



Rio1900

PAD REZONING

P24-00287

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1. INTRODUCTION AND PROJECT VISION

RVi Planning + Landscape Architecture is pleased to submit this proposal for a new Planned Area Development (PAD) on behalf of Harvard Investments and property owners KR TIC 1 LLC AND KR TIC 2 LLC ("Rio 1900 PAD"). The existing King Ranch PAD was originally approved in 2005 and amended in 2006. Since that time, no development has occurred on the property and the market has changed significantly. The existing PAD is out of date and needs to be updated to reflect today's market conditions. As detailed throughout this document, this rezone from King Ranch PAD to Rio 1900 PAD introduces a new vision for the development.

The Rio 1900 PAD includes an updated land use program and development master plan that emphasizes creativity and flexibility and will allow development of the Site with design principles that ensure a high-quality built environment.



Rio 1900 is envisioned as a vibrant, sustainable desert community deeply rooted in the preservation and stewardship of the Gila River watershed and adjacent desert mountain landscape with an ecosystem of diverse housing options and neighborhood-scaled commercial uses woven together by an environmentally sensitive network of connected trails, community streets, parks, and natural open spaces.

Rio 1900 is estimated to provide up to 5,762 residential units, including a mix of large lot estate residential, single family residential of various lot sizes and product types, and multi-family residential ranging from build-to-rent to townhomes and garden-style apartments, all organized to provide density transitions, connectivity and walkability throughout the community. Commercial uses are proposed along Cotton Lane and Estrella Parkway, the major arterial roads within and adjacent to the community, providing opportunities for shopping, dining, and other non-residential uses along the primary thoroughfares within the Rio 1900 community.

School sites will be provided as needed to serve students generated within the development, and other civic uses such as places of worship, a fire station, public park, and other non-residential uses will be provided based on the needs of the community.

One of the core values of Rio 1900 is promoting health and wellness by providing ample and convenient opportunities to spend time outdoors. All residents will be within an approximate 5-minute walk to a park, trail, and/or active open space amenity throughout the community. With a primary focus on the unique opportunity Rio 1900 has with its connection to the Gila River, a 3+ mile El Rio Linear Park will run the entire length of the property along the southern bank of the Gila River,

providing an unprecedented community and regional amenity for all Goodyear residents with open vistas along the river corridor. Along the El Rio Linear Park, where it connects with the Sarival Trail, is a trailhead, providing public trail access and connectivity to the east/west El Rio Trail and the north/south Sarival Trail which runs through Rio 1900 and into the Estrella Mountain Ranch community to the south, adding additional miles of connected trails throughout the area. Additional trails will include Community Trails through the various wash corridors, and local paths that provide additional connectivity from neighborhoods to the various parks, open spaces, schools, public facilities, and commercial uses.

An approximate 30-acre Community Park is planned within the development to support the Rio 1900 residents and the entire area with community-wide recreational opportunities. This is planned as a public park to be dedicated to the City and may include amenities such as baseball and/or soccer fields, playgrounds, tennis, pickleball and basketball courts, skate park, event lawn, playgrounds, dog park, splash pad, restrooms, parking, and other active and passive amenities.

Within the heart of the community is a central spine trail/open space corridor that generally follows the primary spine road through the development, providing a centralized open space corridor connecting trails, open space and recreational opportunities throughout the community. Five Neighborhood Parks are strategically located throughout the community, all along the central spine trail to serve residents within approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile walking distance, including amenities such as ball fields, sport courts, turf areas, playgrounds, picnic ramada and other active and passive amenities. Finally, several local parks and amenity areas will be provided throughout the community to round out the abundant

recreational opportunities provided within Rio 1900, with every resident within an approximate 5-minute or less walk to a park or trail facility. Natural and improved open spaces will also be abundant within Rio 1900, between the large expanse of the Gila River, to the various channelized wash corridors bisecting the property, and the steep hillside areas framing the lower foothills of the Estrella Mountains, natural and improved open spaces are provided throughout the community.

The Rio 1900 PAD is organized in 7 sections, including the above Introduction, Site Analysis and Context, PAD Land Use Framework, Community Plan Elements, Regulatory Development Standards, Design Guidelines and Standards, and PAD Amendments. The plan also includes various figures, table and exhibits that are integrated throughout the document. 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 PAD shall prevail.



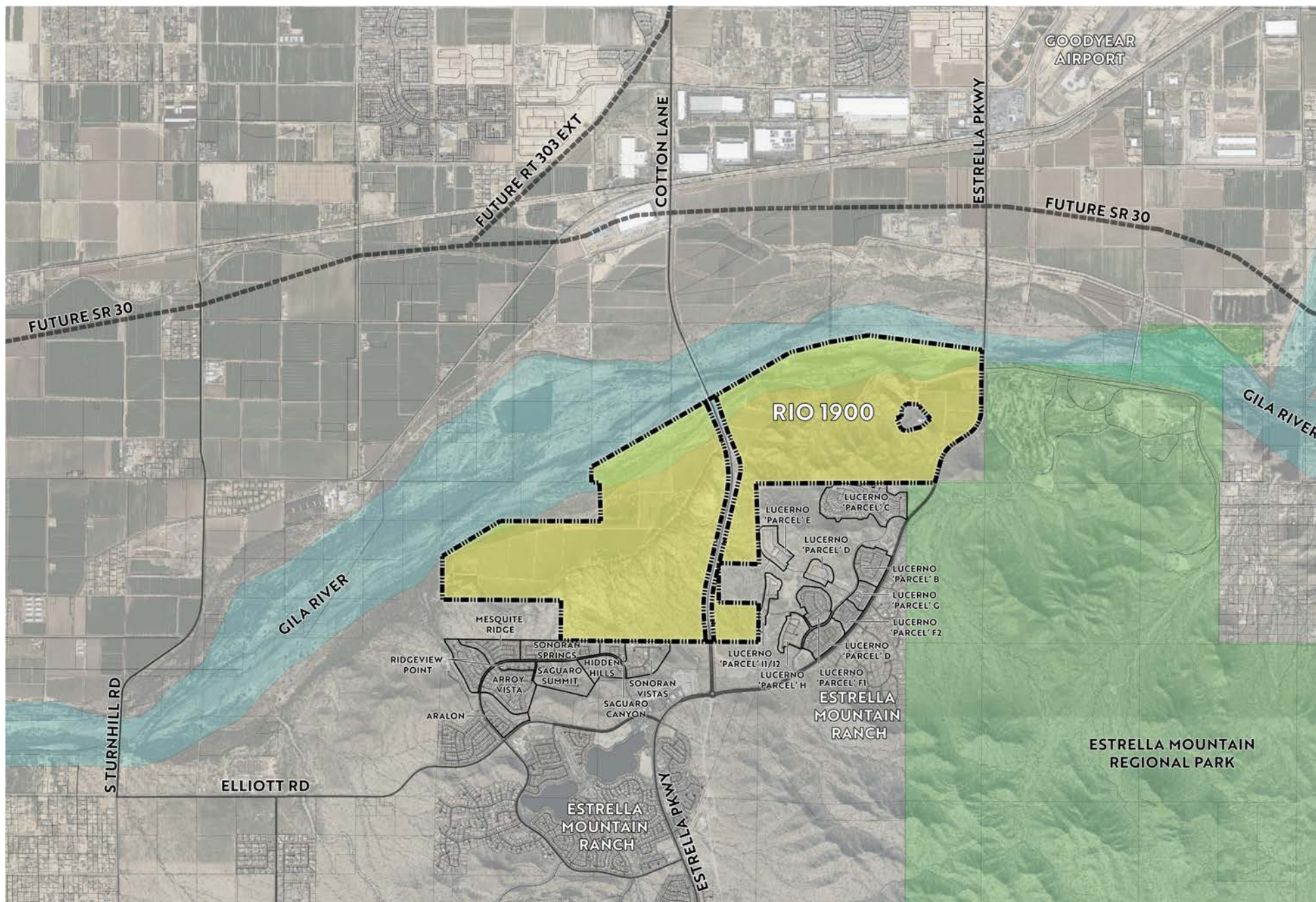


EXHIBIT 1: VICINITY MAP

2. SITE & CONTEXT

2.1 Site Description and Location

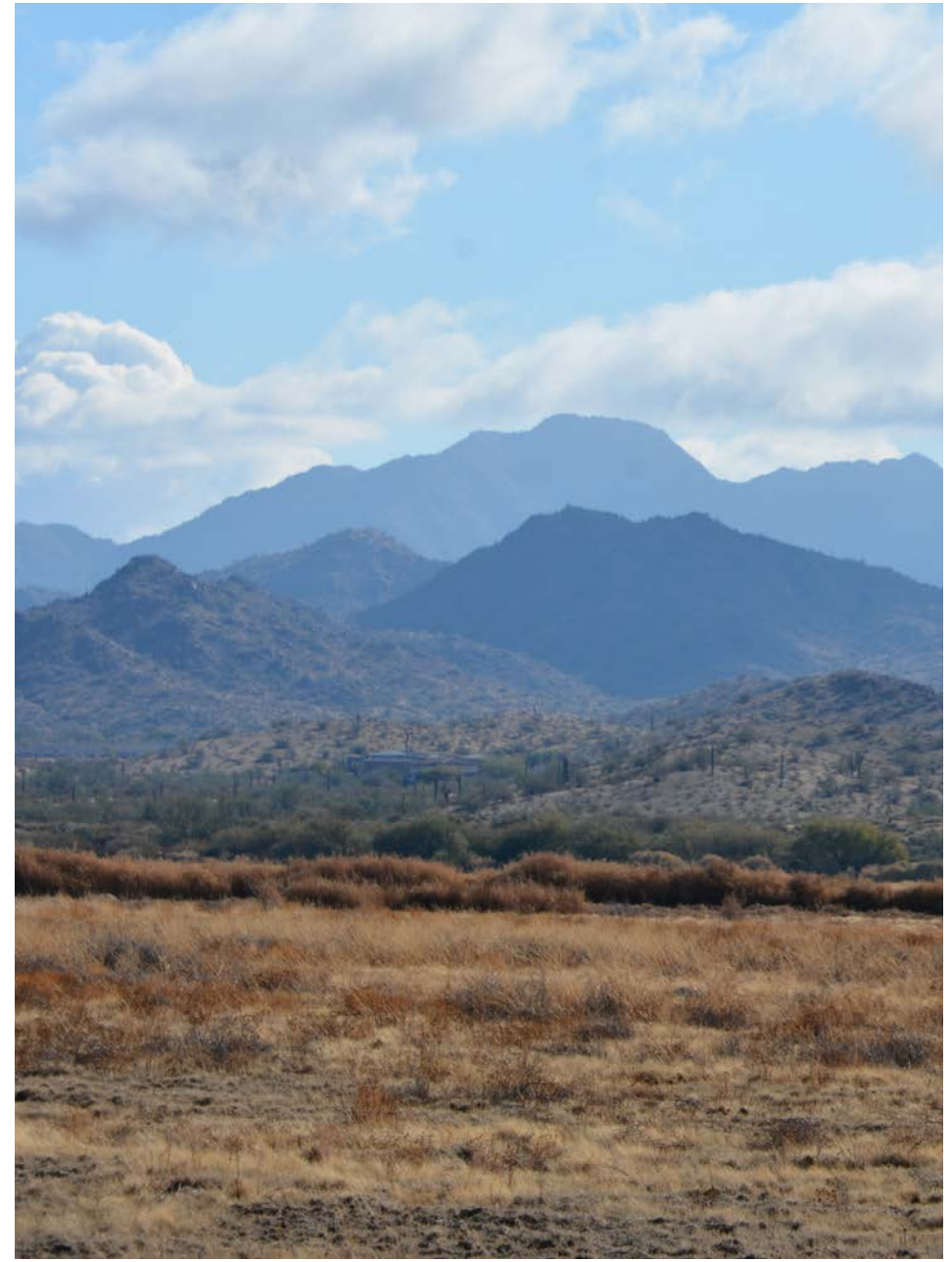
The Rio 1900 property is comprised of approximately 1,940.1 gross acres and is located along the southern bank of the Gila River. The Site generally extends east to west from Estrella Parkway across Cotton Lane to the alignment of 187th Avenue, and north to south from the Gila River to the existing Estrella Mountain Ranch community.

It should be noted there is approximately 80-acres of Arizona State Trust Land within 2 separate 40-acre parcels located west of Cotton Lane that are included with the property to be rezoned. See [Exhibit 1, Vicinity Map](#) for the location of the Site and surrounding area. Table 1 provides the parcel numbers located within the Rio 1900 property.

Table 1: Rio 1900 Parcels

400-03-	017, 005B, 005A, 015, 016, 007D, 007C, 006, 001R, 001Q, 001S, 002C, 001U, 001T
400-04-	006E, 006F, 005D, 003C, 009C, 008C, 007D,
500-85-	004B, 004E, 004H, 004G, 005F, 001, 004D, 005G, 005B, 002C, 002E, 003H, 003G,
500-86-	003G, 001V, 001Y, 002N, 002H, 002M, 001X, 003E, 003D, 002K, 001T, 001R,
502-59-	007A
State Land Owned Parcels	40-acre square parcel located between parcels 400-03-006 and 400-04-006F
	40-acre square parcels located west of parcel 400-03-002C

NOTE: The Applicant and Property Owner have initiated the process for the sale of the 2 State Land-owned parcels with the ASLD and anticipate purchasing both parcels at the auction.



VIEW FROM SITE, SHOWING PROXIMITY TO ESTRELLA MOUNTAIN PARK

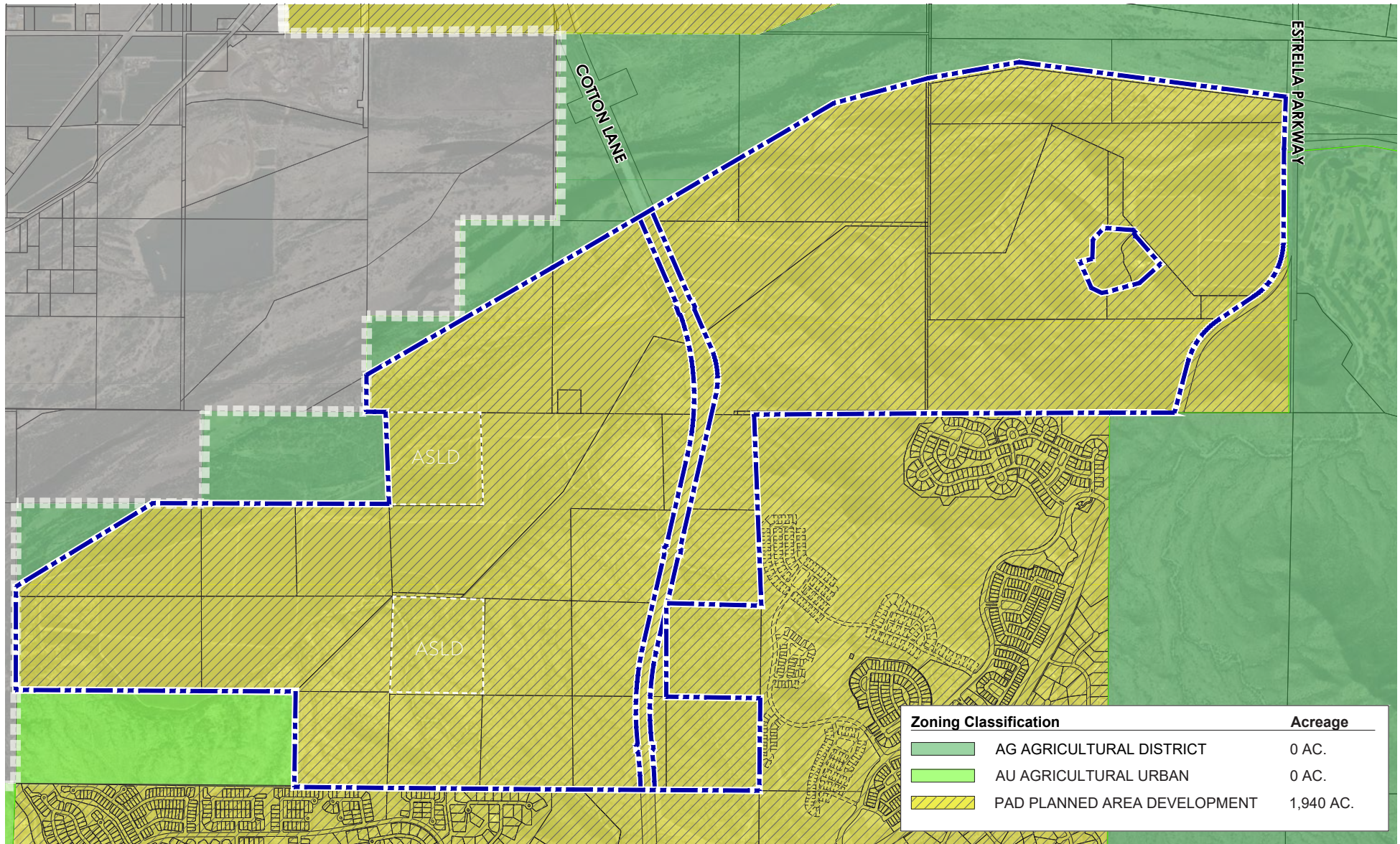


EXHIBIT 2: EXISTING ZONING

2.2 Existing Zoning

The Site is currently zoned King Ranch PAD. See [Exhibit 2, Existing Zoning Map](#), for the overall PAD zoning on the property.

The existing King Ranch PAD includes approximately 1,996 +/- acres and permits a mix of various types of land uses including residential, commercial, a community center, open space, and roadway right-of-way. While residential units are permitted throughout most areas of the Site, commercial uses are generally located adjacent to Cotton Lane and Estrella Parkway due to the greatest visibility and access. Open space includes a mix of the Gila River floodway, drainage corridors, steep slopes, and other natural and improved open space throughout the property. The remainder of the Site includes Public/quasi-public uses and major rights-of-way, including Cotton Lane and Estrella Parkway.

2.3 Cotton Lane Bridge Repayment Agreement

In 2005 City Council adopted Resolution 2005-997 approving the “Goodyear King Ranch Development Agreement”. The Goodyear King Ranch Development Agreement was amended three times, (Res. 2006-1069, Res. 2006-1080, Res. 2007-1173) and thereafter terminated. A new “King Ranch Development Agreement” was agreed upon and adopted by City Council in 2023 (Res. 2023-2330).

Among other things, the King Ranch Development Agreement outlines terms for an approximate \$16 million payment for a portion of the cost of constructing the Cotton Lane Bridge. Under the terms of the King Ranch Development Agreement, the owner of the Site will remit a \$4,000 fee for each building permit until the obligation is satisfied. However, it may be coordinated between the City and the developer that certain public recreational amenities be provided by the Rio 1900 master developer and dedicated to the City. In such cases, the value of the land conveyed to the City and the cost incurred by the owner in constructing recreational facilities on the Site can be used to satisfy the \$4,000 per building permit fee.



2.4 Existing Site Conditions

2.4.a. Existing Site Topography

The Site consists of a variety of topographic conditions including rugged or steep natural hillside areas in the eastern and southeastern portion of the Site. This terrain transitions towards the north and to the west of Cotton Lane to rolling foothills and natural desert topography. The natural desert areas transition to relatively flat agricultural fields which extend to the southern bank of the Gila River. See [Exhibit 3, Topography and Drainage Map](#) for the general topography on the property.

2.4.b. Existing & Surrounding Land Uses

Approximately 550 acres of the Site are currently being used for farming purposes. Decades ago, farmers observed the advantage of the relatively flat stretch of land along the Gila River which is lower in elevation than the foothills to the southeast. Over the years, washes were modified, and ditches were created to better convey water across the fields and into the Gila River. With the exception of these agricultural changes to the land, the remainder of the Site is vacant, natural desert. There is an exception parcel located in the eastern portion of the Site near Estrella Parkway. This exception parcel includes a single-family home. The original King Ranch PAD appears to have included this parcel; however, it is now desired to preserve this homestead and not include it in the proposed Rio 1900 PAD rezoning. The following table identifies the current land uses and existing zoning designations of the Site and surrounding areas.

Table 2: Surrounding Land Uses & Zoning

Area	Current Land Use	Existing Zoning
Site	Agricultural, undeveloped/vacant, natural desert	PAD (King Ranch) AG (Agriculture)
North	Gila River	AU (Agriculture Urban)
South	Undeveloped, Residential	AU (Agriculture Urban) PAD (Estrella Mountain Ranch)
East	Tres Rios Golf Club Undeveloped Residential	AG (Agriculture) PAD (Estrella Mountain Ranch)
West	Gila River	AU (Agriculture Urban)

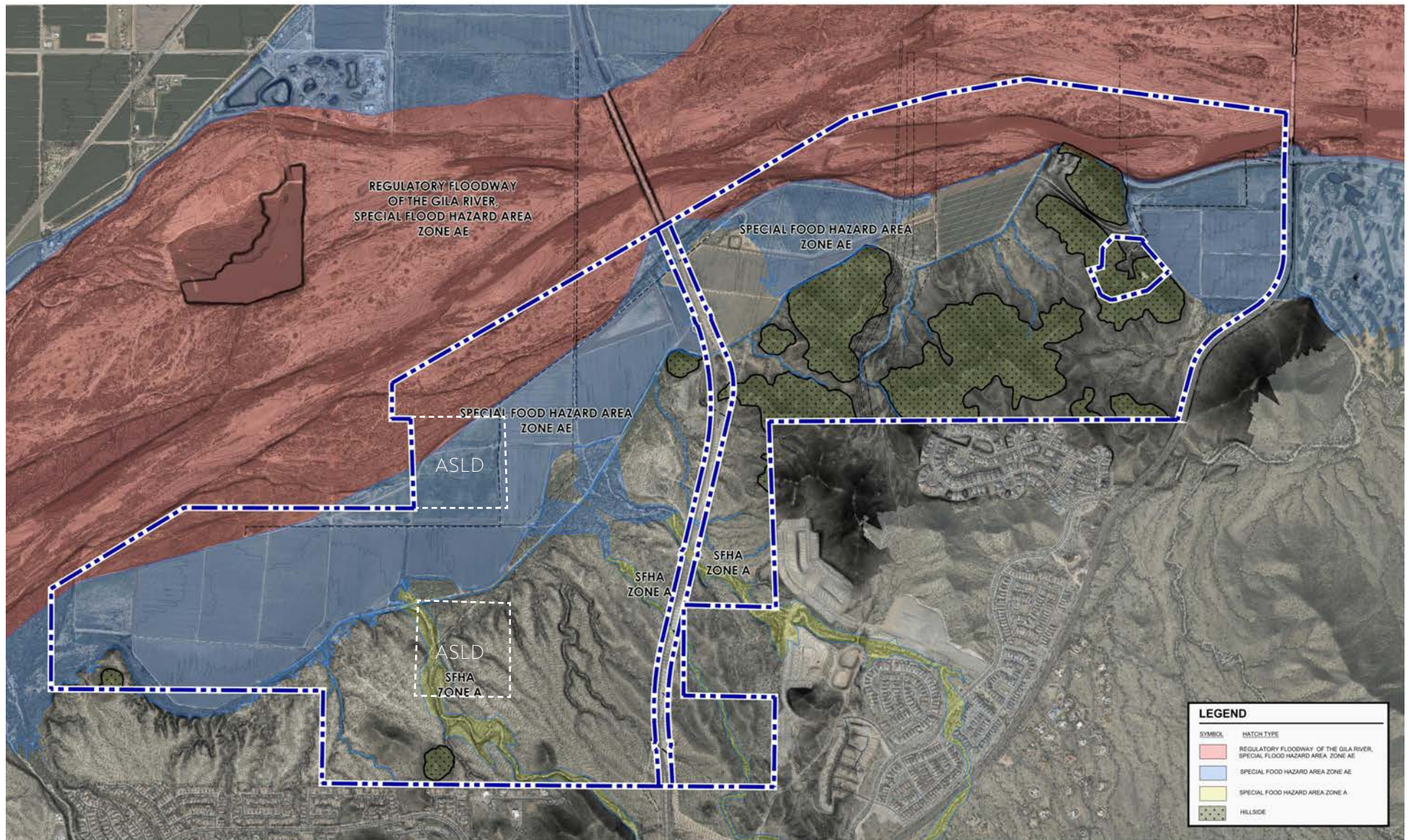


EXHIBIT 3: TOPOGRAPHY AND DRAINAGE MAP

2.4.c. Transportation

The Site is bisected by Cotton Lane which is currently improved with 1 lane for vehicular traffic in each direction. To the north of the Site, where Cotton Lane crosses the Gila River with a fully improved bridge structure allowing 3 lanes of traffic in each direction; it currently provides 2 lanes of traffic in each direction, with bike lanes and sidewalks.

