

Attachment A- Stipulations- PHO-3-20_Z-121-03-7(8)

Location: Approximately 660 feet east of the northeast corner of 23rd Avenue and South Mountain Avenue

Stipulations:

Site Plan	
1.	That THE Development shall be in general conformance with the site plan date stamped SEPTEMBER 2, 2020, January 7, 2004 ; as approved or modified by the following stipulations and is APPROVED BY the PLANNING AND Development Services Department.
A.	That only one row of parking shall be allowed between Pad B, Baseline Road and 27th Avenue.
B.	That residential subdivision open space shall be in general conformance with the site plan dated January 7, 2004.
2.	That THE development shall be in general conformance with the elevations date stamped October 17, 2003, as modified by the following stipulations and/or the PLANNING AND Development Services Department.
A.	The commercial elevations shall be reviewed and approved through the Planning Hearing Officer process, prior to preliminary site plan approval with the PLANNING AND Development Services Department.
B.	That The commercial parcel elevations shall incorporate a comprehensive design theme prior to preliminary site plan approval of the first building utilizing unifying material finishes and color schemes for elements such as signage, street lighting, fencing, site furniture, entry statements and paving treatments. Four sided architecture and roofline treatments shall be architecturally finished to minimize visual impact to adjacent residential districts, as approved or modified by the PLANNING AND Development Services Department.
3.	That THE development shall be limited to a maximum of 562 586 dwelling units; allocated in the following manner:
A.	Parcel 2 shall be limited to 127 dwelling units.
B.	Parcel 3 shall be limited to 152 dwelling units.
C.	Parcel 4 shall be limited to 68 dwelling units.
D.	Parcel 7 shall be limited to 97 dwelling units.
E.	Parcel 8 shall be limited to 24 33 dwelling units.

	F.	Parcel 9 shall be limited to 55 67 dwelling units.
	G.	Parcel 10 shall be limited to 42 dwelling units.
4.		That a A 50-foot scenic corridor setback shall be provided along Baseline Road and developed in accord with the Baseline Scenic Drive Section. 651.E.1.a of the Zoning Ordinance as approved or modified by the PLANNING AND Development Services Department.
5.		That Landscaped entry areas on Baseline Road, 27th Avenue and 19th Avenue shall contain a minimum of 250 square feet of landscaping and shall be maintained with a variety of at least four plant materials, one of which shall be Penstemon as approved by the PLANNING AND Development Services Department. The landscaped area may be split into two areas per entry, if two entry signs are provided.
6.		That a All landscaped entries shall contain a mix of plant materials, including minimum 1.5-inch caliper trees(s) and Penstemon as approved by the PLANNING AND Development Services Department.
7.		That There shall be detached sidewalks with five-foot wide landscaped strips located between the sidewalk and back of curb from the entrances of the subdivision and adjoining major arterial/arterial streets for a distance of 120-feet within the residential development. The landscaped area shall be planted with minimum 1.5-inch caliper trees spaced 20-feet on center or in equivalent groupings with ground cover as approved by the PLANNING AND Development Services Department.
8.		That a Any landscaped medians, traffic mitigation islands, or open space/retention areas shall use Penstemon (if permitted in the right-of-way) as one of the plant materials.
9.		That The applicant shall develop an architectural theme for the residential development that shall apply to all four sides of the homes. The theme shall assure that exterior accent materials (e.g., brick, stone), exterior detailing (stucco recesses, pop outs), and a street appurtenance package (such as, but not limited to, benches, ramadas and signage) convey a sense of continuity throughout the area north of South Mountain Avenue. The theme shall be approved by the PLANNING AND Development Services Department prior to or concurrent with preliminary site plan approval for the first parcel.
10.		That a A minimum of two elevations for each floor plan shall have a covered front porch measuring at least 60 square feet in area with a depth of at least six feet as approved or modified by the Single Family Design Advisor in the PLANNING AND Development Services Department.
11.		That a All residential lots within 100 feet of Baseline Road shall be restricted to single-story (20 feet) homes. That a All residential lots along the northern property line of Parcel 7 shall be restricted to single-story (20 feet) homes. That 50% of the residential lots within 60 feet of 27th Avenue, South

