

2026007-22-1-1--
SotoR

When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2026-1643

CONDITIONALLY REZONING APPROXIMATELY 1,940 ACRES OF LAND GENERALLY
EXTENDING FROM ESTRELLA PARKWAY TO APPROXIMATELY THE ALIGNMENT OF
187TH AVENUE, AND FROM THE GILA RIVER TO THE ESTRELLA RESIDENTIAL
COMMUNITY, FROM THE KING RANCH PLANNED AREA DEVELOPMENT (PAD) TO THE
RIO 1900 PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF
GOODYEAR.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2026-1643

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 1,940 ACRES OF LAND GENERALLY EXTENDING FROM ESTRELLA PARKWAY TO APPROXIMATELY THE ALIGNMENT OF 187TH AVENUE, AND FROM THE GILA RIVER TO THE ESTRELLA RESIDENTIAL COMMUNITY, FROM THE KING RANCH PLANNED AREA DEVELOPMENT (PAD) TO THE RIO 1900 PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF GOODYEAR.

WHEREAS, on August 22, 2005, the City Council adopted Ordinance 2005-960 rezoning approximately 1,999 acres from the Preliminary Planned Area Development (PAD) District Mixed Uses to the Final Planned Area Development (PAD) District Mixed Uses ("King Ranch Final PAD"); and

WHEREAS, on September 25, 2006, the City Council adopted Ordinance 2006-1027 amending the King Ranch Final PAD to reconfigure commercial parcels as they relate to Gila River and Cotton Lane; adjusted residential land use types adjacent to the reconfigured commercial areas; realigned Estrella Parkway as it enters King Ranch; added one 12.6-acre medium-high density residential parcel on the east side of the realigned Estrella Parkway; and allowed commercial parcels to contain residential units above the first floor; and

WHEREAS, the property consists of 1,940 acres generally extending east to west from Estrella Parkway across Cotton Lane to the alignment of 187th Avenue, and north to south from Gila River to the northern edge of Estrella, as shown on Supplementary Zoning Map No. 24-87, attached hereto as Exhibit A and legally described in Exhibit B, attached hereto (the "Property"); and

WHEREAS, the land use designations in the Goodyear 2035 General Plan for the property are Neighborhoods, Open Space, Aggregate Mining Overlay, and Farm Focus Area Overlay; and

WHEREAS, this request is to rezone the Property to PAD with multiple underlying zoning districts to allow the Property to develop as a multi-use community, subject to the development standards described in the document titled "Rio 1900 Planned Area Development Regulatory Document", dated January 2026, attached hereto as Exhibit C (the "Rio 1900 PAD"); and

WHEREAS, a Minor General Plan Amendment is associated with this rezoning case in which the land use designation for thirty-one (31) acres of the Property will be amended from Open Space land use designation to the Neighborhoods land use designation; and

WHEREAS, the underlying zoning districts within the Rio 1900 PAD are compatible with the corresponding land use designations of Neighborhoods, Open Space, Aggregate Mining Overlay, and Farm Focus Area Overlay as described in the 2035 General Plan; and

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a multi-use development; and

WHEREAS, a public notice of a Neighborhood Meeting was provided to property owners within 500 feet of the property on June 17, 2025, and five signs advertising the meeting were posted to the site on June 19, 2025; and

WHEREAS, the Neighborhood Meeting took place in-person on July 8, 2025, and was attended by approximately twenty-three (23) people, where discussion occurred regarding residential density; water; emergency access; housing and commercial types; transportation and circulation, protection of hillsides, drainageways, and habitat; and construction timing; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the Planning and Zoning Commission on December 3, 2025, appeared in the Arizona Business Gazette – Republic Edition on November 14, 2025; postcards were mailed to adjoining owners on November 12, 2025, and the five signs on the site were updated on November 14, 2025; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 3, 2025; and

WHEREAS, at that meeting the Planning and Zoning Commission voted 6-0 to recommend approval of the rezone; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the City Council on December 15, 2025, appeared in the Arizona Business Gazette – Republic Edition on November 26, 2025; postcards were mailed to adjoining owners on November 22, 2025, and the five signs on the site were updated on December 1, 2025; and

WHEREAS, a public hearing was held before the City Council on December 15, 2025; and

WHEREAS, during that hearing, the City Council continued the item to the meeting on January 26, 2026; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona, find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled “Official Supplementary Zoning Map No. 24-87”, a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Legal Description for Rio 1900 Project Boundary”, a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Rio 1900 Planned Area Development Regulatory Document”, dated January 2026, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S. 44-7401 of each of the aforementioned

documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2026-1643 applies to that parcel of land in Goodyear, Maricopa County, Arizona, that is approximately 1,940 acres generally extending east to west from Estrella Parkway across Cotton Lane to the 187th Avenue alignment, and north to south from Gila River to the northern edge of Estrella, as legally described in that certain document titled "Legal Description- Rio 1900 PAD", attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the "Property").

SECTION 4. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to Planned Area Development (PAD).

SECTION 5. CONDITIONS OF REZONING

The rezoning of this Property is subject to the following stipulations and conditions of approval:

1. Except as modified by the following stipulations and conditions of approval set forth herein, all development of the Property shall be in compliance with the Rio 1900 Planned Area Development Regulatory Standards Booklet dated January 2026, (the "Rio 1900 PAD") and any approved amendments thereto; and,
2. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with all other federal, state and local laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and,
3. Owner shall construct or cause to construct, at no cost to the City, all on-site and off-site infrastructure improvements determined by City as being necessary to provide water service and wastewater service to the Property or pursuant to a written development agreement approved by City Council; and,
4. Unless otherwise amended by a development agreement approved by City Council, the maximum amount of water resources the city shall allocate to the Property is 1,900 acre-feet per year. If at any time, additional water resources are needed to serve the Property in excess of

1,900 acre-feet per year it shall be the sole responsibility of the Owner to procure such additional water resources at no cost to the City; and,

5. Owner shall pay an in-lieu payment per residential dwelling unit for (i.) water facilities, which include facilities for the supply, transportation, treatment, purification and distribution of water, and any appurtenances thereto and (ii.) wastewater facilities which include facilities for the collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances thereto. The in-lieu payment shall not include water or wastewater infrastructure installed by Owner. The in-lieu payment required herein shall be paid at the time a building permit is issued for each residential dwelling unit and the payment shall be equal to the amount charged for a single-family and/or multi-family dwelling unit under the City's then-currently approved Land Use Assumptions and Infrastructure Improvements Plan and Development Fee Report, based on the classification of the building permit issued to Owner. Notwithstanding the above, Owner shall not be required to pay an in-lieu payment for both water facilities and wastewater facilities if either the Property is included within the City's currently approved Water Facilities Impact Fee Area and Wastewater Facilities Impact Fee Area and Owner is required to pay both Water Facilities Development Fees and Wastewater Facilities Development Fees or Owner is not required to contribute towards water and wastewater facilities in a development agreement approved by City Council; and,
6. A proposed phasing plan was not submitted with the rezoning application. A phasing plan for each preliminary plat or site plan must be submitted concurrently with such application and approved at the discretion of the City Engineer or designee, or agreed upon in a development agreement approved by City Council; and,
7. Unless modified by the Rio 1900 PAD, or the terms of a written development agreement approved by City Council, Owner shall dedicate, at no cost to City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for construction of infrastructure improvements required for City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulation, standard, guideline governing the development of the Property including, but not limited to, City of Goodyear subdivision regulations, Building Codes and Regulations, and City of Goodyear's Engineering Design Standards and Policies Manual (EDS&PM); (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments and/or cost recovery payments; (iv) required to be dedicated pursuant to any development agreement with City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-way and easements shall be dedicated lien-free and, unless otherwise agreed to by City, free of all other easements or other encumbrances. Unless the timing of the required dedications is

modified by any stipulation in this ordinance, the terms of a written development agreement approved by City Council or a written phasing plan approved by City Engineer or designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or upon reasonably requested by the City Engineer or designee, whichever is earlier; and,

8. The construction of specific roadways and traffic signals needed in relation to the development of any portion of the Property shall be identified in future Traffic Impact Analysis/Studies approved by the City. Owner shall, at no cost to the City, be responsible to design and construct all roadways within, along, or adjacent to the Property at the classification type set forth in the Master Traffic Impact Analysis or in such future Traffic Impact Analysis/Studies approved by the City. Unless otherwise approved as part of a preliminary plat or site plan application, all streets and roads will be constructed to the classification standards set forth in the City's Engineering Design Standards & Policies Manual in effect when the improvements are constructed. Unless modified by a written phasing plan approved by the City Engineer or designee or by a development agreement approved by the City Council, the streets and roads shall be completed and accepted by the City Engineer or designee subject to completion of the two-year warranty period, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Permanent Certificate of Occupancy for any structure within the portion of the Property subject to such preliminary plat or site plan application; and,
9. Owner shall be responsible for a proportionate share of the costs of any traffic signals identified in the Master Traffic Impact Analysis submitted with the Rezone Application and in any future approved Traffic Impact Analysis/Study as being needed in relation to the development of the Property. Owner shall either make an in-lieu payment for the cost of traffic signal or Owner shall construct the signal if the signal is warranted with the development and construction of the signal is required. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signals at any intersections adjacent to the Property, Owner shall, at no cost to City, convey, in fee, lien-free, and free of any easements or encumbrances, unless specifically agreed to by City, any additional right-of-way needed for construction of the portion of the traffic signal that will be located on the Property and Owner shall make an in-lieu payment for a proportionate share of the costs to City towards the total cost of the full traffic signal (all four legs). Except as provided herein, the in-lieu payment will be calculated based on 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection where two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment paid to the City shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost

of the signal that is approved by the City Engineer or designee. Unless modified by a written phasing plan approved by the City Engineer or designee or a development agreement approved by the City Council, the dedication(s), construction, and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to, the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent to, or requires connection to, the intersection where the traffic signal is needed; and,

10. Prior to the issuance of the first certificate of occupancy within a final plat that is located adjacent to the El Rio Trail, Owner shall construct or cause to construct, at no cost to the City, that portion of the El Rio Trail, as described in the PAD document that is adjacent to such final plat and shall include the portion of the El Rio Trail that is adjacent to such final plat within the boundaries of the final plat, unless otherwise approved by the Development Services Director; notwithstanding the above, the portion of the El Rio Trail west of Cotton Lane to the BLM owned property shall be completed prior to the issuance of the 1400th residential building permit; and,
11. The El Rio Trail shall include at least one (1) developed trailhead that is at least five (5) acres in size and contains at least thirty (30) standard parking spaces, at least one (1) shade structure, as well as three (3) additional amenities as approved by the Development Services Director, which may include benches, drinking fountains and bike racks. Upon completion of construction the El Rio trailhead shall be fully open and accessible to the public. Unless otherwise agreed to by the city, the public El Rio trailhead for the El Rio Trail shall be developed between Cotton Lane and Estrella Parkway adjacent to the Gila River as generally depicted on Exhibit RD4 in the Rio 1900 PAD document; and,
12. Concurrently with the issuance of the 3,000th building permit within the Property, or immediately after the Goodyear City Council adopts a Capital Improvement Program (CIP) budget that includes funding for the construction of the thirty (30) acre community park as described in the Rio 1900 PAD document, whichever occurs first, Owner shall dedicate to the city at no cost, a parcel containing at least thirty (30) acres to be used for the construction of a community park. The parcel location must be approved by the Development Services Director and must be in general conformance with the PAD land use plan; and,
13. Prior to the recordation of any final plat subdividing all or part of the Property, Owner shall form a homeowners' association ("HOA") for the portion of the Property subject to such final plat, with said HOA owning and maintaining all private open space areas, common areas, and all amenities and enhancements described above, except that the HOA shall not own any of the enhancements or amenities located within right-of-way conveyed to City in fee, but shall be responsible for maintaining

such amenities and enhancements. With respect to the paths and trails the HOA or a similar organization is responsible for maintaining, the HOA or such similar organization shall ensure that the paths and trails are unobstructed, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street rights-of-way within or abutting the Property except for landscaping within medians located within any arterial street. A note shall be placed on each final plat indicating ownership and maintenance responsibilities of these private tracts and public rights-of-way landscaping; and,

14. The El Rio Trail development shall be in general conformance with the El Rio Design Guidelines adopted by City Council May 23, 2016, except as modified by the Rio 1900 PAD and this Ordinance; and,
15. All existing above ground utilities, except for electric lines that are 69kV or larger, located within and/or adjacent to the Property shall be placed underground at no cost to City. Unless modified by a written phasing plan approved by City Engineer or designee or by a development agreement approved by City Council, the undergrounding of the utilities required herein shall be completed prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the portion of the Property subject to the plat or site plan triggering the undergrounding requirement; and,
16. No final plat shall be recorded, no site plans shall be approved, and no construction permits shall be issued until Owner has provided City with all approvals and/or easements from government entities, utilities or irrigation districts whose property interests will be impacted by the development contemplated by such final plat, site plan, and/or construction permit. All required approvals and easements shall be in a form acceptable to City Engineer or designee; and,
17. Any modifications to existing private irrigation facilities as a result of the development of the Property shall be coordinated with the appropriate irrigation district/private owner; and,
18. If alterations of the Floodplain are required for the development of a portion of the Property, a Conditional Letter of Map Revision (CLOMR) shall be submitted to the City Engineer prior to or concurrent with the preliminary plat or site plan for such portion of the Property. A CLOMR shall be submitted to and approved by City Engineer or designee prior to submittal of any final plat and/or civil construction drawings for development within the floodplain unless a CLOMR is not required as determined by City Engineer, in which case Owner may proceed directly to a Letter of Map Revision (LOMR) which shall be submitted and approved by City Engineer or designee before the issuance of construction permits for work within the floodplain; and,

19. All residential lots adjacent to common active open spaces and that have view fences will be required to complete their rear yard landscaping within ninety (90) days from the close of escrow of the home; and,
20. Concurrently with the issuance of the 3,000th building permit within the Property, or immediately after the Goodyear City Council adopts a Capital Improvement Program (CIP) budget that includes funding for the construction of a fire station within the Property, whichever occurs first, the owner shall dedicate, at no cost to the city, a parcel containing at least five (5) acres for the construction of a fire station. The parcel location must be approved by the Development Services Director and must be in general conformance with the PAD land use plan.

SECTION 6. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property with the adoption of the document titled "Rio 1900 PAD Regulatory Document", dated January 2026, referred to herein by the adoption of Supplementary Zoning Map No. 24-87, a copy of which is attached hereto as Exhibit A, and such amendment shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office

SECTION 8. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgment of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 9. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

SECTION 10. SEVERABILITY

If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the City of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 12. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

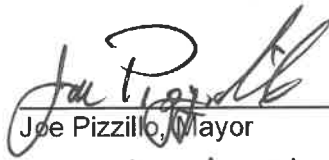
Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

- 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense;
or

Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 26th day of January, 2026.