To the east, the Site is adjacent to Estrella Parkway which consists of 2 lanes of vehicular traffic in each direction separated by a center landscaped median. There is also an unimproved asphalt and gravel road that provides access to a house on an exception parcel west of Estrella Parkway. No other transportation improvements are provided on the Site, other than unimproved dirt roads.



VIEW OF COTTON LANE, LOOKING SOUTH

2.4.d. Gila River / Floodway and Floodplain

As shown on [Exhibit 3: Topography & Drainage Map](#), portions of the Site are located within the Special Flood Hazard Area within Zone A, Zone AE, and the Regulatory Floodway of the Gila River. The Special Flood Hazard Area is a floodplain that is subject to a 1% or greater chance of flooding in any given year. A Regulatory Floodway includes the channel of a river or other watercourse, and the adjacent land areas must be reserved in order to discharge the base flood waters without cumulatively increasing the water surface elevation more than the designated height.

Within Zones A and AE residential uses and non-residential uses such as commercial and employment may be constructed so long as they are constructed in compliance with Chapter 16 of the City of Goodyear Code of Ordinances, Flood Damage Prevention which includes elevating structures and substantial improvements above the base flood elevation and meeting other flood proofing requirements.

In addition to the Gila River, other natural drainage flows impact the Site from the south and will need to be conveyed north through the Site to the river. Three of these larger flow paths are designated as Flood Zone A. Conveyance of these flows may be maintained in the natural wash form or routed through alternate paths through the Site to aid in the layout and development of the property. Altered paths may be accomplished by, but not limited to, regrading of the washes in specific locations or capturing flows in collection basins and routing the water through more engineered channels.

2.4. e. Utilities, Infrastructure, and Easements

The Site is encumbered by a variety of existing utilities and/or easements. The biggest being the overhead transmission lines which provide major power infrastructure for the region. These easements are located approximately ½ mile east of Cotton Lane and extend in a north/south direction across the Site. These are located within an approximate 400-foot easement through a portion of the property.

In addition to the large electrical transmission corridor there are smaller easements scattered throughout the property for various uses including electric, gas, and roadway/access easements. Cotton Lane improvements include a regional waterline, communications lines (fiber optic), and a gas line.

A water main exists within Cotton Lane which connects the community to the south to the City's system to the south. There are no water or sewer facilities onsite.

The eastern edge of the Site fronts on Estrella Parkway. A 65' half street has already been dedicated, with the intent for an additional 10' of right-of-way being dedicated in the future for ultimate buildout of the roadway. There is currently one 2 lane bridge which crosses the river. The City is in early stages of design for the expansion to add a 3 lane bridge and to expand the existing bridge by adding another lane to bring this location to its ultimate buildout from the intersection of Vineyard Avenue north across the river. This effort will include a partial improvement along the northeast corner of the property to achieve the full buildout 6 lane condition at the intersection and as the road continues south it will taper down to the existing 4 lane with median condition which currently exists along the property's frontage.

There are existing utilities within the Estrella Parkway right-of-way, including a regional water main, electric and various communication lines.

The water mains noted within Cotton Lane and Estrella Parkway connect the Estrella community to the City of Goodyear's Pressure Zone 1 South. This project will connect to these existing lines to bolster the system. There are no existing water or sewer facilities on the property outside of these roadways.



EXISTING OVERHEAD UTILITY LINES



2.5 City of Goodyear's 2035 General Plan

2.5.a. Land Use

The Land Use and Transportation Plan included in the City of Goodyear's 2035 General Plan designates the Site primarily as Neighborhood (1,718 acres) and Open Space (222 acres). The Aggregate Mining Overlay and Farm Focus Area additionally overlap approximately 261 acres of the Site along the Gila River.

The Neighborhood land use designation identifies areas where growth and development of residential neighborhoods with a wide range of densities and housing products are supported. Non-residential neighborhood-supporting uses such as commercial uses, parks, schools, or civic uses are also allowed for within this land use designation. Residential density up to 18 dwelling units per acre (du/ac) is supported in areas located next to arterial roadways, commercial areas, or community or regional parks and where it serves as a density transition.

Lands designated as Open Space, which are located within and adjacent to the Gila River, are encouraged to be used as outdoor recreation uses that are appropriate for surrounding land uses. Supportive commercial uses such as commercial horse stables or restaurants/shops within a regional park are also supported by the General Plan. Separate from recreational uses, per Arizona Revised Statutes, open space designated areas may be developed with up to 1 dwelling unit per acre where appropriate.

Land use designations surrounding the Site include Open Space, Aggregate Mining Overlay, and Farm Focus Area as part of the Gila River to the north and west of the Site, Neighborhoods, Open Space, and Regional County Parks to the east, and Neighborhoods and a small area of Open Space to the south. See [Exhibit 4, City of Goodyear General Plan Land Use Map](#) for a map of the Goodyear General Plan 2035 Land Use Designations within and surrounding the property.

2.5.b. Transportation

The Land Use and Transportation Map of the General Plan identifies 6 roadway classifications for the general circulation within the City of Goodyear. The Site has frontage on 2 roadways classified by this map, Cotton Lane and Estrella Parkway. Additionally, there are 2 future regional roadways, the future Loop 303 and State Route 30, that will influence the future transportation within the vicinity of the property.

Cotton Lane is classified as a Major Arterial.

Major Arterials are designed for vehicular mobility over moderate lengths. A major arterial comprises 6 lanes, 2 bike lanes and 2 detached sidewalks, a raised center median, and landscape tracts.

Estrella Parkway is classified as a Scenic Arterial.

Scenic Arterials use landscaped medians and landscaped tracts within building setbacks to create an inviting natural environment. These arterials are planned to consist of 4 to 6 vehicle lanes as well as bike lanes and detached sidewalks.

Future Loop 303: The Loop 303 currently runs north of I-10 with a short leg south of I-10, currently terminating at Van Buren Street. The Loop will extend along the Cotton Lane alignment until Lower Buckeye Road, where it will veer west to connect with MC-85 north of Southern Road. Ultimately, it will cross the Gila River and continue south approximately 2-miles west of Rio 1900's western boundary, eventually connecting to the Future Interstate 11 several miles to the south.

State Route 30: Located north of Rio 1900 and the Gila River, SR-30 will provide a reliever to Interstate 10, providing an alternative east/west corridor within Goodyear, and connecting Buckeye, Goodyear, Avondale, and Phoenix, terminating at the Loop 202 near 63rd Avenue. This freeway will benefit the property long-term with an additional high-capacity transportation corridor within the area.

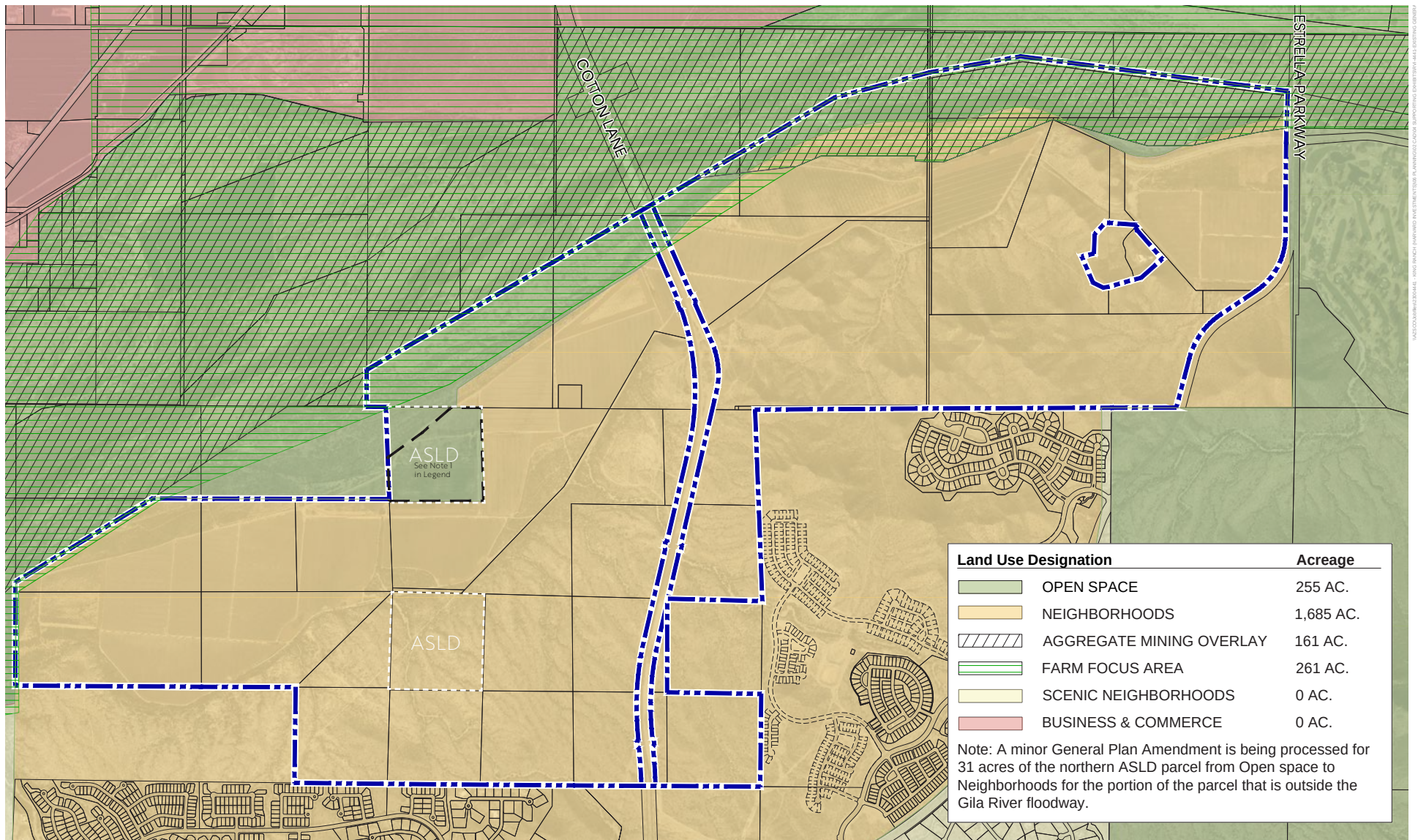


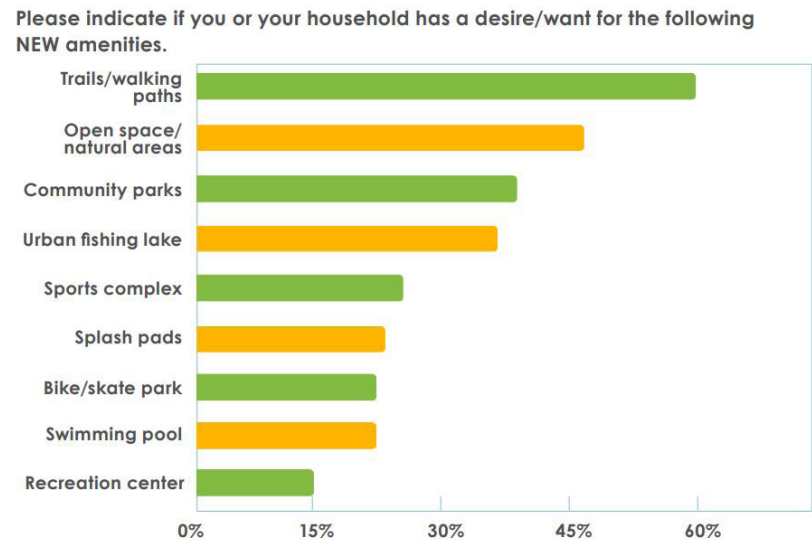
EXHIBIT 4: CITY OF GOODYEAR GENERAL PLAN LAND USE MAP



2.6 City of Goodyear’s Parks & Recreation Master Plan

The City of Goodyear Parks and Recreation Master Plan 2023 (PRMP) “Goodyear Game Plan” is a long-range strategic document that plans for the creation and maintenance of City of Goodyear parks, recreation programs, trails, and other open space assets.

As part of developing the PRMP, a tremendous amount of input was collected from Goodyear residents on what types of open spaces are most valued. This input showed that residents most value a safe and well-connected trail system. Residents desire new trails/walking paths as well as open spaces/natural areas as the most highly rated amenity, with new community parks, sports complexes, splash pads, bike/skate parks, swimming pools, and recreation centers also included on the list (See table below from the PRMP).



GOODYEAR GAME PLAN PARKS AND RECREATION MASTER PLAN, PG. 70

The PRMP organizes open spaces into 5 Park Classifications: Neighborhood, Community, Regional, Specialty, and Greenways/Linear Parks. The Existing Facility Inventory exhibit shows that the majority of these parks are located north of the Gila River with only the Foothills Community Park located south of the Gila River.

While the PRMP does not identify specific locations for future parks, as shown in the referenced table below, it provides proximity guidelines for how close residential areas should be to each park type:

Park Type	Walk/Bike Service Area	Drive Time Service Area
Neighborhood	10-minute walk/bike time	Less than 10 minutes
Community	10-20-minute walk/bike time	10-20 minutes
Regional	>30-minute walk/bike time	30-60 minutes
Sports Complex	>30-minute walk/bike time	30-60 minutes
Special Use	>20-minute walk/bike time	20-40 minutes
Linear Park/Greenway	10-20-minute walk/bike time	10-20 minutes
Open Space/Conservation Park	>30-minute walk/bike time	30-60 minutes

GOODYEAR GAME PLAN PARKS AND RECREATION MASTER PLAN, PG. 104

The PRMP anticipates that the majority of future parks will be provided as part of the private developments and will be maintained by private HOAs. However, it is anticipated that the Community Park proposed within Rio 1900 will be dedicated to the City of Goodyear upon completion.

2.7 El Rio Design Guidelines and Planning Standards

The Gila River is an important river corridor that extends across the majority of Arizona. To protect this unique natural asset, Goodyear, Avondale, Buckeye, Maricopa County, and the Flood Control District of Maricopa County worked together to create The El Rio Guidelines and Planning Standards.

The plan identifies 5 overall themes for the corridor:

1. Restore and maintain natural functions with the river corridor as a riparian buffer.
2. Focus on multi-use facilities and functions.
3. Maintain, enhance, or mitigated flood control elements.
4. Focus on public/private partnerships.
5. Link functional compatibility outside the riparian habitat limits.

El Rio - Trail, Trailheads, and Overlooks Map

This map recommends development of El Rio Trail along the Gila River and the El Rio River Trail within the Gila River. It also guides for a trailhead and overlook to be provided east of Cotton Lane.

Edge Treatment Design Guidelines

The El Rio Design Guidelines and Standards recommend that properties adjacent to the Gila River should follow Edge Treatment Design Guidelines that aim to preserve 60% of the edge of the floodway as “open.” Within the “open” 60% of the edge, less apparent improvements are supported such as parks, paseos, municipal facilities, or single-loaded streets. For the remaining 40% of the edge, guidelines pertaining to landscaping, building height, walls, grading, roadway design, and building placement are provided to transition development intensity away from the river.



VIEW OF GILA RIVER FROM THE EL RIO DESIGN GUIDELINES AND PLANNING STANDARDS



3. PAD AND LAND USE FRAMEWORK

The overall PAD and land use framework for Rio 1900 provides for a layered approach to development, including 7 different Land Use Character Areas (LUCA), each with a unique and compatible mix of land uses and zoning district options designed to encourage a flexible, dynamic, and walkable community master plan.

The PAD includes the following LUCAs: Commercial Activity Center, primarily adjacent to Estrella Parkway and Cotton Lane; three residential character areas of varying densities, including Estate Residential, Village Neighborhood, and Urban Neighborhood; a Civic Use Character Area; an Open Space Character Area; and a Resort Character Area. Within each LUCA is a series of PAD Zoning District options that are permitted. The PAD also provides development standards within certain LUCAs to ensure a broad mix of uses and densities are provided within the Rio 1900 master planned development.

For example, the Urban Neighborhood LUCA overlaps with the Commercial Activity Center LUCA, but a minimum of 25 acres of the Commercial Activity Center LUCA must develop using the various commercial zoning district development standards and uses. These and other regulations are further defined throughout this document.

The following sections provide a summary of the overall PAD framework, including a description of each LUCA, the PAD zoning districts that are permitted within each, permitted uses, development standards and regulations applicable to each LUCA to ensure an appropriate mix of residential densities and product types are provided.

3.1 Land Use Character Area (LUCA)

As mentioned, Rio 1900 includes 7 LUCAs that establish the framework for a comprehensive and flexible community plan that incorporates and celebrates the relationship with the Gila River, encourages walkability and connectivity, and provides for a diverse range of land uses.

This includes a broad spectrum of residential opportunities, commercial and retail services, employment, recreation and trails, civic uses such as education, religious facilities and public facilities, and natural open space. The Rio 1900 LUCA framework will provide a blueprint for the entire community to grow and evolve over time.

The 7 LUCAs are listed below and shown on the following page:

- | | |
|---|-------------------------------|
|  | 1. Open Space |
|  | 2. Civic Use |
|  | 3. Estate Residential |
|  | 4. Village Neighborhood |
|  | 5. Urban Neighborhood |
|  | 6. Commercial Activity Center |
|  | 7. Resort |

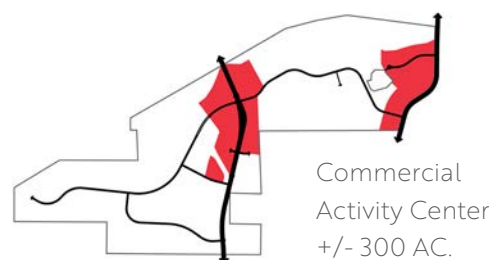
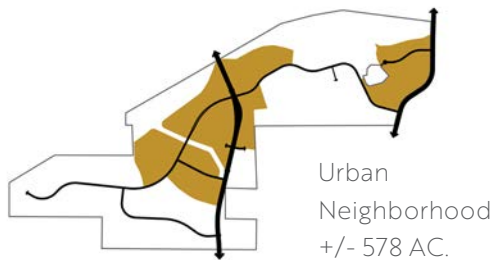
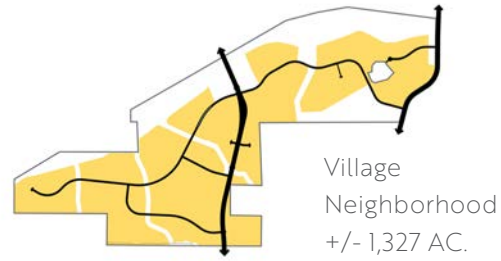
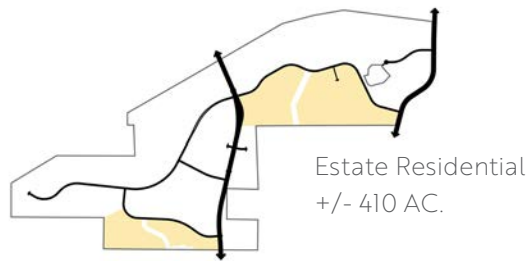
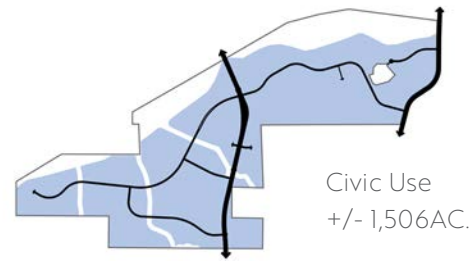
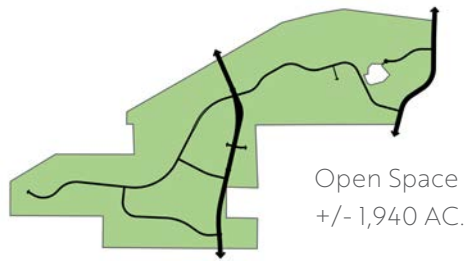


EXHIBIT5: LAND USE CHARACTER AREA (LUCA) MAPS

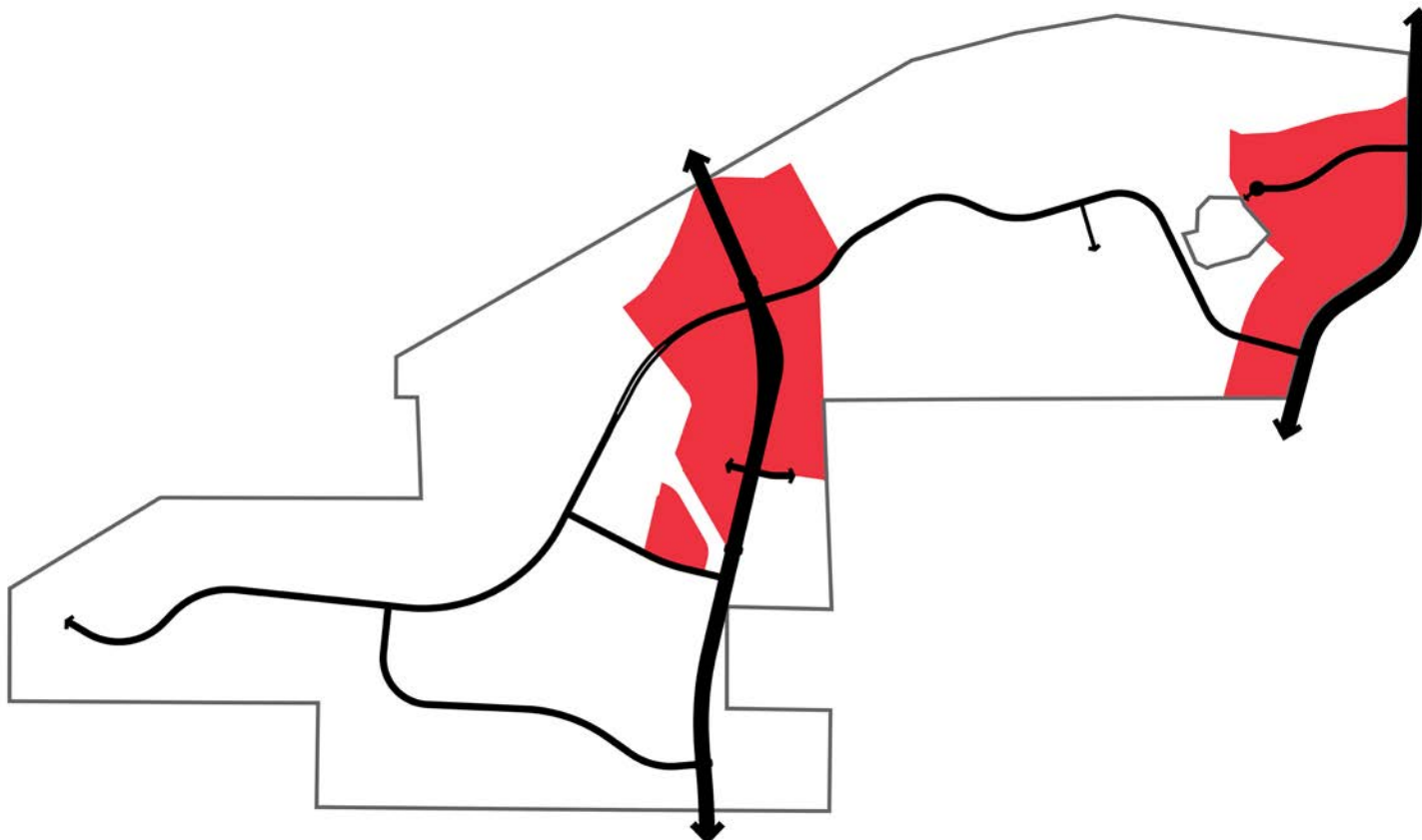
3.1.a. Commercial Activity Center Character Area (CAC)

The CAC Character Area is the most intense character area within Rio 1900 and is generally located adjacent to the primary transportation corridors within the development, including Estrella Parkway and Cotton Lane.

