

Attachment A- Stipulations- PHO-3-20_Z-84-04-7

Location: Northeast corner of 75th Avenue and Lower Buckeye Road

Stipulations:

1.	That The development shall be in general conformance with THE site plan AND ELEVATIONS date stamped FEBRUARY 21, 2020 June 17, 2005, and elevations date stamped June 17, 2005 and June 28, 2005, to include common architecture, building materials, and colors, with particular attention to varied roof lines and breaking up building massing, within the southern 1,258 feet of the development site, and to include common architecture, building materials, and colors within the northern 308 feet of the development site, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
LANDSCAPING	
2.	That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO), prior to preliminary site plan approval with specific regard to landscaped office courtyards, plaza areas, and enhanced entry drives:
A.	That the circular courtyards within the Offices shall include shaded seating areas;
B.	That the plaza area between Shops A and the Day Care shall include shaded seating areas;
C.	That the 75th Avenue/Lower Buckeye Road corner shall be developed with a 75-foot by 75-foot enhanced landscaped area;
D.	That all entry drives shall be developed with 50-foot by 50-foot enhanced landscape areas.
2.	REQUIRED LANDSCAPE SETBACKS ADJACENT TO 75TH AVENUE AND LOWER BUCKEYE ROAD SHALL BE PLANTED WITH MULTI-TRUNK OR LARGE CANOPY SHADE TREES PLACED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. TWENTY-FIVE PERCENT OF TREES SHALL BE MINIMUM 2-INCH CALIPER, FIFTY PERCENT OF TREES SHALL BE MINIMUM 3-INCH CALIPER, AND TWENTY-FIVE PERCENT OF TREES SHALL BE MINIMUM 4-INCH CALIPER.
3.	That a Arterial street landscape development shall conform to the Estrella Village Arterial Street Landscaping PROGRAM Plan.
PEDESTRIAN WALKWAYS	

4.	That a minimum 10-foot walkway with a staggered front façade shall be provided on Shops A. Patios, trellises and recesses of the building façade may also be used to provide shade and break up the building mass, as approved by the Development Services Department.
5.	That the walkways between the Offices and from the Offices to Pad A, and the Day Care located outside of driving aisles, shall be shaded, and alternate paving materials shall be used where the walkways cross driving aisles, as approved by the Development Services Department.
4.	THE DEVELOPER SHALL PROVIDE A MINIMUM OF TWO PEDESTRIAN PATHWAYS PROVIDING CONNECTIVITY BETWEEN BOTH THE EAST AND WEST PROPERTY LINES AND A MAIN BUILDING ENTRANCE, CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
OTHER	
6.	That the parking at the rear of Shops A and the Day Care shall be eliminated.
PARKS & RECREATION	
5. 7.	a A multi-use trail shall be constructed on the north side of Lower Buckeye Road in accordance with the City of Phoenix Standard Trail Details, as approved by the Parks and Recreation Department.
STREETS	
6. 8.	r Right-of-way totaling 55 feet shall be dedicated for the east half of 75th Avenue.
7. 9.	r Right-of-way on 75th Avenue north of Lower Buckeye Road shall be dedicated along with construction of a bus-bay (P1257) and transit pad (P1261), as approved by the PUBLIC Transit Department.
8. 10.	r Right-of-way totaling 55 feet shall be dedicated for the north half of Lower Buckeye Road.
9. 11.	a A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of Lower Buckeye Road and 75th Avenue.
10. 12.	t The applicant shall submit a Traffic Impact Study to the City for this development. The study shall be reviewed and approved by the City prior to or concurrent with preliminary site plan submittal. Contact the Street Transportation Department to set up a meeting to discuss the requirements of this study.
a.	Additional right-of-way may be required at the time of the site plan review process for right-turn lanes and other additions as required by the approved Traffic Impact Study;

	b.	Traffic signals shall only be installed at locations approved by the Street Transportation Department when warrants are met.
11. 13.		That 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 Services Department. All improvements shall comply with all ADA accessibility standards.
12. 14.		That The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality standards.
13.		THE DEVELOPER SHALL CONSTRUCT A 14-FOOT WIDE LANDSCAPED MEDIAN ISLAND ON LOWER BUCKEYE ROAD AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
14.		DRIVEWAYS ALONG LOWER BUCKEYE ROAD SHALL BE MEDIAN RESTRICTED AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT
15.		THE DEVELOPER SHALL PROVIDE A RIGHT-IN/RIGHT-OUT RESTRICTED DRIVEWAY ALONG 75TH AVENUE TO BE CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAILS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
16.		EXISTING IRRIGATION FACILITIES ALONG 75TH AVENUE AND LOWER BUCKEYE ROAD ARE TO BE UNDERGROUNDED AND/OR RELOCATED OUTSIDE OF CITY RIGHT-OF-WAY. THE DEVELOPER SHALL COORDINATE WITH SRP TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE THE FACILITIES. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
17.		THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL MODIFICATIONS OR RELOCATION OF TRAFFIC SIGNAL POLES AND EQUIPMENT AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
18.		THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY SUCH THAT ALL ROADWAY FEATURES TO THE BACK-OF-CURB ARE WITHIN DEDICATED RIGHT-OF-WAY. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND SIDEWALK EASEMENTS SUCH THAT ALL SIDEWALKS ARE FULLY LOCATED WITHIN DEDICATED RIGHT-OF-WAY OR EASEMENTS AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
19.		THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT ONE BUS STOP PAD ALONG NORTHBOUND 75TH AVENUE NORTH OF LOWER BUCKEYE ROAD. BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING

	TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET. BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF 75TH AVENUE AND LOWER BUCKEYE ROAD ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258. TREES SHALL BE PLACED TO PROVIDE 50% SHADE COVERAGE TO BUS STOP PAD AT FULL MATURITY.
20.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.