Joe Pizzillo, Mayor

Date: 1/26/2026

ATTEST:



Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

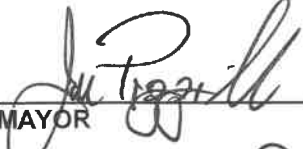


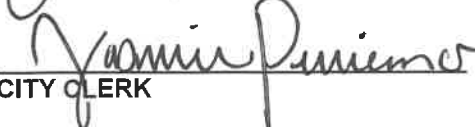
Roric Massey, City Attorney



OFFICIAL SUPPLEMENTARY ZONING MAP NO. 24-87

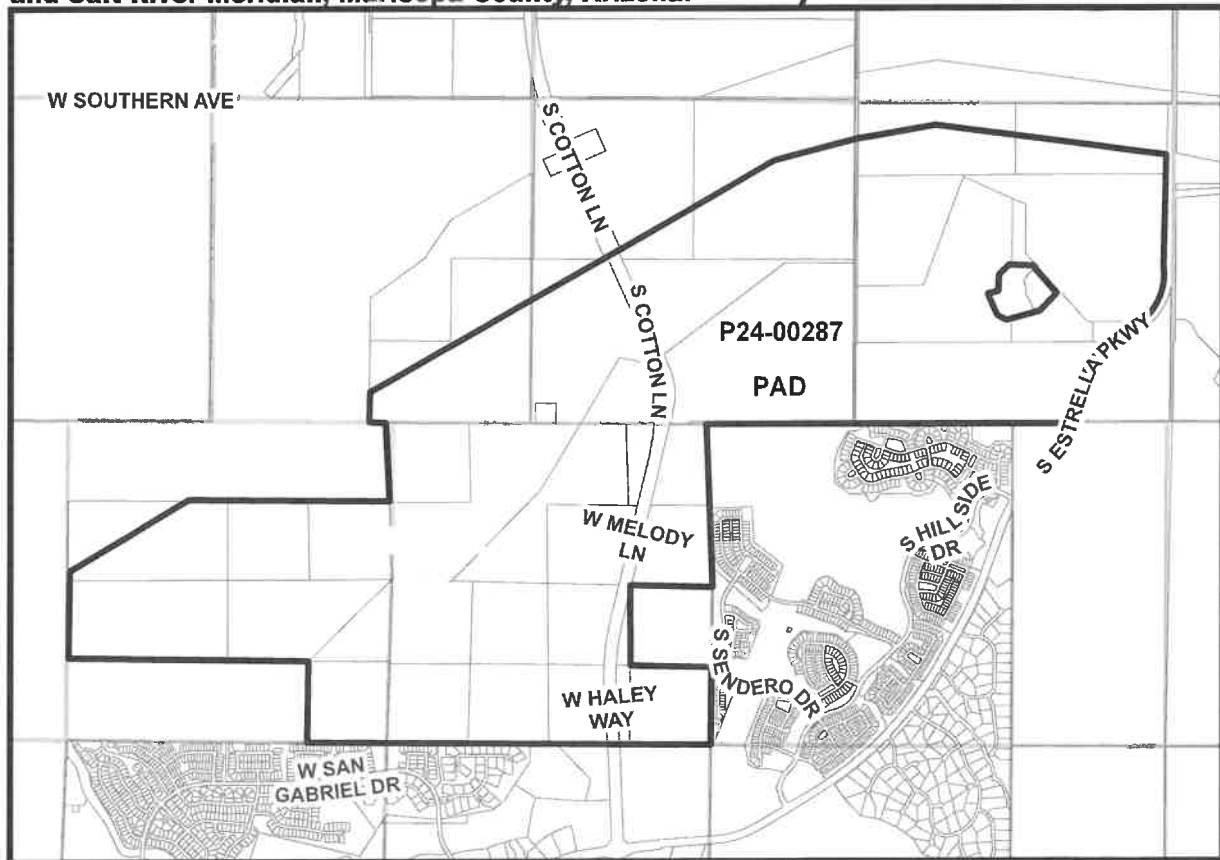
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2026-1643, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 26th DAY OF January, 2026.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

That part of Section 31, Township 1 North, Range 1 West, that part of Section 35 and 36, Township 1 North, Range 2 West and that part of Section 2 and 3, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO PAD

P24-00287

DATE:
November
2025

September 6, 2024

LEGAL DESCRIPTION FOR
RIO 1900
PROJECT BOUNDARY

That part of Section 31, Township 1 North, Range 1 West, that part of Section 35 and 36, Township 1 North, Range 2 West and that part of Section 2 and 3, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the G.L.O. Brass Cap marking the Southeast Corner of said Section 2;

Thence North $89^{\circ}39'49''$ West, along the South line of the Southeast Quarter of said Section 2, a distance of 2649.22 feet to the 2" pipe marking the South Quarter Corner of said Section 2;

Thence North $89^{\circ}30'57''$ West, along the South line of the Southwest Quarter, a distance of 2649.78 feet to the Iron Pipe marking the Southwest Corner of said Section 2;

Thence North $89^{\circ}22'09''$ West, along the South line of the Southeast Quarter of said Section 3, a distance of 1319.35 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 3;

Thence North $00^{\circ}47'09''$ East, along the West line of the Southeast Quarter of the Southeast Quarter of said Section 3 a distance of 1344.47 feet to the Northwest Quarter thereof;

Thence North $89^{\circ}44'05''$ West, along the North line of the Northwest Quarter of the Southeast Quarter of said Section 3, a distance of 1339.95 feet to the Southeast Corner of the North Half of the Southwest Quarter of said Section 3;

Thence North $89^{\circ}39'07''$ West, along the South line of said North Half, a distance of 2644.43 feet to the Southwest Corner thereof;

Thence North $00^{\circ}09'16''$ East, along the West line of said Southwest Quarter, a distance of 1315.86 feet to the Aluminum Cap marking the West Quarter Corner of said Section 3;

Thence North $00^{\circ}09'02''$ East, along the West line of the Northwest Quarter of said Section 3, a distance of 140.42 feet;

Thence North $58^{\circ}53'45''$ East, departing said West line, a distance of 2272.99 feet;

Thence South $89^{\circ}49'03''$ East, a distance of 689.85 feet;

Thence South $89^{\circ}50'38''$ East, a distance of 2674.44 feet to a point on the West line of the Northwest Quarter of said Section 2;

Thence North $02^{\circ}09'47''$ West, along said West line, a distance of 1297.74 feet to the Aluminum Cap flush marking the Northwest Corner of said Section 2;

Thence North $89^{\circ}33'34''$ West, along the South line of the Southeast Quarter of said Section 35, distance of 155.10 feet to the 1/2" Rebar marking an angle point along said South line;

Thence North 89°35'31" West, along the South line of the Southeast Quarter of said Section 35, a distance of 119.99 feet to the calculated position of the South Quarter Corner of said Section 35;

Thence North 00°21'54" East, along the West line of the Southeast Quarter of said Section 35, a distance of 518.63 feet;

Thence North 60°14'51" East, departing said West line, a distance of 3054.73 feet;

Thence North 59°57'45" East, a distance of 4621.64 feet;

Thence North 75°20'27" East, a distance of 1395.37 feet;

Thence North 80°08'48" East, a distance of 1308.79 feet;

Thence South 82°40'42" East, a distance of 3825.33 feet to a point on the Westerly right-of-way of Estrella Parkway according to Book 1574, Page 22, Records of Maricopa County, Arizona;

Thence along said Westerly right-of-way the following courses:

Thence South 01°56'39" West, a distance of 734.41 feet;

Thence South 00°22'34" West, a distance of 1303.59 feet to a point on a 935.00 foot radius non-tangent curve, whose center bears North 89°34'52" West;

Thence Southwesterly, along said curve, through a central angle of 56°12'54", a distance of 917.36 feet;

Thence South 56°38'02" West, a distance of 599.99 feet to the beginning of a tangent curve of 1065.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 41°39'31", a distance of 774.34 feet;

Thence South 14°58'27" West, a distance of 618.14 feet to a point on a 1718.76 foot radius non-tangent curve, whose center bears North 75°28'20" West;

Thence Southerly, along said curve, through a central angle of 03°23'38", a distance of 101.81 feet to a point on the South line of the Southeast Quarter of said Section 31;

Thence South 89°57'03" West, departing said Westerly right-of-way and along said South line, a distance of 894.65 feet;

Thence South 89°46'09" West, along said South line, a distance of 25.56 feet to the 1" Iron Pipe marking the South Quarter Corner of said Section 31;

Thence South 89°46'09" West, along the South line of the Southwest Quarter of said Section 31, a distance of 2592.41 feet to the Stone with etching marking the Southwest Corner of said Section 31;

Thence South 89°37'54" West, along the South line of the Southeast Quarter of said Section 36, a distance of 2469.98 feet to the 1" Iron Pipe marking the Northeast Corner of said Section 2;

Thence South 02°11'19" East, along the East line of the Northeast Quarter of said Section 2, a distance of 2694.65 feet to the 1 1/2" Iron Pipe marking the East Quarter Corner of said Section 2;

Thence North 88°30'06" West, along the South line of said Northeast Quarter, a distance of 1351.74 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 2;

Thence South 00°04'19" West, along the West line of said Northeast Quarter of the Northeast Quarter, a distance of 1316.75 feet to the Southwest Quarter thereof;

Thence South 89°04'36" East, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 1338.11 feet to the Southeast Corner thereof, being a point on the East line of the Southeast Quarter of said Section 2;

Thence South 00°39'34" West, along said East line, a distance of 1303.05 feet to the Point of Beginning.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

That part of Section 31, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Center of said Section 31 from which the North Quarter Corner of said Section 31 bears North 00°19'41" East, a distance of 2615.09 feet;

Thence North 00°19'41" East, along the West line of the Northeast Corner of said Section 31, a distance of 25.13 feet to the Point of Beginning;

Thence South 85°50'19" East, a distance of 368.53 feet;
Thence South 41°29'57" East, a distance of 50.00 feet;

Thence South 48°30'03" West, a distance of 50.00 feet to a point on a 20.00 foot radius non-tangent curve, whose center bears South 41°30'00" East;

Thence Easterly, along said curve, through a central angle of 89°59'48", a distance of 31.41 feet;

Thence South 41°29'57" East, a distance of 545.00 feet;
Thence South 48°30'03" West, a distance of 400.00 feet;
Thence South 75°30'03" West, a distance of 160.00 feet;
Thence South 74°13'00" West, a distance of 316.87 feet;
Thence South 81°37'06" West, a distance of 81.49 feet;
Thence North 64°00'44" West, a distance of 160.54 feet;
Thence North 23°34'38" West, a distance of 398.91 feet;
Thence North 76°08'23" East, a distance of 178.40 feet;
Thence North 02°11'25" East, a distance of 272.01 feet;
Thence North 43°16'31" East, a distance of 224.96 feet;

Thence South 85°50'41" East, a distance of 53.63 feet to the Point of Beginning.

Containing 84,518,728 Square Feet or 1,940.283 Acres, more or less.



RIO 1900
BOUNDARY

BOUNDARY

N89°39'48.75" W 2649.22

N89°30'56.78" W 2649.78

N89°22'09.29" W 1319.35

N00°47'08.86" E 1344.47

N89°44'05.02" W 1339.95

N89°39'07.41" W 2644.43

N00°09'16.31" E 1315.86

N00°09'02.03" E 140.42

N58°53'45.12" E 2272.99

S89°49'02.77" E 689.85

S89°50'38.26" E 2674.44

N02°09'46.99" W 1297.74

N89°33'33.50" W 155.10

N89°35'31.23" W 119.99

N00°21'54.08" E 518.63

N60°14'50.56" E 3054.73

N59°57'44.56" E 4621.64

N75°20'27.19" E 1395.37

N80°08'47.73" E 1308.79

S82°40'42.27" E 3825.33

S01°56'39.40" W 734.41

S00°22'34.40" W 1303.59

RB = N89°34'51.68" W

R = 935.00
A = 917.36
C = 881.01
CB = S28°31'35.29" W
D = 56°12'53.94"
T = 499.40
RB = S33°21'57.74" E

S56°38'02.27" W 599.99

RB = S33°22'00.67" E
R = 1065.00
A = 774.34
C = 757.40
CB = S35°48'13.80" W
D = 41°39'31.06"
T = 405.18
RB = N75°01'31.73" W

S14°58'26.95" W 618.14

RB = N75°28'19.73" W
R = 1718.76
A = 101.81
C = 101.79
CB = S16°13'29.06" W
D = 03°23'37.58"
T = 50.92
RB = S72°04'42.15" E

S89°57'03.09" W 894.65

S89°46'09.26" W 25.56

S89°46'09.26" W 2592.41

S89°37'54.00" W 2469.98

S02°11'19.39" E 2694.65

N88°30'05.76" W 1351.74

S00°04'18.72" W 1316.75

S89°04'36.05" E 1338.11

S00°39'33.90" W 1303.05
to

Area = 85189050 1955.671 AC

Closing course: 315°16'17.78" 0.034199

Misclosure: 1/1,000,000+

North Error: 0.024297

East Error: 0.024067



RIO 1900
EXCEPTION PARCEL

N00°19'41.04" E 25.13

BOUNDARY

S85°50'18.99" E 368.53

S41°29'56.99" E 50.00

S48°30'03.01" W 50.00

RB = S41°30'00.39" E

R = 20.00

A = 31.41

C = 28.28

CB = S86°30'06.25" E

D = 89°59'48.28"