These areas will serve as the primary activity centers within the community and may serve not only Rio 1900, but other surrounding communities within the area. The CAC will provide opportunities for a variety of commercial and retail services, offices and employment uses, and medical facilities with the highest level of visibility and regional access to major transportation corridors.

The CAC will also provide connectivity to Urban and Village Neighborhoods, open spaces and trail corridors within and adjacent to Rio 1900, promoting alternative modes of transportation for access to a variety of goods and services within the development.

In order to ensure a minimum amount of non-residential land uses are provided within this character area, 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.



SIZE:

+/- 300 AC

ZONING PERMITTED:

C-O PAD, C-1 PAD, C-2 PAC

LUCA LOCATION:

Located along primary transportation corridors Estrella Parkway and Cotton Lane

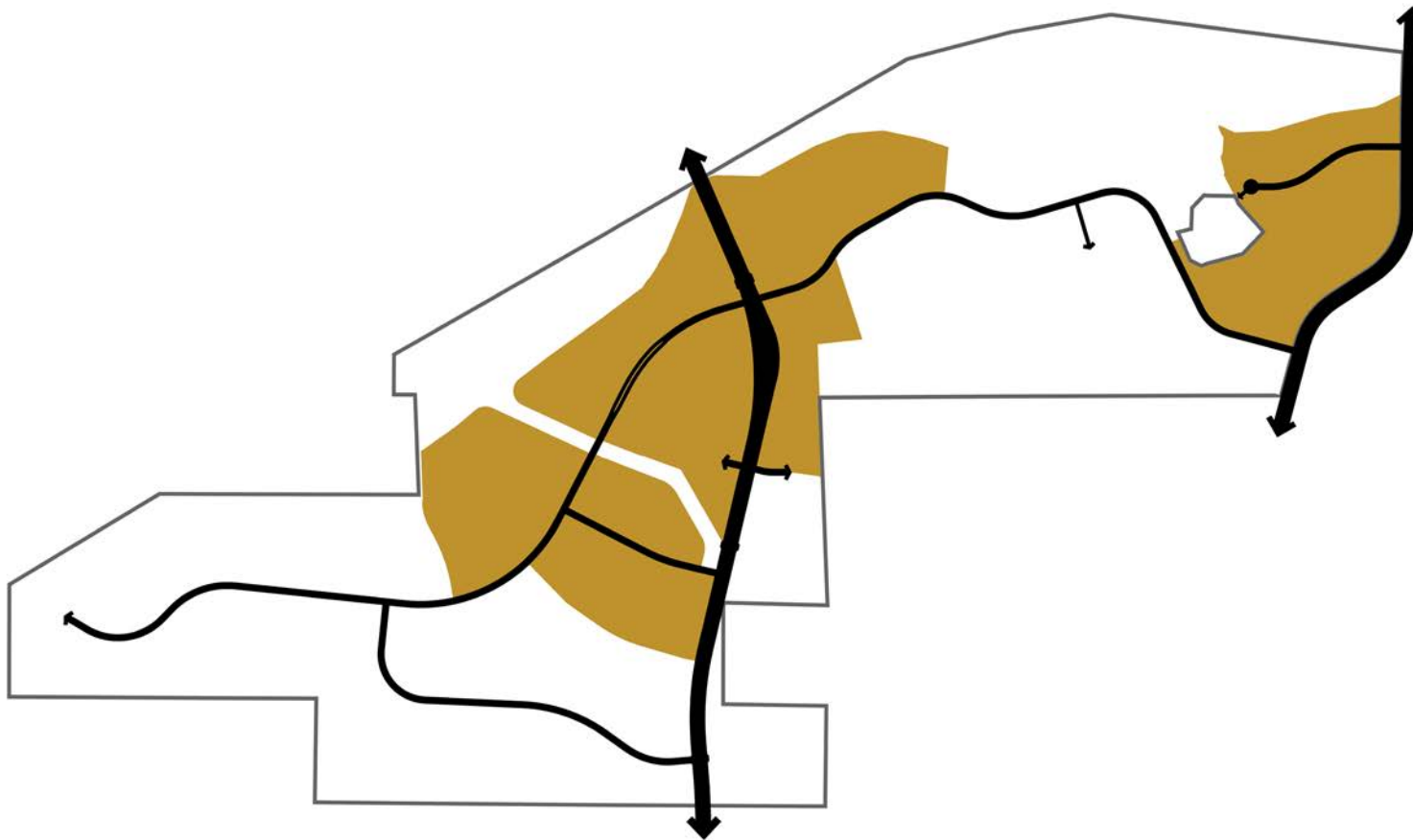
Commercial Activity Center Conceptual Character Imagery



3.1.b. Urban Neighborhood Character Area (UN)

The UN Character Area allows for the highest density residential uses within the development, allowing for more urban development within close proximity to the major transportation corridors and urban services. This Character Area overlaps with and expands upon the CAC to provide for more intense, higher density housing options near commercial and employment services. This LUCA includes High Density Residential (HDR) land use character areas that are envisioned to include zoning districts such as MF-12 PAD, MF-18 PAD, and MF-24 PAD.

The UN designation is intended to provide for higher-density urban-style living, where residential uses are more compact and closer to community-scaled shopping, dining, and employment uses in a pedestrian-oriented environment. Typical uses within this Character Area may include small lot single-family attached and detached residential, multi-family residential, townhomes, condominiums, and build-to-rent communities.



SIZE:
+/- 578 AC

ZONING PERMITTED:
MF-12 PAD, MF-18 PAD,
MF-24 PAD

LUCA LOCATION:
Located along primary
transportation corridors Estrella
Parkway and Cotton Lane and some
internal collector roads

Urban Neighborhood Conceptual Imagery

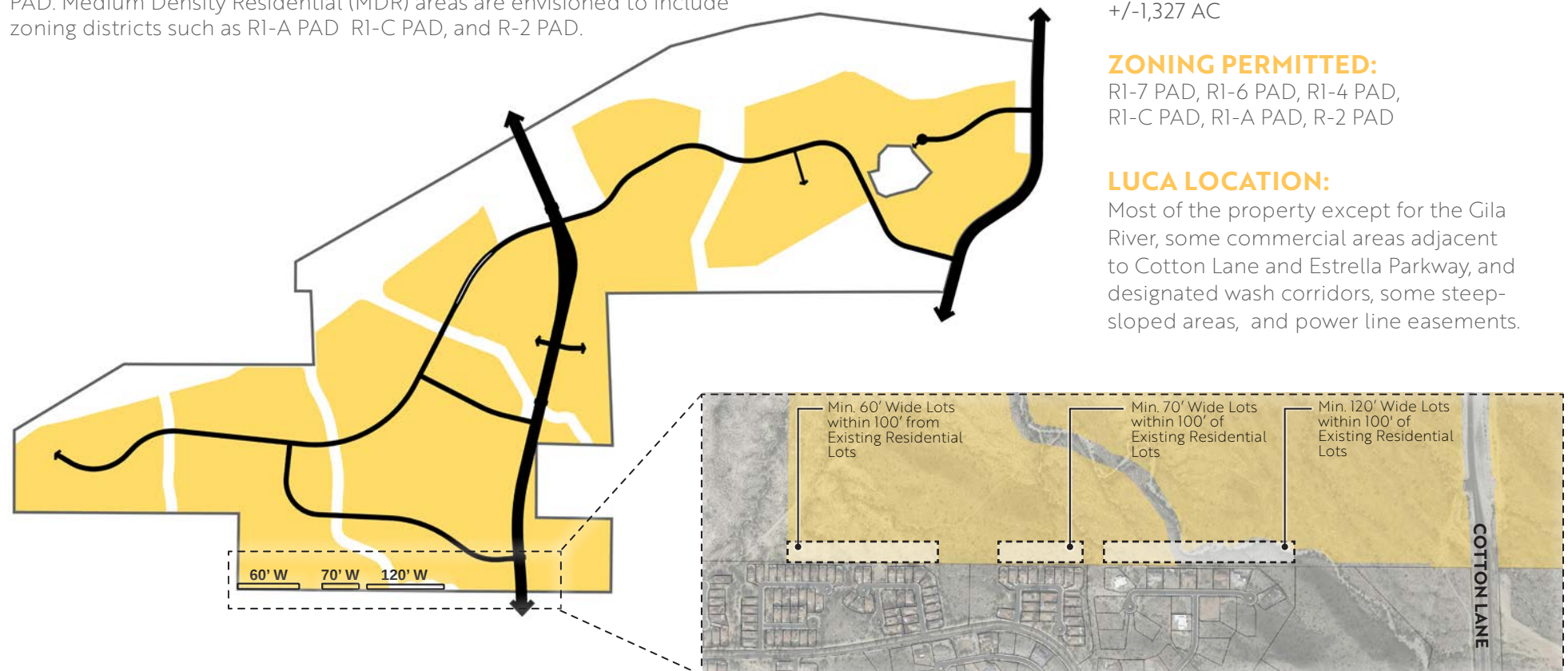


3.1.c. Village Neighborhood Character Area (VN)

This Character Area designation is the primary single-family residential category within the property and allows for a variety of low to medium density residential development. Village Neighborhoods are allowed in most areas of the property except within the Gila River Floodway, some commercial areas adjacent to Estrella Parkway and Cotton Lane, the primary wash corridors, some steep-sloped areas, and the large utility easement east of Cotton Lane.

Development within the VN designation will vary in size, character, and product types, and will incorporate parks, trails, schools, and/or other active and passive amenities, encouraging walkability and connectivity throughout the community. Single Family Residential (SFR) areas are envisioned to include zoning districts such as R1-7 PAD, R1-6 PAD, and R1-4 PAD. Medium Density Residential (MDR) areas are envisioned to include zoning districts such as R1-A PAD, R1-C PAD, and R-2 PAD.

Since this is the largest LUCA and covers a large portion of the property, a minimum of 4 lot sizes with lot widths at least 5' apart and a minimum of 2 different zoning districts must be used within the overall VN Character Area at full build-out to ensure a variety and diversity of product types are provided. If only 4 total lot sizes are provided, each lot size shall provide for at least 15% of the total number of lots. If 5 or more lot sizes are provided, the 15% standard shall not apply. This will be self-regulated by the developer as the project is built out over time.



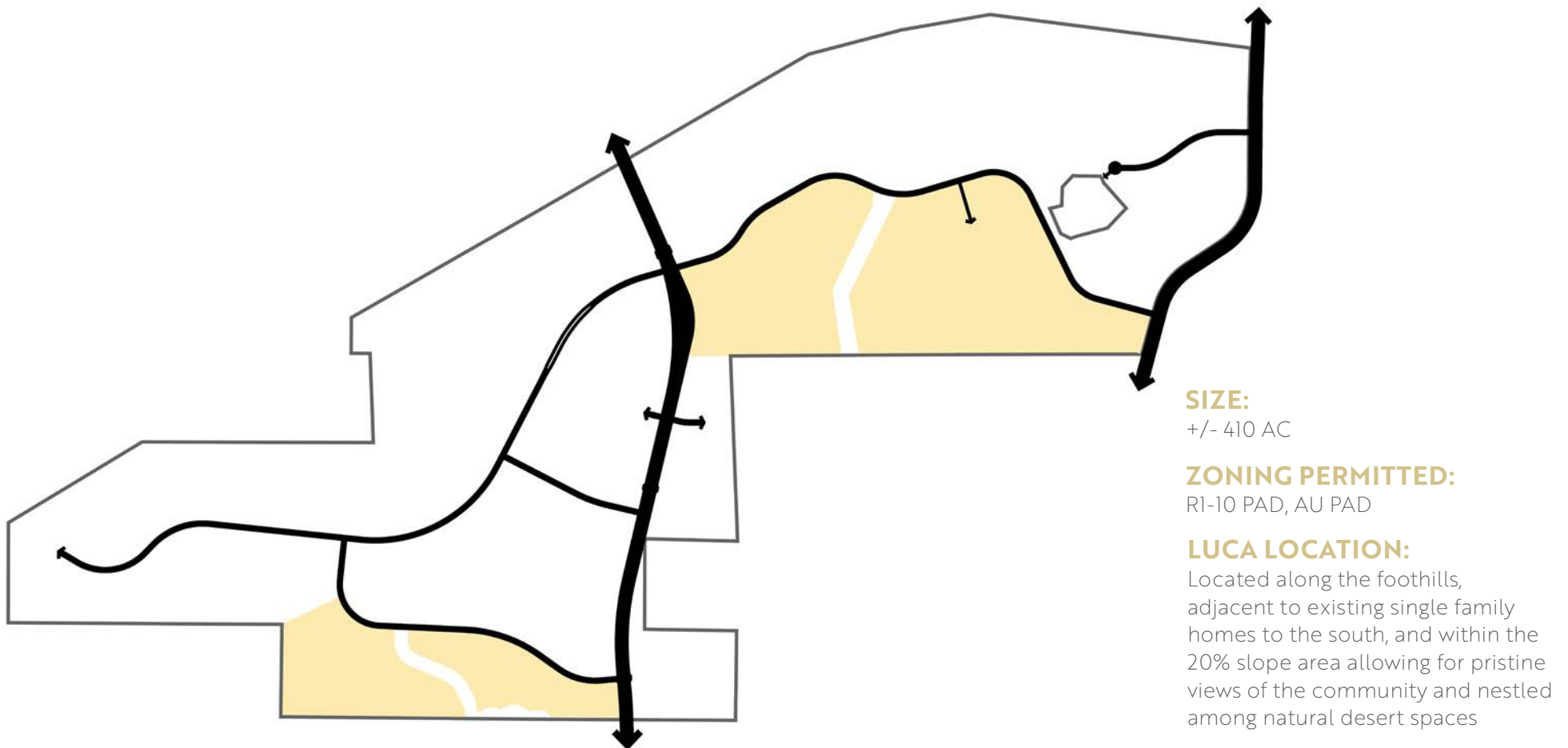
Village Neighborhood Conceptual Character Imagery



3.1.d. Estate Residential Character Area (ER)

The ER Character Area is the lowest density residential designation within the project and is primarily located in the steeper hillside areas of the project, where larger lot, lower density is most appropriate. This Character Area allows for larger lot single-family residential and executive housing, while preserving portions of the regulated hillside areas. The ER Character Area Low Density Residential (LDR) areas and are envisioned to have R1-10 PAD and AU PAD zoning districts.

A minimum of 100 acres of the ER LUCA must be developed using the AU PAD or R1-10 PAD zoning districts.

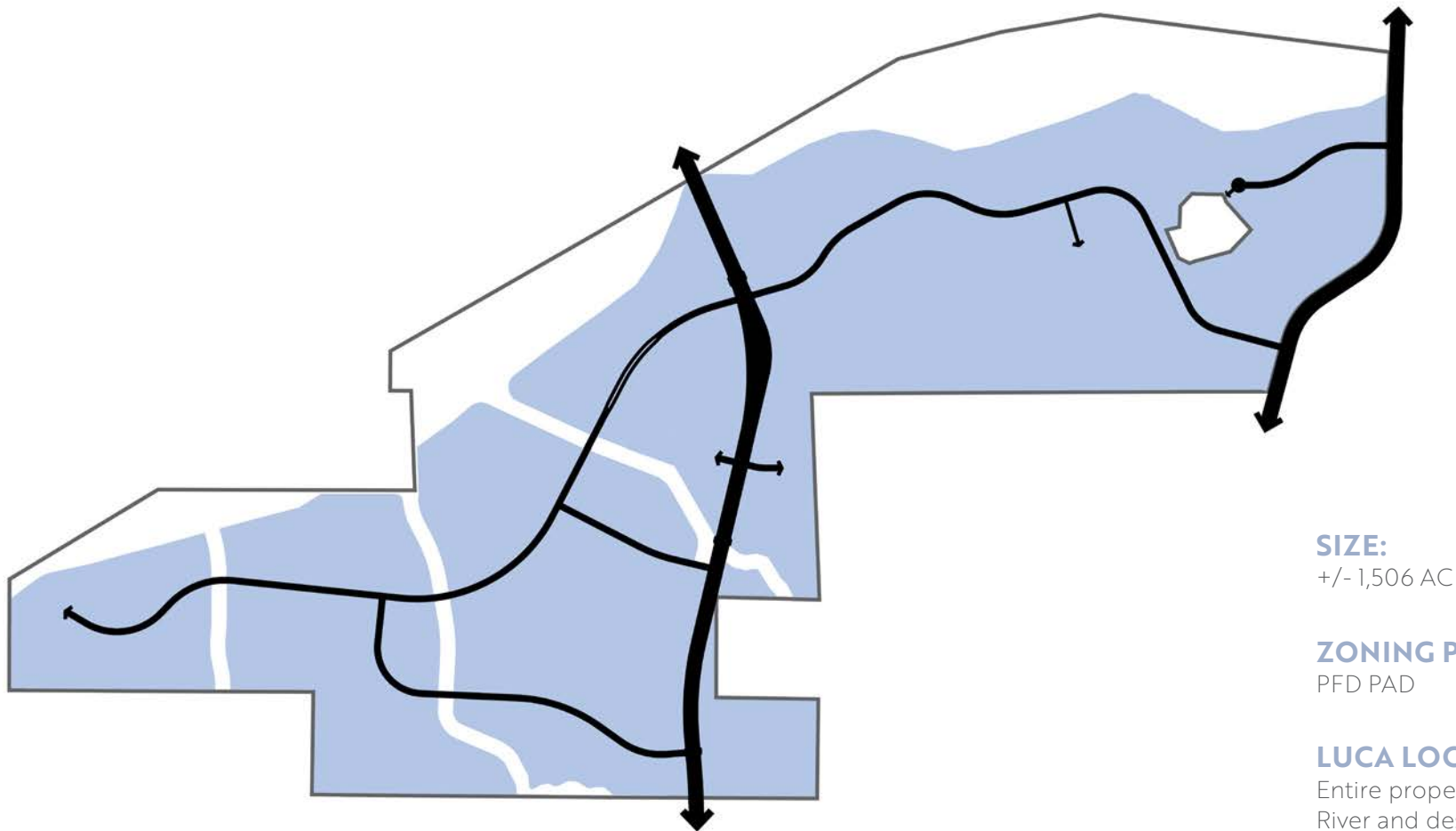


Estate Residential Conceptual Character Imagery



3.1.e. Civic Use Character Area (CU)

The CU Character Area includes all civic and public facilities, including schools, community centers, fire stations, churches, utilities and infrastructure facilities, and other public and private uses that benefit the community. This designation occurs everywhere except within the Gila River Floodway and primary drainage corridors.



SIZE:
+/- 1,506 AC

ZONING PERMITTED:
PFD PAD

LUCA LOCATION:
Entire property area except the Gila River and designated wash corridors

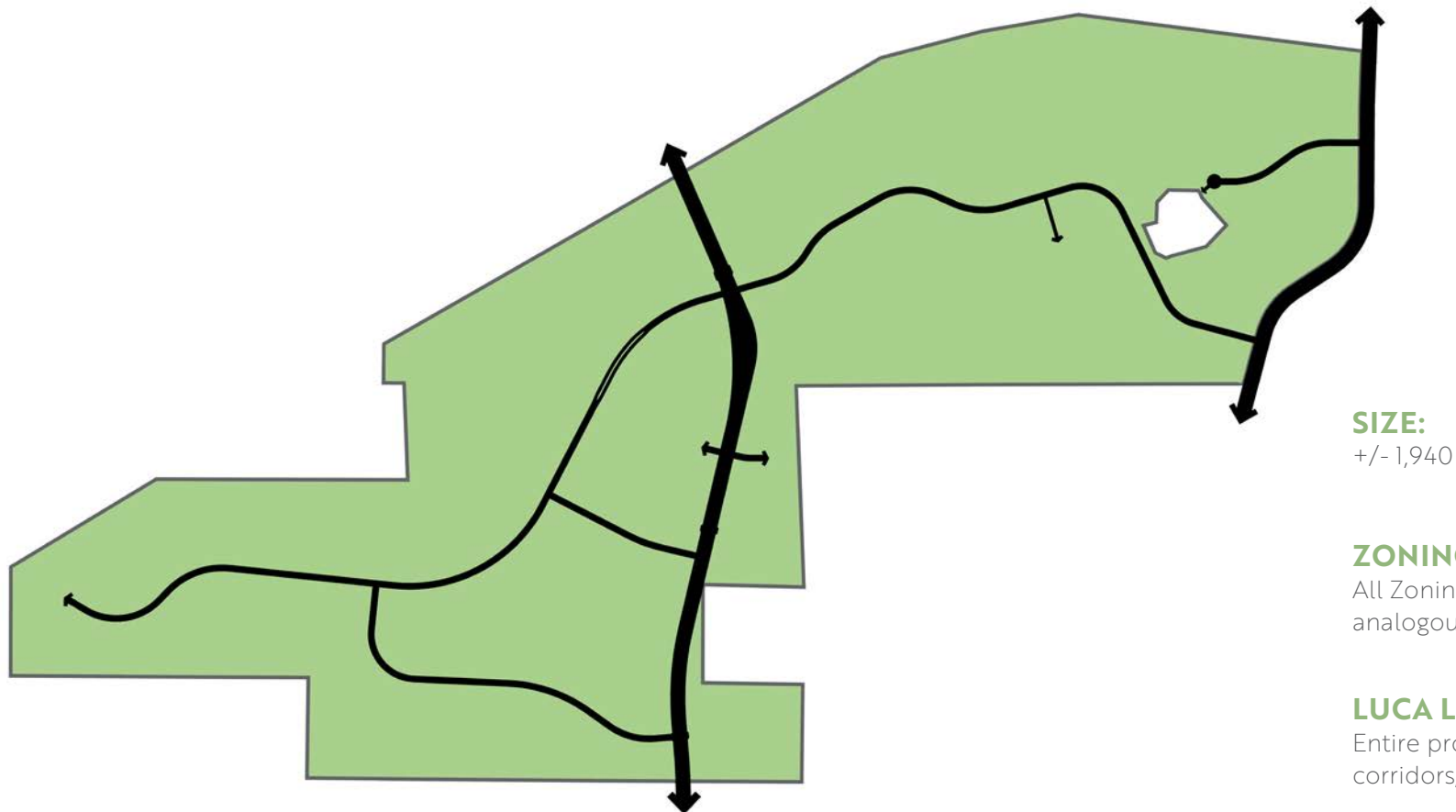
Civic Use Conceptual Character Imagery



3.1.f. Open Space Character Area (OS)

The OS Character Area includes the entire property, and may consist of the Gila River floodway, steep hillside areas, natural open spaces, drainage corridors, community parks, trails, passive and active open spaces, and developed landscape areas.

