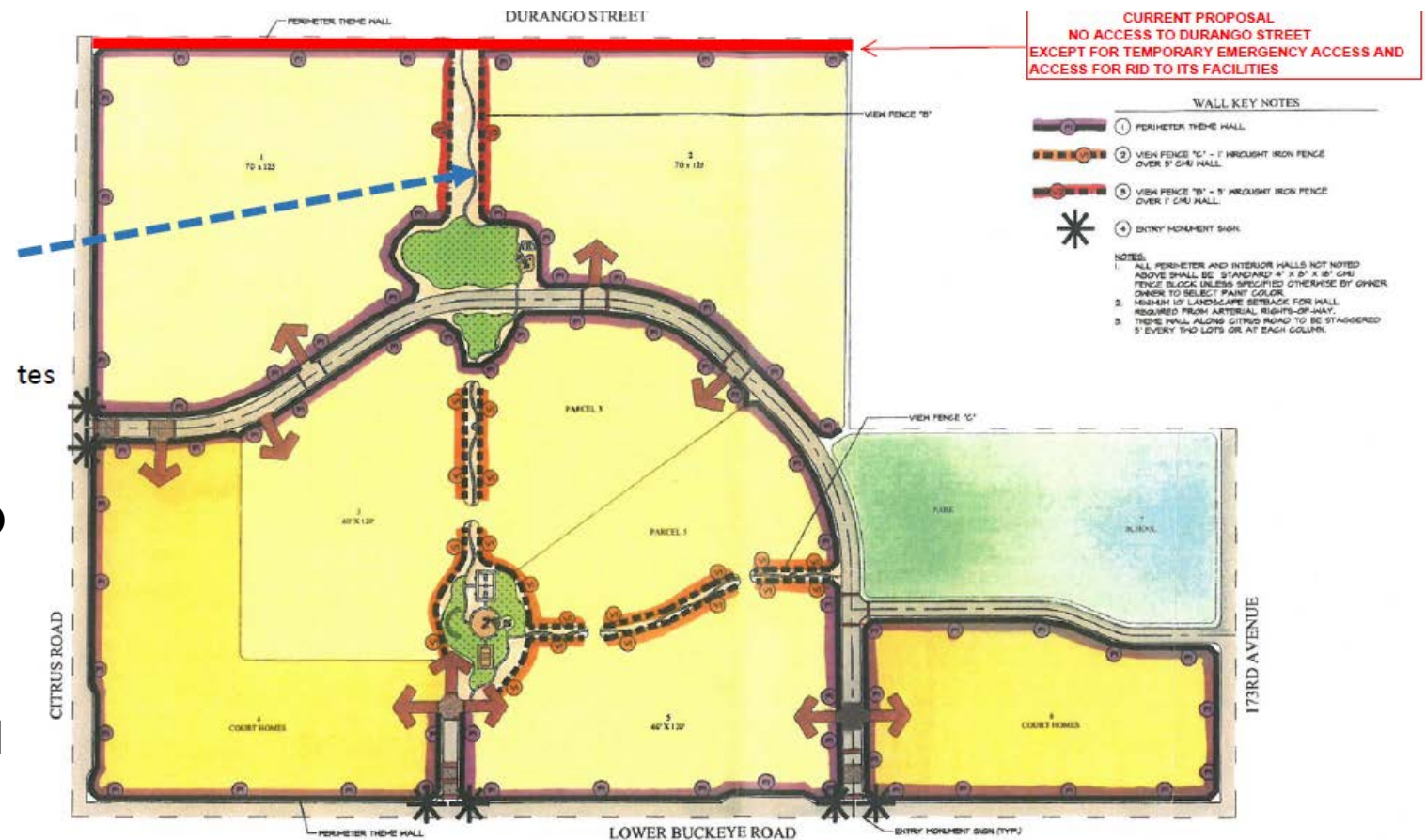


Planning and Zoning Commission and Staff Recommendation

Adopt Ord. No. 17-1340 Approving PAD Amendment to Modify Stipulation No. 35 to Prohibit All Access to Durango Street from La Jolla Vista Development Except for:

- Limited Access by RID to Its Well Facility; and
- Gated Access at 175th Drive by RID or Emergency Vehicles or Personnel

PZC Voted 4 to 1 to Recommend Approval



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