T = 20.00

RB = N48°29'47.89" E

S41°29'56.99" E 545.00

S48°30'03.01" W 400.00

S75°30'03.01" W 160.00

S74°13'00.01" W 316.87

S81°37'06.01" W 81.49

N64°00'43.99" W 160.54

N23°34'37.99" W 398.91

N76°08'23.01" E 178.40

N02°11'25.01" E 272.01

N43°16'31.01" E 224.96

S85°50'40.79" E 53.63

to

Area = 670322 15.388 AC

Closing course: 93°57'42.70" 0.007184

Misclosure: 1/457,776

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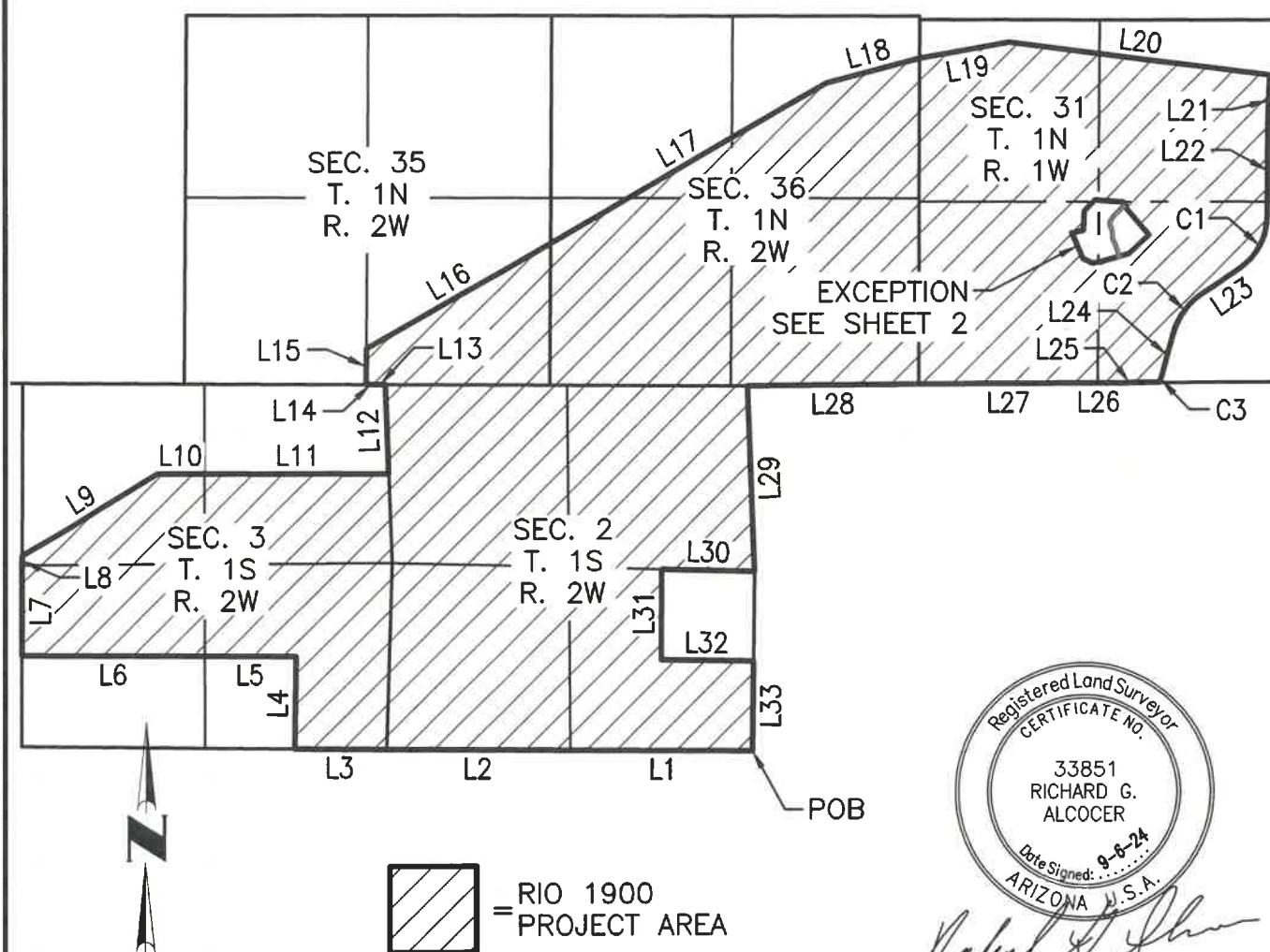
East Error: 0.007167



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	917.36'	935.00'	056°12'54"	499.40	881.01	S28°31'35"W
C2	774.34'	1065.00'	041°39'31"	405.18	757.40	S35°48'14"W
C3	101.81'	1718.76'	003°23'38"	50.92	101.79	S16°13'29"W
C4	31.41'	20.00'	089°59'48"	20.00	28.28	S86°30'06"E

SOUTHERN AVENUE



NOT TO SCALE

EXHIBIT

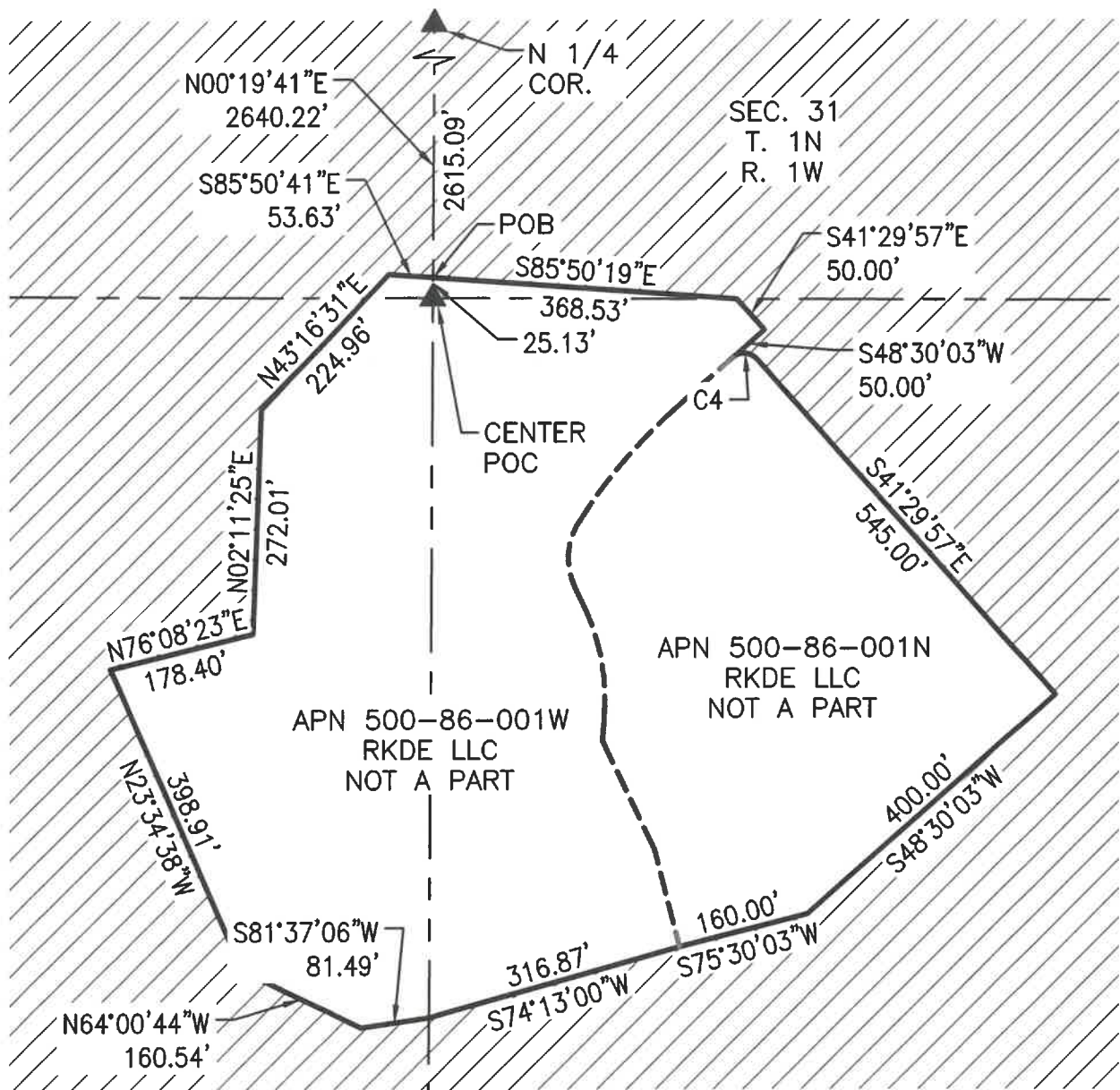
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

RIO 1900

PROJECT BOUNDARY



1 OF 3



EXCEPTION DETAIL



= RIO 1900
= PROJECT AREA



Richard G. Alcocer

SCALE 1" : 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

RIO 1900

PROJECT BOUNDARY



2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°39'49"W	2649.22'
L2	N89°30'57"W	2649.78'
L3	N89°22'09"W	1319.35'
L4	N00°47'09"E	1344.47'
L5	N89°44'05"W	1339.95'
L6	N89°39'07"W	2644.43'
L7	N00°09'16"E	1315.86'
L8	N00°09'02"E	140.42'
L9	N58°53'45"E	2272.99'
L10	S89°49'03"E	689.85'
L11	S89°50'38"E	2674.44'
L12	N02°09'47"W	1297.74'
L13	N89°33'34"W	155.10'
L14	N89°35'31"W	119.99'
L15	N00°21'54"E	518.63'
L16	N60°14'51"E	3054.73'
L17	N59°57'45"E	4621.64'
L18	N75°20'27"E	1395.37'
L19	N80°08'48"E	1308.79'
L20	S82°40'42"E	3825.33'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S01°56'39"W	734.41'
L22	S00°22'34"W	1303.59'
L23	S56°38'02"W	599.99'
L24	S14°58'27"W	618.14'
L25	S89°57'03"W	894.65'
L26	S89°46'09"W	25.56'
L27	S89°46'09"W	2592.41'
L28	S89°37'54"W	2469.98'
L29	S02°11'19"E	2694.65'
L30	N88°30'06"W	1351.74'
L31	S00°04'19"W	1316.75'
L32	S89°04'36"E	1338.11'
L33	S00°39'34"W	1303.05'



Richard G. Alcocer

NO SCALE	RIO 1900	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	PROJECT BOUNDARY	3 OF 3

Replacement Page

Exhibit 'C'

REGULATORY DOCUMENT

Page 22 of 62

On File at the Goodyear City Clerk's Office
1900 N. Civic Square
Goodyear, AZ 85395
623-882-7830



PLANNED AREA DEVELOPMENT REGULATORY DOCUMENT

P24-00287

Submittal: JANUARY, 2026

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TABLE OF CONTENTS

1. Introduction
2. LUCA Regulations
3. Trail Regulations
4. Open Space Regulations
5. Amendment Regulations
6. Design Guidelines
7. Project Phasing

Appendix

- A. Budget Tracker
- B. **Conceptual Community Character Area Plan (CCAP)**

LIST OF EXHIBITS

Exhibit RD1	Bike, Pedestrian, and Vehicle Circulation Plan
Exhibit RD2	Conceptual Trail Cross Sections
Exhibit RD3	El Rio Linear Park - Conceptual Plan & Section
Exhibit RD4	Park Coverage and Open Space Plan

LIST OF TABLES

Table RD1	LUCAs and Applicable PAD Zoning Districts
Table RD2	Development Standards: Estate Residential LUCA
Table RD3	Development Standards: Village Neighborhood LUCA
Table RD4	Development Standards: Urban Neighborhood LUCA
Table RD5	Development Standards: Commercial Activity Center LUCA
Table RD6	Development Standards: Civic Uses LUCA
Table RD7	Development Standards: Resort LUCA
Table RD8	Open Space Amenity Matrix
Table RD9	Amenity Requirements by Open Space Type
Table RD10	Example Budget Tracker

1. INTRODUCTION

The framework for Rio 1900 provides for a layered approach to development, including 7 different Land Use Character Areas (LUCAs). Within each LUCA is a series of PAD Zoning District options, development standards, and unique LUCA regulations to ensure a broad mix of uses and densities are provided within Rio 1900.

This Regulatory Document for Rio 1900 provides the regulatory zoning provisions and development standards that will govern the implementation of the community vision and master plan through the development review and permitting process as the project is built over time.

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting provisions shall be governed by the Goodyear Zoning Ordinance, except as modified by the PAD Regulatory Document for Rio 1900.

If there is a conflict between language or provisions within this PAD and the City's Zoning Ordinance or Design Guidelines, the language or provisions within this Regulatory Document shall prevail.

2. LUCA REGULATIONS

The LUCA's define where certain types of land uses and densities are appropriate within the development. The PAD further define the specific use regulations and development standards permitted within each LUCA to ensure an appropriate mix and diversity of uses exist throughout the development. Additionally, each LUCA identifies an analogous zoning district (PAD Zoning Districts) found in the City's Zoning Ordinance that identifies permitted uses and other development standards applicable to the PAD, unless otherwise modified within this PAD Regulatory Document.

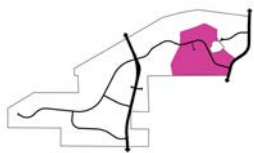
Table RD1: LUCAs and Applicable PAD Zoning Districts provide an overview of all 7 LUCAs and the PAD Zoning Districts permitted within each of them. A sub-section is prepared for each LUCA to provide further details on the permitted uses, development standards, and unique requirements or limitations within the LUCA.

Table RD1: LUCAs and Applicable PAD Zoning Districts

Character Area	AU	RI-10	RI-7	RI-6	RI-4	RI-C	RI-A	R-2	MF-12	MF-18	MF-24	C-0	C-1	C-2	PFD
Resort (1)															
Commercial Activity Center (2)															
Urban Neighborhood															
Village Neighborhood (3)															
Estate Residential (4)															
Civic Use															
Open Space															

Footnotes:

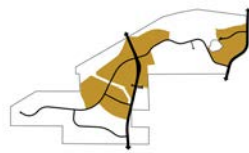
- 1: The Resort LUCA has limitations on permitted uses as defined within the regulatory section of this PAD.
- 2: A minimum of 25 acres within the Commercial Activity Center LUCA must be developed using the C-0 PAD, C-1 PAD and/or C-2 PAD Zoning Districts.
- 3: At full build out, a minimum of 4 different lot sizes and lot widths at least 5' apart in width and a minimum of 2 different PAD Zoning Districts must be used within the Village Neighborhood LUCA. If only 4 lot sizes are provided, each lot size shall comprise a minimum of 15% of the total number of lots. If 5 or more lot sizes are provided, the 15% standard shall not apply.
- 4: A minimum of 100 acres of the Estate Residential LUCA must be developed using the AU PAD or RI-10 PAD Zoning Districts.



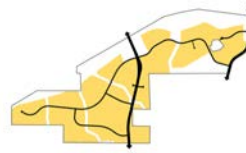
RESORT
292 AC.



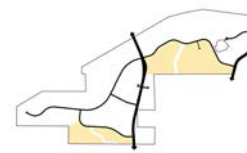
COMMERCIAL
ACTIVITY
CENTER
300 AC.



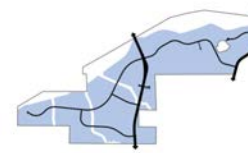
URBAN
NEIGHBORHOOD
578AC.



VILLAGE
NEIGHBORHOOD
1,327AC.



ESTATE
RESIDENTIAL
410 AC

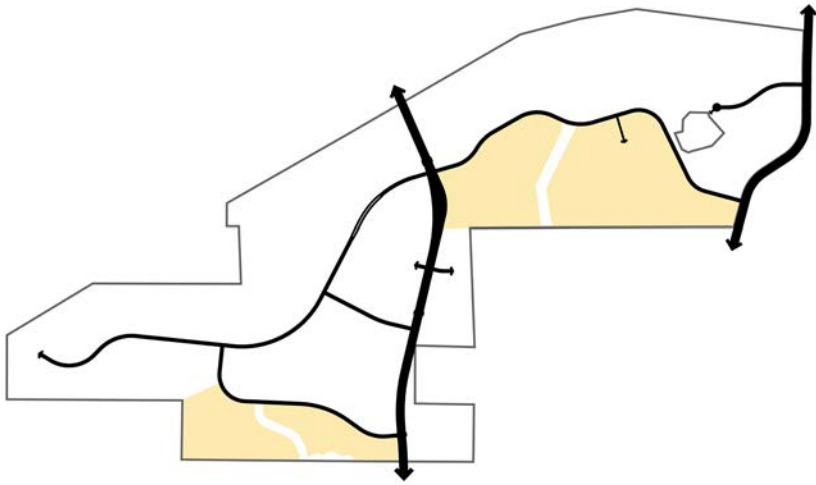


CIVIC
USE
1,506 AC



OPEN
SPACE
1,940 AC.

