Loop 303 Specific Area Plan

December 13, 2005

Land Use Plan

Peo303LUplan

303 Study Land Use

- Mixed Use - Residential Low
- Mixed Use - Residential Medium
- Residential/Estate (0-2.0 du/ac), Target density - 1 du/ac
- Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
- Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac
- Residential/Medium High (8.0-15.0 du/ac), Target density - 12 du/ac
- Residential/High (15.0+ du/ac), Target density - 18 du/ac
- Neighborhood Commercial
- Mixed Use - Neighborhood Commercial
- Community Commercial
- Mixed Use - Community Commercial
- Regional Commercial
- Mixed Use - Regional Commercial
- Office
- Business Park
- Mixed Use - Business Park
- Business Park/Industrial
- Industrial
- Park/Open Space
- Golf Course
- Public/Quasi-Public
- Water

* Area of mutual interest to Peoria and Phoenix

- 303 Specific Plan Study Area
- Peoria Corporate Limit

Circulation

- Arterial
- Collector
- Freeway
- Freeway - Proposed
- Connector - Proposed

Interchanges

- Full diamond, Overpass
- Full diamond, Underpass
- Half diamond, Overpass
- Lake Pleasant Regional Park
- Electric Transmission Line
- Peoria Parcels
- PLSS Sections

Waddell Dam
State Hwy 74
New River Fwy
New River Rd
Carefree Hwy
Dove Valley Rd
El Mirage Rd
Westland Dr
Lone Mtn Pwy
Lone Mtn Rd
Vistancia Blvd
Jomax Rd
Lake Pleasant Pwy
Happy Valley Pwy
McMicken Dam
Loop 303
107th Av
Deer Valley Rd

REGIONAL LOCATION

City of Peoria incorporated

0 0.5 1 2 Miles

40 80 160 320 640 ac

NOTE:
This Map is based on imprecise source data, subject to change and FOR GENERAL REFERENCE ONLY.

City of Peoria, Community Development - 9 December 2005