

Exhibit 1

Application to Amend Desert Ridge Specific Plan re: Superblock 2 and Development Parcel 2.H

The following text is shown in normal type as it is currently adopted. New text is shown in CAPS and text to be removed is shown as being ~~struck through~~. New numbers, which cannot be shown in CAPS, are underlined.

SUPERBLOCK 2

Superblock 2 contains a variety of residential densities, as well as a high school, community park, and a municipal complex consisting of a water storage reservoir, park-and-ride lot and potentially, a library, community center, police and fire station. -9

Size: 383 acres *2 *9 *10

Maximum Number of Dwelling Units: ~~2,009~~ 2,255 *2

Overall Superblock Maximum Density: ~~5.25~~ 5.9 du/ac *2 *9 *10

The size of each development parcel may vary by 30 percent (25 percent for R1-6 and more dense zoning categories without a minor plan amendment). Within Superblock 2, the more dense developments are located adjacent to 56th Street and contiguous to the high school and community park. *2

2.H – Development Parcel 2.H

Size: 35 acres *2 *9 *10

Uses Permitted:

- Residential
- Nursing homes, group care homes, specialized treatment facilities, congregate living facilities
- Churches +2

Density Range: ~~40-25~~ 10-31 du/ac for the entire parcel; ~~maximum density of 35 du/ac for individual developments~~; no maximum density is imposed for nursing homes or congregate care facilities. *2

Maximum Number of Units: ~~820~~; 1,066 if acreage increases 30 percent *2 *10

Minimum Number of Units: 300; ~~210 if acreage decreases 30 percent~~ *2

Building Height Limit: 4 stories or 48 feet

Potential Zoning to be Applied: R-2, R-3, R-3A, R-4 +2

Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- A use permit shall be obtained for nursing homes, group care homes, specialized treatment facilities and congregate living facilities.
- Residential units may be single-family detached, single-family attached or multifamily. *2
- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies.
- No more than 25 percent of the development parcel may be zoned R-2. +2

Recommendations:

- Appropriate buffering from the Pima Freeway shall be provided.