2.1 ESTATE RESIDENTIAL (ER) LUCA REGULATIONS



2.1.1 PAD Zoning Districts Permitted within ER LUCA

AU and RI-10 PAD Zoning Districts are permitted.

2.1.2 Unique ER LUCA Requirements or Limitations:

A minimum of 100 acres of the ER LUCA must be developed using the AU PAD or RI-10 PAD zoning districts.

2.1.3 Permitted Uses within ER LUCA:

All permitted uses within the ER LUCA shall conform to the Use Standards within the City of Goodyear Zoning Ordinance, Residential District Use Classifications in accordance with the PAD Zoning District selected for each development project.

Additionally, an Interior Suite with an accessory cooking facility (second kitchen) ("Interior Suite") shall be permitted as an accessory use to a single-family detached residential unit within the ER LUCA PAD if all of the following conditions are met

1. Only one Interior Suite shall be permitted per lot and any second cooking facility shall be located on the ground floor; and
2. The Interior Suite shall be attached to, and a part of, the single-family residential unit and must be under the same roof as the residential unit without any need for fire rating between the residential unit and the Interior Suite; and
3. Utility services for the Interior Suite shall not be metered separately from the residential unit; and
4. At least one internal doorway shall be provided between the Interior Suite and the remainder of the residential unit. The Interior Suite may also have an external doorway that is a separate entrance from the single-family unit; and
5. An Interior Suite shall not have a private yard that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fences, or other fencing used for purposes other than providing a private yard for the Interior Suite; and
6. An Interior Suite shall not have a parking space served by a driveway separated and apart from the driveway and parking areas provided for the remainder of the residential unit; and
7. An Interior Suite shall not have a separate address from the residential unit; and
8. Elevations on the residential unit must minimize any secondary entry visible from the street. Entry from a second garage in a shared driveway fulfills this requirement; and
9. The Interior Suite defined above shall be considered an Accessory Dwelling Unit (ADU) for purposes of Arizona Revised Statute (ARS) ADU requirements.

2.1.4 Development Standards for the ER LUCA:

All development standards for the ER LUCA shall conform to Table RD2 in accordance with the PAD Zoning District selected for each development project.

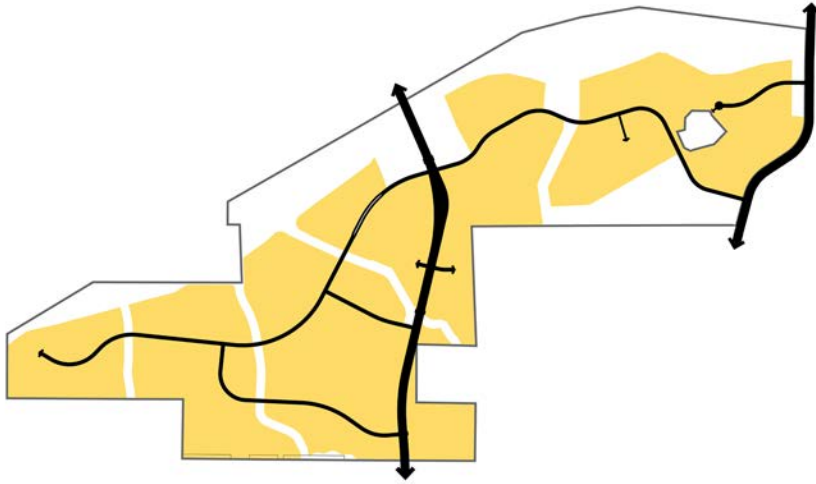
Table RD2: Development Standards: Estate Residential LUCA

	Estate Residential Districts	
	AU PAD	R1-10 PAD
Lot Standards		
Minimum Lot Area (sq ft)	43,560	10,000
Minimum Lot Width (ft)	150	80
Minimum Lot Depth (ft)	N/A	125
Building Form and Location		
Maximum Height (ft)	30	30
Maximum Building Coverage	40%	55%
Minimum Setbacks (ft)		
Front (1) (2)	20	10
Front facing garage (5)	20	18
Side (3)	15	5
Total both sides	30	10
Street Side (2)(4)	30	20
Rear	50	30
Development Standards		
Open Space % (of net area) (6)	0 %	17% min. with 8.5% usable open space

Footnotes:

- (1) Front setback shall be measured to patios, livable space, and side entry garages.
- (2) Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.
- (3) For R1-10 PAD, attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.
- (4) Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.
- (5) Front facing garage to be a minimum of 18 feet from the right-of-way and 20 feet from back of sidewalk.
- (6) See Section 4.1 for regulations on minimum open space requirements.

2.2 VILLAGE NEIGHBORHOOD (VN) LUCA REGULATIONS



2.2.1 PAD Zoning Districts Permitted within VN LUCA

RI-7, RI-6, RI-4, RI-C, RI-A, and R-2 PAD Zoning Districts are permitted.

2.2.2 Unique VN LUCA Requirements or Limitations:

1. At full build out, a minimum of 4 different lot sizes and 2 different PAD Zoning Districts must be used within the Village Neighborhood LUCA.
2. Along the southern boundary of the VN LUCA, lot widths shall correspond with existing Estrella lot widths, as shown below:



2.2.3 Permitted Uses within VN LUCA:

All permitted uses within the VN LUCA shall conform to the Use Standards within the City of Goodyear Zoning Ordinance, Residential District Use Classifications in accordance with the PAD Zoning District selected for each development project.

Additionally, an Interior Suite with an accessory cooking facility (second kitchen) ("Interior Suite") shall be permitted as an accessory use to a single-family detached residential unit within the VN LUCA PAD if all of the following conditions are met:

1. Only one Interior Suite shall be permitted per lot and any second cooking facility shall be located on the ground floor; and
2. The Interior Suite shall be attached to, and a part of, the single-family residential unit and must be under the same roof as the residential unit without any need for fire rating between the residential unit and the Interior Suite; and
3. Utility services for the Interior Suite shall not be metered separately from the residential unit; and
4. At least one internal doorway shall be provided between the Interior Suite and the remainder of the residential unit. The Interior Suite may also have an external doorway that is a separate entrance from the single-family unit; and
5. An Interior Suite shall not have a private yard that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fences, or other fencing used for purposes other than providing a private yard for the Interior Suite; and
6. An Interior Suite shall not have a parking space served by a driveway separated and apart from the driveway and parking areas provided for the remainder of the residential unit; and
7. An Interior Suite shall not have a separate address from the residential unit; and
8. Elevations on the residential unit must minimize any secondary entry visible from the street. Entry from a second garage in a shared driveway fulfills this requirement; and
9. The Interior Suite defined above shall be considered an Accessory Dwelling Unit (ADU) for purposes of Arizona Revised Statute (ARS) ADU requirements.

2.2.4 Development Standards for the VN LUCA:

All development standards for the VN LUCA shall conform to Table RD3 in accordance with the PAD Zoning District selected for each development project.

Table RD3: Development Standards: Village Neighborhood LUCA

	Village Neighborhood LUCA Districts					
	R1-7 PAD	R1-6 PAD	R1-4 PAD	R1-A PAD	R1-C PAD	R-2 PAD
Lot Standards						
Minimum Lot Area (sq ft)	7,000	5,500	4,000	1,700	2,400	7,200
Minimum Lot Width (ft)	65	50	40	20	40	72
Minimum Lot Depth (ft)	100	100	100	85	55	100
Building Form and Location						
Maximum Height (ft)	30	30	30	35	35	30
Maximum Building Coverage	60%	65%	70%	80%	70%	65%
Minimum Setbacks (ft)						
Front (1) (2)	10	10	10	10	5 (2)	10
Front facing garage (5)	18	18	18	18	18	18
Side	5	5	5	0 (3)	0	5
Total both sides	10	10	10	0 (3)	10	15
Street Side (2)(4)	15	10	10	10	10	10
Rear	20	15	15	10	10	15
Development Standards						
Open Space % (of net area) (6)	17% min. with 8.5% usable open space					

Footnotes:

(1) Front setback shall be measured to patios, livable space, and side entry garages.

(2) Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

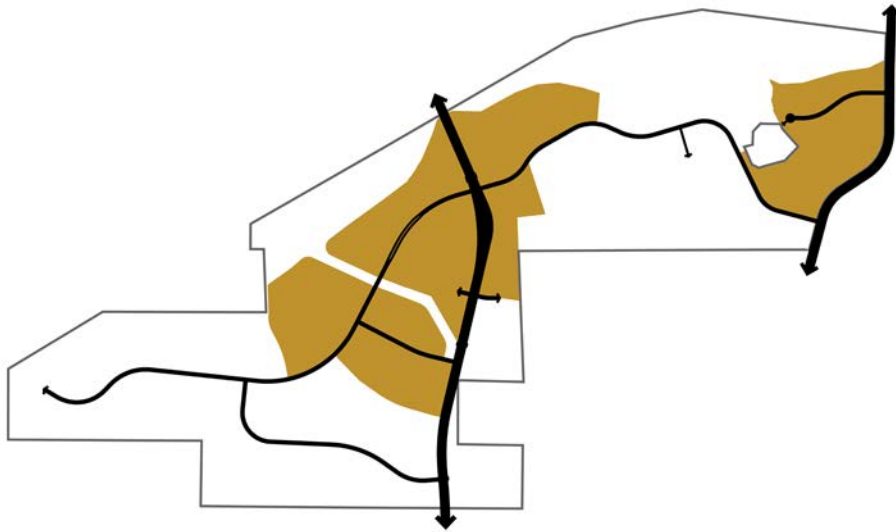
(3) Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

(4) Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

(5) Front facing garage to be a minimum of 18 feet from the right-of-way and 20 feet from back of sidewalk.

(6) See Section 4.1 for regulations on minimum open space requirements

2.3 URBAN NEIGHBORHOOD (UN) LUCA REGULATIONS



2.3.1 PAD Zoning Districts Permitted within UN LUCA:

For the UN LUCA, MF-12, MF-18, and MF-24 PAD Zoning District are permitted.

2.3.2 Permitted Uses:

All permitted uses within the UN LUCA shall conform to the Use Standards within the City of Goodyear Zoning Ordinance, Residential District Use Classifications in accordance with the PAD Zoning District selected for each development project.

2.3.3 Development Standards:

All development standards for the UN LUCA shall conform to Table RD4 in accordance with the PAD Zoning District selected for each development project.

2.3.4 Multi-Family (MF) Residential Unit Count:

Within the UN LUCA, a maximum of 1,907 multi-family residential units are permitted to ensure an appropriate balance and mix of residential unit types.

Table RD4: Development Standards: Urban Neighborhood LUCA

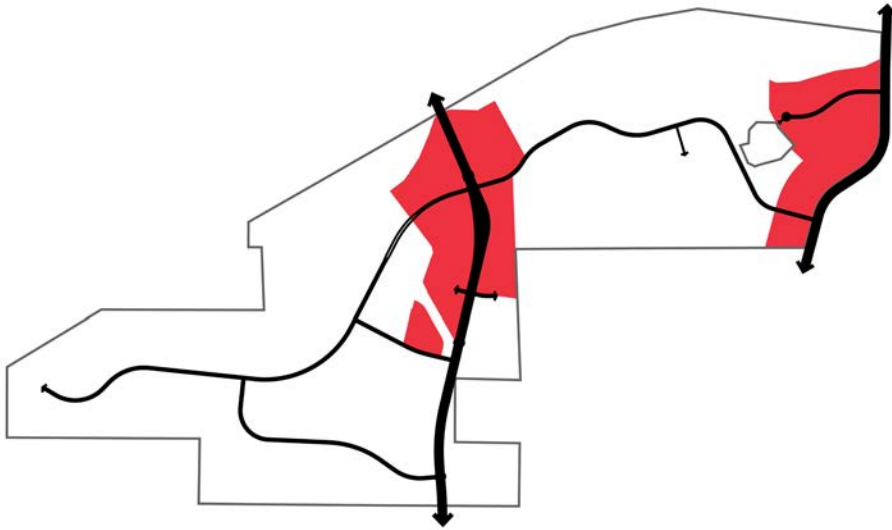
	Urban Neighborhood LUCA Districts		
	MF-12 PAD	MF-18 PAD	MF-24-PAD
Max. density (du/ac)	12	18	24
Min. Lot Width (ft)	200	200	200
Min. Lot Depth (ft)	N/A	N/A	N/A
Max. Building Height (ft)	30 (2)	30	40
Accessory Building (ft)	12	12	12
Max. Building Coverage	50%	50%	50%
Minimum Setbacks			
Front (ft)	30	30	30
Street Side (ft)	20	30	30
Side excepts for street side (ft)	20	30	20
Total both sides (ft)	40	60	40
Rear (ft)	20	30	30
Minimum setback from existing single family use (l)			
Building Height 20 feet or less (ft)	20	30	30
Building Height between 20-30 feet (ft)	30	50	50
Building Height greater than 30 feet (ft)	N/A	50+5' for every foot over 30'	50+5' for every foot over 30'
Recreational Open Space (sf/du)	400	400	400
Private Outdoor Space (sf/du)	200	60	60

Footnote:

(1) Minimum setback from a single family lot shall be measured from the multi-family building to an existing single-family lot, or a single-family lot within an approved preliminary plat or final plat. This only applies if single-family uses or approved single family plats are adjacent, since the PAD zoning is flexible. If no single-family uses or approved preliminary plats are adjacent at the time of development, this standard shall not apply.

(2) 30' building height applies for pitched roofs. For flat roofs, the maximum building height shall be 25'.

2.4 COMMERCIAL ACTIVITY CENTER (CAC) LUCA REGULATIONS



2.4.1 PAD Zoning Districts Permitted within CAC LUCA

For the CAC LUCA, C-O, C-1 C-2 PAD Zoning District are permitted.

2.4.2 Unique CAC LUCA Requirements or Limitations:

A minimum of 25 acres within the CAC LUCA must be developed using the C-O PAD, C-1 PAD and/or C-2 PAD Zoning Districts.

2.4.3 Permitted Uses:

All permitted uses within the CAC LUCA shall conform to the Use Standards within the City of Goodyear Zoning Ordinance for the PAD Zoning District selected for each development parcel.

2.4.4 Development Standards for the CAC LUCA:

All development standards for the CAC LUCA shall conform to Table RD5 based on the PAD Zoning District permitted and selected for each applicable development project.