A minimum of 30% of the gross project area shall be designated as open space, though much of this open space may be designated within other LUCAs as part of those overall developments. For example, a Village Neighborhood designation may include a residential subdivision with a 5-acre park. While this park is located within the Village Neighborhood Character Area, it is included in the 30% open space requirement.



Open Space Character Area Conceptual Character Imagery



3.1.g. Resort Character Area (RO)

The Resort Character Area is located within the eastern portion of the property as a potential location for a resort hotel. This designation is anticipated if there is market demand for a resort hotel on the property.

The base district is C-2, but there are limitations on permitted uses within the regulatory section of this PAD to restrict uses to only those compatible with a resort hotel and ancillary uses typically provided within a resort campus. Additionally, there is a perimeter building setback buffer of 100 feet along the southern edge where adjacent to existing residential lots.

LUCA LOCATION:

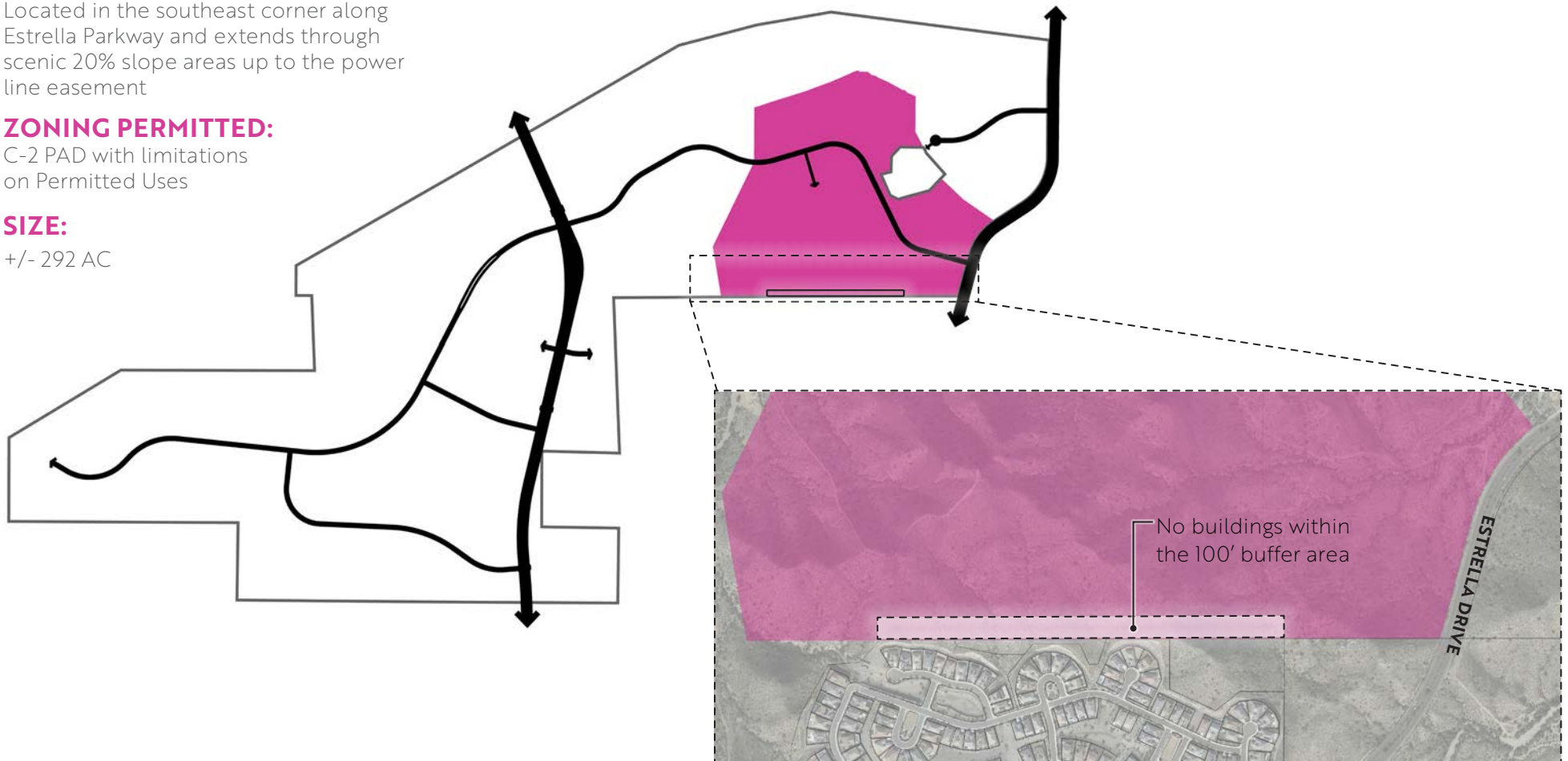
Located in the southeast corner along Estrella Parkway and extends through scenic 20% slope areas up to the power line easement

ZONING PERMITTED:

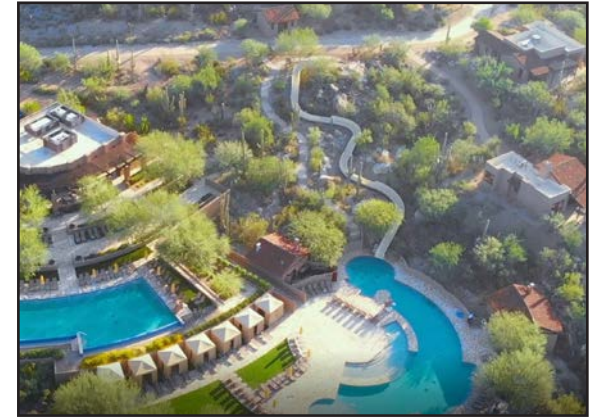
C-2 PAD with limitations on Permitted Uses

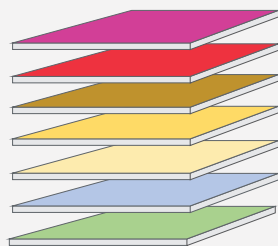
SIZE:

+/- 292 AC



Resort Character Area Conceptual Character Imagery





The Character Area land use approach is an innovative and modern land use planning technique that allows flexibility and encourages creativity throughout the long-term implementation of the development plan.

The traditional approach of separating land uses and zoning districts within a master planned community at the front end of the planning process does not adequately address the rapidly evolving nature of communities, lifestyle changes, product innovations and market adjustments over the lifespan of the community as it is being developed.

The land use framework developed for Rio 1900 creates a more strategic, flexible, and innovative approach to a master planned community, while still providing variety, diversity, and protections for the public health, safety and welfare through specific and defined development standards and regulations, ensuring quality and compatibility as the community develops over time.

See [Exhibit 5, Land Use Character Areas \(LUCA\) Maps](#) for the location of each LUCA within Rio 1900.

3.2 PAD Zoning District Structure

The LUCAs define where certain types of land uses and densities are appropriate within the development. The PAD Zoning Districts further define the specific use regulations and development standards that are 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.

Natural features, such as drainage corridors, play a role in the location and configuration of each LUCA. As Rio 1900 develops, drainage corridors will be further defined during the design and platting process, resulting in potential changes in the shown drainage corridor locations. To accommodate a revised drainage corridor alignment, any associated LUCA can shift their boundaries as needed without triggering an amendment to the PAD.

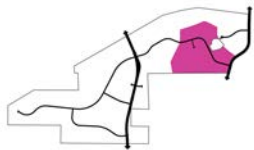
Table 3: LUCAs and Applicable PAD Zoning Districts defines each LUCA and the applicable PAD Zoning Districts permitted within them.

Table 3: 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:

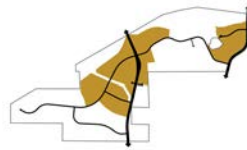
- 1: The Resort LUCA has limitations on permitted uses as defined within the regulatory section of this PAD.
- 2: A minimum of 25 acres within the Commercial Activity Center LUCA must be developed using the C-O PAD, C-1 PAD and/or C-2 PAD Zoning Districts.
- 3: At full build out, a minimum of 4 different 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.



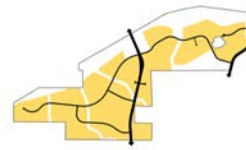
RESORT
292 AC.



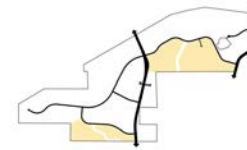
COMMERCIAL
ACTIVITY
CENTER
300 AC.



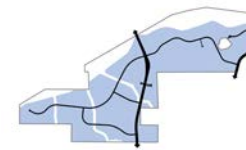
URBAN
NEIGHBORHOOD
578AC.



VILLAGE
NEIGHBORHOOD
1,327AC.



ESTATE
RESIDENTIAL
410 AC



CIVIC
USE
1,506 AC



OPEN
SPACE
1,940 AC.



4.COMMUNITY PLAN ELEMENTS

The Conceptual Community Character Area Plan (CCAP) for Rio 1900 provides for a well thought out community master plan with a flexible mix of compatible land uses, including a variety of diverse housing options and neighborhood-scaled commercial uses woven together with an efficient internal circulation system, a comprehensive network of connected trails, parks, schools, civic uses, and natural open spaces within the Gila River corridor and steep hillside areas.

The driving force behind the CCAP is the Gila River and the planned El Rio Trail to the north, the rugged terrain to the south, and the various wash corridors that dissect the property from south to north toward the Gila River. These three elements guided the planning vision and ultimate design of the CCAP. The Gila River floodplain will be preserved as open space, and the steeper sloped areas will primarily include lower density residential uses, open space and a possible resort hotel. The drainage channels, while previously disturbed due to farming activity on the property, will be carefully planned to generally follow the natural drainage channels and will be engineered to appear natural as they meander through the Site and ultimately drain into the Gila River.

The CCAP land uses are organized with the highest density uses on flatter land and closest to major transportation corridors with densities transitioning internal to the Site. Commercial uses are located adjacent to Cotton Lane and Estrella Parkway for superior access and visibility. Higher density residential uses are clustered around commercial services and primary roadways to encourage walkability near activity centers and

community destinations. An approximate 30-acre Community Park is proposed within RIO 1900 and will be accessible to the public. A regional public trailhead is proposed at the confluence of the El Rio Trail and the Sarival Trail along the spine road between Cotton Lane and Estrella Parkway providing convenient access to the regional trail corridors within the Rio 1900 community. Five Neighborhood Parks are proposed within Rio 1900, all located along a linear park/open space corridor connecting all parts of the community together for pedestrians and non-motorized uses. Several additional Local Parks will be provided within the community so that virtually all residents are within an approximate ¼ mile walking distance of a developed park. Sensitivity to existing adjacent residents within the Estrella community was also considered, with compatible lower density uses proposed along the property perimeter where existing homes are located.

Exhibit 6: Conceptual Community Character Area Plan (CCAP) provides an example of how the Site may be developed at full build out in alignment with the Land Use Character Areas and the as defined in Section 3. While the specific land uses and proposed PAD zoning districts may shift following the flexibility provisions of the Land Use Character Areas, the conceptual CCAP carefully considers a balance of land uses and open spaces that reflect current market demands and coordinates with preliminary engineering reports and plans, traffic impact study, and a conceptual phasing approach. It is important to note that the CCAP is a concept only, and the actual development plans will be based on conformance with the regulatory framework established within the Rio 1900 PAD. For the envisioned zoning districts within each Land Use Character Area Schedule, please refer to Section 3. Densities will be based on several elements, such as the selected LUCA and PAD zoning district.

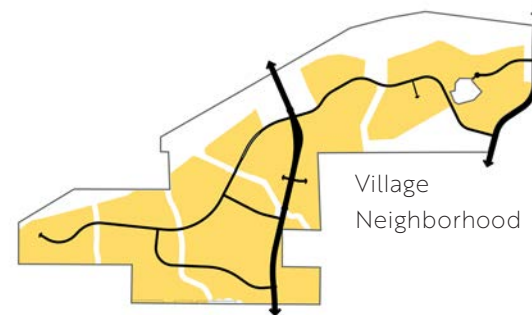
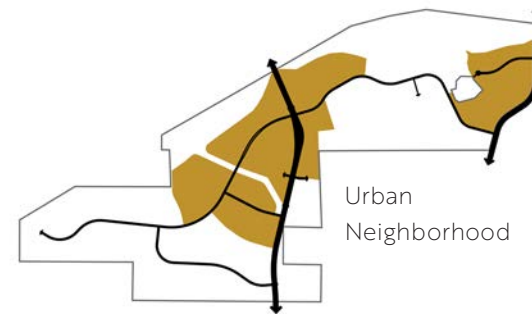
SUBMITTAL - JANUARY, 2026

4.1. Residential Uses

The residential components of the Rio 1900 PAD include a mix of low density residential uses permitted within the Estate Residential LUCA, traditional single-family and medium density residential uses permitted within the Village Neighborhood LUCA, and high-density residential uses permitted within the Urban Neighborhood LUCA.

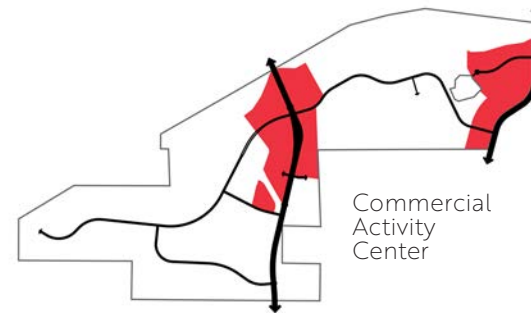
While there is some overlap between these LUCAs to provide land use flexibility, in general the higher density residential uses are proposed adjacent to the major transportation corridors and lower density residential is generally located in steeper terrain and adjacent to existing residential homes along the perimeter of the property. A majority of the property can be developed as traditional single-family and medium density residential, with some limitations as defined in the Character Area Maps and the regulatory development section of this PAD.

The Rio 1900 PAD calls for a maximum of 5,762 residential units, which represents a gross residential density of 2.97 du/ac based on the approximately 1,940-acre property. The overall unit count will be represented by a mix of various product types and densities ranging from as low as 1-2 du/ac detached single-family residential within the Estate residential LUCA to up to 20+ du/ac attached multi-family residential within the Urban Village LUCA.



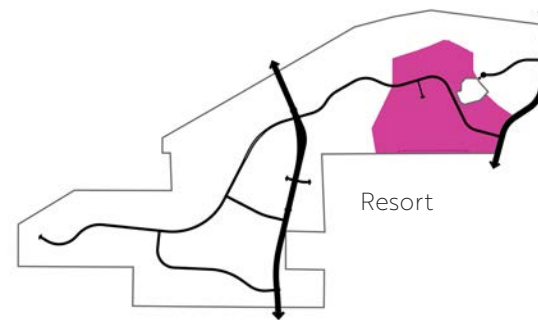
4.2. Commercial Uses

With several thousand residents planned within Rio 1900 community, the continued growth of Estrella to the south, and additional future residential development in the vicinity, Rio 1900 is well positioned to provide neighborhood and community commercial, retail, office, and employment services to support this growing population south of the Gila River. The proposed commercial parcels are located at the gateway to development south of the Gila along Cotton Lane and Estrella Parkway, the two major arterial roadways crossing the Gila River in this area. Up to 300 acres are available for commercial development within the plan under the Commercial Activity Center Character Area utilizing the C-0 PAD, C-1 PAD, and C-2 PAD zoning districts.



4.3 Resort Use

The Rio 1900 property has beautiful natural desert terrain and may be well suited to support a resort hotel within the southeastern portion of the Site. Ultimately, the market will determine if there is support for a resort hotel in this area. As such, the Resort designation is established to support all uses affiliated with a resort hotel facility.



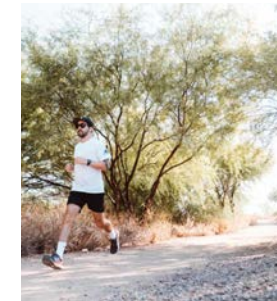
4.4. Parks, Trails, and Open Space

Rio 1900 is being planned with an emphasis on active and passive community open spaces to support a healthy and active lifestyle for all residents. Following the guidance of the City of Goodyear's Parks and Recreation Master Plan (PRMP) and the 2035 General Plan, Rio 1900 heavily focuses on trail connectivity to ensure all residents easily connect to a variety of open spaces within the community.

To accomplish this, 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. Additionally, 4 active park types will be provided, including a Community Park, 5 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.

Finally, 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. See [Exhibit 7: Park Coverage and Open Space Plan](#) for the general location of all open space types.

The following sections provide details on each trail, park and other open space types provided within the Rio 1900 community.



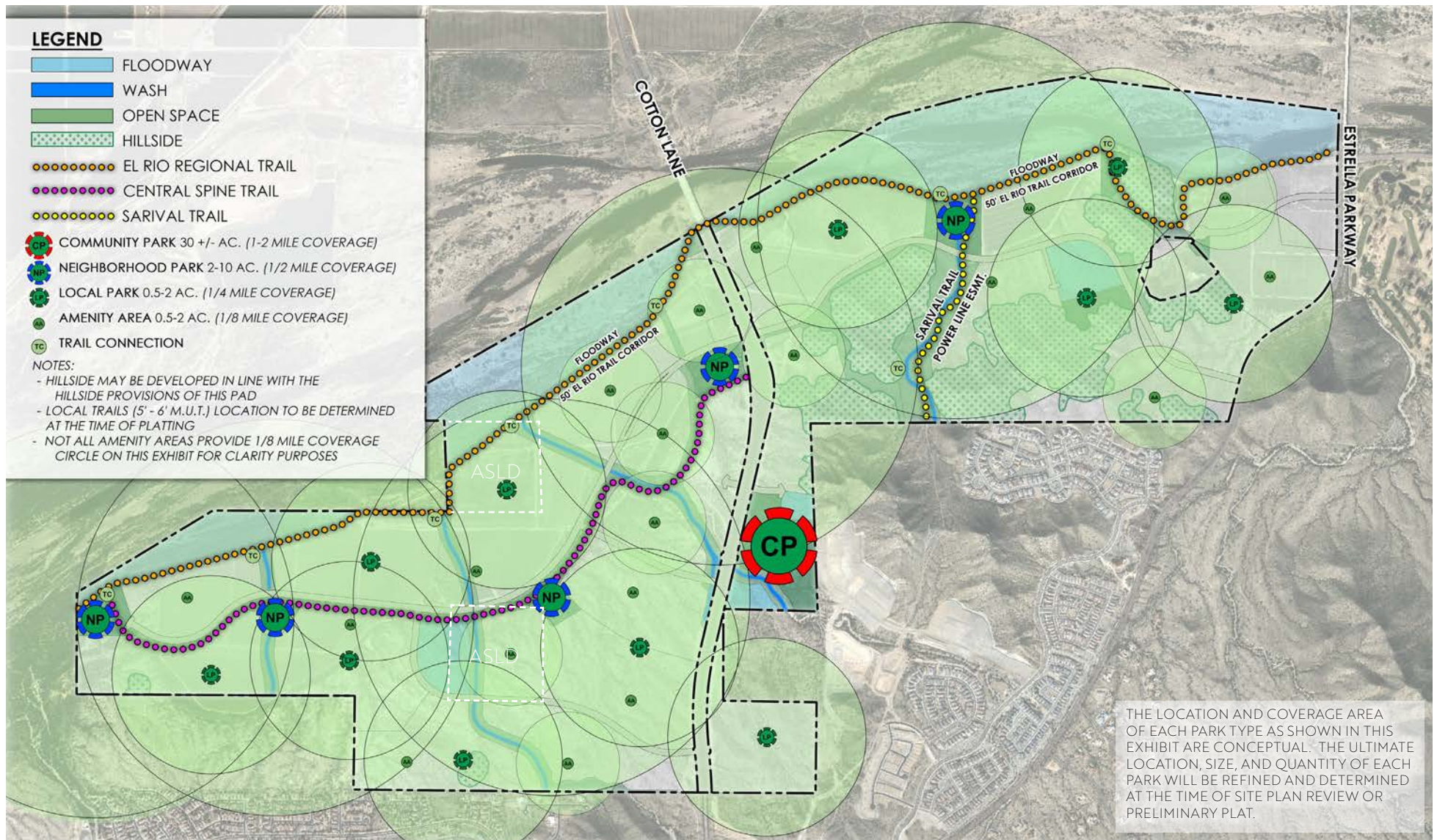


EXHIBIT 7: PARK COVERAGE AND OPEN SPACE CONCEPTUAL PLAN

4.4.a. El Rio Linear Park

The El Rio Design Guidelines and Planning Standards (El Rio DGPS) were established in 2015 and serve as a guide for the implementation of the El Rio Watercourse Master Plan. Specifically for the Rio 1900, the plan calls for an interconnected network of trails and pathways to encourage public use through ease of access.

Following this guidance, a 50-foot-wide El Rio Trail Corridor is proposed to extend across the Site along the south bank of the Gila River. Following the TR1 standards of the El Rio DGPS, the trail improvements will include a 12-foot-wide hard surface path and an adjoining 4-foot-wide natural path with landscaping and other improvements within the 50-foot-wide corridor.

