

ATTACHMENT A – Stetson Hills Planned Community District

Z-78-C-88-1

Planning Commission Approved Stipulations from December 5, 2019:

1. The development shall be in general conformance with the site plan date stamped November 6, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 325 units.
3. The maximum building height shall be limited to 40 feet.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide landscaped area located between the sidewalk and back of curb and shall include minimum 3-inch caliper, single trunk, large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, except where utility and engineering constraints exist; and minimum five-gallon shrubs providing 75 percent live cover shall be provided, as approved by the Planning and Development Department.
5. A minimum 20-foot landscape setback shall be required along Hackamore Drive and 35th Avenue and shall include large canopy, single trunk, shade trees 20 feet on center or in equivalent groupings. Twenty five percent of the trees shall be minimum 3-inch caliper and 75 percent of the trees shall be minimum 2-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover shall provide minimum 75% live cover at mature size, as approved by the Planning and Development Department.
6. A 6-foot high decorative perimeter wall or view fence shall be constructed adjacent to Hackamore Drive, 35th Avenue, the private street to the south and the west property boundary. If a solid perimeter wall is constructed, it shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, green screens, or stamped designs, as approved by the Planning and Development Department.
7. The developer shall install secured bicycle parking at 0.25-spaces for each residential unit with a maximum of 50 spaces and a minimum of four inverted U-bicycle racks for guests located near building entrances per Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The developer shall install traffic calming devices along the driveways of the property so that vehicles exercise caution prior to crossing the sidewalk when exiting and entering the property, as approved by the Planning and Development Department.

9. Pedestrian connections shall be provided on the south and west portions of the site to connect to the commercial developments to the south and to the west, as approved by the Planning and Development Department.
10. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces. The developer shall connect all building entrances and exits, and all vehicular entry and exit points, to/from the public sidewalks and to the existing commercial development to the west utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.
11. 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 Department. All improvements shall comply with all ADA accessibility standards.
12. All sidewalks shall be constructed within dedicated right-of-way, or a sidewalk easement shall be dedicated to include the full extent of the sidewalk adjacent to a public right-of-way.
13. 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.
14. 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.
15. 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.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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.

PCD Stipulations

The following stipulations have been brought forward from the original PCD zoning case, and subsequent amendments, with limited modifications:

17. An updated General Development Plan for the Stetson Hills PCD reflecting the changes approved through this request shall be submitted to the Planning and

Development Department, as well as any other Master Plans that may be required through the site plan review process.

18. Development shall be limited to a maximum of 4,000 dwelling units under this development proposal for the Planned Community District.
19. Water retention areas shall be designed and treated in a fashion that will blend with the surrounding environment and be architecturally sensitive to adjacent land use, as approved by the Planning and Development Department.
20. Water conservation facilities, equipment and techniques shall be utilized within each development unit and throughout the PCD.
21. The developer(s) will be financially responsible for the proportional cost of any other new signals, signal modifications, and improvements (to be determined at the time of the development site plan review process) related to site traffic.

Attachments:

A – Legal Description (2 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-53-19-1

A portion of Tract #1 of the Replat of State Plat No. 20 as recorded in Book 561, Page 36, situated within Section 3, Township 4 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found City of Phoenix brass cap in hand hole accepted as the Southeast corner of said Section 3, from which a found City of Phoenix brass cap flush accepted as the South quarter corner thereof bears South 89°21'10" West, 2651.02 feet;

Thence South 89°21'10" West, 1375.00 feet along the south line of the Southeast quarter of said Section 3;

Thence leaving said south line, North 00°38'50" West, 299.47 feet along the west line of said Tract #1 to the **POINT OF BEGINNING**;

Thence continuing along said west line, North 00°38'50" West, 410.53 feet to the northwest corner of said Tract #1;

Thence North 00°19'39" West, 20.00 feet to the centerline of Tract 2 (Hackamore Drive) as shown on said Replat;

Thence North 89°21'10" East, 1377.94 feet along said centerline to the east line of said Tract 2 as shown on said Replat;

Thence South 00°24'29" East, 375.73 feet along said east line;

Thence leaving said east line, South 89°35'31" East, 55.00 feet to a point on the east line of said Tract #1;

Thence leaving last said east line, South 89°21'10" West, 380.90 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 385.00 feet;

Thence southwesterly along said curve, through a central angle of 23°36'58", an arc length of 158.69 feet to a tangent reverse curve, concave northwesterly, having a radius of 415.00 feet;

Thence southwesterly along said curve, through a central angle of 23°36'58", an arc length of 171.05 feet to a tangent line;

Thence South 89°21'10" West, 613.37 feet;

Thence North 30°00'00" West, 13.73 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 569,549 sq. ft. (13.075 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.