

Attachment A- Stipulations- PHO-2-19--Z-51-01-2

Location: Northeast corner of 31st Street and Aire Libre Lane

Stipulations:

General

1. ~~That~~ The development SHALL be in specific GENERAL conformance to the ~~colored version of the site plan dated March 26, 2001,~~ STAMPED JULY 5, 2019, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ~~reflecting perimeter vehicle parking and the outdoor storage of building materials with the P-1 being a minimum of 63 feet wide on the south and west sides.~~
2. ~~That there shall be no additional signage located on the site with the exception of internal directional signage.~~

PRIMARY GROUND AND COMBINATION SIGNS SHALL BE LIMITED TO A MAXIMUM OF 3 FEET IN HEIGHT AND 30 SQUARE FEET IN AREA.

3. ILLUMINATED SIGNS SHALL NOT BE USED FROM 10:00 P.M. UNTIL 6:00 A.M.
4. ~~That any~~ OUTDOOR storage shall ~~be no higher than eight (8) feet.~~ NOT
3. EXCEED A MAXIMUM HEIGHT OF 10 FEET AND SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHTS OF WAY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Landscape

5. ~~That a~~ A twenty (20) foot landscape setback including two (2) inch caliper size
4. shade trees spaced a maximum twenty (20) feet on center or placed in equivalent groupings SHALL be provided along the south and west property lines.
6. ~~That a~~ A ten (10) foot landscape buffer including two (2) inch caliper size shade
5. trees spaced a maximum twenty (20) feet on center or placed in equivalent groupings SHALL be provided along the interior of the north wall.
6. ~~That in order to support the rezoning, landscape enhancements shall be provided on the existing C-3 parcel along 32nd Street and Aire Libre Lane with additional landscaping in the existing front three (3) foot planting area and the corner planting area. Also, except at the existing driveways, install a 6 foot landscape strip along 32nd Street and a 5 foot strip along Aire Libre with a masonry wall behind the landscaped strips, as approved by DSD.~~

Walls

7. ~~That a six (6) foot decorative masonry screen wall be provided along the north property line.~~

ANY NEW PERIMETER WALL ALONG THE NORTH PROPERTY LINE, CONSTRUCTED AFTER THE EFFECTIVE DATE OF APPROVAL OF THIS REQUEST, SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TILE, GLASS INSETS, OR STAMPED DESIGNS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

8. ~~That a six (6) foot decorative masonry screen wall be provided along the south and west setback line.~~

PERIMETER WALLS ALONG THE SOUTH AND WEST PROPERTY LINES SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TILE, GLASS INSETS, OR STAMPED DESIGNS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

9. ~~That a line denoting the C-3 and P-1 zoning district boundary shall be painted and maintained by the applicant.~~

Circulation

9. ~~That a twenty (20)~~ A 12-foot right-of-way radius shall be dedicated at the
40. northeast corner of 31st Street and Aire Libre Lane.
10. ~~That t~~The developer shall construct all streets within and adjacent to the
44. development with paving, curb, gutter, sidewalks except on Aire Libre, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
11. ~~That~~ CPTED principles shall be used in the design and layout of the site, as
42. recommended by the PLANNING AND Development Services Department.
12. ~~That u~~Upon approval by City Council, the Paradise Valley VPC will be notified of
43. any modifications of stipulations.

Other

14. ~~That the applicant shall combine the lots under single use and ownership prior to final site plan approval.~~
13. ~~That t~~The property owner SHALL record a notice to prospective purchasers of
45. proximity to airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property.