See [Exhibit 8A: El Rio Linear Park Conceptual Section](#) for a graphic depiction of the proposed trail corridor and [Exhibit 8B: El Rio Linear Park Conceptual Plan](#) for a plan view of a segment of the trail corridor.

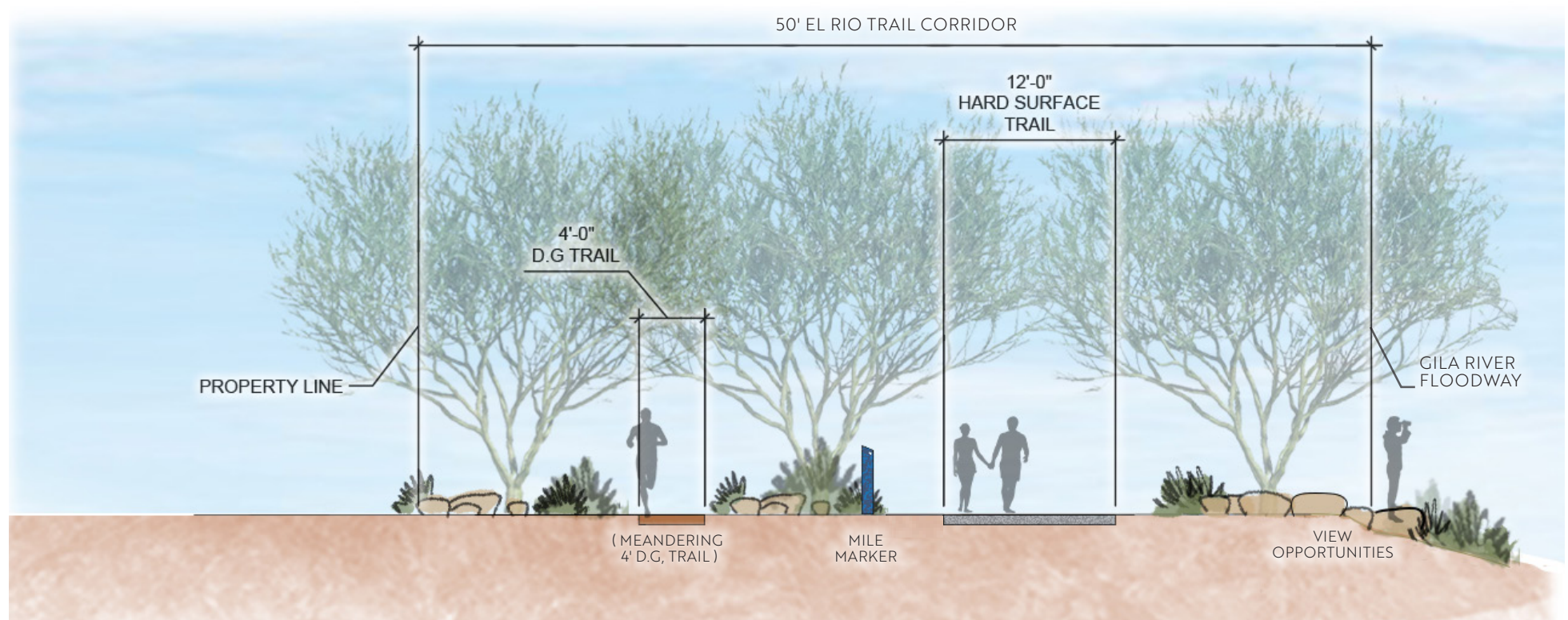


EXHIBIT 8A: EL RIO LINEAR PARK - CONCEPTUAL SECTION

While it is the intent that the El Rio Trail will meander within the 50-foot wide corridor, care will be taken to minimize areas where the primary trail is within 25' of existing or planned residential units to promote an appropriate transition zone between residential homes and active uses, particularly if there is a grade differential where the residential development is more than 1' below the grade of the trail.

Trail amenities such as natural or enhanced landscaping, benches, lighting, signage and mile markers will be provided. As noted in the City of Goodyear Parks and Recreation Master Plan 2023 (PRMP), signage and trail improvements will be clear and coordinated with off-site segments of the El Rio Trail to support consistent visual messaging to trail users. The design of the trail corridor will provide for open viewsheds to the Gila River and adjoining open spaces.

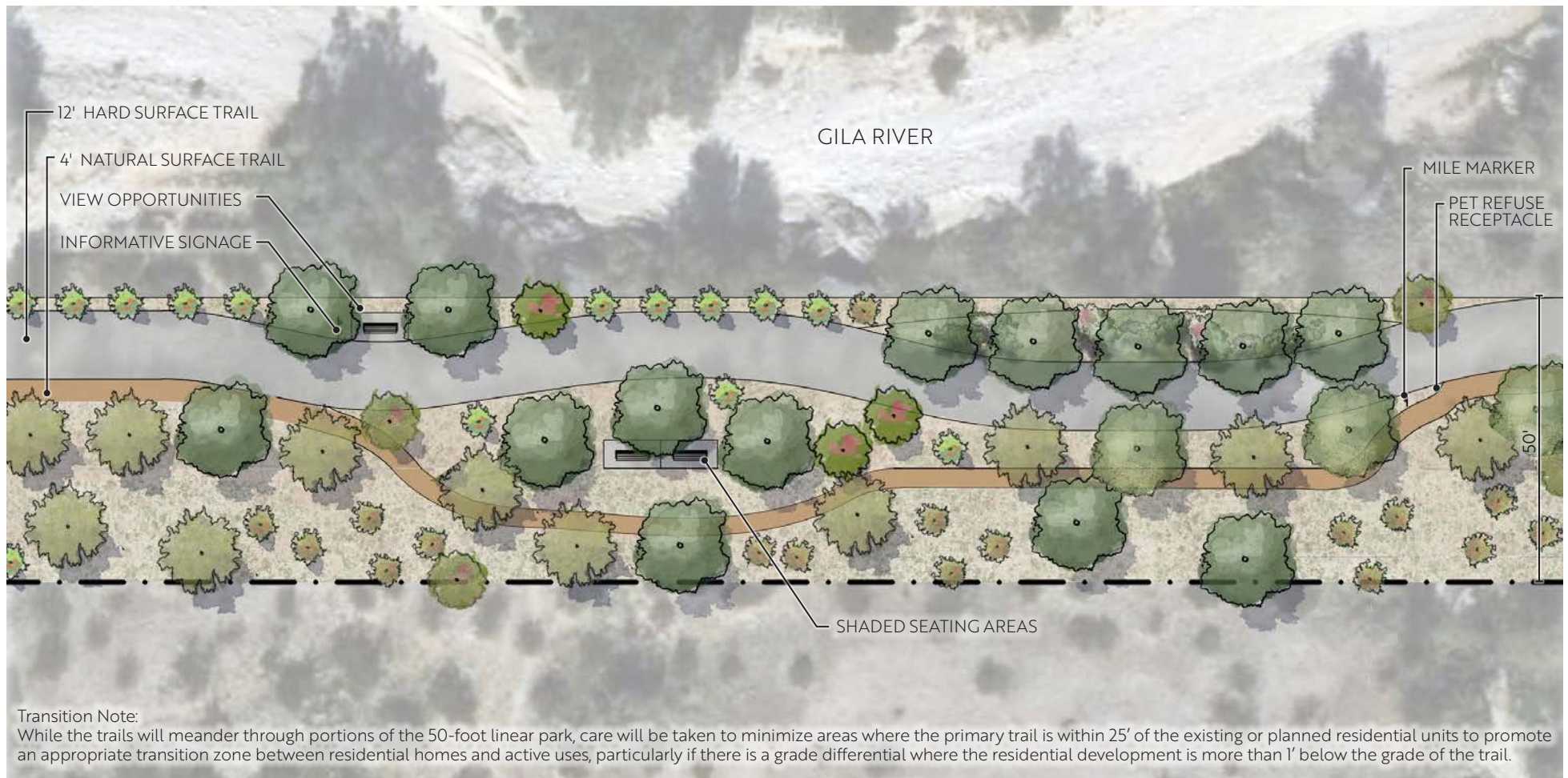


EXHIBIT 8B: EL RIO LINEAR PARK - CONCEPTUAL PLAN



4.4.b. Central Spine Linear Park Trail

In addition to the El Rio Linear Park, a central spine linear park trail will be incorporated through the center of the community, providing a highly visible and accessible linear open space system through the heart of the development.

This linear park trail will commence near the western edge of the community and generally follow the south side of the primary spine road in an east/west direction, with multiple connection points and activity nodes throughout. This linear park trail will extend through the community to Cotton Lane, where it will connect to a Community Trail on the east side of Cotton Lane with direct connection to the Sarival Trail and El Rio Trailhead. This linear open space system is intended to connect the community together creating the social network within the heart of the various neighborhoods.

This open space system will create a feeling of openness and connectedness for residents and visitors alike. Various trail connections and neighborhood and local parks will directly connect to the central linear park trail, centralizing recreational activities and creating a connected, social network where residents can gather and interact with one another throughout the various neighborhoods.

The central spine linear park trail corridor will vary in width to create the feeling of a sinuous open space corridor that naturally flows through the development, with a general width ranging from thirty to one hundred feet. The central spine trail will be incorporated through the linear park which may include an 8-foot hard surface path and/or a parallel 4-foot natural surface trail.

See [Exhibit 8C: Central Spine Linear Park Trail Corridor - Conceptual Section](#) and [Exhibit 8D: Central Spine Linear Park Trail- Conceptual Imagery](#).

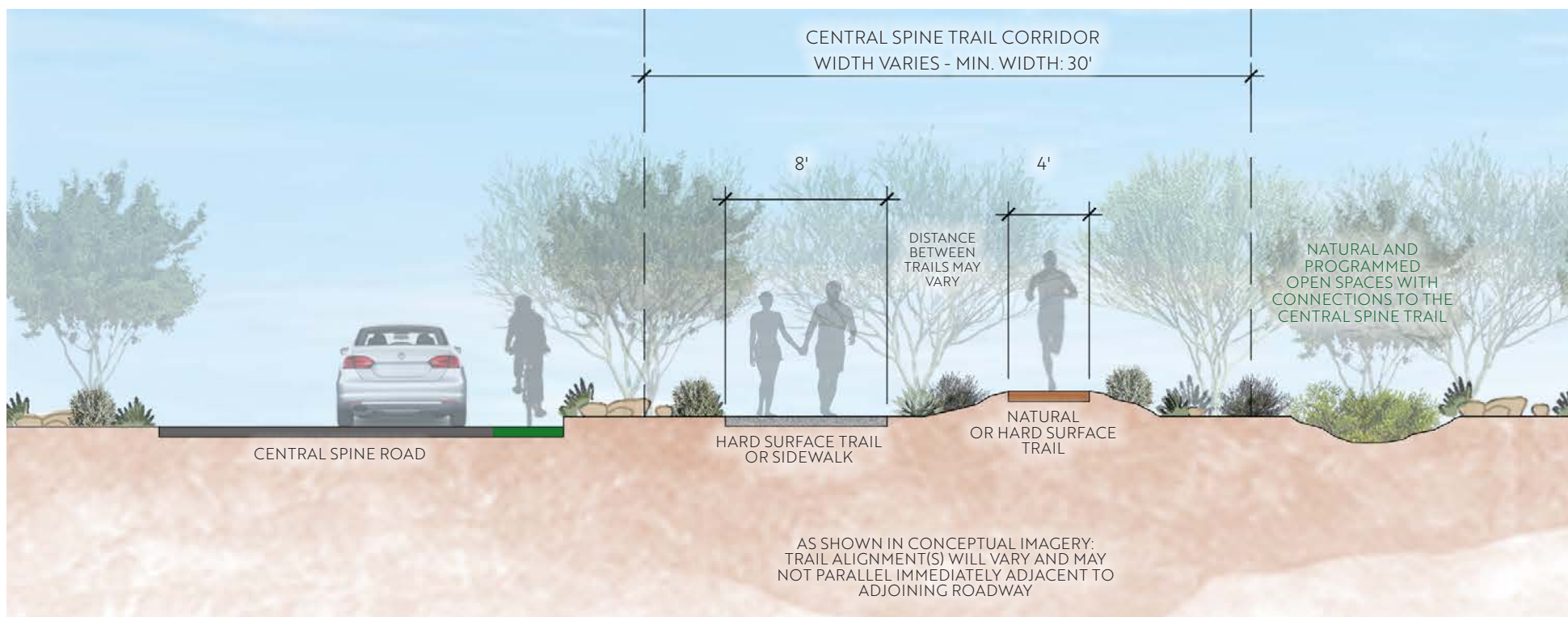


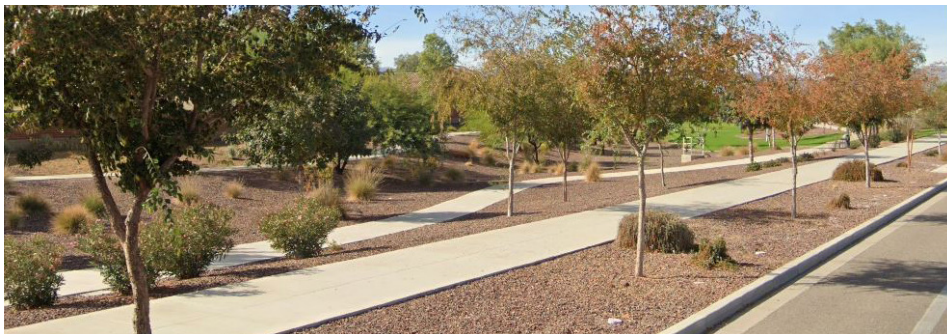
EXHIBIT 8C: CENTRAL SPINE LINEAR PARK TRAIL CORRIDOR- CONCEPTUAL SECTION



THE WIDTH OF THE CENTRAL SPINE LINEAR PARK TRAIL IS INTENDED TO VARY GREATLY AND GENERALLY BE BETWEEN 30' AND 100' WIDE. CONNECTIONS SHOULD BE PROVIDED FROM ADJOINING DEVELOPMENTS, IN THE IMAGE ABOVE, A SIDEWALK CONNECTION IS PROVIDED FROM A CUL-DE-SAC. AS SHOWN ABOVE, THE CENTRAL SPINE TRAIL SHOULD MEANDER AWAY FROM THE ADJOINING ROADWAY AT TIMES



SO LONG AS A CONTINUOUS TRAIL CONNECTION IS PROVIDED, THE DESIGN OF THE TRAIL(S) MAY CHANGE ALONG THE CENTRAL SPINE LINEAR PARK. AS SHOWN ABOVE, WHERE THERE IS A SIDEWALK PARALLEL TO THE ADJOINING ROADWAY, A NATURAL SURFACE TRAIL MAY BE PROVIDED.



AS SHOWN ABOVE, THE NATURAL SURFACE PATH MAY ALTERNATIVELY BE IMPROVED WITH A HARD SURFACE.



AS SHOWN ABOVE, WHERE A SIDEWALK IS PROVIDED ON THE OTHER SIDE OF THE ADJOINING ROADWAY THE CENTRAL SPINE TRAIL MAY VEER AWAY FROM THE R.O.W TO TRAVEL MORE CENTRALLY WITHIN THE LINEAR PARK.



WHERE THE CENTRAL SPINE TRAIL MEANDERS AWAY FROM THE R.O.W, CONNECTIONS MUST STILL BE PROVIDED AT KEY POINTS SUCH AS INTERSECTIONS. IN THE IMAGE ABOVE, THE TRAIL MEANDERS TOWARDS THE POND, AND THEN ATTACHES BACK TO THE SIDEWALK ALONG THE ROADWAY IN ORDER TO PROVIDE PEDESTRIAN CONNECTIVITY ACROSS THE INTERSECTION TO THE SOUTH AS WELL AS TO THE SIDEWALK THAT EXTENDS TO THE NORTH.

EXHIBIT 8D: CENTRAL SPINE LINEAR PARK TRAIL - CONCEPTUAL IMAGERY

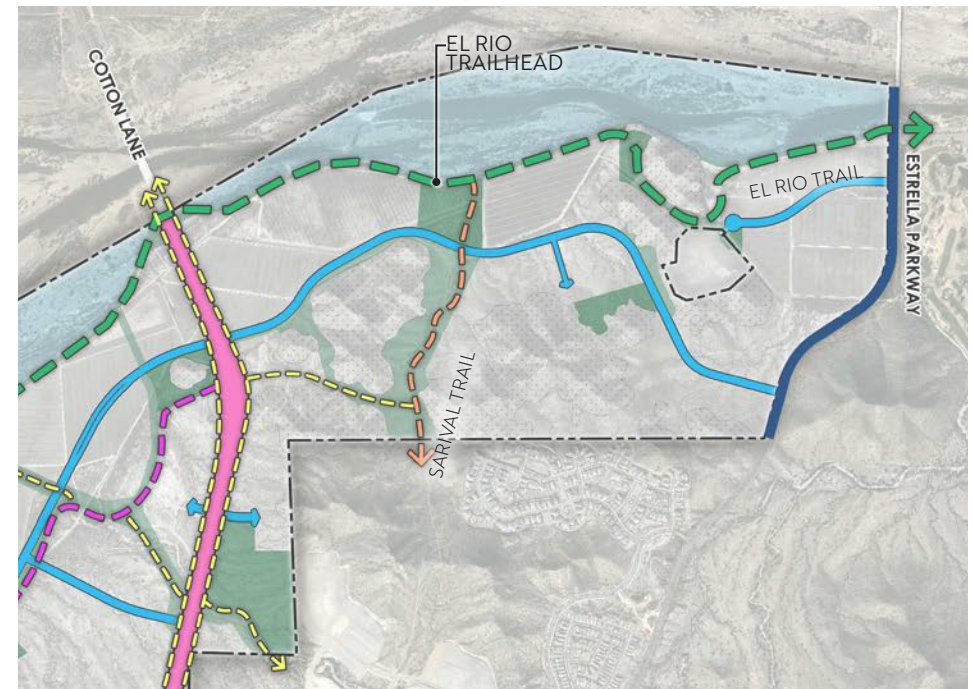
THIS CONCEPTUAL IMAGERY IS FROM SURPRISE AND SCOTTSDALE, ARIZONA. THE PROPOSED CENTRAL SPINE LINEAR PARK TRAIL MAY USE MORE NATURAL ADJOINING OPEN SPACES THAN SHOWN ABOVE, DIFFERENT AMENITIES, AND OTHER PARK IMPROVEMENTS.

4.4.c. El Rio Trailhead

An approximate 5-acre El Rio Trailhead is proposed at the confluence of the El Rio Trail and the Sarival Trail east of Cotton Lane within the existing powerline easement. The Trailhead may include parking spaces, benches and seating areas, drinking water, lighting, a shaded staging area, signage, and bike facilities.

The design of the trailhead facilities will be tailored to reflect a natural setting that is sensitive to the Gila River ecosystem. This trailhead will provide direct access to the regional trail amenities and will serve as a signature trailhead facility within the City of Goodyear for hikers, bikers, walkers, joggers, bird watchers, strollers, and anyone wanting to spend time in the outdoors.

The El Rio Trail corridor and Trailhead will connect users to other proposed uses and amenities within the Rio 1900 development, including but not limited to the Sarival Trail, wash corridor trails, internal linear open space corridor, pathways along Cotton Lane and Estrella Parkway, natural open spaces, the Community Park, and residential, civic, and commercial land uses.



LOCATION OF EL RIO TRAILHEAD



CONCEPTUAL TRAILHEAD IMAGERY



4.4.d. Community Park

As shown on [Exhibit 7, Park Coverage and Open Space Plan](#), a Community Park is proposed along Cotton Lane at the mid-access point to the community. Conceptual details for this park are shown in [Exhibit 9A, Community Park Conceptual Plan](#), though the final design will be determined and built by the City of Goodyear. While this location for the Community park is conceptually identified within the PAD document, the location can move as appropriate to serve the community based on final platting efforts.

The Community Park within the Rio 1900 development will incorporate approximately 30-acres and will be located to be highly visible and accessible for both Rio 1900 residents and the surrounding population the park will serve. Any proposed location will consider impacts to traffic, noise, and lighting within nearby neighborhoods, particularly during major events such as sports leagues and tournaments. The location should also provide for trail connectivity to the El Rio Trail and the Sarival Trail through a Community Trail alignment and should provide convenient vehicular, bicycle and pedestrian access to the park not just for Rio 1900 residents, but for all residents of the City of Goodyear.

The Community Park will include a variety of active amenities, which may include but not limited to disk golf course, playgrounds, interpretative nature-inspired play areas, pickleball courts, sand volleyball courts, multi-use athletic field(s), dog park, picnic areas, event lawn, restrooms, as well as passive spaces such as natural open space areas, shaded seating areas, landscaped areas and retention basins

The land for the park will be dedicated to the city to be developed as a public park. As this park will ultimately be designed and built by the City, the specific design and list of amenities, programming and services will be a collaborative effort between the developer and the City of Goodyear.

It is anticipated that the value of the land used for the Community Park may be counted towards satisfying portions of the \$16 million Cotton Lane Bridge repayment to The City.



COMMUNITY PARK CONCEPT NOTE: THE LOCATION AND LAYOUT SHOWN IN THIS EXHIBIT ARE CONCEPTUAL. THE ULTIMATE LOCATION, LAYOUT, AND AMENITIES WILL BE REFINED AND DETERMINED AT THE TIME OF SITE PLAN REVIEW. SEE SECTION 4.4.J FOR MINIMUM AMENITY REQUIREMENTS.

4.4.e. Neighborhood Parks

Neighborhood Parks will generally be between 5-10 acres in size, though each park will be sized and programmed appropriately for the area served. These parks are meant to serve residents within a $\frac{1}{4}$ - $\frac{1}{2}$ mile walk and will be connected by the Central Linear Spine Park, Community Trails and/or Local Trails. The general location of the 5 Neighborhood Parks are shown on [Exhibit 7, Park Coverage and Open Space Plan](#). While each Neighborhood Park may be programmed differently, they may be improved with amenities such as a sport court, playground, pool, open turf areas for multi-use sports fields, dog parks, ramadas, parking, etc. A minimum of one Neighborhood Park shall be programmed with a community pool. These parks will be scaled to be compatible with residential neighborhoods, so facilities such as lighting, parking, etc., if provided, will be scaled appropriately to not negatively impact the surrounding residential neighborhoods. [Exhibit 10A: Neighborhood Park Conceptual Plan](#) and [Exhibit 10B: Neighborhood Park Conceptual Imagery](#) shows an example of how a Neighborhood Park may be laid out and the type of amenities that may be included.



NEIGHBORHOOD PARK CONCEPT

NOTE: THE LOCATION AND LAYOUT SHOWN IN THIS EXHIBIT ARE CONCEPTUAL. THE ULTIMATE LOCATION, LAYOUT, AND AMENITIES WILL BE REFINED AND DETERMINED AT THE TIME OF SITE PLAN REVIEW. SEE SECTION 4.4.J FOR MINIMUM AMENITY REQUIREMENTS.

