



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-183-25-8**  
**April 3, 2026**

**South Mountain City Village Planning Committee Meeting Date:** April 14, 2026

**Planning Commission Hearing Date:** May 7, 2026

**Request From:** R-5 RSIOD (Multi-Family Residence District – Restricted Commercial, Rio Salado Interim Overlay District) (2.08 acres), C-2 RSIOD (Intermediate Commercial, Rio Salado Interim Overlay District) (1.45 acres), and C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) (2.26 acres)

**Request To:** C-1 HGT/WVR DNS/WVR RSIOD (Neighborhood Retail, Height Waiver, Density Waiver, Rio Salado Interim Overlay District) (5.79 acres)

**Proposal:** Commercial and multi-family residential

**Location:** Northeast corner of 16th Street and Broadway Road

**Owner:** City of Phoenix, Neighborhood Services Department; Darren Chapman and Jarvis Reddick, RH Hamilton American Legion Post 65

**Applicant:** City of Phoenix, Planning Commission

**Representative:** Xandon Keating, City of Phoenix, Community and Economic Development Department

**Staff Recommendation:** Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	16th Street	Arterial	40-foot east half street

	Broadway Road	Arterial	40-foot north half street
	Wood Street	Local	25-foot south half street

**CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.**

The proposal, as stipulated, includes bicycle facilities to encourage bicycling and transit use to leverage its proximity to the nearby businesses, neighborhoods, and transit stops. Features include shaded secure and guest bicycle parking, electric bike charging receptacles, and a bicycle repair station.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CONNECT NEIGHBORHOODS; DESIGN PRINCIPLE: Design: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.**

The proposal, as stipulated, will enhance the pedestrian environment of the neighborhood by requiring that shaded detached sidewalks be provided along 16th Street and Broadway Road.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, will provide trees and shade within the parking lot, along pedestrian pathways, and along 16th Street and Broadway Road, which will help reduce the urban heat island effect while also improving thermal comfort for site users and the surrounding neighborhood.

**Applicable Plans, Overlays, and Initiatives**

[Rio Salado Interim Overlay District](#): Background Item No. 5.

[Rio Salado Beyond the Banks Area Plan](#): Background Item No. 6.

[South Phoenix Village and Target Area B Redevelopment Plan](#): Background Item No. 7.

[Housing Phoenix Plan](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Shade Phoenix Plan](#): Background Item No. 11.

[Complete Streets Guidelines](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

[Conservation Measures for New Development](#): Background Item No. 14.

[Phoenix Climate Action Plan](#): Background Item No. 15.

<b>Surrounding Land Uses and Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant land and veterans organization	R-5 RSIOD, C-2 RSIOD, C-1 RSIOD
<b>North</b>	Vacant land and multi-family residential	R-5 RSIOD
<b>North (across Wood Street)</b>	Commercial, single-family residential, and multi-family residential	C-3 RSIOD and R-5 RSIOD
<b>West (across 16th Street)</b>	Vacant land and commercial	C-3 RSIOD
<b>East</b>	Vacant land, multi-family residential, and single-family residential	R-5 RSIOD and C-2 RSIOD
<b>South (across Broadway Road)</b>	Industrial	CP/GCP SPVTABDO

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 5.79 acres located at the northeast corner of 16th Street and Broadway Road from 2.08 acres of R-5 RSIOD (Multi-Family Residence District – Restricted Commercial, Rio Salado Interim Overlay District), 1.45 acres of C-2 RSIOD (Intermediate Commercial, Rio Salado Interim Overlay District), and 2.26 acres of C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) to C-1 HGT/WVR DNS/WVR RSIOD (Neighborhood Retail, Height Waiver, Density Waiver, Rio Salado Interim Overlay District) for commercial and multi-family residential.

The site currently contains a veterans organization and vacant land. A portion of the subject site is owned by the City of Phoenix and a portion is owned privately. A Request for Proposals (RFP) is running concurrently with the rezoning action.

