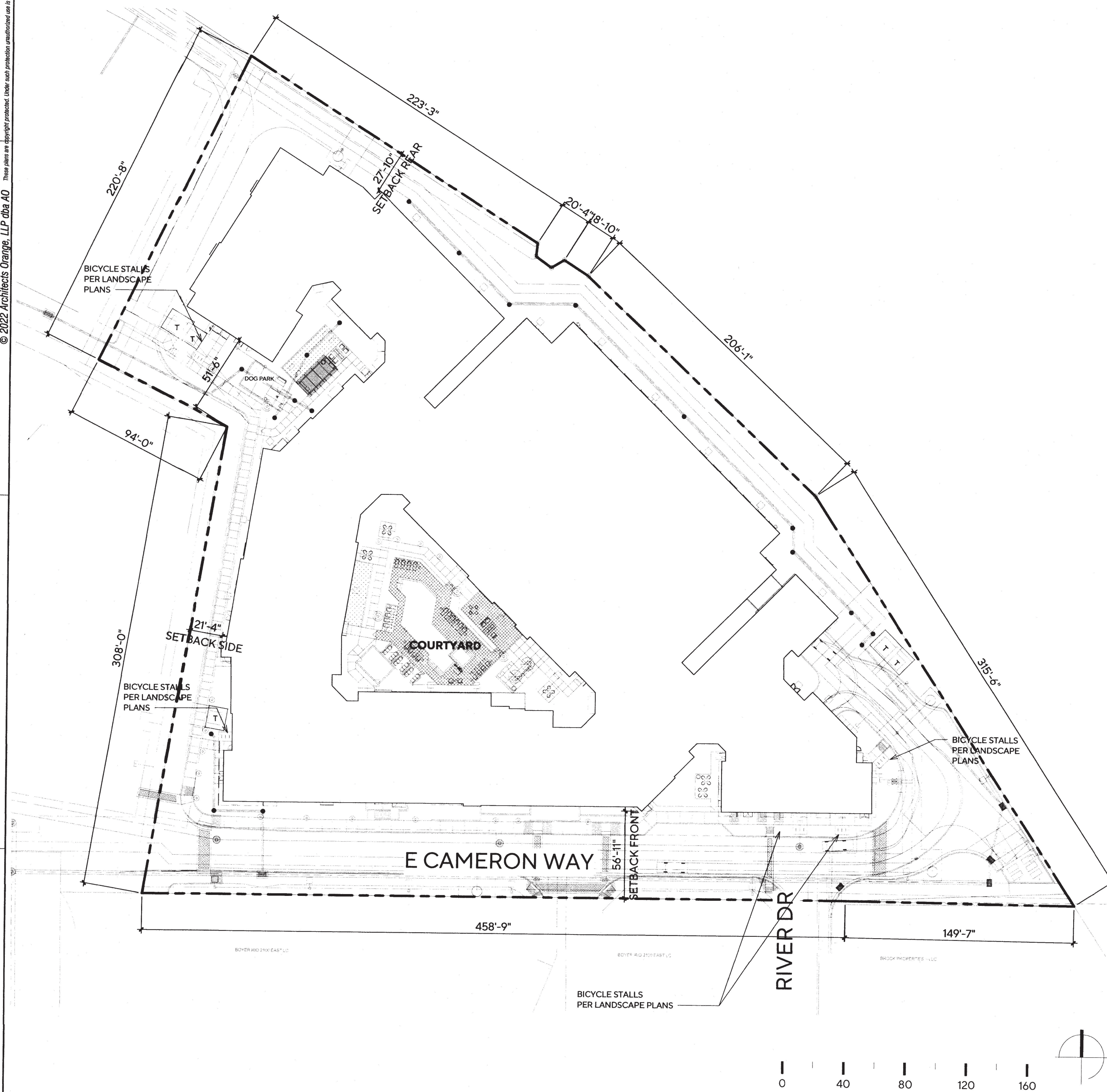


1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR RIO 2100 RESIDENCES

SITE PLAN



GENERAL PLAN USE AND RESIDENTIAL DENSITY	MIXED-USE (65+ DU/AC)	MIXED-USE	PROPOSED MU-4 PAD
SITE AREA (GROSS/NET)	4.61 AC (200,812 SQ. FT.)	4.61 AC (200,812 SQ. FT.)	4.61 AC (200,812 SQ. FT.)
DENSITY	85 DU/AC	NO STANDARD	68 DU/ACRE
DWELLING QUANTITY	390 UNITS		315 UNITS
BEDROOM QUANTITY	532		407
BUILDING HEIGHT	95'-0" (TOP OF PARAPET)	NO STANDARD	80'-0" (TOP OF PARAPET)
BUILDING LOT COVERAGE	60%	NO STANDARD	48%
LANDSCAPE AREA	29%	NO STANDARD	25%
COURTYARD	8%		6%
BUILDING SETBACKS			
FRONT (E CAMERON WAY)	50'-0"	NO STANDARD	56'-0"
REAR (202 FWY)	30'-0"	NO STANDARD	27'-0"
SIDE (WEST)	20'-0"	NO STANDARD	21'-0"
VEHICLE PARKING QUANTITY			
RESIDENTIAL	575		449
STUDIO	45 (1 / UNIT)	1/UNIT	48 (48 UNITS x1 / UNIT)
1 BEDROOM	203 (1 / UNIT)	1.5/UNIT	174 (174 UNITS x1 / UNIT)
2 BEDROOM	238.56 (1.68 / UNIT)	2.0/UNIT	156.2 (93 UNITS x 1.68 / UNIT)
GUEST	78 (0.2 / UNIT)	0.2/UNIT	63 (315 UNITS x 0.2 / UNIT)
COMMERCIAL			
CO-WORK	10.64 (1 / 300 SQ.FT.)	1 / 300 SQ.FT.	8.2 (2,455 SQ. FT. x 1 / 300 SQ.FT.)
