

The request is to remove approximately 1,940 acres from the King Ranch PAD and rezone it to the Rio 1900 PAD. A “layered” approach is proposed to establish permitted uses and locations within the PAD. Compatible uses and development intensities are classified into seven Land Use Character Areas (LUCAs): Open Space, Civic Use, Estate Residential, Village Neighborhood, Urban Neighborhood, Commercial Activity Center, and Resort. The following uses and zoning districts are compatible with each LUCA:

Land Use Character Area (LUCA)	General Description	Compatible Zoning Districts
Open Space (OS)	Steep hillsides, natural open spaces, drainage corridors, community parks, trails, passive and active open spaces, and developed landscape areas.	All, when open space uses are provided
Civic Use (CU)	Schools, community centers, fire stations, churches, utilities and infrastructure facilities, and other public and private uses that benefit the community.	PFD
Estate Residential (ER)	Large-lot, single-family residential	AU, R1-10
Village Neighborhood (VN)	Low- to medium-density residential, including detached and attached single-family homes, court homes, and two-family homes	R1-7, R1-6, R1-4, R1-A, R1-C, R-2
Urban Neighborhood (UN)	Multi-family residential	MF-12, MF-18, MF-24
Commercial Activity Center (CAC)	Commercial, office, and medical uses	C-O, C-1, and C-2.
Resort (RO)	Resort hotel	C-2 (with customized uses)

Each LUCA is conceptual in nature, and the boundaries of a LUCA do not necessarily define a development parcel boundary. It is likely that each LUCA will contain multiple smaller developments. Furthermore, the boundaries of a LUCA are intended to define where certain zoning districts and uses may be located, but not where they must be located. Each LUCA overlaps with at least one other LUCA, though certain areas of the Open Space LUCA (the Gila River channel and drainageways) are not expected to be developed and therefore fall only within the Open Space LUCA. Each individual development project within the rezone area will be required to obtain approval of a preliminary plat or site plan before starting construction. At the time of preliminary plat or

site plan submittal, the applicant will declare an appropriate zoning district from the above list to apply to the project, and the application will be reviewed subject to the standards of that district.

As an alternative to an overall residential unit cap, the rezone request will allow the development's water allotment (1,900 acre feet per year) to determine the number of units and square footage of commercial and public uses that can be developed on the site. Within the Urban Neighborhood LUCA, a maximum of 1,907 multi-family units are permitted to ensure an appropriate balance and mix of residential unit types.

The rezone request proposes modified development standards for various zoning districts, some of which are summarized below:

Overall Project:

- A minimum of 30% of the gross area of Rio 1900 shall be open space.

Single-family residential districts:

- Reduced lot sizes for R1-4, R1-A, and R1-C.
- Reduced lot widths for R1-7, R1-6, R1-4, and R1-A.
- Reduced lot depth for R1-C.
- Reduced lot coverage for all districts.
- Reduced setbacks for all districts except AU-PAD.
- At full buildout, the Village Neighborhood LUCA must use a minimum of four (4) different lot sizes with lot widths at least five (5) feet apart, and a minimum of two (2) different PAD zoning districts. If only four (4) lot sizes are provided, each lot size shall comprise a minimum of 15% of the total number of lots. If five (5) or more lot sizes are provided, the 15% standard shall not apply.
- Open space requirement is 17% minimum; usable open space requirement is 8.5% minimum.
- A minimum of 100 acres of the Estate Residential LUCA must be developed using the AU-PAD or R1-10 PAD zoning districts.

Multi-family residential districts:

- Flexibility for building heights in MF-12 when pitched roofs are utilized.
- Reduced rear setback for MF-12.
- Reduced setback from single-family residential zoning for MF-12.
- Increased lot width for MF-24.

Commercial and public facility districts:

- A minimum of 25 acres within the Commercial Activity Center LUCA must be developed using the C-O PAD, C-1 PAD, and/or C-2 PAD zoning districts.
- The Resort LUCA shall utilize the C-2 PAD zoning district, but a limited and customized list of uses is permitted per the regulatory document. Specific quality standards will also apply to any resort development to ensure that it will incorporate exceptional design and amenities.