#### GENERAL PLAN

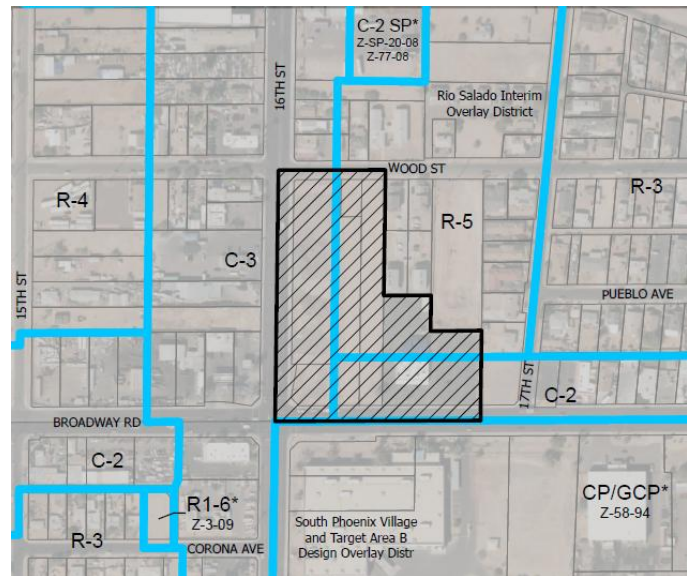
2. The subject site is designated as Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The area to the south (across Broadway Road) is designated Commerce/Business Park; the areas to the north (across Wood Street), and directly north and east are designated Residential 10 to 15 dwelling units per acre; the area to the west (across 16th Street) is designated Commercial and Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.



General Plan Land Use Map; Source: Planning and Development Department

### SURROUNDING LAND USE AND ZONING

3. To the north of the subject site is vacant land and multi-family residential zoned R-5 RSIOD (Multi-Family Residential – Restricted Commercial, Rio Salado Interim Overlay District); to the north (across Wood Street) is commercial, single-family residential, and multi-family residential zoned C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) and R-5 RSIOD (Multi-Family Residential – Restricted Commercial, Rio Salado Interim Overlay District); to the west (across 16th Street) is vacant land and commercial zoned C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District); to the east is vacant land, multi-family residential, and single-family residential zoned R-5 RSIOD (Multi-Family Residential – Restricted Commercial, Rio Salado Interim Overlay District) and C-2 (Intermediate Commercial, Rio Salado Interim Overlay District); and south (across Broadway Road) is an industrial use zoned CP/GCP SPVTABDO (Commerce Park, South Phoenix Village and Target Area B Design Overlay).



*General Plan Land Use Map; Source: Planning and Development Department*

### PROPOSAL

4. Development Plans

Development plans have not been prepared as this time. An RFP is running concurrently with the rezoning action and outlines the City’s requirements for the redevelopment of the city owned portion of the site. The RFP states that the desired project is a mixed-use development incorporating live-work units, neighborhood retail, community space, and multi-family housing that takes advantage of the site’s prominent urban location and unique identity. Additionally, the RFP states that the project should be compatible with the surrounding area, incorporate innovative design, and create functional, appropriate transitions to adjacent buildings and the surrounding neighborhood.

Staff recommends Stipulation Nos. 1 through 3 to require that any multi-family development utilize the standards of the R-5 zoning district, that any mixed-use buildings be a maximum height of 48 feet, and that any non-residential buildings be a maximum height of 30 feet.

Per recommended Stipulation No. 4, once a successful candidate has been selected and the site plan, landscape, and elevations have been created, the plans shall be presented to the South Mountain Village Planning Committee for review and comment.

To promote enhanced pedestrian safety, convenience, and connectivity, staff recommends Stipulation No. 5 which requires pavement treatments that visually contrasts parking and drive aisles where pedestrian walkways cross a vehicular path.