	Mountain Avenue, 23rd Avenue and 19th Avenue shall be restricted to single-story (15 feet) homes.
Parks and Recreation	
12.	That a A 7.5-acre neighborhood park site shall be reserved, as shown on the site plan, as approved by the Parks and Recreation Department.
13.	That a A 10-foot public multi-use trail shall be constructed in accordance with City of Phoenix standard trail detail along Baseline Road and 27th Avenue as approved by the Parks and Recreation Department.
14.	That a An 8-foot public multi-use trail shall be constructed in accordance with City of Phoenix standard trail detail along the north side of South Mountain Avenue and the east side of 23rd Avenue as approved by the Parks and Recreation Department.
ARCHAEOLOGY	
15.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
16.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
17.	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.
Other	
18. 15.	That p Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and potential nuisances of the horse and farming operations in close proximity to the site. The form and content of such documents shall be reviewed and approved by the City Attorney.
19. 16.	That a A minimum 7.5-acre elementary school site shall be reserved at the location shown on the site plan per the Roosevelt Elementary School

	District, unless otherwise waived. This site shall be reserved for one year from final approval for the adjacent phase two subdivision.
Streets and Transit	
20. 17.	That r Right-of-way totaling 60 feet and a 10-foot sidewalk easement shall be dedicated for the south half of Baseline Road, or as modified by the PLANNING AND Development Services Department.
21. 18.	That r Right-of-way totaling 50 feet shall be dedicated for the east half of 27th Avenue, or as modified by the PLANNING AND Development Services Department.
22. 19.	That r Right-of-way totaling 50 feet shall be dedicated for the west half of 19th Avenue, or as modified by the PLANNING AND Development Services Department.
23. 20.	That r Right-of-way totaling 30 feet shall be dedicated for the east and west halves of 23rd Avenue, or as modified by the PLANNING AND Development Services Department.
24. 21.	That a A 21-foot by 21-foot right-of-way triangle, shall be dedicated at all comers of arterial/arterial and arterial/collector street intersections.
25. 22.	That a Additional right-of-way shall be required for flares at intersections and traffic calming devices as approved or modified by the PLANNING AND Development Services Department.
26. 23.	That t 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.
27. 24.	That t The applicant shall complete and submit the Developer Project Information for the MAG Transportation Improvement Program to the Street Transportation Department (602) 262-6193. This form is a requirement of the EPA to meet clean air requirements.
28. 25.	That r Right-of-way shall be dedicated along with a bus bay (P-1262) and transit pad (P-1261) constructed along Baseline Road east of 27th Avenue as approved by the Public Transit Department.
29. 26.	That r Right-of-way shall be dedicated and transit pad (P-1262) shall be constructed at the following locations as approved by the Public Transit Department.
A.	Eastbound Baseline Road, east of 25th Avenue.
B.	Southbound 19th Avenue, south of South Mountain Avenue.

	C.	Northbound 27th Avenue, north of Olympic Drive.
30. 27.	That a	Approval shall be conditioned upon development within 18 months of final City Council approval of this request.
31. 28.	That a	All lots backing up to open space within the community shall utilize view fencing (maximum 3-foot decorative block), except adjacent to the property at 2050 West South Mountain Avenue, which shall be composed of a solid wall, as approved by the PLANNING AND Development Services Department.
32. 29.	That v	Vesting shall not occur until a traffic study is submitted by the applicant and approved by the Street Transportation Department.
33. 30.	That l	Lots in Parcels 2, 3 and 4 shall be a minimum of 55 feet in width.
34. 31.	That t	The applicant shall provide traffic signal lights at the intersection of 27th Avenue and Baseline Road at the time traffic signal warrants are met, as approved by the Street Transportation Department, with consideration of design and/or development constraints.
35. 32.	That p	Properties south of South Mountain Avenue shall not prohibit an equestrian lifestyle (horses on 10,000 square foot lots).
36.		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.