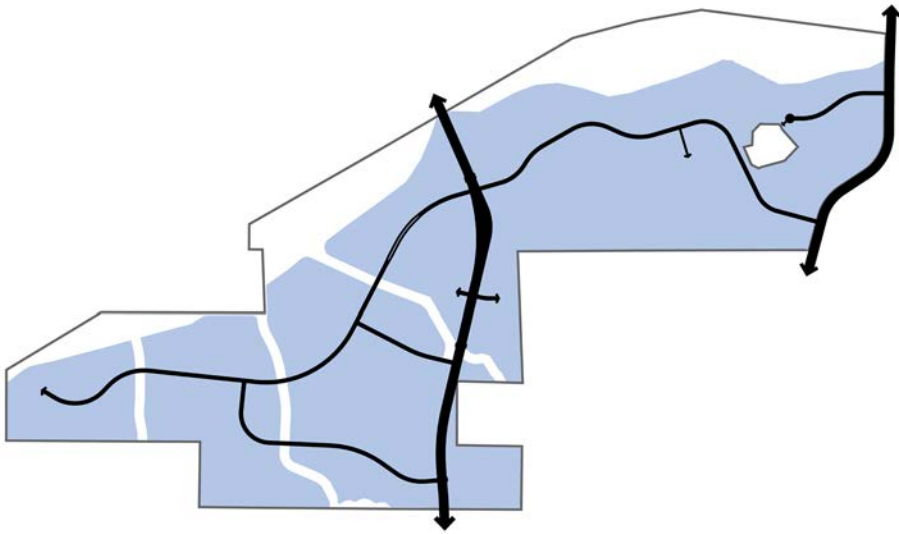
Table RD5:
Development Standards: Commercial Activity Center LUCA

	Commercial Activity Center LUCA Districts (I)		
	C-O PAD	C-1 PAD	C-2 PAD
Minimum Net Site Area (sf)	6,000	10,000	10,000
Minimum Lot width (ft)	60	150	150
Maximum Height (ft)	30	30	56
Maximum Building Coverage	50%	50%	50%
Minimum Setbacks (ft)			
Front	30	30	30
Side	20	20	N/A
Rear	20	20	N/A
Street Side	30	30	30

Footnotes:

(I) The development standards and footnotes provided in the Goodyear Zoning Ordinance applicable to the PAD Zoning Districts identified herein shall apply except as otherwise modified herein.

2.5 CIVIC USES (CU) LUCA REGULATIONS



2.5.1 PAD Zoning Districts Permitted within CU LUCA

For the CU LUCA, PFD PAD Zoning District is permitted.

2.5.2 Permitted Uses:

All permitted uses within the CU LUCA shall conform to the Use Standards within the City of Goodyear Zoning Ordinance for Public Facilities PAD Zoning District.

2.5.3 Development Standards for the CU LUCA:

All development standards for the CU LUCA shall conform to Table RD6 based on the PAD Zoning District permitted and selected for each applicable development project.

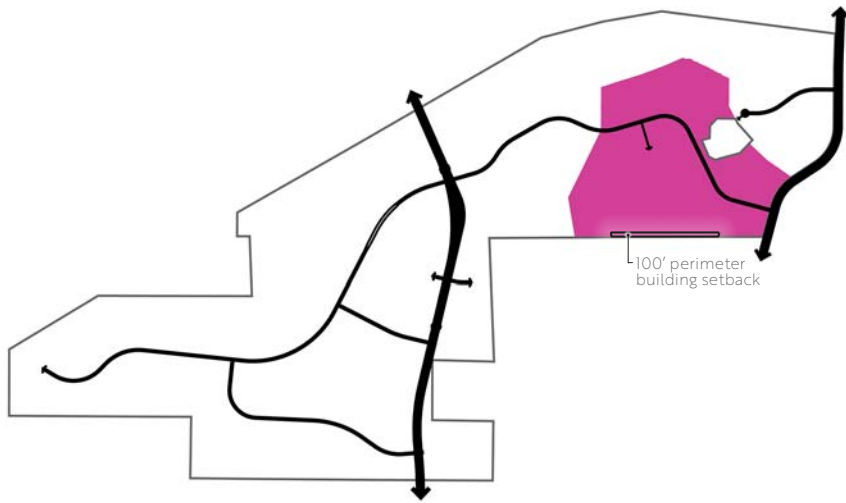
Table RD6: Development Standards: Civic Uses LUCA

	Civic Uses LUCA District (I)
	PFD PAD
Minimum Net Site Area (sf)	None
Minimum Lot width (ft)	None
Maximum Height (ft)	40
Maximum Building Coverage	None
Minimum Setbacks (ft)	
Front	None
Side	None
Rear	None
Street Side	30

Footnotes:

(I) The development standards and footnotes provided in the Goodyear Zoning Ordinance applicable to the PAD Zoning Districts identified herein shall apply except as otherwise modified herein.

2.6 RESORT (R) LUCA REGULATIONS



2.6.1 PAD Zoning District of the Resort LUCA

For the Resort LUCA, the C-2 PAD Zoning District is permitted, however, a substantially limited and customized list of C-2 uses are permitted as detailed below:

2.6.2 Principal Permitted Uses.

Only listed use of structures or land shall be permitted:

- i. Hotels and resorts, and all ancillary uses to hotel/resort uses.

2.6.3 Supporting Principal Permitted Uses.

Listed use of structures or land shall be permitted where it is developed in conjunction with a hotel or resort use:

- i. Bar/cocktail lounge subject to the following conditions or limitations:
 - a. Live music or entertainment shall only be allowed as an accessory use if the facility is located a minimum of three hundred feet (300') from the perimeter of the Resort LUCA designation. The area within the facility designated for music or entertainment activities shall not exceed 5,000 square feet. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the bar/cocktail lounge.
 - b. The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.
- ii. Entertainment establishments that operate in conjunction with a resort or reasonably relate to or support an existing or proposed resort, including indoor or outdoor uses such as miniature golf, pools, performing arts, venues, equestrian oriented entertainment, or other similar uses as determined by the Development Services Director. Said entertainment establishments shall not be located within 500 feet of perimeter of the Resort LUCA designation and shall not create a nuisance in the form of noise, light, smell, dust, or other forms that negatively impacts existing residential areas.
- iii. Health club.
- iv. Restaurants, subject to the following conditions or limitations:
 - a. Live music and/or other forms of entertainment activities shall only be allowed as an accessory use if all of the following requirements are met. The restaurant is located a minimum of three hundred (300) feet from the perimeter of the Resort LUCA designation. The area within the restaurant designed and/or used for live music and/or entertainment

activities does not exceed five thousand (5,000) square feet. All noise generated by live music and/or entertainment activities is fully contained within the indoor space of the restaurant.

b. Patron dancing within the indoor space of a Restaurant shall be allowed as an accessory use provided the area within a Restaurant devoted to patron dancing does not exceed twenty-five (25) percent of the total indoor floor area of the Restaurant.

v. Retail stores with sales only, excluding drive through facilities.

vi. Brewpub, subject to the provisions of Article 4-2-15, where they are no closer than 300 feet to the southern property line.

vii. Microbrewer, subject to the provisions of Article 4-2-15, where they are no closer than 300 feet to the southern property line.

2.6.4 Permitted Accessory Uses.

Listed accessory use of structures or land shall be permitted where it is accessory to a hotel:

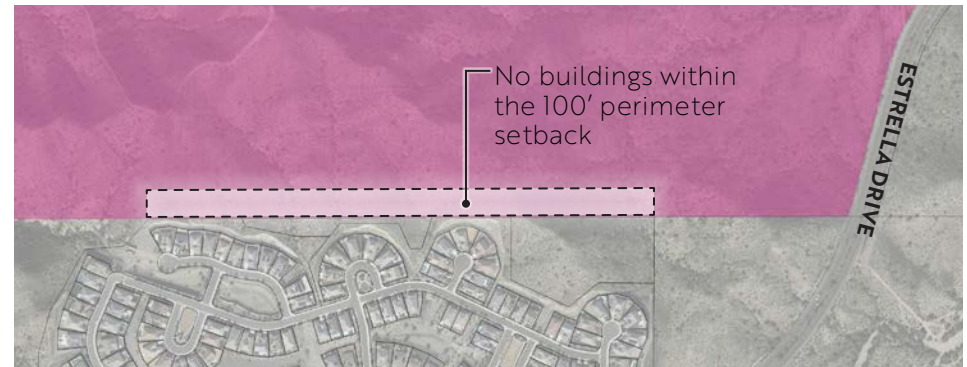
- i. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, including but not limited to, Personal services, such as barber and hair styling shops, beauty salons, massage establishments, laundry and dry cleaning shops, or other similar uses as determined by the Development Services Director may be permitted as accessory uses to a Resort.
- ii. Signs, on site, as provided in Article 7 of the Goodyear Zoning Ordinance.
- iii. Portable Storage Containers, subject to Article 8-2 of the Goodyear Zoning Ordinance.

2.6.5 Development Standards:

All development standards for the Resort LUCA shall conform to the C-2 PAD standards of Table RD7.

Table RD7: Development Standards: Resort LUCA

	Resort LUCA District
	C-2 PAD
Minimum Net Site Area (sf)	10,000
Minimum Lot width (ft)	150
Maximum Height (ft)	56
Maximum Building Coverage	50%
Minimum Building Setbacks (ft)	
Front	30
Side	N/A
Rear	N/A
Street Side	30
Southern Perimeter Building Setback	100' from southern boundary of Resort LUCA where existing homes within Estrella are within 100' of the Resort LUCA boundary.
Footnotes:	
(I) The development standards and footnotes provided in the Goodyear Zoning Ordinance applicable to the PAD Zoning District identified herein shall apply except as otherwise modified herein.	



2.6.6 Resort LUCA Quality Standards

Purpose and Intent

The intent of the Resort LUCA is to promote development of a high-quality boutique resort or luxury-oriented hotel that contributes to the City's tourism economy, architectural character, and hospitality offerings. The Resort LUCA is designed to attract projects that provide an elevated guest experience, exceptional design, and premium on-site amenities.

Architectural & Site Design Expectations

Hotel or resort uses shall demonstrate a cohesive architectural theme, high-quality materials, and a distinct design character appropriate for a boutique or luxury hospitality environment. Prototype or standardized chain hotel architecture not consistent with these expectations may be denied.

Amenity & Service Standards

A qualifying hotel or resort shall provide an integrated package of guest amenities appropriate to an upscale or boutique hospitality setting, which may include (but is not limited to):

- full-service restaurant or chef-driven dining;
- resort-style pool facilities;
- spa/fitness/wellness facilities;
- enhanced concierge or guest-service programs
- event, conference, or gathering spaces;
- boutique retail or curated on-site offerings

Limited-service hotels or lodging facilities that do not provide an elevated amenity package consistent with a boutique or resort environment are not permitted.

Operational Standards

The project shall operate as a full-service hotel or resort, providing on-site staffing, concierge service, food and beverage service, and guest programming consistent with boutique or luxury hospitality standards.

Prohibition of Economy/Limited Service Formats

Economy or limited-service lodging formats that rely on minimal amenities, externally accessed guest rooms, or standardized budget-oriented designs are inconsistent with the intent of the quality standards and are not allowed.

3. TRAIL REGULATIONS

Rio 1900 establishes 5 trail types, the El Rio Regional Trail ("El Rio Trail," "El Rio Linear Park"), the Central Spine Trail, the Sarival Trail, Community Trails, and Local Trails.

3.1 Trails:

1. Trails shall be constructed throughout the Site to provide connectivity through the entire Rio 1900 development at the level and intensity generally reflected in Exhibit RD1: Bike, Pedestrian, and Vehicle Circulation Plan.
2. Specific trail locations and details will be determined during the site plan review process and will be in substantial conformance with Exhibit RD2: Conceptual Trail Cross Sections.
3. Trail connections shall be provided between the various developments within the Rio 1900 Site either by open connections and/or gated connections.

3.2 El Rio Trail Corridor and Linear Park:

1. The El Rio Regional Trail shall be provided along the Gila River and shall be accessible by the public.
2. The El Rio Regional Trail shall consist of a 12-foot-wide hard surface path and a 4-foot-wide natural path and shall be located within a trail corridor that is a minimum of 50-feet wide.

3. This corridor shall be located within a public trail easement or shall be dedicated to the City of Goodyear.
4. At the time of site plan review, the grade of the El Rio Trail Corridor and the grade of adjoining developed properties shall be clearly identified.
5. Amenities shall be provided along the El Rio Trail as required within this Regulatory Document.
6. Community Trails and the Sarival Trail shall connect to the El Rio Trail.
7. A public trailhead with parking, shaded staging area, drinking water, and trail signage adjacent to the El Rio Trail providing direct access to the El Rio Trail shall be developed within Rio 1900. The public trailhead will be a minimum of 5-acres and may be combined with a neighborhood park. The location may be all or partially under the powerline corridor which aligns with the Sarival Trail.
8. There may be small segments of the El Rio Trail that will need to be shifted away from the bank of the Gila River edge to address topographic or other site or property owner constraints.
9. The El Rio Trail will cross Cotton Lane within general proximity of the south bank of the Gila River, but due to site and existing bridge constraints, it may be grade-separated or provided via an at grade pedestrian safety signal.

