

Attachment A- Stipulations- PHO-1-19_Z-97-02-7

Location: Approximately 900 feet north of the northwest corner of 51st Avenue and Baseline Road

Stipulations:

1.	That THE development shall be in general conformance to WITH the site plan date stamped DECEMBER 17, 2019 August 14, 2002 , as MODIFIED BY THE FOLLOWING STIPULATIONS AND approved by THE PLANNING AND Development Services Department, with specific regard to THE FOLLOWING:	
	A.	THE SITE PLAN SHALL SHOW HIGH AND DRY OPEN SPACE AND DRAINAGE AREAS IN THE MULTIFAMILY RESIDENTIAL DEVELOPMENT. That the grocery anchor in Phase One shall not exceed 110,000 square feet, including the garden center.
	B.	THE DEVELOPMENT SHALL NOT EXCEED 220 UNITS. That the number of drive-through restaurants in Phase One and Two of the commercial area shall not exceed two in each phase, and the total number of pad sites (less than or equal to 5,000 square feet) in both phases be limited to a total of six pads.
	C.	A MINIMUM OF 10 PERCENT OF THE GROSS PROJECT SHALL BE RETAINED AS COMMON OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. That the site plan shall show high and dry open space and drainage areas in the multi-family residential development.
	D.	THE DEVELOPER SHALL COMPLETE THE EXISTING PEDESTRIAN CONNECTION CROSSING THE LAVEEN AREA CONVEYANCE CHANNEL (LACC) AT THE NORTHWEST CORNER OF THE SITE, AS APPROVED OR MODIFIED BY THE PARKS AND RECREATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. That the loading dock of the grocery store shall maintain a 60-foot setback from the property line. That the loading dock and approach ramp shall be screened with a solid masonry wall, eight feet high above finished floor, consistent with the design of the building.
	E.	THE DEVELOPER SHALL PROVIDE A MINIMUM OF FOUR PEDESTRIAN CONNECTIONS FROM THE DEVELOPMENT TO THE STIPULATED MULTI-USE LANDSCAPED TRAIL ON THE SOUTH SIDE OF THE LAVEEN AREA CONVEYANCE CHANNEL (LACC), AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

		That construction shall be in general conformance with Sketches A through E provided by the applicant with elevations of the truck deck, pedestrian plaza in front of PAD A, the shops east elevation, and two details of the canopy column, as approved by Development Services Department.
	F.	THE DEVELOPER SHALL PROVIDE A PEDESTRIAN CONNECTION FROM THE PRIMARY ENTRANCE OF THE DEVELOPMENT, NEAR THE NORTHEAST CORNER OF THE SITE, TO THE BUS PAD ON THE WEST SIDE OF 51ST AVENUE, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. That the applicant shall provide a rendering of the front of the grocery anchor indicating a shade structure or structures, in conformance with building character expressed by Sketch C, to be approved by Development Services Department.
2.		THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED DECEMBER 17, 2019, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, WITH SPECIFIC REGARD TO THE FOLLOWING:
	A.	ALL ELEVATIONS OF THE BUILDING SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS MATERIAL OR TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OTHER OVERHANG CANOPIES.
3.		THE APPLICANT SHALL PRESENT THE FOLLOWING CONCEPTUAL PLANS TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PLANNING AND DEVELOPMENT DEPARTMENT PRELIMINARY SITE PLAN REVIEW: RESIDENTIAL BUILDING ELEVATIONS, LANDSCAPE PLAN, OPEN SPACE PLAN, FENCE PLAN, SIGN PLAN, AND LIGHTING PLAN.
4. 2.		That t The two commercial phases shall be designed in an architecturally cohesive way, to include color scheme, landscaping, and signage, as approved by Development Services Department.
3.		That prior to preliminary site plan approval for the multi-family development, the elevations of the multi-family residential development shall be approved through the Planning Hearing Officer hearing process.
Streets and Right-of-Way		
5. 4.		That t The following shall be dedicated:
	A.	60 feet and a 10-foot sidewalk easement for the north half of Baseline Road.