4.4.f. Local Parks & Amenity Areas

Local parks and amenity areas will range from .25 acres to 2 acres in size and are intended to serve homes within a 1/8 – ¼ mile walk, making them the most readily accessible parks within the community. These parks typically consist of smaller-scale active and passive amenities which may include small playgrounds, informal turf areas, shaded seating, barbeque areas, landscaping, retention basins and trails. In some cases, such as within gated rental communities, these may include higher-level amenities such as outdoor kitchens, pool and spa, dog park, clubhouse facilities, playgrounds, turf areas, etc. [Exhibit 11A: Local Park Conceptual Plan](#) and [Exhibit 11B: Local Park Conceptual Imagery](#) shows an example of how a Local Park may be laid out and the type of amenities that may be included. For the general location of all park types and approximate walking distance, see [Exhibit 7, Park Coverage and Open Space Plan](#). For a suggested list of appropriate amenities, See [Table 4, Open Space Amenity Matrix](#).



LOCAL PARK CONCEPT

NOTE: THE LOCATION AND LAYOUT SHOWN IN THIS EXHIBIT ARE CONCEPTUAL. THE ULTIMATE LOCATION, LAYOUT, AND AMENITIES WILL BE REFINED AND DETERMINED AT THE TIME OF SITE PLAN REVIEW. SEE SECTION 4.4.J FOR MINIMUM AMENITY REQUIREMENTS.



EXHIBIT 9A: COMMUNITY PARK CONCEPTUAL PLAN

LEGEND:

1. BASEBALL FIELDS
2. SOCCER FIELDS
3. PICKLEBALL COURTS
4. BASKETBALL COURTS
5. SKATE PARK
6. EVENT LAWN
7. SPLASH PAD
8. DOG PARK
9. PICNIC RAMADA
10. AMPHITHEATER
11. PLAYGROUND #1
12. PLAYGROUND #2
13. PLAYGROUND #3
14. RESTROOMS
15. PARKING
16. LOOP TRAIL
17. MAINTENANCE BLDG.

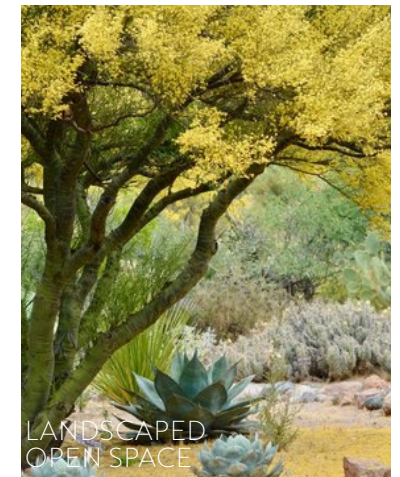
CONCEPTUAL IMAGERY:**EXHIBIT 9B: COMMUNITY PARK AND CHARACTER IMAGERY**



EXHIBIT 10A: NEIGHBORHOOD PARK CONCEPTUAL PLAN

LEGEND:

1. SOCCER OR MULTI-USE FIELD
2. PICKLEBALL COURTS
3. BASKETBALL COURT
4. PICNIC RAMADAS
5. TURF AREA
6. COMMUNITY TRAIL
7. PLAYGROUND #1
8. PLAYGROUND #2
9. TRAILHEAD
10. PLAZA AREA
11. PARKING
12. LANDSCAPING

CONCEPTUAL IMAGERY:

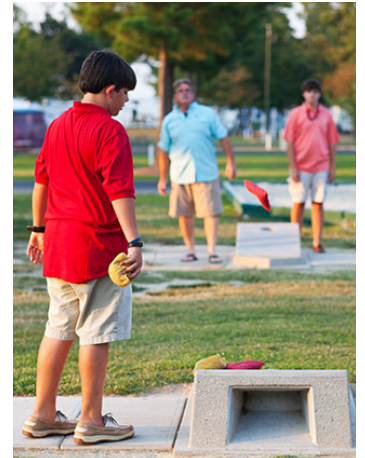


EXHIBIT 10B: NEIGHBORHOOD PARK CHARACTER IMAGERY



EXHIBIT 11A: LOCAL PARK / AMENITY AREA CONCEPTUAL PLAN

LEGEND:

1. RAMADA CENTER
2. TURF AREA
3. PLAYGROUND
4. FOUR SQUARE
5. TREE-LINED WALKWAY

CONCEPTUAL IMAGERY:



EXHIBIT 11B: LOCAL PARK/AMENITY AREA CONCEPTUAL IMAGERY



4.4.g. Trails

Rio 1900 will have a robust, inter-connected trail system comprised of 4 trail types, including the El Rio Regional Trail, Central Spine Trail, the Sarival Trail, Community Trails and Local Trails. [Exhibit 12, Conceptual Trail Cross Sections](#) highlights the various trail types, the width of the overall corridor and the trail improvements provided for each.

The largest trail type is the El Rio Regional Trail, which will include a 12' hard surface trail with an adjacent 4' natural surface trail within a 50-foot-wide corridor. Along with the trails, the 50-foot corridor will include landscaping, seating areas, signage, and other amenities. This trail will extend the entire length of Rio 1900, spanning over 3+ miles along the south bank of the Gila River.

The Central Spine Trail will run along the Central Spine Linear Park and will include an 8' hard surface trail and a 4' natural surface trail within a corridor that will range from approximately 30' to 100' in width. This trail will extend from the westernmost Neighborhood Park to Cotton Lane, where it will transition to a Community Trail east of Cotton Lane.

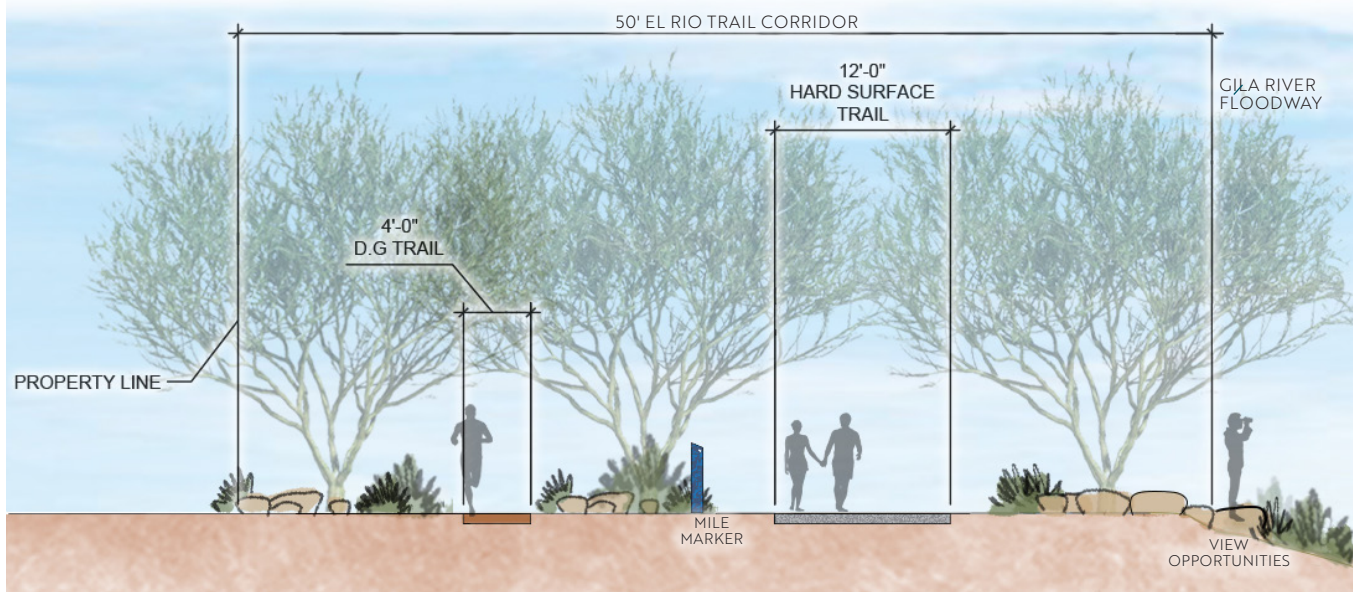
The Central Spine Trail generally follows the collector road through the western portion of the community. In order to avoid having 2 parallel sidewalks/trails adjacent to each other, the 8-foot hard surface trail or the 4-foot natural/hard surface trail may also serve as the required street sidewalk on the south side of the adjacent collector road and can be located all or partially within the ROW or anywhere within the minimum 30-foot-wide open space tract.

The Sarival Trail will be a natural trail within the existing powerline easement east of Cotton Lane. The Sarival Trail will connect to the El Rio Trail at the El Rio Trailhead on the north end, and to the existing/planned natural surface trails in the Estrella Foothills Community at the south end. This will provide for a regional north/south trail connection, connecting multiple communities from the Gila River to the Estrella Mountains.

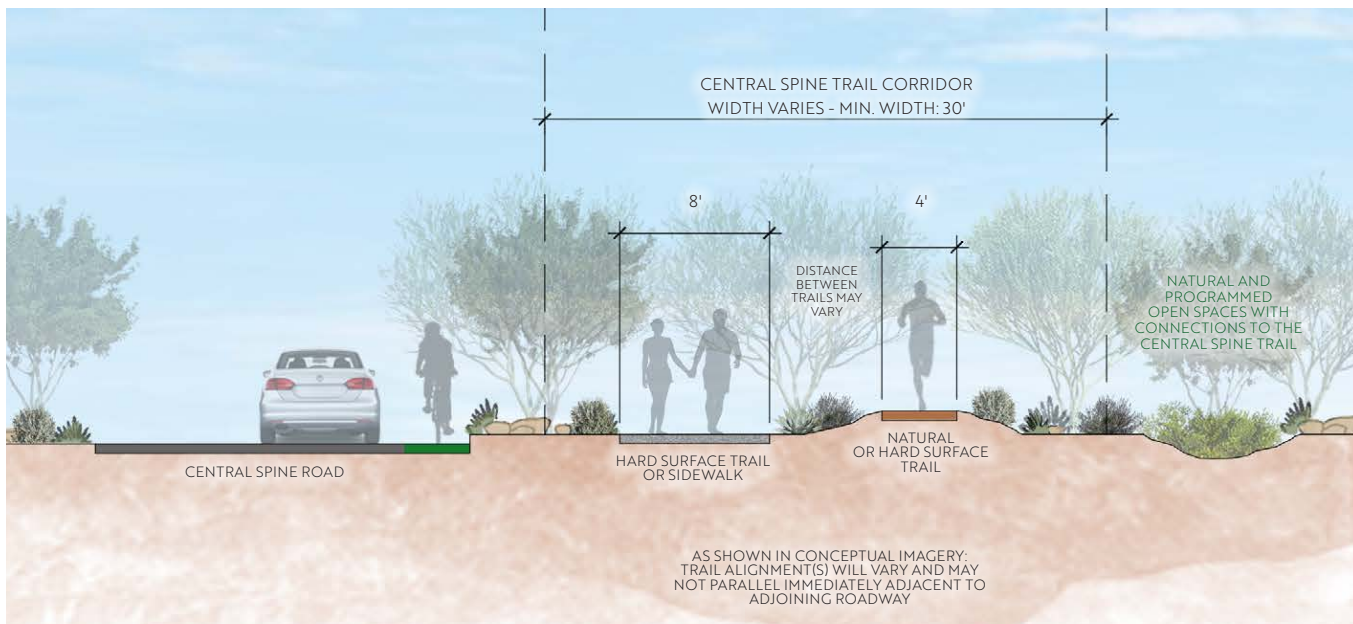
Community Trails will run adjacent and parallel to the primary drainage corridors running north to south through the community, and along Cotton Lane and Estrella Parkway. These trails will be 8' in width, may be natural or hard surface and will be provided within a 15'-20' dedicated trail easement. Note the trails/sidewalks adjacent to Cotton Lane and Estrella Parkway will be hard surface and will be included within the dedicated ROW. The Community Trails will generally connect from the south perimeter of the property to the El Rio Trail, providing multiple circulation connection points for non-vehicular travel through the community.

Local Trails make up the remainder of the comprehensive trail network. These include 4'-6' natural or hard surface trails integrated within the collector roadway system, and within and between Neighborhood and Local Parks, Schools, and community subdivisions. The location of these trails will be determined on a phased basis during the platting and/or site planning process and may include a mix of sidewalks within local street networks and dedicated trail corridors through open spaces within subdivisions.

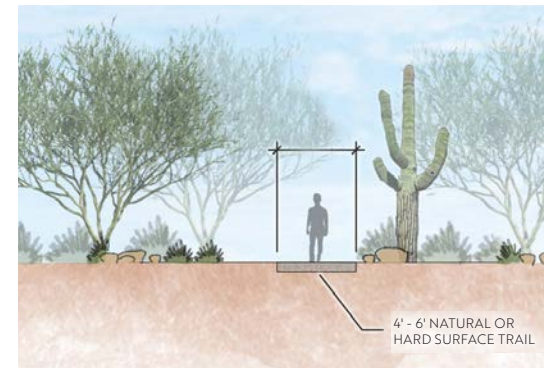
See [Exhibit 13, Bike, Pedestrian and Vehicle Circulation Plan](#) for the general location of all trail types, as well as [Exhibit 7, Park Coverage and Open Space Plan](#), and [Exhibit 12, Conceptual Trail Cross Sections](#).



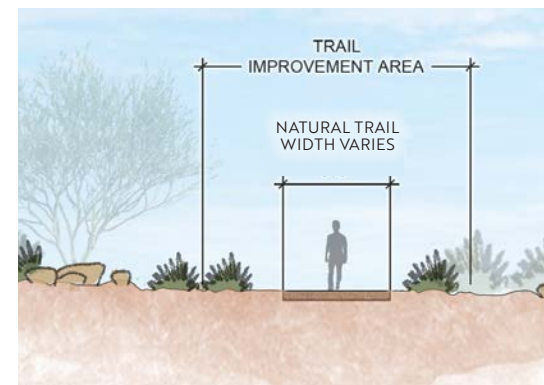
EL RIO REGIONAL TRAIL



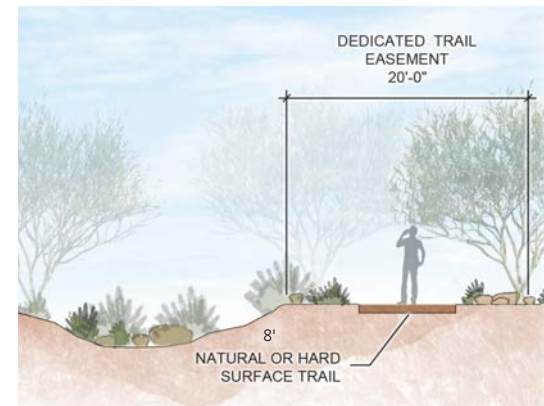
CENTRAL SPINE TRAIL



LOCAL TRAILS



SARIVAL TRAIL



COMMUNITY TRAILS

EXHIBIT 12: CONCEPTUAL TRAIL CROSS SECTIONS

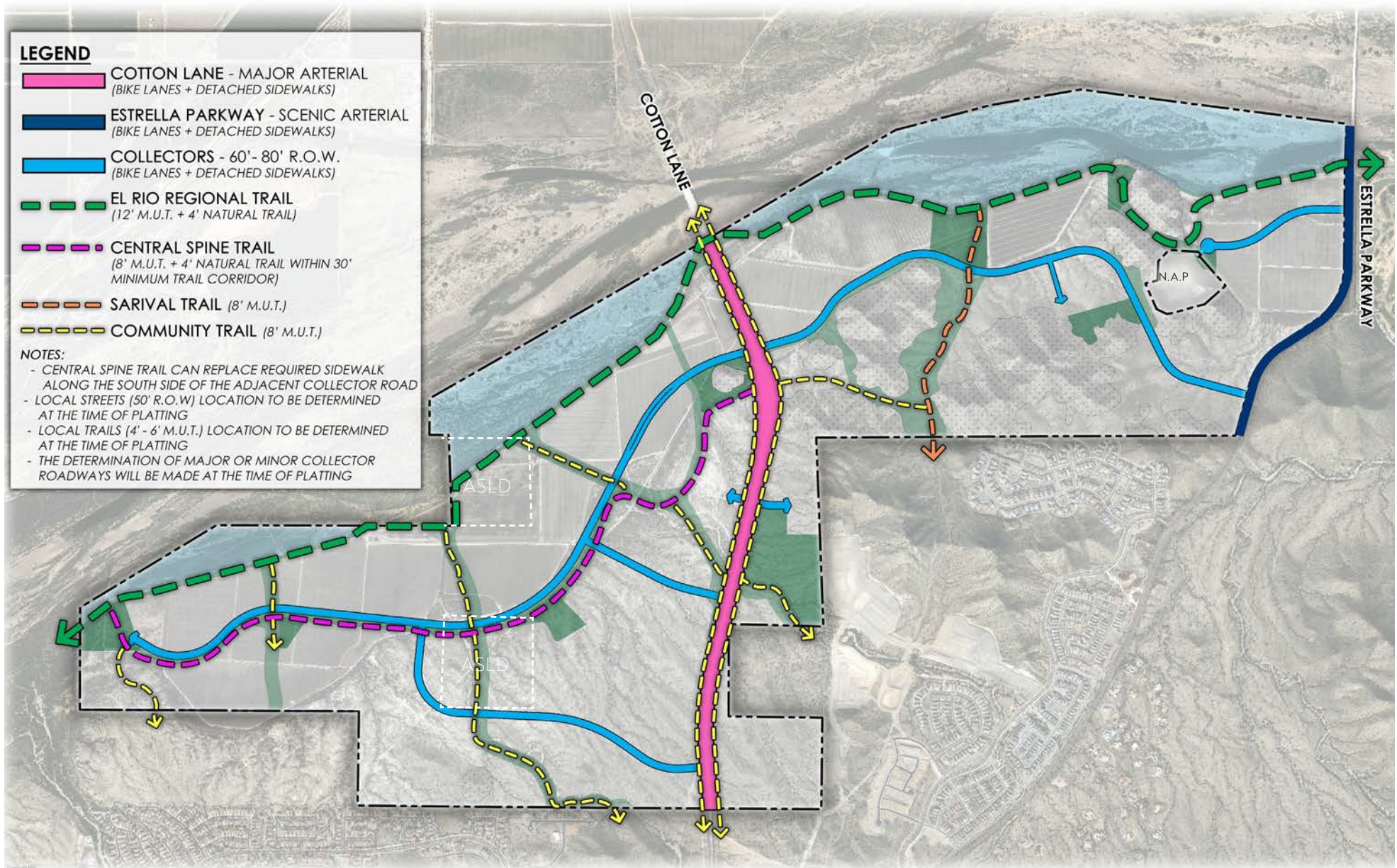
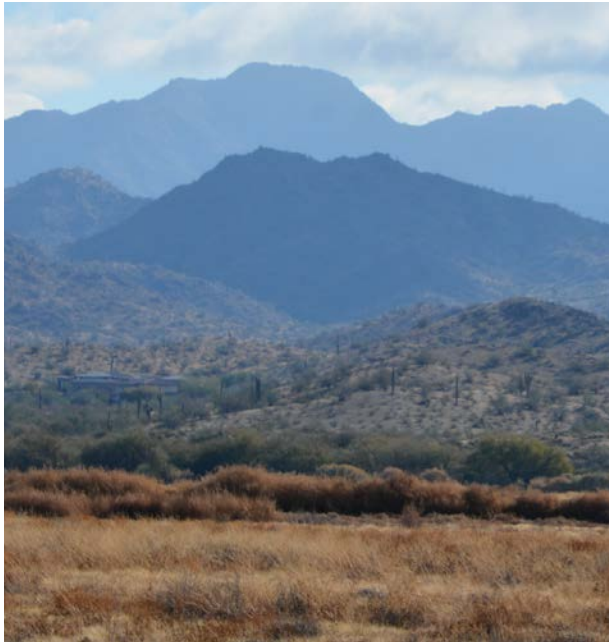


EXHIBIT 13: BIKE, PEDESTRIAN, AND VEHICLE CIRCULATION PLAN



4.4.h. Natural Open Space

The Rio 1900 property includes a diverse landscape, including a portion of the Gila River corridor, various natural and improved wash corridors, and steep-sloped areas, all of which make the property unique and special. Many of these areas should be protected, preserved, and celebrated where appropriate within the community. The Gila River defines the northern boundary of the developable area of the Site. While most of this area will remain natural, some revisions to the wider floodplain will accommodate new development, and the south bank of the river will be stabilized and improved with the El Rio Regional Trail and open space corridor for all to enjoy.

Steep-sloped hillside areas cover portions of the Site primarily near the southern perimeter of the property west of Estrella Parkway. Hillside areas provide opportunities for natural open space, trails, scenic overlooks, and low density residential and/or resort development. Section 6.2 provides Hillside Development Standards to balance development in these sloped areas to ensure the unique character of the terrain remains, while allowing some appropriate development within these areas. As a total, 50% of the hillside areas over 20% slope will be preserved as permanent open space, with the remainder permitted for sensitive hillside development.

There are several washes that flow generally from the southeast to the northwest across the Site. Most of these washes have been disturbed and/or modified by farmers to aid in capturing and diverting stormwater runoff within, around and through the farm fields on the property. A majority of these washes will be redesigned to carry off-site water safely and efficiently through the Site, and care will be taken to blend these corridors into the built environment as the project develops over time. Community Trails will be provided along these washes to connect residents to the El Rio Regional Trail, the Central Spine Trail, as well as to other open spaces, commercial, civic, and residential uses across the Site.

4.4.i. Passive Open Space

In addition to the active and natural open space areas, passive open spaces will play an important role for the community. Passive Open Spaces create opportunities for residents to calmly experience the outdoors both physically and visually. Passive Open Spaces may consist of perimeter landscaped setbacks or other landscaped areas, retention basins, entry features and perimeter street landscaping. These passive open spaces will provide visual relief to the developed areas and will be designed to enhance the overall character and beauty of the Site.



4.4.j. Open Space Amenities Matrix

Table 4, Open Space Amenities Matrix provides a matrix of open space amenities that may be included within each open space type, including Community, Neighborhood, and Local Parks, trail corridors, natural open spaces, hillside areas, and wash corridors.

This matrix provides flexibility for developers to choose from a variety of improvements to include in each open space type, while ensuring a broad mix of amenities is provided within the overall community.

This matrix is not intended to be exhaustive, or regulatory, there may be various other amenities that are not provided within the matrix that are appropriate for each open space type. This is intended to serve as a general guide for the types of amenities that may be appropriate for each open space type.

Table 4: 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 5.

Table 5 below establishes the minimum number of amenities that is required for each open space type. For example, a larger Community Park should have more amenities than a much smaller local park. Also, the amenities provided at a Local Park should not attract residents from outside a ¼ mile walking shed. As an example, if public parking, restrooms, and a sport field are provided at a Local Park, the park may become too busy for the immediate surrounding residents to rely on it as an available open space to enjoy.

Note that certain amenities listed on Table 4 do not count as amenities for purposes of meeting the requirements listed in Table 5, including retention basins, native planting, landscaping, parking, and natural desert land. Additionally, multiple items of the same amenity within a park cannot be counted more than once. For example, if 2 pickleball courts are provided within a park, that accounts for 1 amenity per the table below.