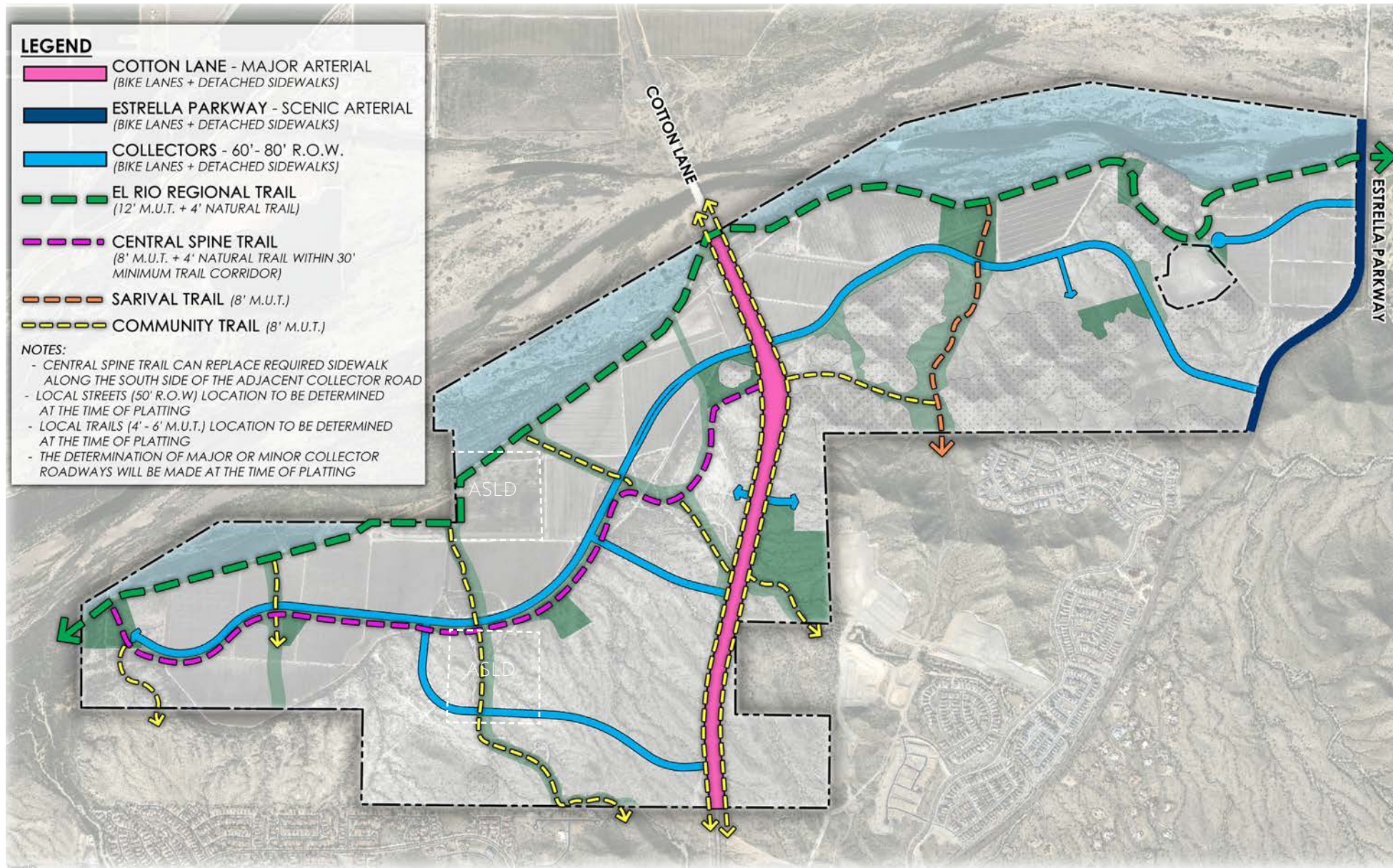
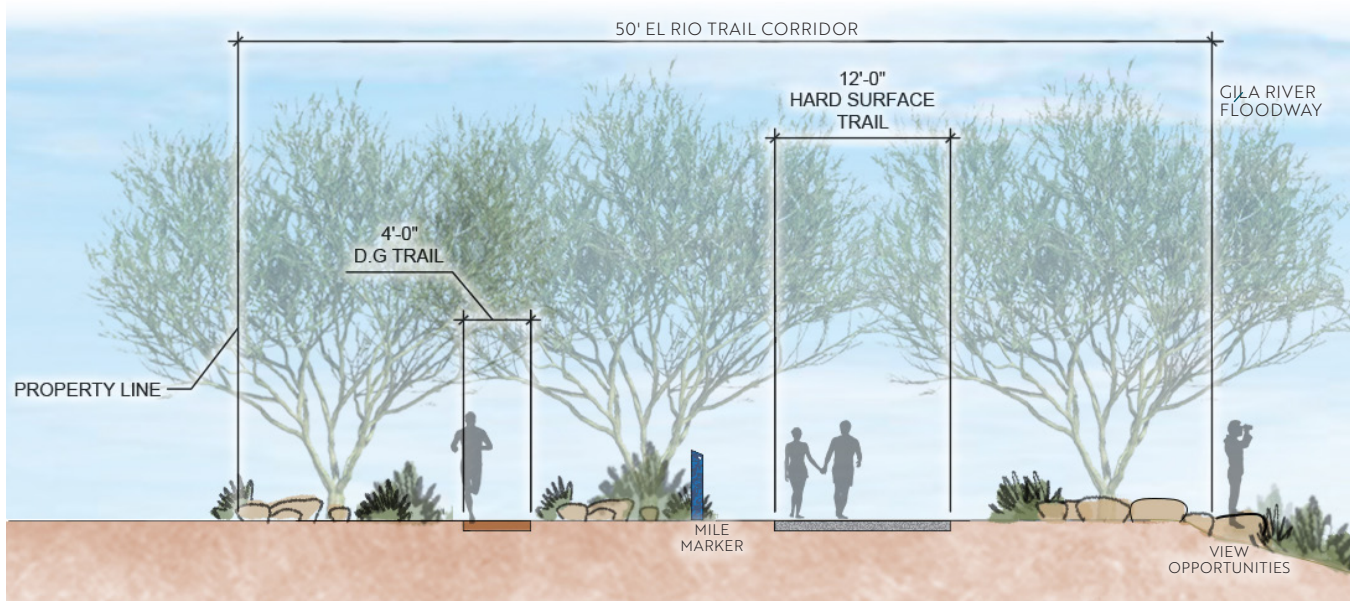
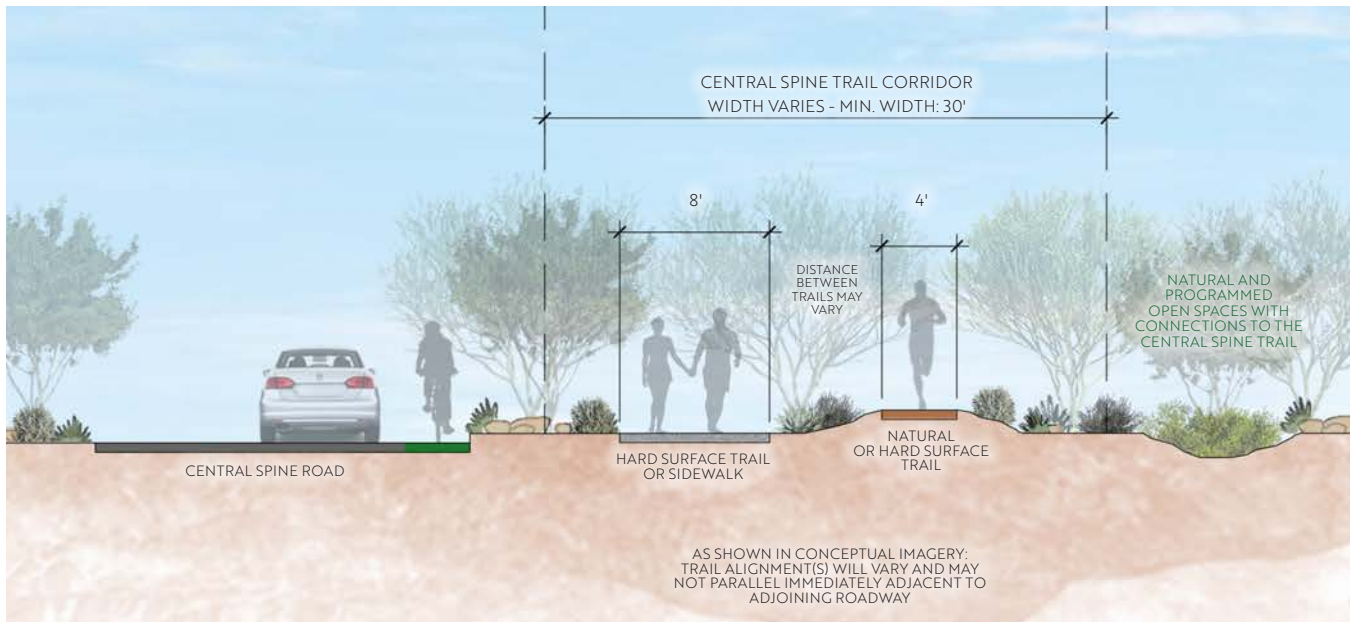


EXHIBIT RD1: BIKE, PEDESTRIAN, AND VEHICLE CIRCULATION PLAN

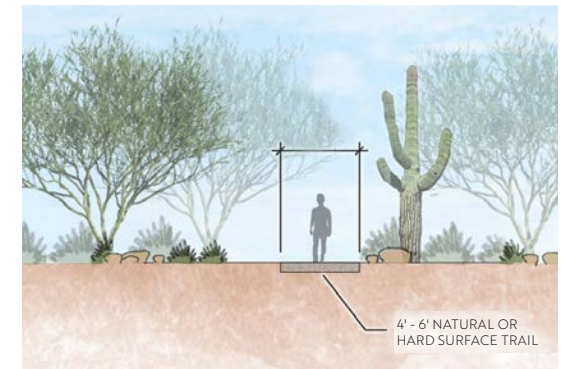


EL RIO REGIONAL TRAIL

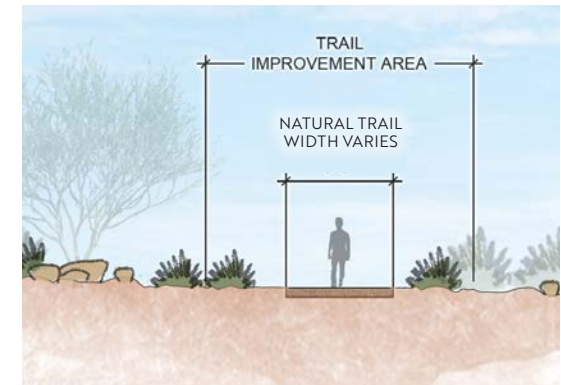


CENTRAL SPINE TRAIL

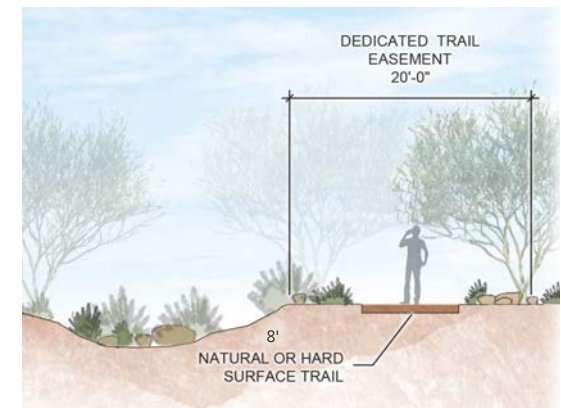
EXHIBIT RD2: CONCEPTUAL TRAIL CROSS SECTIONS



LOCAL TRAILS



SARIVAL TRAIL



COMMUNITY TRAILS

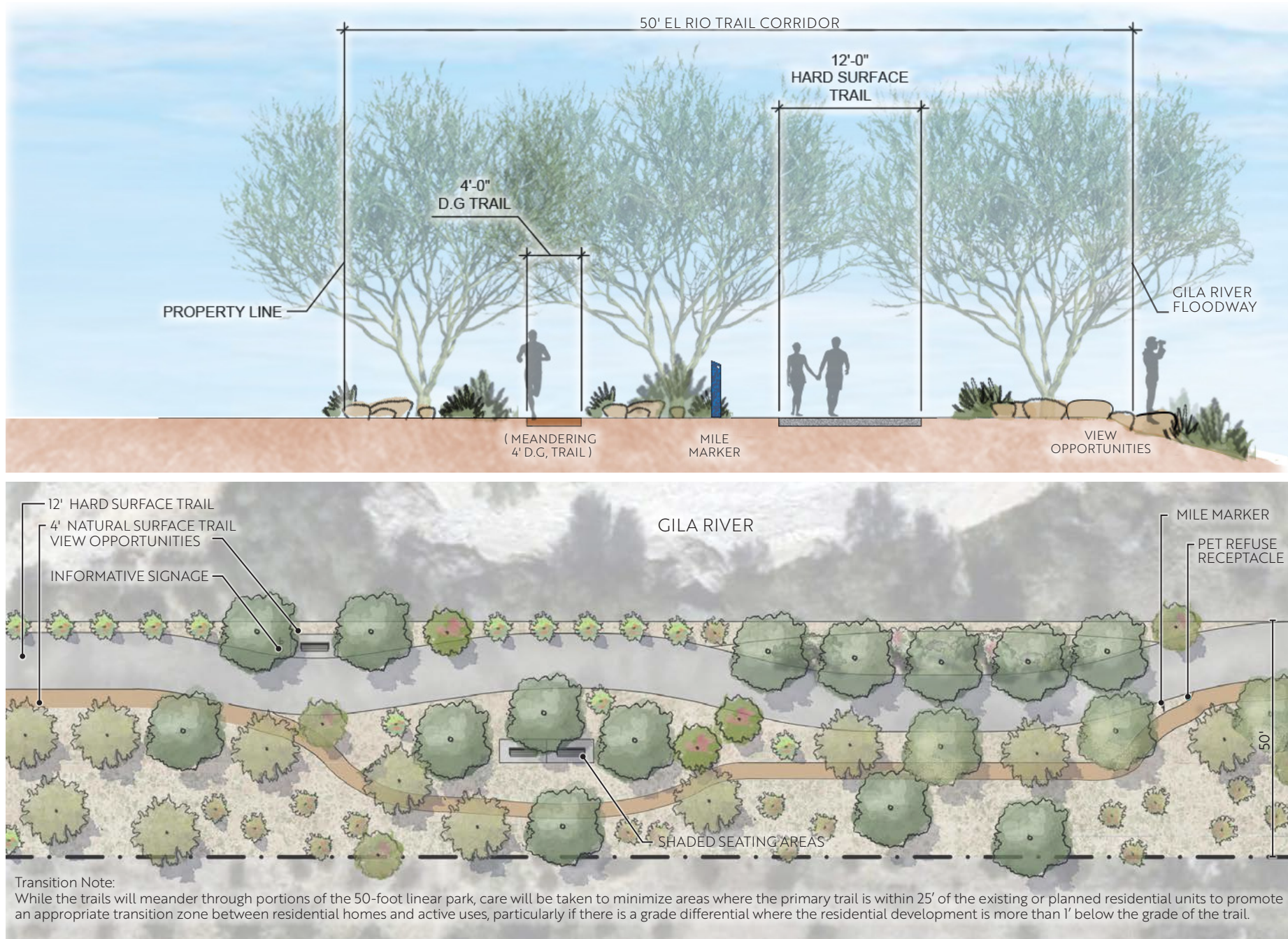


EXHIBIT RD3: EL RIO LINEAR PARK - CONCEPTUAL PLAN & SECTION

4. OPEN SPACE REGULATIONS

Within Rio 1900, 4 active park types will be provided, including a Community Park, Neighborhood Parks, several Local Parks and several smaller Amenity Areas which may be incorporated into private developments such as individual subdivisions or gated rental communities. A minimum of 30% of the gross project area shall be designated as open space.

The community will include a variety of additional natural and improved open spaces, including the Gila River corridor, various drainage corridors, hillside/steep sloped areas, easements, and various landscaped areas including setbacks, buffers, retention basins, etc.

4.1 Parks and Open Spaces:

1. Parks and open spaces shall be provided throughout the Site at the level and intensity generally reflected in the Park Coverage and Open Space Plan.
2. At a minimum the following parks shall be provided within the Rio 1900 Site:
 - 1 Community Park
 - 5 Neighborhood Parks
 - Multiple Local Parks
 - Multiple Amenity Areas
3. The size of the Community Park will be determined at the time of site plan review. The Community Park will be approximately 30 acres and shall be no less than 20 acres. Neighborhood Parks shall be approximately 5 acres or larger. Local Parks shall be a minimum of .25 acres.

4. The regulatory floodway of the Gila River shall remain as natural open space.
5. Amenities shall be provided within parks and open spaces as identified in Table RD8: Open Space Amenity Matrix and Table RD9: Amenity Requirements by Open Space Type. A minimum of one Neighborhood Park shall be programmed with a community pool.
6. A minimum of one pool shall be required within Rio 1900. The pool will be developed in the first phase and will be available to the entire community.
7. A minimum of 17% open space shall be provided within the following PAD Zoning Districts (R1-10 PAD, R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD, R1-C PAD, R-2 PAD and PFD PAD Districts that are developed as open space within ¼ mile of a residential district. 50% of the minimum open space requirement (8.5%) shall be designated as usable open space. This is based on net developable land area per preliminary plats or site plans, which excludes perimeter arterial and collector roads. Open space is defined as all disturbed, undisturbed and developed open space. Usable open space shall include all improved open spaces used for recreation and social interaction, including Amenity Areas, Local Parks, Neighborhood Parks, Community Park, Central Spine Linear Park, El Rio and other linear park or greenways, trails, including developed trail corridors that provide ancillary improvements for the trail user (such as landscaping, seating areas, shade, etc). Usable open space shall include the amenity itself and the entirety of the areas the amenity is located in. The Gila River floodway shall not be included in this calculation.