	B.	100 feet, or as otherwise be approved by THE PLANNING AND Development Services Department, for the west half of 51st Avenue.
	C.	A 21-foot by 21-foot right-of-way triangle at the northwest corner of 51st Avenue and Baseline Road.
	D.	Sufficient right-of-way to accommodate a bus bay (Detail P-1256) on Baseline Road at 51st Avenue.
6. 5.	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.	
7. 6.	That the applicant shall submit a Traffic Impact Study to the City for this development. The study must be submitted concurrent with or prior to the preliminary site plan approval. Contact Ms. Briana Leon, (602) 495-3697, to set up a meeting to discuss the requirements of the study.	
8. 7.	That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Chief Engineering Technician, (602) 262-6193, Street Transportation Department. This form is a requirement of the Environmental Protection Agency to meet clean air quality standards.	
Site Amenities		
9. 8.	That the design of both phases of the commercial development shall address pedestrian circulation from Baseline Road to the multifamily residential area.	
10. 9.	That the major entryway on Baseline Road shall be identified with enhanced landscaping and monument signage.	
11. 10.	That trails shall be provided on the site as approved by the Parks and Recreation Department:	
	A.	A 10-foot multi-use trail on the north side of Baseline Road.
	B.	A multi-use landscaped trail on the south side of the Laveen Area Conveyance Channel (LACC) pursuant to the LACC agreement.
Commercial Design		
12. 11.	That the Shops A building SHALL provide continuous shaded canopies a minimum of ten feet in depth along all building walls that have a customer entrance. These canopies shall be a combination of solid roof at primary entrances connected by trellis-covered portions, to provide some natural light along the walkway.	

13. 12.	That a All buildings shall have a similar architectural theme. The theme shall include a minimum of two of the following materials: stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, or exposed aggregate concrete.
14. 13.	That t There shall be no parking located between the pads (less than 5,000 square feet in area) and Baseline Road.
15. 14.	That a A landscape plan shall be required that illustrates 25% shading of the parking lot based on a 30-foot canopy upon maturity.
16. 15.	That a All items for sale, excluding fuel dispensing machines and merchandise associated with a garden center, shall be located within buildings or located in designated areas screened from view of public streets.
17. 16.	That d Drive-through facilities, with the exception of one commercial anchor drive-through in Phase One, shall orient drive-through windows away from Baseline Road or adjacent to residential uses. Drive-through queuing lanes shall be screened from view of Baseline Road and/or residential uses through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height as approved by THE PLANNING AND Development Services Department.
18. 17.	That p Primary canopy pillars shall be full-height, a minimum of two feet wide by two feet deep, and intermediate metal posts, with diagonal braces and masonry bases shall be provided to add a rural character and diversity to the colonnade.
Residential Design	
19.	THE RESIDENTIAL DEVELOPMENT SHALL BE GATED.
20.	LANDSCAPE MATERIALS SHALL BE COMPATIBLE WITH AND/OR COMPLEMENTARY TO EXISTING LANDSCAPING ON ADJACENT PROPERTIES TO THE NORTH AND SOUTH ALONG 51 ST AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
21. 18.	That t The multi-family residential development shall use the Planned Residential Development (PRD) option.
22. 19.	That a All multifamily units shall include individual porches or balconies a minimum of 36 square feet of area. The first floor porches or patios shall be enclosed by a wall or landscaped hedge to create the private or semi-private space.
23. 20.	That t The multi-family residential site plan SHALL show the locations of playgrounds and/or seating areas.
Other	
24. 21.	That s Should the residential units ever be converted to condominiums or other individual sales units, then the property owner shall record documents that

	disclose to purchasers of property within the development the existence and potential characteristics of agricultural use property in the vicinity. The form and content of such documents shall be reviewed and approved by the City Attorney.
25. 22.	That a Archaeological testing is recommended for the entire project area. Depending on what is found during the testing phase of the project, possible subsequent data recovery and/or monitoring may be required. The determination will be made by a qualified archaeologist and is subject to approval by the City of Phoenix Archaeologist (602-495-0901).
26. 23.	That t The design of the pads SHALL remains consistent with the commercial elevations of the anchor as shown to the LVPC and represented by Sketch C attached to the staff report.