Table 5: Amenity Requirements by Open Space Type

Open Space	Min. # of Open Space Amenities
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	2 amenities every 1/4 mile (1,320 feet)
Natural Open Space	0
Improved Wash Corridors	2
Undeveloped Hillside Open Space	0

4.4.k. Comparison/Compatibility with the General Plan and Parks Game Plan

Rio 1900 has been carefully planned to integrate the open space and trail guidance of the Goodyear 2023 Parks and Recreation Master Plan (PRMP) and the 2035 General Plan. Both documents focus heavily on trail improvement and interconnectivity of trails across the City. Rio 1900 proposes several miles of trails which will connect to existing and future planned off-site trails. Approximately 600 acres of parks, trail corridors, washes, and natural open spaces are included in Rio 1900.

The proposed Community Park will provide a variety of amenities and will be accessible to the public by vehicle, bike, and foot, and the proposed El Rio Trailhead will serve as a regional public trailhead. The Neighborhood Parks and Local Parks will ensure that each resident is within an approximate ¼ mile from a park. As guided for by the PRMP and General Plan, the proposed open space and trails programming provide a connected balance of a variety of open space types evenly across the Site.



4.5. Transportation / Circulation

Transportation and multi-modal connectivity are critical aspects of the Rio 1900 community. Providing safe and convenient opportunities for vehicles, bicycles, pedestrians, and other modes of travel to accommodate users of all levels is important to the overall health, safety and mobility of a diverse community. The Rio 1900 plan includes a layering of various transportation options, including roadways, bicycle lanes, sidewalks, and a comprehensive trail system, all interconnected to provide various options for residents, workers, and visitors to circulate throughout the community.

4.5.a. Cotton Lane

Cotton Lane is designated as a major arterial in accordance with the City of Goodyear's 2023 Transportation Master Plan. A major arterial is designed for vehicular mobility over moderate trip lengths and is generally designed at-grade with 6 traffic lanes, bicycle lanes, detached sidewalks, a raised median, and landscaping within a 130-foot cross section. Cotton Lane is partially built through Rio 1900 with 1 lane in each direction. To the north, the Cotton Lane Bridge has been constructed over the Gila River with 4 lanes and a wide center median to allow for expansion to its ultimate 6-lane configuration. South of the property, Cotton Lane transitions back to 4 lanes as it enters the Estrella community. The City has a current CIP project underway to expand Cotton Lane from 2 lanes to 4 lanes through Rio 1900 to serve current regional traffic needs.

The Rio 1900 development will provide for Cotton Lane improvements adjacent to the property on a phased basis as the project is developed over time in accordance with an approved traffic study and City requirements.

4.5.b. Estrella Parkway

Estrella Parkway is designated as a Scenic Arterial per the City's Transportation Master Plan. Scenic arterials are designed to transport vehicular traffic, but also to act as the City Center loop gateway for residents, workers, and visitors. Estrella Parkway, adjacent to Rio 1900, is designed as an at-grade roadway with 4 traffic lanes, and will include bicycle lanes, detached sidewalk, and a raised, landscaped median within a 150-foot cross section. The additional right-of-way allows for enhanced landscaping to ensure an inviting environment along the scenic corridor. Estrella Parkway is partially built adjacent to Rio 1900, with 4 travel lanes, bicycle lanes on both sides and a raised center median with landscaping. No curbing or detached sidewalks are constructed and will be provided along the west side of the road when Rio 1900 is developed on a phased basis.

4.5.c. Collector Loop Roads

Rio 1900 will provide for major and minor collector roads based on the traffic impact analysis. Major collector roads carry lower traffic for shorter distances while providing direct access to adjacent homes and commercial activities. Major collectors provide 4 traffic lanes, bicycle lanes, a raised median, and 2 detached sidewalks within an 80-foot cross section. Minor collectors also carry limited through traffic and provide property access, but with lower volumes than a major collector. Minor collectors will have 2 traffic lanes, bicycle lanes, and at-grade median, and detached sidewalks within a 60-foot cross section. The major and/or minor collector roads will be constructed on a phased basis as the project develops in accordance with an approved traffic study for each phase of development. The precise location and classification of major and minor collectors will be determined through an approved traffic impact analysis.

4.5.d. Bike Lanes

All arterial and collector roads within the development will include bicycle lanes within the designated right-of-way to provide for a convenient alternative mode of travel to the automobile. Additionally, the El Rio Trail will be designed as a 12-foot multi-use trail that will support bicycles as well as other modes of non-vehicular travel.

4.5.e. Pedestrian Circulation

All arterial and collector roads within the development will provide detached sidewalks to provide for safe and convenient pedestrian movement throughout the community. All local residential streets will provide for attached or detached sidewalks with the possible exception of residential streets within the Estate Residential LUCA, where a rural street section may be supported based on the low-density nature of the development. Pedestrians can also use the comprehensive trail system for another layer of mobility, including the El Rio Trail, Central Spine Trail, the Sarival Trail, the Community Trails and the Local Trails throughout the community.

See [Exhibit 13, Bike Pedestrian, and Vehicle Circulation Plan](#) for the location of these trails and roadways. (Local Trails are not shown in Exhibit 13 as the locations will vary based on the phased development of individual neighborhoods)





4.6. Utilities and Infrastructure

4.6.a. Water

Rio 1900 is proposing a water transmission and distribution system to provide water service and fire protection to the development. The water transmission and distribution system design will follow the criteria presented in the City of Goodyear Design Standards and Policies Manual, and the City of Goodyear Integrated Water Master Plan. The proposed water transmission and distribution system may receive water service from a possible on-site water campus, if needed, with connections to the existing 20 and 30-inch water mains in Cotton Lane and the existing 16-inch water main in Estrella Parkway. Additional details of the water distribution system are available within the Rio 1900 Water Master Plan.

4.6.b. Sewer

Rio 1900 is proposing a sewer collection system to provide sewer service to the development. The sewer collection system design will follow the criteria presented in the City of Goodyear Design Standards and Policies Manual, August 2017. The proposed sewer collection system will flow by gravity into one of 3 proposed lift stations. The proposed lift stations will pump sewer flows through force mains to the existing 157th Avenue Wastewater Treatment Plant. Additional details of the sewer collection system are available within the Rio 1900 Wastewater Master Plan.

4.6.c. Drainage

According to the Maricopa County, Arizona, and Incorporated Flood Areas Flood Insurance Rate Map (FIRM) panel numbers 04013C2145N, 04013C2605N, & 04013C2625N, the Rio 1900 site falls within Special Flood Hazard Area (SFHA) Zones A, AE, and X.

Three major washes cross the Site and are delineated as FEMA SFHA Zones A and AE. Minor washes also impact the southern and western boundaries that are not delineated as SFHAs. All offsite flows generally travel across the Site from southeast to northwest and ultimately outfall to the Gila River, which bounds the Site along the north boundary. Where necessary and appropriate, engineered channel design will be implemented to re-route flows through the Site to their historic outfall. Engineered channels will be carefully designed to blend with the surrounding landscape and take on a natural appearance.

The Site is adjacent to the Gila River, and it is understood that the construction of this development requires a Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR) for the anticipated impacts to the currently effective Special Flood Hazard Areas (SFHA). The impacts include encroachments and fill placement within the existing floodplain due to the proposed lot layout. However, the proposed lot layout will not encroach into the effective regulatory floodway.

Furthermore, finished floor elevations will be designed with a minimum of 1 foot of freeboard above the adjacent water surface elevations (WSE) within Gila River based on the proposed conditions prepared in the CLOMR. Erosion Hazard Setbacks (EHS) will be proposed as part of the CLOMR and adequate scour protection will be installed where lots are within the EHS line in accordance with Arizona Department of Water Resources Flood Warning and Dam Safety Section's State Standard for Watercourse System Sediment Balance.

Onsite flows will be collected within local streets and collector roads and conveyed to scuppers and/or catch basins leading to various retention basins throughout the Site. Retention basins will be designed to retain the runoff from the 100-year, 6-hour event for the drainage areas contributing

to them, with the exception of retention basins adjacent to the washes. Those basins will be designed for the increase in post-development flow or first flush, whichever is greater in these areas. A waiver will be obtained, if necessary, in support of this approach.

Retention basins will be designed to have a maximum ponding depth of 3 feet, with an additional 1 foot of freeboard, and will be designed in coordination with the landscape architect to allow for aesthetically pleasing and hydraulically efficient multi-use facilities. Additionally, the basins will be designed to drain within 36 hours following the end of a storm event by percolation or bleedoff and, if needed, drywells.

4.6.d. Dry Utilities

Rio 1900 will utilize existing dry utilities along Cotton Lane and Estrella Parkway to serve the Site. If capacity is not available additional improvements will be made to supply the Site based on needs of the development and working with each dry utility company.

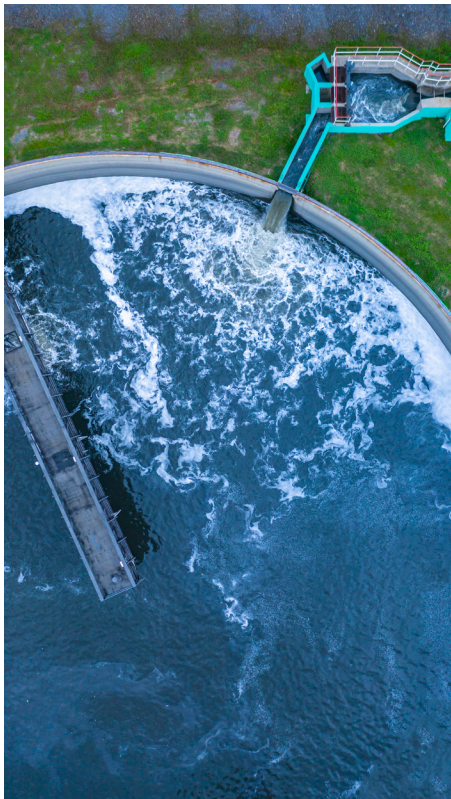
4.6.e. Infrastructure Phasing

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.

4.6.f. Infrastructure Master Reports

Rio 1900 includes, by reference, infrastructure master reports for water, wastewater, drainage, and transportation (individually, "Master Report," or collectively, "Master Reports") that provide the guidance for infrastructure to assure that the development can be reasonably accommodated in an orderly fashion. Ultimate infrastructure improvements will be based on actual subdivision plats and development plans.

Updates to a Master Report may be required by the City's Director of Engineering or designee, to the extent reasonably necessary, to address significant changes made to the land use and infrastructure assumptions originally approved in a Master Report. Additionally, if an approved Master Report provides sufficient analysis and detail, and development shown on a preliminary plat or site plan is equal to or less intense than that assumed in the Master Report, the City's Director of Engineering or designee may waive the Preliminary Report requirement.



4.7. Public Facilities

4.7.a. Schools

In 2004, an Agreement of Understanding was recorded between the Buckeye Union High School District #201 (BUHS), Liberty Elementary School District #25 (LES) and the King Ranch Project, now referred to as Rio 1900. This agreement outlines that certain fees per residential dwelling unit will be provided to BUHS and that 2 school sites will be donated to LES. [Exhibit 6, Conceptual Community Character Area Plan](#) identifies 2 potential school sites on the property, though the precise size, number of schools, and location are conceptual and will be coordinated with the School District.

Rio 1900 will follow the provisions of this agreement or as all parties may agree to amend in order to appropriately respond the current and future school needs within the Rio 1900 community.

4.7.b. Fire Station

Rio 1900 is proposing a site for a Fire Station to serve the community and surrounding area. The proposed site is approximately 4 net acres in size and is centrally located just east of Cotton Lane along the collector road accessing the Community Park. This site was proposed based on its central location for the community and superior access to a future signalized intersection at Cotton Lane. The final approval of any proposed fire station site rests solely with the Fire Chief.

4.7.c. Water Campus

If needed, Rio 1900 will provide a water campus to provide adequate water pressures and flows to the development. The exact details of the potential water campus and design requirements are still being discussed with the City of Goodyear. A potential water campus design would be anticipated to include water storage, a booster pump station, a well, and possibly a water treatment system. The capacities of the water campus appurtenances will follow the City of Goodyear Design Standards and Policies Manual, August 2017, and the City of Goodyear Integrated Water Master Plan 2016. Additional design details for the water campus are available within the Rio 1900 Water Master Plan.



4.8. Goodyear General Plan Conformance Analysis

The Site is designated by the 2035 General Plan's Land Use Map as Neighborhoods and Open Space and partially overlaid by the Farm Focus Area and the Aggregate Mining Overlay. All proposed land uses of Rio 1900 align with the Applicable Zoning Districts identified by the General Plan for the Neighborhoods and Open Space Land Use designations. It should be noted that the Applicant has filed a Minor General Plan Amendment to modify 33-acres of land within the ASLD property from Open Space to Neighborhoods in an area outside the Gila River floodway that is more suitable for residential development. It is anticipated that this GPA will be approved prior to the PAD being approved.

Chapter 9 of the 2035 General Plan establishes suggested Development Standards to guide future development. Many of these suggested Development Standards have been incorporated into Rio 1900 as Design Guidelines to ensure the function and appearance of the Site meet the expectations of the community and the goals of the General Plan.

The 2035 Goodyear General Plan assigns goals to Chapters 3-8. These Chapters guide for Goodyear to be Livable & Connected (Ch. 3), Inclusive & Diverse (Ch.4), Healthy & Sustained (Ch.5), Resilient & Safe (Ch. 6), Prosperous & Innovative (Ch.7), and Responsive & Accessible (Ch.8). Following each of these goals the General Plan provides several policies or guidelines that proposed developments may follow in order to accomplish the respective goal.

Listed below are the most applicable goals of the General Plan and a summary of how Rio 1900 meets and/or exceeds the goal.



Livable and Connected

Goal LC-1: A compatible mix of land uses that foster a high quality of life in a distinctive way that is unique to the city.

Rio 1900 provides for a mix of urban, suburban, and rural residential densities and housing types throughout the Site. The Land Use Character Areas (LUCAs) allow for land use resiliency and flexibility while still supporting an appropriate mix of densities and product types, ensuring diversity of housing product to serve a variety of lifestyle choices for residents. Higher densities and intense land uses are permitted closer to arterial roadways or where only a short connection from the proposed collector roadway is needed to get to an arterial. As shown on the LUCA exhibits, the higher density and more intense land uses are not permitted next to the existing single-family homes to the south. The lower density and less intense land uses are permitted across the Site including where they are adjacent to existing single-family residential to the south.

The overlapping nature of the LUCAs promote flexibility and creativity while the regulations of each LUCA protect existing and future residences from incompatible land uses.

Goal LC-2: A stable approach to growth that is well managed and distributed to meet or exceed the quality of existing development and equitably address the needs of existing and future residents, businesses, and visitors.

The growth that will result from Rio 1900 will be sustainable and will provide a substantial improvement to the public infrastructure and services. The roadway and infrastructure improvements outlined in this document will support the proposed development and enhance the quality of life for surrounding residents. Rio 1900 will provide a fire station, 2 dedicated school sites, new and expanded public roadways, water and

sewer infrastructure, and establish new trail corridors and public open spaces. These improvements will be provided by the developer and will support the Rio 1900 residents as well as members of the surrounding community.

The Site is located on an existing arterial and is about a ten-minute drive away from Interstate 10 and State Route 303. This location is supportive of the proposed development as existing infrastructure is in place and will be further enhanced and extended as part of site development.

Goal LC-4: All areas of Goodyear become complete neighborhoods.

Rio 1900 will manifest as a complete neighborhood and enhance the “completeness” of nearby neighborhoods. The LUCA approach is structured to provide for a diverse and flexible plan, allowing for a variety of neighborhood appropriate commercial land uses near the Cotton Lane and Estrella Parkway. These commercial uses as well as the schools, services, parks, and open spaces will contribute to the completeness of Rio 1900 by ensuring an appropriate balance of non-residential uses to support the residents living within and surrounding the community. The many trails, sidewalks, and roadways throughout the Site will further connect residents to the existing commercial uses located south in the Estrella Community. These proposed connectivity improvements will give existing Estrella and future Rio 1900 residents greater accessibility options to existing and proposed commercial uses and public spaces and thus will create and strengthen residents’ experience of a diverse community with an appropriate blend of uses.



Inclusive and Diverse

Goal ID-1: Vibrant, equitable, and diverse neighborhoods recognized as being “a home for everyone,” each with their individual character yet connected and integrated into a cohesive Goodyear.

Rio 1900 supports “aging in place” to create “a home for everyone,” by providing for diverse housing types as well as multi-modal options which include walkways that meet applicable standards of the Americans with Disabilities Act (ADA). Under the proposed Land Use Character Areas (LUCAs), senior housing and assisted living are permitted across the majority of the Site including areas next to commercial services and open spaces.

Goal ID-2: A range of housing types, price points, and sizes meet the needs of all ages, incomes, and lifestyles.

Rio 1900 allows for a variety of housing types and lots sizes to include large estate-style single-family homes, small single-family lots for first time homeowners or for single or two-person homes, townhomes for those who desire fewer yard maintenance responsibilities, as well as attached multi-family units and detached build-to-rent multi-family units. Each of these residential types and sizes appeal to residents of vastly different ages, income levels, and lifestyles or stages



Healthy & Sustained

Goal HS-1: A comprehensive, connected, and accessible parks, open space, and recreation system serves existing and future residents by contributing to the community's social, economic, and environmental quality.

Rio 1900 meets HS-1 by providing a balance of diverse open spaces, including passive and active open spaces, Local and Neighborhood Parks, a 30-acre Community Park, and several miles of public trails. In particular, the 30-acre Community Park will serve existing and future residents who live within and outside of Rio 1900. This Community Park is strategically positioned adjacent to Cotton Lane where it is highly visible and accessible not just for Rio 1900 residents but for the entire community, while also ensuring that traffic for major activities and events do not negatively impact adjacent neighborhoods.

Goal HS-3: A healthy community with access to active lifestyle and mobility opportunities.

As shown on [Exhibit 13, Bike, Pedestrian and Vehicle Circulation Plan](#), detached sidewalks and bike lanes will be provided on both Estrella Parkway and Cotton Lane as well as on all proposed Collector Roadways within the Rio 1900 site. Additionally, to meet the goals of the Parks and Recreation Master Plan 4 main trails will follow along wash corridors to connect Rio 1900 and Estrella residents as well as users along Cotton Lane, to the 50-foot wide El Rio Trail corridor. This trail system will connect to the proposed Central Spine linear park and trail, various neighborhoods, active and passive local and neighborhood parks, the community park, and multi-family and commercial areas to ensure the community provides access to an active and mobile lifestyle.



Resilient & Safe

Goal RS-5: A safer, more livable community.

A strong sense of community fosters a safe environment where residents watch out for each other. Rio 1900 promotes a strong sense of community by locating Local Parks as close as within 1/8th to 1/4 of a mile to most residents as well as larger Neighborhood Parks and a Community Park. Reduced lots sizes and setbacks support the placement of homes closer to the roadway to allow for "eyes on the street," which supports safety through passive community surveillance. The network of detached or off-road trails promote a safer alternative for pedestrians and bicyclists to travel where there is more separation from drivers.



4.9 Consistency with Zoning Ordinance Section 1-3-1-D-3

Consistency with the goals, objectives, policies and future land use map of the General Plan. Consideration of current market factors, demographics, infrastructure, traffic, environmental issues, and if conditions have changed significantly since adoption of the General Plan.

See Section 4.8 Goodyear General Plan Conformance Analysis.

Suitability of the physical and natural features of the subject property for the uses permitted in the proposed zoning district.

As outlined in Section 4. Community Plan Elements, the proposed Conceptual Character Area plan (CCAP) observes the existing natural and built features of the Site and proposes land uses suitable around and in conjunction with those natural and built features. Natural and passive open spaces are proposed to be located within wash areas and within the flood zones associated with the Gila River.

Compatibility of all potential uses with the surrounding uses and zoning in terms of land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

As outlined in the submitted Traffic Impact Analysis and within the Preliminary Drainage, Water, and Sewer Reports sufficient infrastructure will be provided as part of the proposed development of the Site. Sections 4.5 and 4.6 provide further details on proposed roadways, utilities, and other infrastructure.

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

As outlined in Section 3.1.C, 3.1.G, careful considerations have been made to ensure appropriate land uses are provided at the perimeter of the Site. Said Sections ensure that similar scale residential lots will be developed next to existing surrounding residential uses or provide a minimum of a 100-foot buffer. Per Section 4.8, Goal LC-4, the proposed land uses will work with surrounding existing land uses to create and reinforce complete neighborhoods.

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

The proposed PAD provides a variety of land uses; however, the greatest difference from the existing PAD is that the proposed development standards allow for a greater diversity of housing types to be developed across the Site. Housing diversity is specifically supported by a number of General Plan goals including Goals ID-1, ID-2.

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

Section 2.4 describes the existing site conditions, including transportation and utilities. Sections 4.5, 4.6, and 2.7 discuss the proposed transportation and utility improvements as well as the proposed dedication of 2 school site and a fire station site. The submitted Preliminary water, sewer, and drainage reports as well as the Traffic Impact Analysis outline the approximate demand that will be created for these infrastructures and how the proposed development will accommodate the demand.

Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided. As outlined in Section 4.8, Goal LC-2 the Site is located on an existing arterial and is about a ten-minute drive from Interstate 10. The location of the Site is supportive of the proposed development as existing infrastructure is in place and will be further expanded as part of development.

General public's concerns (further evaluation will come from the public review process)

Information will be provided in response to this review criterion as part of the public review process.

Whether the amendment promotes orderly growth and development; Section 4.8 outlines how the proposed rezoning promotes orderly growth and development.

Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public. A main component of this rezoning is the amount of proposed public and connective open space. The applicant team has worked closely with the City including representatives of the Parks and Recreation Department to ensure that the goals of the new City of Goodyear Game Plan (Parks and Recreation Master Plan) are met. This includes providing a Community Park that is approximately 30-acres in size, a signature 3-mile public trail along the Gila River, and several miles of additional trails. These connected open space improvements should vastly and positively enhance the general health of Goodyear Residents.



5. REGULATORY DEVELOPMENT STANDARDS

The regulatory development standards for the Rio 1900 PAD provide the regulatory zoning provisions 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 underlying Zoning District, except as modified by this PAD.