The total open space and usable open space can be combined and intermixed between LUCAs and Districts and does not required to meet the standard on an individual preliminary plat or site plan basis. The overall open space will be tracked and monitored on a phased basis through the preliminary plat and/or site plan process.

Table RD8: Open Space Amenity Matrix

	Community Park	Neighborhood Park	Local Park	Amenity Area	El Rio Linear Park	Central Spine Linear Park	Natural Open Space	Improved Wash Corridors	Undeveloped Hillside Open Space
Ampitheater/Event Area									
Baseball/Little League Fields									
Dog Park									
Football/Soccer Flex Field									
Great Lawn/Multi-Use Fields									
Turf Areas									
Outdoor Fitness Center									
Large Play Ground (5-12 years)									
Tot Play Ground (2-5 years)									
Pickleball/Tennis Courts									
Pond									
Ramada/Picnic Area									
BBQ Area									
Restroom									
Concession Stand									
Splash Pad									
Retention Basins *									
Paved Trails									
DG Trails									
Basketball/Multi-Use Sports Court									
Native Planting Areas*									
Trail Head									
Pool/Spa									
Recreation Center									
Parking*									
Seated Viewing Area									
Signage *									
Volleyball (Sand or Court)									
Skatepark/Bikepark									
Landscaping *									
Natural Desert Land *									

* These amenities do not count toward the required minimum number of amenities per Table RD9.

Table RD9: Amenity Requirements by Open Space Type

Open Space	Min. # of Open Space Amenities (1)
Community Park	10
Neighborhood Park	6
Local Park	4
Amenity Area	2
El Rio Linear Park	5 amenities for every 1,320 linear feet (1/4 mile)
Central Spine Linear Park Trail	2 amenities every 1/4 mile (1,320 feet)
Natural Open Space	0
Improved Wash Corridors	2
Undeveloped Hillside Open Space	0
Footnotes:	
(1) Multiple items of the same amenity cannot be counted more than once. For example, if 2 pickleball courts are provided together with an individual park, that accounts for 1 amenity per the table above.	

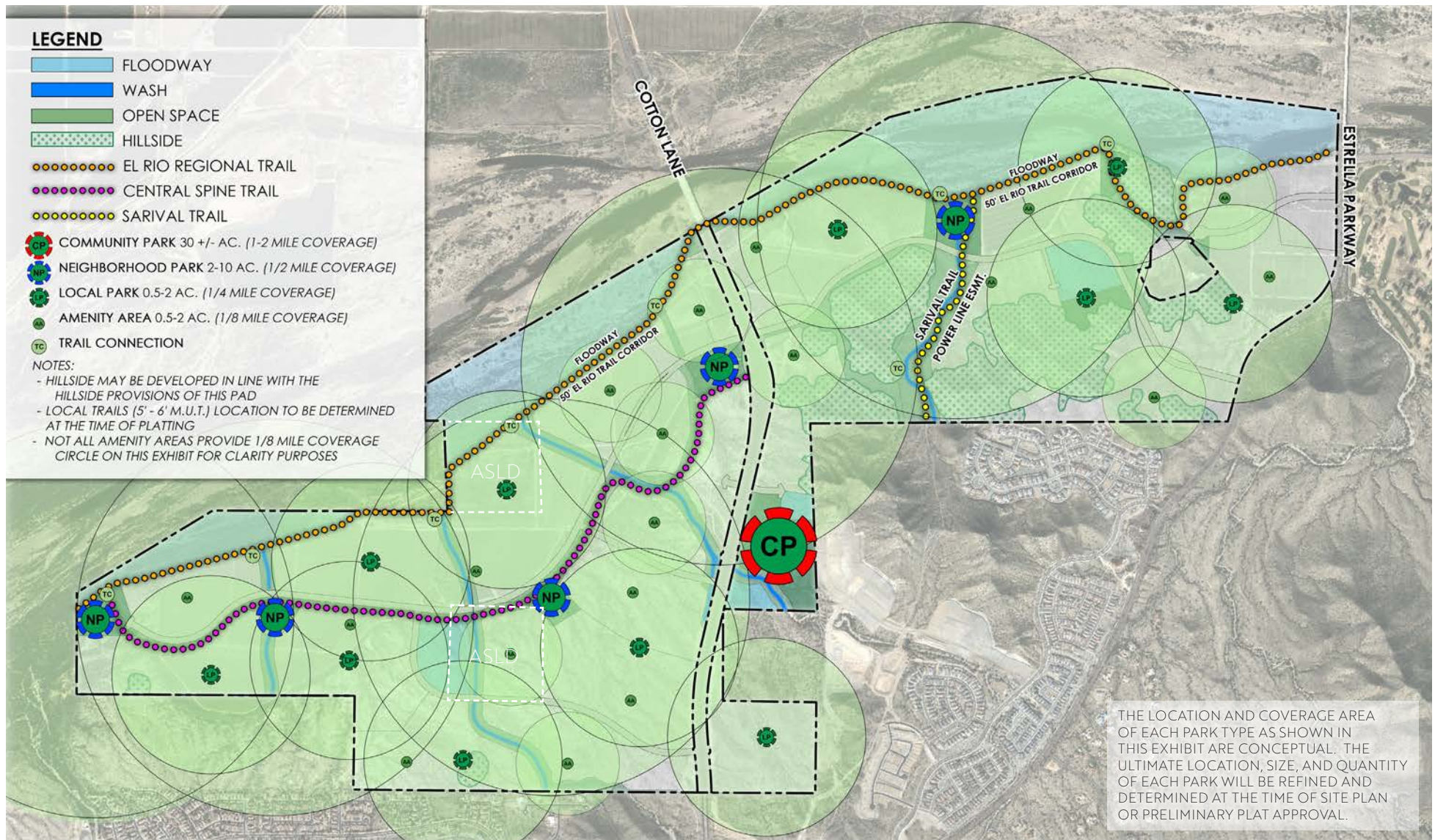


EXHIBIT RD4: PARK COVERAGE AND OPEN SPACE PLAN

5. AMENDMENT REGULATIONS

Amendments to the Rio 1900 PAD may be necessary from time to time for various reasons, including changing market or financial conditions, new development conditions, specific or unique requirements of a potential user or builder, or to address issues that were not contemplated in the approved plan.

There are two types of amendments: major amendments and minor amendments.

Major Amendments will be processed in the same manner as an application for a rezoning request in accordance with the City of Goodyear Zoning Ordinance. Minor Amendments shall be reviewed and approved through an administrative review and approval process. The Development Services Director shall determine if a proposed amendment is Major or Minor based on the criteria defined herein.

5.1 Major Amendment Criteria

Land Use Character Area (LUCA):

A decrease or increase in the minimum or maximum required acreage of any LUCA by 10% or more of the applicable LUCA.

Minimum or Maximum Percentage of a Designated LUCA:

A change to the minimum or maximum amount of any LUCA requirement or limitation that is stated within any LUCA regulation defined within the Rio 1900 PAD. by more than 20%. For example, per the PAD, a minimum of 25 acres of the CAC Character Area must be developed using one or more of the Commercial zoning districts. Any reduction of more than 20% (or 5 acres) shall be deemed a Major Amendment. This applies to any required minimum or maximum thresholds within the LUCA regulations.

Permitted Uses:

An addition of a permitted use or modification to a permitted use, except if the use is determined by the Development Services Director to be analogous to a use permitted within the applicable district, then a Major Amendment is not required.

Development Standards:

An increase and decrease of a regulated development standard by 10% or more for an individual development project.

5.2 Minor Amendment Criteria

An amendment not meeting the criteria for a Major Amendment as set forth above shall be deemed a Minor Amendment.

A Minor Amendment may include a request to increase or decrease in the allowed acreage of a LUCA by less than 10%. Additionally, changes to the Design Guidelines may be allowed as a Minor Amendment at the discretion of the Development Services Director if the change is not deemed to be detrimental to the overall intent of the guideline.

An application shall be filed with the Development Services Department and include all relevant information required for the review of the application.

The application shall include:

- A narrative description of the request, including location, proposed change, impacts to the project and surrounding area, how it meets the overall intent of the PAD, and justification that it meets the criteria as a minor;
- Owner authorization;
- Maps or exhibits if applicable to the request;
- An application fee consistent with the fee for a zoning interpretation.

A request for a minor amendment shall be reviewed and may be administratively approved or denied by staff. The Development Services Director or Designee shall provide a written decision to the applicant.

The request for a Minor Amendment shall be granted if the Development Services Director or Designee determines that the amendment will ensure compatibility with the Rio 1900 PAD and will not materially and adversely affect adjacent land uses and/or the physical character of uses in the immediate area of the property impacted by the amendment.

If a Minor Amendment is denied by the Development Services Director or Designee, the applicant may elect to pursue a Major Amendment subject to the process defined within the City Zoning Ordinance.

6. DESIGN GUIDELINES

The purpose and intent of this Section is to create a complementary set of Design Guidelines that are calibrated for Rio 1900 to address Dark Skies, the El Rio Trail and Hillside Development. These design guidelines aim to provide guidance on these specific areas that are not covered in the City of Goodyear's Design Guidelines Manual. In addition to the design guidelines included in this Section, Rio 1900 shall conform to the City of Goodyear's Design Guidelines Manual to serve as a guide for development within Rio 1900.

6.1 Dark Sky Preservation Guidelines

A Rio 1900 will incorporate Dark Sky preservation principles into the overall lighting program for the community. Continuous street lighting is therefore discouraged. Street lighting along arterial and collector roadways is required at intersections only.

B Except as defined in the paragraph above, Rio 1900 will also conform to the standards within Article 10, Outdoor Lighting Standards of the Goodyear Zoning Ordinance. If there is a conflict between the paragraph above and the Goodyear Zoning Ordinance, the PAD standard shall prevail.



6.2. Hillside Development Guidelines

6.2.1. Introduction

Rio 1900 has the unique benefit of having diverse landforms throughout the Site, including flat farmland areas to rolling topography to steep landforms and rugged hillside terrain. This diversity in landforms and topography offer unique challenges and opportunities for the development. Portions of the property exceed twenty percent (20%) in slope, which pose unique opportunities if developed in a responsible and environmentally sensitive way. As such, the developer wishes to include Hillside Area Development Standards within this PAD to help reinforce quality development.

6.2.2 Purpose/Intent

The purpose of these standards is to establish regulations and guidelines for development within the designated Hillside areas within the Rio 1900 Master Plan. Development in these areas require special considerations to ensure that development is done in a quality manner, to protect the unique landforms, and to properly address potential hazards including, but not limited to, storm water runoff, rock falls, and other geologic hazards. These standards will govern all development within the designated hillside areas where slopes exceed twenty percent (20%). These standards are a supplement to City Code and Current Zoning regulations and do not replace them. If a specific item is not addressed in this document, refer to the appropriate section of this approved PAD, or current City Code.

6.2.3. Definitions

Construction Envelope. A specific area defined by the architect, planner, or engineer, as shown on the improvement plans.

Custom Lot. A lot which can be irregular in shape and size and gives the lot owner the ability to design a completely unique home.

Cut. The area of land which has been altered by the removal of rock, soil, or other materials.

Disturbed Area. The ground area that has been or is proposed to be altered through grading, removal of natural vegetation, trenching, or by any other means that causes a change in the surface of the ground.

Fill. The deposit of soil, rock, or other materials placed during construction.

Grading. Any excavating, filling, or combination thereof, including the conditions resulting from any excavation or fill.

Hillside Area. Area within the Rio 1900 Master Plan that resides above the twenty percent (20%) slope line.

Mass Grading. When a large or majority of a development area is graded at one time.

Natural Grade. The grade and elevation of the ground surface in its natural undisturbed state.

Natural Open Space. Areas dedicated for permanent open space left in its natural condition. These areas may be dedicated for public use/ownership or retained in private ownership. Trails for public/private use are not considered disturbance in these areas.

6.2.4. General Provisions

- A. No residential lot within the Hillside area shall have a front lot width [as measured at the front setback] less than the zoning allows.
- B. Residential flag lots are permitted. Lot width for flag lots shall be measured from the start of the main body of the lot.
- C. Building setbacks shall be as required per the applicable zoning district.
- D. Maximum lot coverage shall comply with the applicable zoning district.
- E. Due to the constraints affiliated with hillside development, street length and cul-de-sacs can exceed the maximum street length so long as a proper looped connection or turn-around meeting Fire and Emergency Response vehicles and Trash Collection vehicles is met.

6.2.5. Slope Determination

All lands above the twenty percent (20%) slope line have been deemed "Hillside" as part of this document. The twenty percent (20%) boundary will be determined by a computer-generated slope analysis, with a manual review of the analysis to determine the reasonable location of the twenty percent (20%) slope line. This line will be established during the pre-plat or site plan process for each individual development project.

All development that occurs within the Hillside area shall conform to these standards. Development parcels that extend into Hillside areas shall have the areas that extend into the Hillside area be subject to these standards.

Any improvements/development areas that impact or extend, etc. into a hillside area are subject to these standards. This could include, but are not limited to, grading, landscaping, trails, roads, or any other improvement or disturbance.

6.2.6. Site Planning

When site planning development within the hillside areas, special considerations should be taken to ensure quality development within these sensitive areas. Development of the land should follow the natural patterns and topography of the Site as much as possible. Roads should be routed to avoid steep slopes and grades, and buildings and development pads should be placed in a manner to minimize significant cuts and fills where practical.

A. Open Space Requirements

Within the designated Hillside areas, a minimum amount of open space shall be preserved. As a total, fifty percent (50%) of the total designated hillside areas shall be preserved as open space. Preserved open space should prioritize, where practical, key land features. These features include:

- Pitched Hilltops/Prominent Ridges
- Severe Steep Slopes
- Wash and Natural Drainage courses
- Boulder Outcrops
- Significant vegetation areas

Up to thirty percent (30%) of the Preserved open space can be revegetated open space and/or disturbed areas. Preserved open space does not have to be natural as long as it is revegetated to match its natural state in both plant species and quantities.

Preserved open space must be placed in a tract designated as preserved open space. Designated open space areas shall count towards required open space.

B. Grading & Disturbance

Site grading is one of the most critical aspects of developing land in hillside terrain. Careful attention must be paid to make sure that the land is developed in a manner to not disturb more than necessary. To ensure that development occurs in a sensitive manner, the following general standards have been established and apply to all types of permitted uses within the hillside areas.