TOTAL REQUIRED	575	722	449
BICYCLE PARKING QUANTITY			
RESIDENTIAL	375		299.25
STUDIO	33.75 (0.75 / UNIT)	0.75 / UNIT	36 (0.75 / UNIT)
1 BEDROOM	152.25 (0.75 / UNIT)	0.75 / UNIT	130.5 (0.75 / UNIT)
2 BEDROOM	106.5 (0.75 / UNIT)	0.75 / UNIT	69.75 (0.75 / UNIT)
GUEST	78 (0.2 / UNIT)	0.2 / UNIT	63 (0.2 / UNIT)
COMMERCIAL			
CO-WORK	4 (1 / 8,000 SQ.FT. OR 4 MIN.)	1 / 8,000 SQ.FT. OR 4 MIN.	4 (1 / 8,000 SQ.FT. OR 4 MIN.)
TOTAL REQUIRED	404	375	303
USES			
MULTI-FAMILY RESIDENTIAL-GROSS/NET	462,171 SQ.FT. / 343,498 SQ.FT.		359,735 SQ.FT. / 247,639 SQ.FT.
COMMERCIAL (CO-WORK)-GROSS/NET	3,192 SQ.FT.		2,455 SQ. FT.
TOTAL - GROSS/NET	465,363 SQ.FT. / 346,690 SQ.FT.		362,190 SQ.FT. / 250,094 SQ.FT.

DS241145

PAD250001

REC25028



The Boyer Company
101 South 200 East Suite 200
Salt Lake City, UT 84111
(801) 521-4781

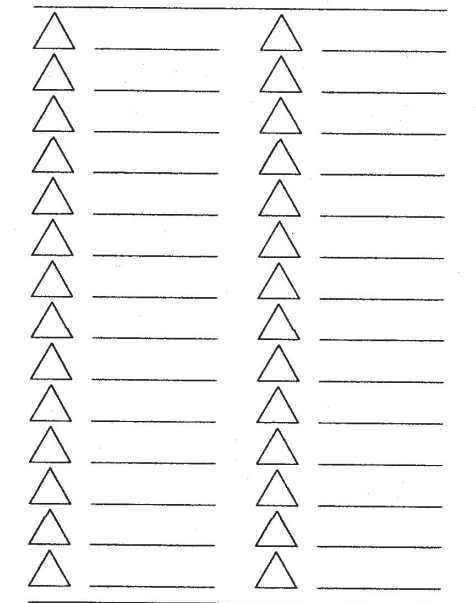
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RIO 2100

2132 E CAMERON WY TEMPE, AZ
85281

PAD SUBMITTAL 08/22/25
Project Number: 2024-0298
Plan Check Number: PAD250001



SHEET

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PAD-02