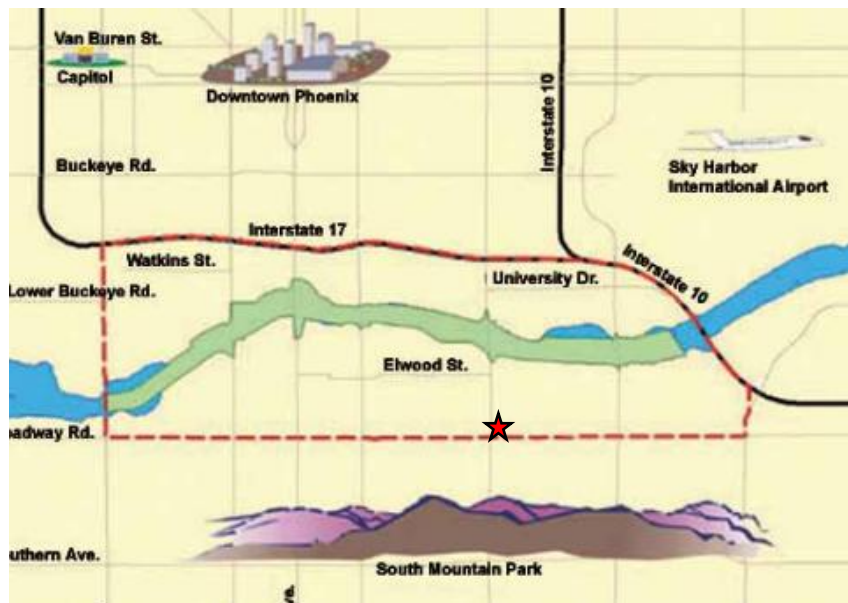
## STUDIES AND POLICIES

### 5. [Rio Salado Interim Overlay District](#)

The subject site is located within the Rio Salado Interim Overlay District (RSIOD). The district is designed to “control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.” The proposal is consistent with the intent of the Rio Salado Interim Overlay District.

### 6. [Rio Salado Beyond the Banks Area Plan](#)

In December of 2003 the City of Phoenix adopted the Rio Salado Beyond the Banks Area Plan to identify goals and policies to guide development decisions for an area beyond the banks of the Rio Salado and to complement the Phoenix Rio Salado Habitat Restoration Project (Rio Salado Project).



The Rio Salado Beyond the Banks Area Plan recommends incorporation of Crime Prevention Through Environmental Design (CPTED) to improve neighborhood safety and deter crime. In alignment with the Rio Salado Beyond the Banks Area Plan, staff recommends Stipulation Nos. 9 through 11 to require enhanced site lighting, the incorporation of native cacti or similar plants in the landscape setback along the north, west, and south side of the development, and that any perimeter fencing along street frontages be view fencing.

7. **[South Phoenix Village and Target Area B Redevelopment Plan](#)**

Adopted by the Phoenix City Council in 1980, and expanded in 1998, the Target Area B Redevelopment Plan is generally bounded by Broadway Road to Elwood Street, Southern Avenue, 7th Avenue and 24th Street. The Redevelopment Plan seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The subject site is designated as Residential 5 to 15 dwelling units per acre on the Proposed Land Use Map. While the request for C-1 HGT/WVR DNS/WVR is not consistent with this designation, the proposed development, as stipulated and as required by the RFP, will provide a mix of uses, affordable housing, and community space that will contribute positively to the broader community.

8. **[Housing Phoenix Plan](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing affordable housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

9. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for residents, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 7, which will require guest and residential bicycle parking, electric bicycle charging facilities, and a bicycle repair station to be provided on site.

10. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming

decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 6 which requires a minimum of three percent of the required parking spaces to be EV Capable and Stipulation No. 7.c which requires a minimum of 10 percent of required bicycle parking spaces include electric receptacles for electric bike charging.

11. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

Per Stipulation Nos. 8 and 12, the proposal will create a comfortable streetscape environment by requiring that all internal pedestrian pathways be shaded and that shaded detached sidewalks be provided along 16th Street and Broadway Road.

12. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal, as stipulated, will support walking, bicycling, and transit use by including bike infrastructure and shaded detached sidewalks along 16th Street and Broadway Road. This is addressed Stipulation Nos. 7 and 12.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The applicant's submittals indicated that the future developer will be required to meet the goals of Zero Waste PHX.

14. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water

consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 21 through 24.

15. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 24, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requires that detached sidewalks be provided along 16th Street and Broadway Road; that a sidewalk be constructed along Wood Street; that right-of-way be dedicated along 16th Street, Broadway Road, and an alley; and that all mitigation improvements identified in a Traffic Impact Analysis be constructed and/or funded. These are addressed in Stipulation Nos. 12 through 17. Additionally, Stipulation Nos. 18 through 20 require that all utilities be undergrounded and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards.

OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 25.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by

the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 26.

20. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

### **Findings**

1. The proposal is consistent with several General Plan goals, the Rio Salado Interim Overlay District, the Rio Salado Beyond the Banks Area Plan, and the South Phoenix Village and Target Area B Redevelopment Plan.
2. The proposal will redevelop an underutilized site with an affordable, mixed-use, multi-family residential development that will contribute to the mix of housing options in the area.
3. As stipulated, the proposal provides enhanced shade consistent with the Shade Phoenix Plan and the Complete Streets Guiding Principles.