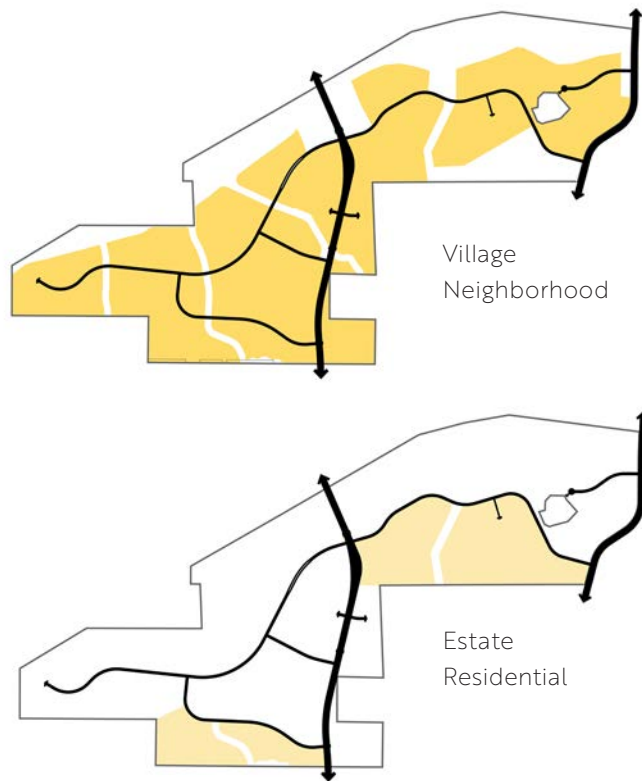
If there is a conflict between language or provisions within this PAD and the City's Zoning Ordinance or Design Guidelines, the language or provisions within this PAD shall prevail.

5.1. Single-Family Residential Permitted Uses & Development Standards

5.1.a. PAD Zoning Districts Permitted within ER and VN LUCAs:

For the ER LUCA, the AU and RI-10 PAD Zoning Districts are permitted.

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



5.1.b. Unique ER LUCA Requirements & Limitations:

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

5.1.c. Permitted Uses within ER and VN LUCAs:

All permitted uses within the ER and VN LUCAs 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 and VN LUCAs 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 may 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.
9. The Interior Suite defined above shall be considered an Accessory Dwelling Unit (ADU) for purposes of Arizona Revised Statute (ARS) ADU requirements.

5.1.d. Development Standards for the ER & VN LUCAs:

All development standards for the ER and VN LUCAs shall conform to Table 6 page in accordance with the PAD Zoning District selected for each development project

Table 6: Development Standards: Estate Residential and Village Neighborhood LUCAs

	Estate Residential Districts		Village Neighborhood Districts					
	AU PAD	R1-10 PAD	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)	43,560	10,000	7,000	5,500	4,500 4,000	2,800 1,700	3,200 2,400	7,200
Minimum Lot Width (ft)	150	80	70 65	55 50	45 40	35 20	40	72
Minimum Lot Depth (ft)	N/A	125	100	100	100	85	80 55	100
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	35	35	30
Maximum Building Coverage	20% 40%	40% 55%	45% 60%	60% 65%	60% 70%	75% 80%	60% 70%	40% 65%
Minimum Building Setbacks (ft)								
Front (1) (2)	20	10	10	10	10	10	5 (2)	10
Front facing garage (5)	20	20 18	20 18	20 18	20 18	20 18	20 18	20 18
Side	15	10 5	5	5	5	0 (3)	0	5
Total both sides	30	20 10	15 10	15 10	15 10	0 (3)	10	15
Street Side (2)(4)	30	20	15	10	10	10	10	20 10
Rear	50	30	25 20	20 15	20 15	15 10	15 10	20 15
Development Standards								
Open Space % (of net area) (6)	0	10%	12	15	15	15	15	15
		17% min. with 8.5% usable open space	17% min. with 8.5% usable open space					
(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 of the Rio 1900 Planned Area Development Regulatory Document for regulations on minimum open space requirements.								



**Justification for Deviations
within ER and VN LUCA Development Standards:**

**Minimum Lot Width
(R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD)**

The minimum lot width reductions for the PAD districts are a result of new and innovative product types that are being developed by various homebuilders to support buyer demand and promote a broad mix of product types within the Rio 1900 project.

Additionally, larger portions of the Rio 1900 property are constrained, including the Gila River, steep sloped areas, wash corridors, utility easements, and other site constraints, while the required infrastructure and development cost to support the project are significant. In order to balance the project opportunities and unique site constraints, a slightly smaller average lot size is justified to ensure a high quality master planned community with an appropriate mix of residential units, parks and other active and passive open space, interconnected trail system including the El Rio Regional Linear Park, and non-residential uses to support the community.

**Minimum Lot Area and Lot Width Reductions
(R1-4 PAD, R1-A, R1-C)**

The reduction in minimum lot area is directly tied to the reduction on minimum lot width, with justification as defined above.

**Maximum Building Height
(R1-A PAD, R1-C PAD)**

The modest increase in the maximum building height is to comfortably allow for 2 and 3-story product with a variety of pitched or flat rooflines and to ensure there is sufficient height for adequate roof top mechanical screening where necessary.

**Minimum Lot Depth
(R1-C)**

The proposed reduction in lot depth for the R1-C district is justified by the typical product type provided by homebuilders for a cluster development. Most auto-court or green-court product types fit on a lot that is much shallower than a traditional single-family lot, with a standard cluster lot size at 40'x 55', and this deviation supports this attractive and innovative product type which is anticipated to be in demand within the Rio 1900 development.

**Maximum Building Coverage
(AU PAD, R1-10 PAD, R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD, R1-C PAD, R-2 PAD)**

Maximum building coverage can be an impediment to product creativity and can also discourage single-story homes. With lot sizes getting smaller based on buyer preferences, and product types becoming more innovative in terms of floorplan and layout, including RV garages, interior suites, accessory dwelling units, etc., Rio 1900 encourages creativity by providing an increased maximum building coverage allowance, promoting greater flexibility and creativity for homebuilders and homebuyers when it comes to options for their home.

**Front Facing Garage
(AU PAD, R1-10 PAD, R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD, R1-C PAD, R-2 PAD)**

The purpose of a 20' front facing garage setback is to ensure cars parking in the driveway do not block or overhang on the sidewalk or street. Since public streets require sidewalks, and most sidewalks are 1'-2' inside the right-of-way, allowing for an 18' setback from the right-of-way, and a minimum 20' from the back of sidewalk is an appropriate deviation to address the issue.

Side Yard Setback Total Both Sides (R1-10 PAD, R1-7 PAD, R1-6 PAD, R1-4 PAD)

With lot sizes trending slightly smaller and to promote more innovative product types as well as encourage more single-story product, a consistent side yard setback across most lot sizes at 5' minimum and 10' combined is appropriate and promotes a consistent requirement of ten feet of separation between homes.

Rear Setback (R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD, R1-C PAD, R-2 PAD)

Rio 1900 will be providing an abundance of open space. The goal is to provide all homes access to open space and trail connectivity within a 1/8 to ¼ mile walking distance. The overall open space program encourages and offers residents ample opportunities for outdoor recreation throughout the development. At the same time, the reduced rear setback allows greater flexibility for siting different home products on each lot size while not requiring homebuyers to purchase additional lot area they may not want or need.

Open Space (R1-10 PAD, R1-7 PAD, R1-6 PAD, R1-4 PAD, R1-A PAD, R1-C PAD, R-2 PAD)

Rio 1900 will provide an abundance of open space, well beyond the traditional requirements per the Goodyear Zoning Ordinance.

In accordance with the Parks, Trails, and Open Space Plan, many of the open spaces and amenities will be connected and shared by multiple neighborhoods and subdivisions rather than isolate amenities within individual subdivisions. While a particular park or open space amenity may not be directly within an individual subdivision, it may be immediately adjacent or within a short walk. Rather than require each subdivision to meet individual standards, the requirement for each subdivision has

been reduced, but the overall open space requirements will exceed City standards. Per Table 3.2.3-A of the City of Goodyear Zoning Ordinance, the total residential open space requirement ranges from 12% to 15% depending on the residential district. Rio 1900 is proposing a minimum of 17% total open space for residential development, exceeding the highest requirements within the Zoning Ordinance. Additionally, Section 3-2-3-C.b.ii of the Goodyear Zoning Ordinance requires a 5-acre park within a ¼ mile walking distance of all dwelling units. This standard is equivalent to a 5-acre park for approximately every ¼ section, or 160-acres of residential development, which equates to an average of just over 3% usable open space per Goodyear Zoning Ordinance. Rio 1900 will provide a minimum of 50% of the total designated open space (or 8.5% of residential development) as usable open space for all developable residential uses within the community. This will far exceed the City's requirement for usable open space and shall include the Community Park, Neighborhood Parks, Local Parks, Amenity Area, El Rio Regional Park, Central Spine Linear Park, trail corridors and other active amenities within the community.

The Open Space Plan as part of this PAD demonstrates how the overall open space program and spacing will be organized from a master planned perspective. This wholistic master planning approach, rather than a focus on individual subdivisions, will promote a much more comprehensive and connected open space system for the benefit of all Rio 1900 residents.



5.2. Multi-Family Residential Permitted Uses & Development Standards

5.2.a. PAD Zoning Districts Permitted within UN LUCA:

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

5.2.b. 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.

5.2.c. Development Standards:

All development standards for the UN LUCAs shall conform to Table 7 in accordance with the PAD Zoning District selected for each development project.

5.2.d. UN Multi-Family 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

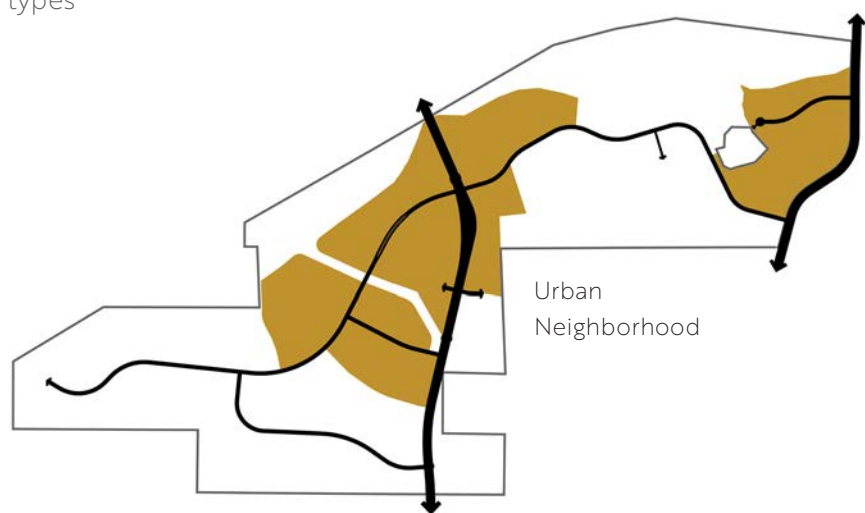


Table 7: Development Standards: Urban Neighborhood LUCA

Standard	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)	25- 30(2)	30	40
Accessory Building (ft)	12	12	12
Max. Building Coverage	50%	50%	50%
Minimum Building 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)	30- 20	30	30
Minimum Building Setback From Existing Single Family Use (I)			
Building Height 20 feet or less (ft)	20	30	30
Building Height between 20-30 feet (ft)	50- 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:			
(I) 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'.			

Justification for Deviations within UN LUCA Development Standards

Max. Building Height (MF-12 PAD)

The MF-12 district is generally intended for single-lot, detached build-to-rent communities. Many developers are now providing 2-story options, and 25' would not allow for a 2-story option, thus the proposed increase to 30' in height, similar to the MF-18 district. Within the MF-12 district, the 30' height would only apply for buildings with pitched roofs. Buildings with flat roofs shall have a maximum height of 25'.

Rear Setback (MF-12 PAD)

As stated above, the MF-12 is generally intended for detached, build-to-rent communities. These are generally single-story, sometimes 2-story, but consistent with single-family residential development. Rear yards setbacks for similar single-family residential is 15'-20', so a 20' setback is consistent with comparable 1-2 story single-family residential development.

Setback from Single-Family Zoning District

Since MF-12 is typically designated for build-to-rent communities with 1-2 stories maximum, it is justifiable that perimeter setbacks are general consistent with single-family residential development, so 20' setback for building heights up to 20' and 30' setback for building heights up to 30' is consistent and actually exceeds perimeter standards for single-family residential development.



5.3. Commercial Activity Center (CAC) and Civic Uses (CU) Permitted Uses & Development Standards

5.3.a. PAD Zoning Districts Permitted within CAC and CU LUCAs:

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

5.3.b. Permitted Uses:

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

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.

5.3.c. Development Standards for the CAC and CU LUCAs:

All development standards for the CAC and CU LUCA shall conform to Table 8 based on the PAD Zoning District permitted and selected for each applicable development project.

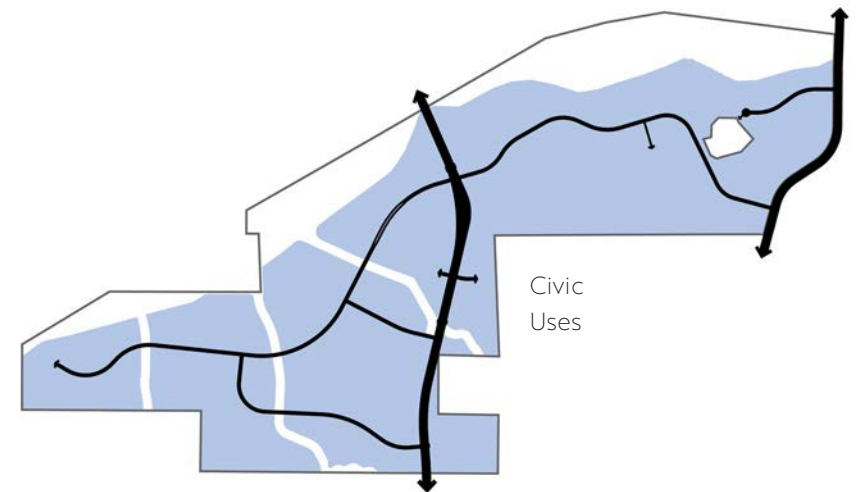
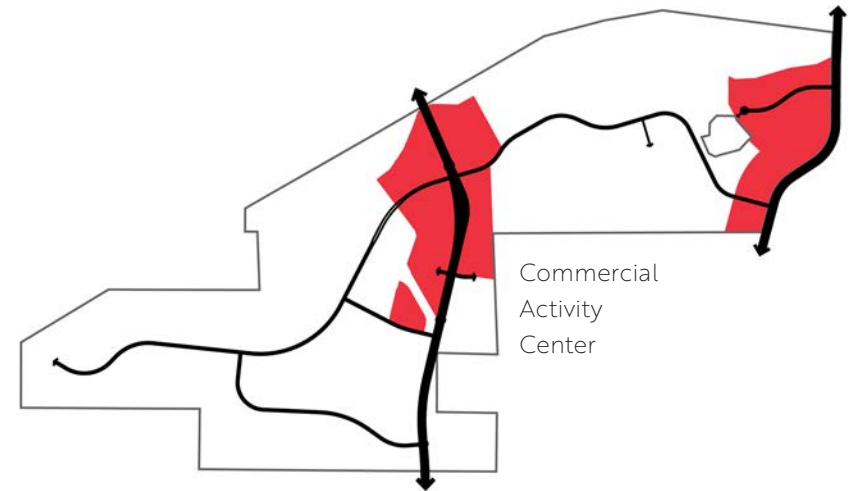
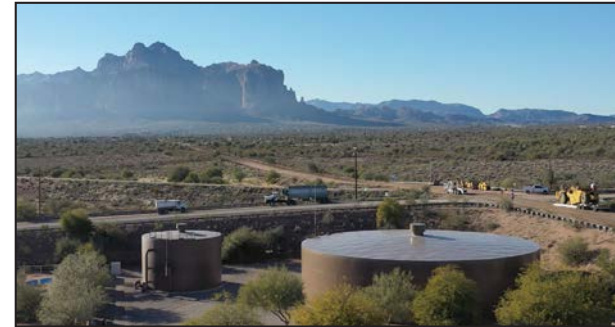


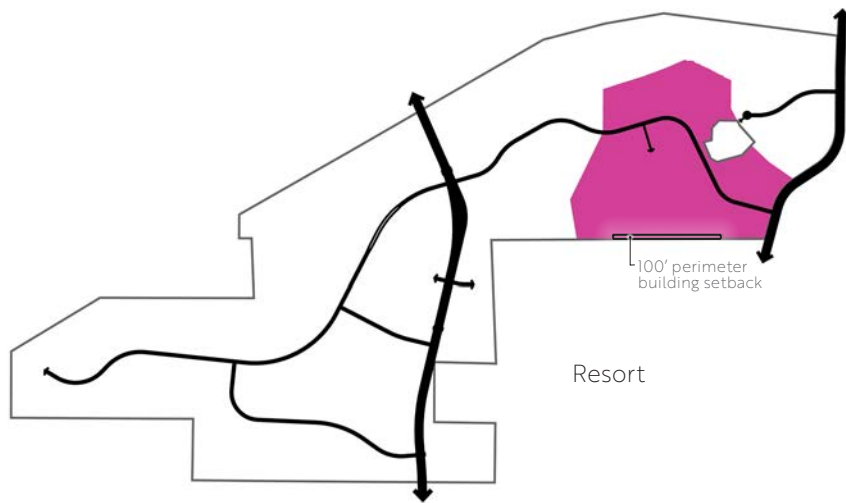
Table 8: Development Standards: Commercial Activity Center and Civic Uses LUCAs

	CAC Districts (I)			CU Districts (I)
	C-O PAD	C-1 PAD	C-2 PAD	PFD PAD
Minimum Net Site Area (sf)	6,000	10,000	10,000	None
Minimum Lot width (ft)	60	150	150	None
Maximum Height (ft)	30	30	56	40
Maximum Building Coverage	50%	50%	50%	None
Minimum Building Setbacks (ft)				
Front	30	30	30	None
Side	20	20	N/A	None
Rear	20	20	N/A	None
Street Side	30	30	30	30
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.				



5.4 Resort District Permitted Uses and Development Standards

As detailed below, a limited and customized list of permitted uses has been selected from the City's C-2 Zoning District for the Resort Character Area.



5.4.a. 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.

5.4.b. 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.

5.4.c. 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.

5.4.d. Development Standards:

All development standards for the Resort District LUCA shall conform to the C-2 PAD standards of Table 9.

Additional Setback Standards Along Southern Perimeter:

In addition to the standards defined within Table 9, a one-hundred foot (100') perimeter building setback shall apply to the southern perimeter of the Resort District where existing homes within Estrella are within one hundred feet (100') of the Resort District boundary.

Table 9: Development Standards: Resort LUCA

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.	



5.4.e. 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

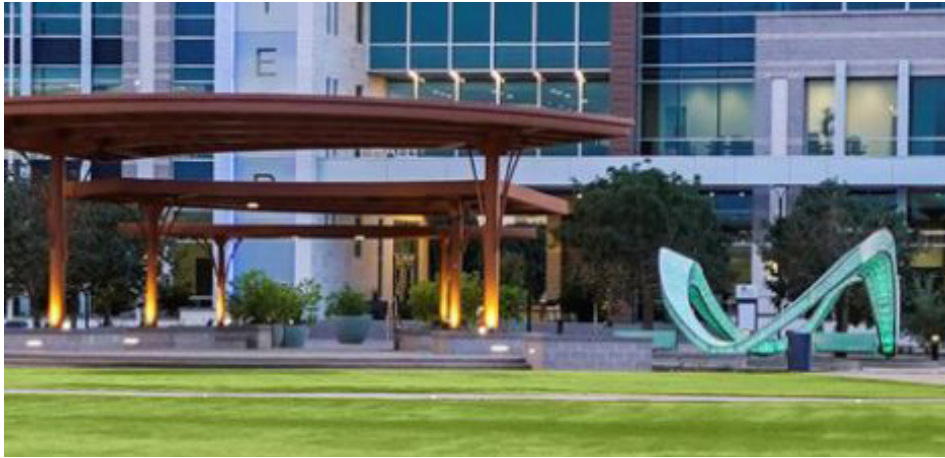
The project shall operate as a full-service hotel or resort, providing on-site staffing, concierge service, food and beverage service, and guest programming consistent with boutique or luxury hospitality standards.

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 Overlay and are not allowed



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6. DESIGN GUIDELINES & STANDARDS

6.1 Dark Sky Design Guidelines

6.2 Hillside Development Standards

6.3 El Rio Trail 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 Standards

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 and 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

- No residential lot within the Hillside area shall have a front lot width [as measured at the front setback] less than the zoning allows.
- Residential flag lots are permitted. Lot width for flag lots shall be measured from the start of the main body of the lot.
- Building setbacks shall be as required per the applicable zoning district.
- Maximum lot coverage shall comply with the applicable zoning district.
- 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. See Exhibit 3, Topography and Drainage Map for the location of hillside areas within the Rio 1900 property. The twenty percent (20%) boundary has been 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 has been established as part of this PAD document and shall be the established Hillside boundary.

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.

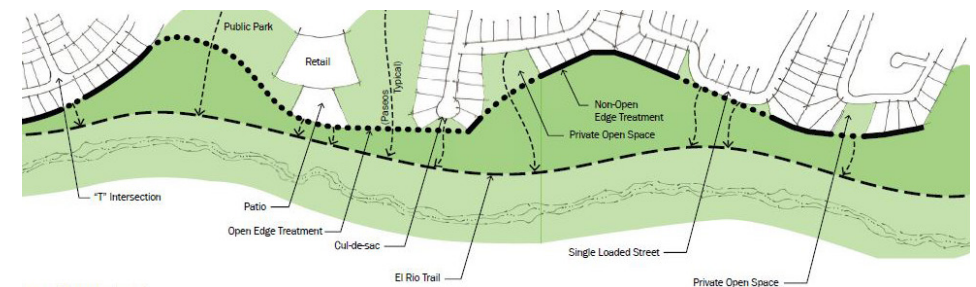


6.3 El Rio Trail Design Guidelines

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.

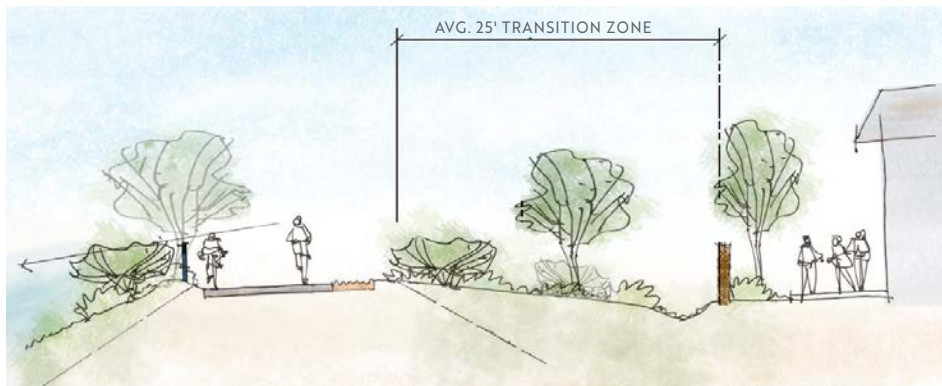
B. As shown in conceptual exhibits throughout this document a 50-foot wide El Rio Trail Corridor concept is proposed to create an interesting and natural appearing Gila River edge design.

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.



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.



7.0. PAD AMENDMENTS

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 or denied by the Development Services Director or Designee 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.

7.1 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.

7.2 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 the overall project unit count by less than 5%, or an 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.