- Mass grading is permitted in the Village Neighborhood, Civil Use, and Resort Overlay Land Use Character Area.
- Mass grading is not permitted in the Estate Residential Character Area.
- Grading and disturbance shall be limited to construction envelopes in the Estate Residential Character Area.
- Grade tie-ins shall be made to mimic or follow the natural movement of the land. Slopes shall be rounded to avoid abrupt grade changes.
- All disturbed areas shall be revegetated.

1. Cuts and Fills – Cuts and fills and cut and fill slopes are necessary when developing land in Hillside areas. As such, the following standards shall be followed;

- Cuts and fills should be minimized as much as possible. When a cut or fill is required, slopes or retaining walls shall be used to tie into existing grade.
- Existing cuts shall not be left raw as an exposed cut unless the cuts are through solid rock.

2. Slopes – In cut and/or fill conditions, slopes may be used to tie into existing grade. These slopes shall not be uniform and shall vary to mimic the natural topography of the Site.

- Cut and fill slopes shall be no steeper than three to one (3:1) within common areas and no steeper than two to one (2:1) within a residential lot.
- Cut slopes may be as steep as one to one (1:1) when applied in stable terrain, such as existing rock.

- Slope areas longer/wider than fifty (50) feet shall undulate to mimic existing terrain.
- Uniform slopes in excess of thirty (30) feet are not permitted.
- In order to help protect the natural look of the development, all cut and fill slopes shall be revegetated to mimic the natural look of the Site unless the cut is through solid rock or material that cannot easily be revegetated.
- Permanent and/or temporary irrigation may be used to establish the plant material. Hydroseed, individual plantings, or a combination of, may be used as planting material.
- All landscape planting shall follow all local landscaping standards.

3. Walls – In areas where significant cuts or fills occur, retaining walls may be used to reduce overall disturbance. Retaining walls may also be used in combination with slopes to provide developers more flexibility in their designs.

- All walls and retaining walls must be consistent and compatible with the architectural character of the development. Standard block for walls shall only be permitted in areas not visible from public areas or surrounding development.
- Solid perimeter walls shall be permitted as long as they are located on a lot line.
- Solid walls may be located within open space areas or tracts provided they are being used for screening.
- Solid and view/partial view walls may not be taller than eight (8) feet.
- Architectural columns shall be no taller than eight feet four inches (8'-4").

4. Retaining Walls – Retaining walls can provide an easier and more effective way to catch grade in challenging terrain. Retaining walls are encouraged to help reduce overall disturbance and should be used where practical.

Retaining walls can be used independently or in combination with site walls & fences and/or slopes. Retaining walls shall follow the following standards.

- Retaining walls may not be taller than eight (8) feet in height.
- In cases where more than eight (8) feet of retaining wall is needed, multiple walls shall be used provided there is a minimum of four (4) feet separation between the walls, as measured from the back of the lower wall, and the face of the upper wall.
- When multiple retaining walls are being used, the area between the wall may be sloped to help take up grade. The max slope for this area will be four to one (4:1). Landscaping will not be required if the retaining walls are 8' or closer to avoid water damage to the walls, but groundcover such as decomposed granite or other dustproofing material is required
- When retaining walls are used in combination with a site wall or fence (or combination of), the max height of the combined wall shall be no greater than twelve (12) feet. If the combined wall height is over eight (8) feet and visible from a public right-of-way or usable open space, additional design or thematic elements shall be required on or adjacent to the wall to soften the impact. This may include additional landscaping, screening, berms, material change, color change, columns, etc.
- When reviewed and approved by a Geotechnical Engineer, a vertical rock slope may be used in place of a retaining wall.

5. Building Heights & Appearances – Building heights shall be measured from the top of the actual building footprint foundation grade. If the foundation grade is stepped to address topography, the building height is measured from the top of each segment of the foundation grade separately.

All buildings and structures built within Hillside areas shall reflect the architectural character of the development on all sides of the structure. Building materials and colors should complement the natural colors of the desert.

All residential buildings shall not exceed thirty (30) feet in height.

Non-residential buildings shall not exceed thirty-five (35) feet in height except within the Resort Character Area where the applicable zoning ordinance building height shall apply.

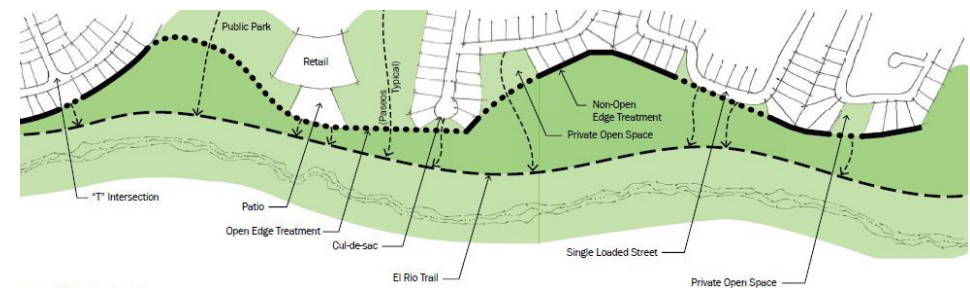


6.3 El Rio Trail Design Guidelines

A. The El Rio Trail is envisioned to be a public signature trail that connects residents and celebrates the existing natural ecosystems along the Gila River. The main goals of the El Rio Trail Corridor include restoring and maintaining the natural function within the river corridor as riparian habitat, focusing on multi-use facilities & functions, maintaining and enhancing flood control elements, and embracing functional compatible linkages to the surrounding development properties. Ultimately, the El Rio Trail should be balanced in its design to provide a natural setting that reasonably transitions to the adjoining development parcels.

B. As shown in conceptual exhibits throughout this document a 50-foot wide El Rio Trail Corridor concept is proposed to create an interesting and natural appearing Gila River edge design.

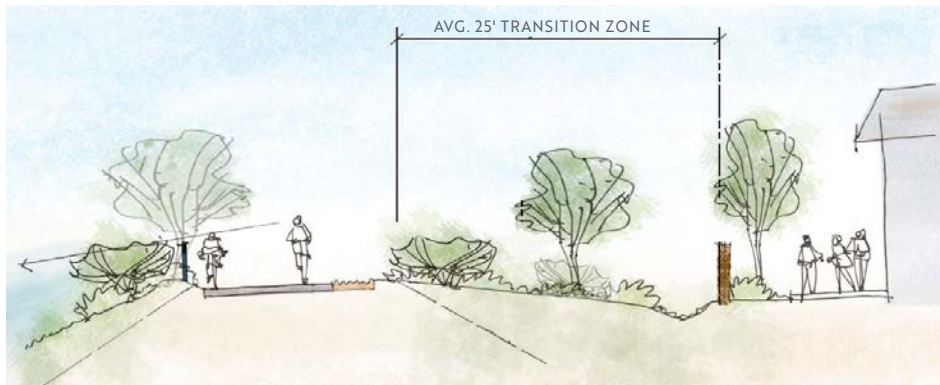
C. Where development occurs along the "Edge" of the El Rio Corridor, development will follow a 60/40 ratio guideline. A minimum of 60% of the edge will be "functionally open" and a maximum of 40% of the edge will be "non-open." To meet the 60% functionally open "Edge" performance guidelines, various treatments may be utilized as further outlined in the El Rio Design Guidelines and Panning Standards.



60% OPEN EDGE AND 40% NON-OPEN EDGE

D. An average of a 25-foot transition zone should be provided from the southern edge of the El Rio Trail leading to development sites. This transition zone will allow landscaping to gradually change from natural appearing landscaping along the El Rio Trail and Gila River to landscaping that may have a more planned appearance as part of adjoining development sites.

E. Adjoining sites and buildings should be designed to reduce the perceived building mass from the El Rio Trail Corridor, and/or landscaping within the El Rio Trail Corridor should be designed to reduce the perceived building mass.



A 25-FOOT AVG. TRANSITION ZONE WILL HELP SOFTEN THE PRESENCE OF ADJOINING DEVELOPMENT.



A VIEW FENCE IS PROVIDED BETWEEN A LOCAL STREET AND THE TRANSITION ZONE LEADING TO THE EL RIO TRAIL.

F. Solid fencing or walls support safe and defined community boundaries. Where it is supported by adjoining site layouts, partial view fencing can be considered to support visibility to the El Rio Trail Corridor from community open spaces or roadways.

G. Adjoining developments should provide views to the El Rio Trail Corridor from adjoining open spaces, two-story homes, or from connecting pathways or washes.

H. Drainage improvements connecting to or located within the El Rio Trail Corridor should blend with the natural desert environment.

I. Approximately every $\frac{1}{4}$ to $\frac{1}{2}$ mile, multi-modal trail connections should extend to the El Rio Trail from the adjoining development sites. These adjoining connections should be a minimum of 20 feet in width and designed to be inviting, safe, and accessible by a variety of users.

J. Meandering shared-use trails along collector and arterial corridors which link to internal and external open space areas, paths and trails should also extend to connect to the El Rio Trail where it is reasonably feasible.

K. Within the El Rio Trail Corridor, various amenities should be provided to encourage residents to use the trail as an enjoyable, convenient, and safe trail connection to neighboring communities, parks, and commercial uses. Improvements such as clear and consistent wayfinding (through signage or apparent design choices), shaded seating in activated visible areas, fun meandering trail designs, safe visibility distances at trail connections, sufficient trail shade during the warmer months, and/or opportunities to view or rest along the river, should be provided.

L. A public trailhead with parking, shaded staging area, drinking water, and trail signage adjacent to the El Rio Trail providing direct access to the El Rio Trail shall be developed within Rio 1900. The public trailhead will be a minimum of 5-acres and may be combined with a neighborhood park. The location may be all or partially under the powerline corridor which aligns with the Sarival Trail.

7. PROJECT PHASING

Rio 1900 will be developed in multiple phases as market conditions warrant. Improvement plans for each phase will be submitted to the City as such phases develop to ensure proper and orderly development. The infrastructure, public facilities, parks, and community amenities will be built in phases, and in many cases, will be constructed concurrently with the parcels being served. Infrastructure improvements will be designed and sized to accommodate planned improvements with each phase of development and may be expanded at the time of the initial installation or in the future to accommodate additional development. Infrastructure required to serve each parcel (beyond the boundary of the parcel) may need to be installed with or before the parcel improvements.

APPENDIX A.

BUDGET TRACKER

The Rio 1900 Land Use Framework and overall PAD requirements allow for a unique mix of land uses and PAD Zoning Districts.

Upon approval of a final plat or issuance of the first permit for a site plan (depending on the type of development), the City will assign the District for all of the property or each portion of the applicable property based on the permitted District(s) under the applicable LUCAs, as declared by the applicant in the preliminary plat or site plan (depending on the type of development).

The mechanism for tracking will be a Budget Tracker. In addition to tracking Residential and Commercial/Nonresidential PAD Zoning Districts, the Budget Tracker will also track the Usable and Total Open Space, as defined in Section 4.1.

Below, [Table RD10: Example Budget Tracker](#) provides an example of a form for tracking the land use budget to ensure compliance with PAD requirements .

Table RD10: Example Budget Tracker

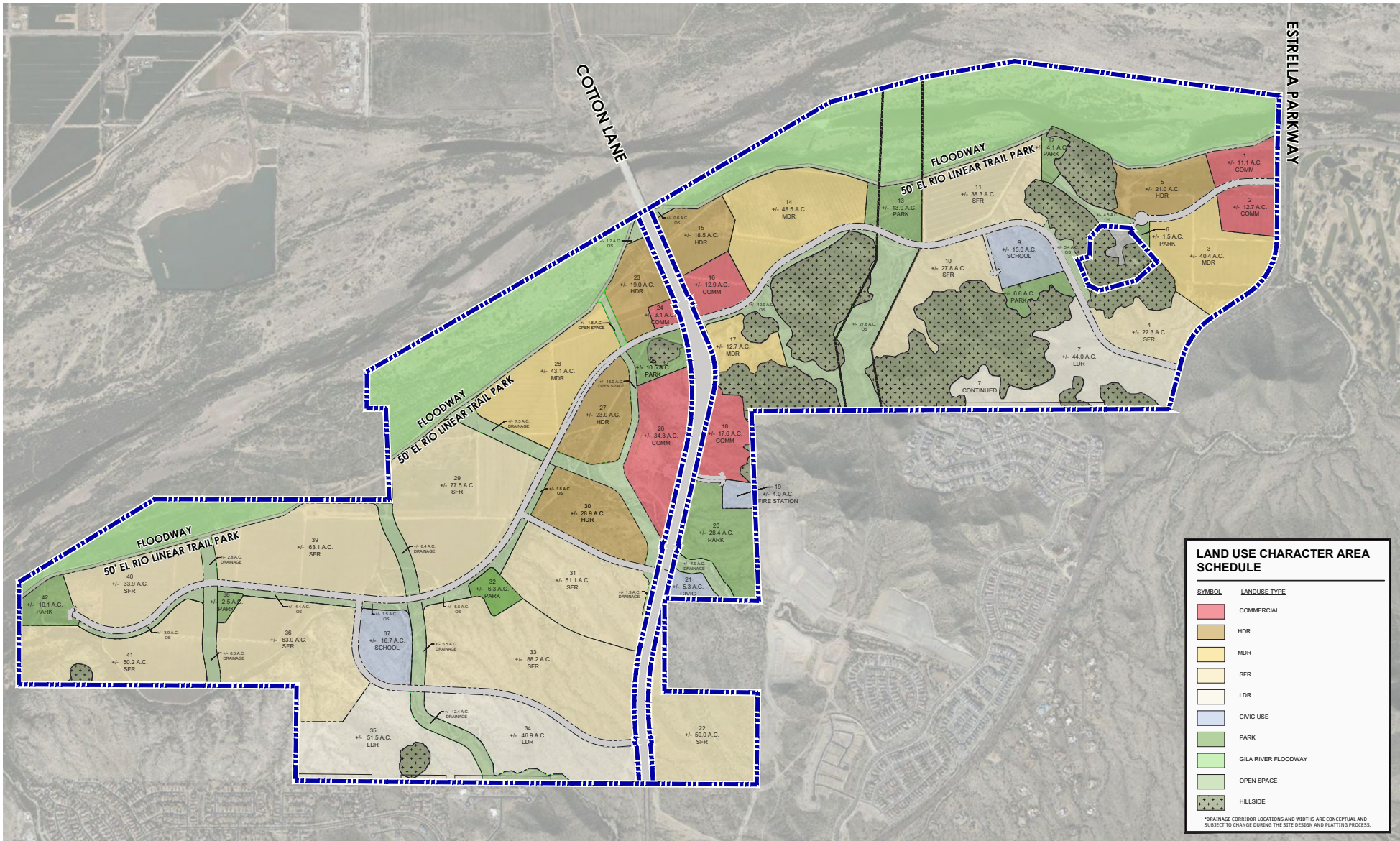
[illegible]

Note:

1) Reserved = preliminary plat / site plan

2) Assigned = platted / site plan / map of dedication

3) The required open space is not on a parcel by parcel basis, but a collective basis at full build out.



APPENDIX B: CONCEPTUAL COMMUNITY CHARACTER AREA PLAN (CCAP)