### **Stipulations:**

1. Any multi-family residential development shall utilize the standards of the R-5 Planned Residential Development option.
2. Any mixed-use buildings shall have a maximum height of 48 feet.
3. Any non-residential buildings shall have a maximum height of 30 feet.
4. The site plan, landscape plan, and building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval.
5. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

- a. Secure bicycle parking for multi-family residential and commercial shall be provided per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking for multi-family residential shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
  - c. A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
  - d. A bicycle repair station (“fix it station”) shall be provided and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
    - i. Standard repair tools affixed to the station;
    - ii. A tire gauge and pump affixed to the base of the station or the ground;
    - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
8. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
  9. The required landscape setback along the north, west, and south sides of the site shall include native cacti or similar spiny desert accent plants in addition to the required shrubs, as approved by the Planning and Development Department.
  10. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
  11. If perimeter fencing is proposed along Wood Street, 16th Street, or Broadway Road, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
  12. The sidewalk along Broadway Road and 16th Street shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- b. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

13. A minimum 5-foot-wide sidewalk shall be constructed on the south side of Wood Street, adjacent to the development.
14. A minimum 65-foot flared intersection tapering to a minimum 50 feet of right-of-way shall be dedicated for the north side of Broadway Road.
15. A minimum 65-foot flared intersection tapering to a minimum 50 feet of right-of-way shall be dedicated for the east side of 16th Street.
16. Unless otherwise deemed unnecessary for public use through the abandonment process, a minimum 16-foot-wide alley right-of-way shall be dedicated for the full length of the alley between Broadway Road and Wood Street.
17. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
18. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
19. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
20. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
21. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by

structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

22. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
23. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
24. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
25. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
26. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

