

## Attachment A- Stipulations- PHO-1-20\_Z-42-98-8

**Location:** Southwest corner of 24th Street and Brill Street

### **Stipulations:**

1.	<del>That vehicular access be limited to only 24th Street.</del>
1.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED JUNE 5, 2020, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	<del>That no pedestrian entryways be allowed on the north, west and south sides of the property to discourage on street parking.</del>  THE DEVELOPER SHALL PROVIDE PEDESTRIAN PATHWAYS PROVIDING CONNECTIVITY BETWEEN ALL MAIN BUILDING ENTRANCES WITH PUBLIC SIDEWALKS, 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 OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3.	<del>That a</del> An average of at least 20 feet of landscaping (with 15 foot minimum) SHALL be required along the street frontages.
4.	<del>That development be limited to one-story, not to exceed 15</del> THE MAXIMUM BUILDING HEIGHT SHALL BE 23 feet in height.
5.	That no structure, including covered parking, be allowed within 50 feet of the west and south property lines.
6.	<del>That</del> Low level lighting SHALL be provided and directed away from the neighborhood.
7.	THE DEVELOPER SHALL PROVIDE A MODIFIED P-1243-1 DRIVEWAY (REVERSE ISLAND) TO BRILL STREET TO PREVENT LEFT TURN MOVEMENTS, AS APPROVED OR MODIFIED BY THE STREET TRANSPORTATION DEPARTMENT.
7.	<del>That zoning should vest following final site plan approval by Development Services Department and completion of landscaping and parking area improvements.</del>
8.	<del>That approval be conditioned upon development of a restaurant within 24 months of the date of City Council final approval of the change of zone in accordance with Section 506.B.1.</del>
8.	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.
9.	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.
10.	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.