**Writer**

Samuel Rogers

April 3, 2026

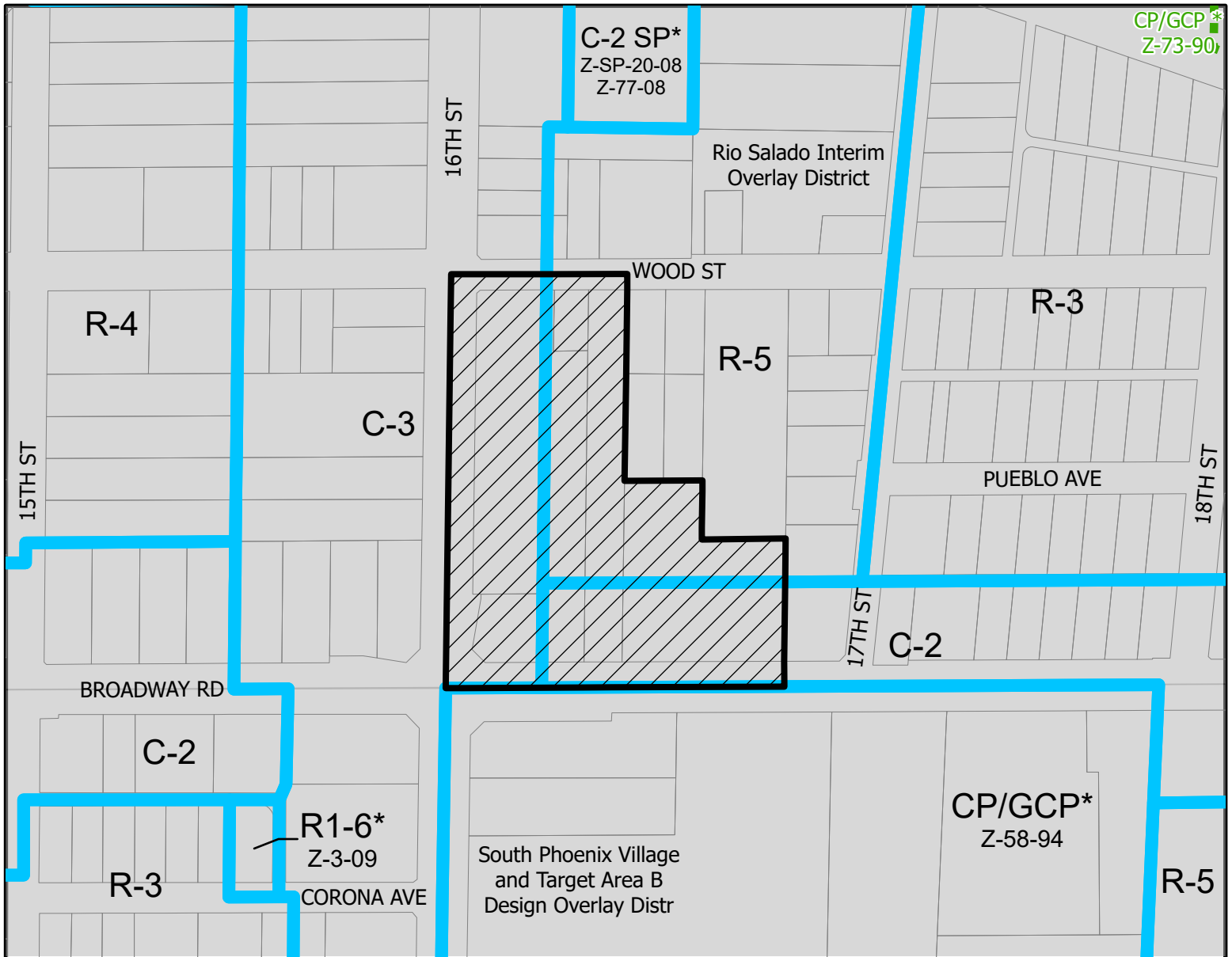
**Team Leader**

Racelle Escolar

**Exhibits**

Zoning sketch map

Aerial sketch map



CP/GCP\*  
Z-73-90

C-2 SP\*  
Z-SP-20-08  
Z-77-08

Rio Salado Interim  
Overlay District

R-4

R-3

R-5

C-3

PUEBLO AVE

15TH ST

16TH ST

WOOD ST

18TH ST

17TH ST

C-2

BROADWAY RD

C-2

R1-6\*  
Z-3-09

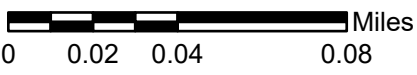
South Phoenix Village  
and Target Area B  
Design Overlay Distr

CP/GCP\*  
Z-58-94

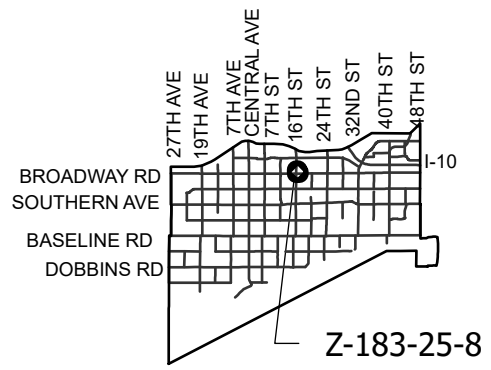
R-3

CORONA AVE

R-5

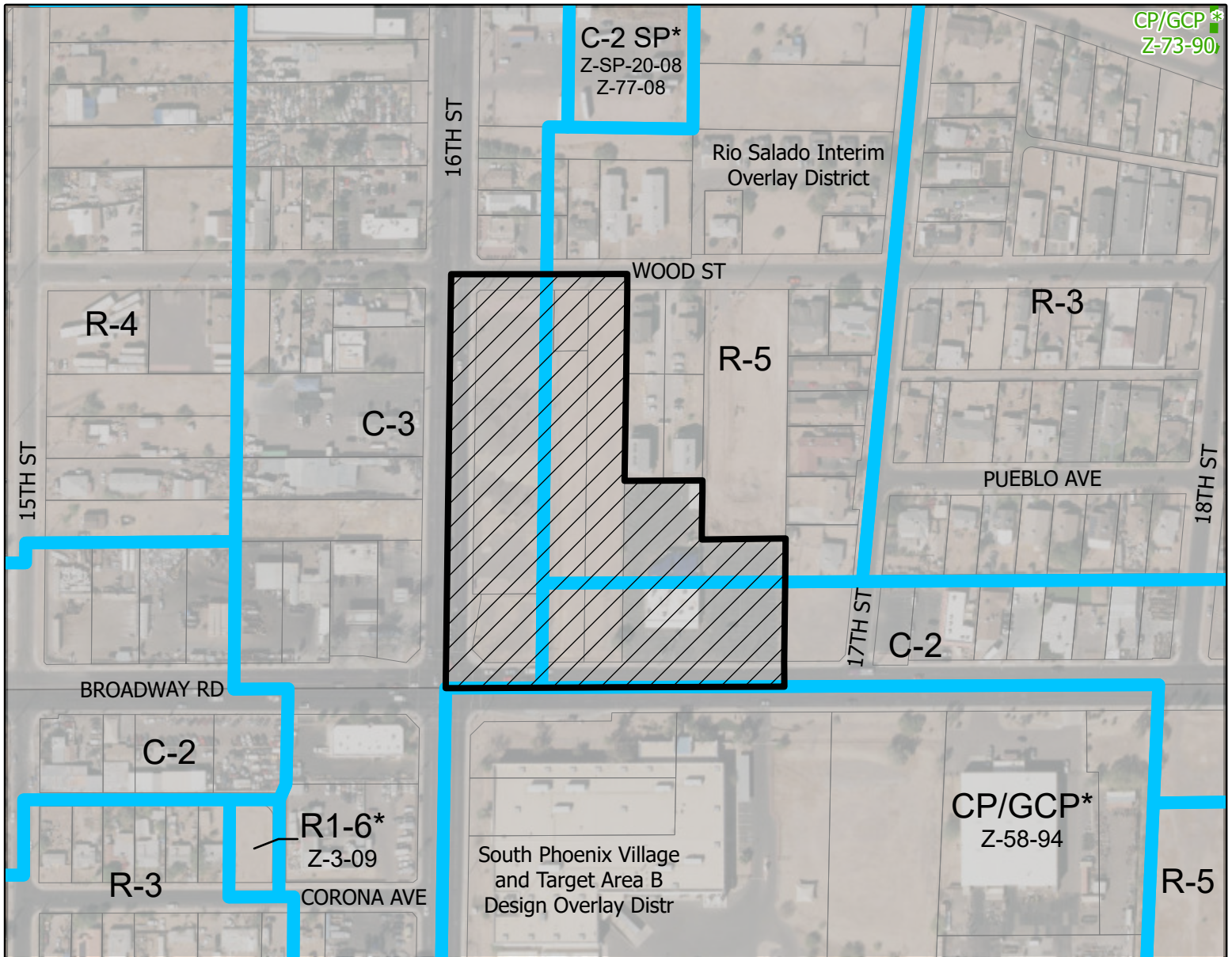


**SOUTH MOUNTAIN VILLAGE**  
COUNCIL DISTRICT: 8

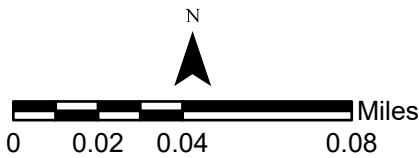


APPLICANT'S NAME: City of Phoenix, Neighborhood Services Department		REQUESTED CHANGE:	
APPLICATION NO: Z-183-25-8	DATE: 2/17/2026 REVISION DATES:	FROM: R-5 RSIOD ( 2.08 ac.) C-2 RSIOD ( 1.45 ac.) C-3 RSIOD ( 2.26 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.79 Acres</b>	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 5-31</b>	ZONING MAP <b>E-9</b>	TO: C-1 HGT/WVR DNS/WVR RSIOD ( 5.79 ac.)
MULTIPLES PERMITTED R-5 RSIOD, C-2 RSIOD, C-3 RSIOD C-1 HGT/WVR DNS/WVR RSIOD	STANDARD OPTION 90, 21, 33 252		* UNITS P.R.D OPTION 109, 25, 39 304

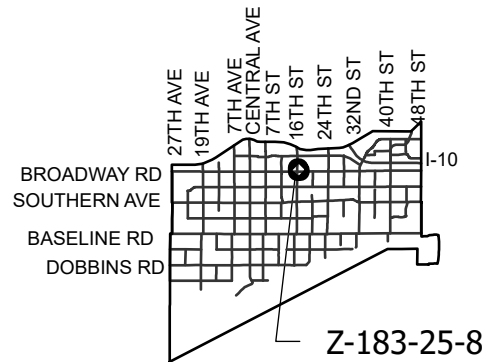
\* Maximum Units Allowed with P.R.D. Bonus



CP/GCP\*  
Z-73-90



**SOUTH MOUNTAIN VILLAGE**  
COUNCIL DISTRICT: 8



APPLICANT'S NAME: City of Phoenix, Neighborhood Services Department		REQUESTED CHANGE:	
APPLICATION NO: Z-183-25-8	DATE: 2/17/2026 REVISION DATES:	FROM: R-5 RSIOD ( 2.08 ac.) C-2 RSIOD ( 1.45 ac.) C-3 RSIOD ( 2.26 ac.)	TO: C-1 HGT/WVR DNS/WVR RSIOD ( 5.79 ac.)
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MULTIPLES PERMITTED R-5 RSIOD, C-2 RSIOD, C-3 RSIOD C-1 HGT/WVR DNS/WVR RSIOD	STANDARD OPTION 90, 21, 33 252	* UNITS P.R.D OPTION 109, 25, 39 304	

\* Maximum Units Allowed with P.R.D. Bonus