

ATTACHMENT A
Stipulations – PHO-2-24—Z-120-03-7(8)

Location: Approximately 315 feet west of the northwest corner of 51st Avenue and Dobbins Road

STIPULATIONS:

COMMERCIAL

1. ~~That~~ THE development shall be in general conformance to the site plan and Building Concept “A” elevation date stamped AUGUST 30, 2024, February 3, 2004, with a maximum of 61 residential lots which should not be smaller than shown on the site plan AND ELEVATIONS DATE STAMPED NOVEMBER 20, 2024 as approved or modified by the PLANNING AND Development Services Department. (DSD). ~~The C-1 development shall not exceed A 0.175 lot coverage. There shall be one commercial entrance from Dobbins Road.~~

2. ~~That~~ An enhanced landscape feature shall be provided at the intersection of 51st Avenue and Dobbins Road as approved or modified by DSD. This enhanced landscape feature is intended to emphasize Laveen’s agricultural character and heritage with regard to plant type (trees, shrubs, groundcover, annuals, etc.) selection, placement (large, tightly planted street trees) and color Appropriate selections include.
 - A. Trees: pecan, Arizona ash, evergreen elm, heritage live oak, sycamore, or other similar trees.
 - B. Shrubs: myrtle (true, dwarf or twisted) pomegranate, or other similar shrubs.
 - C. Accents: deer grass, wild sunflowers.
 - D. Vines: white Lady Ban

RESIDENTIAL

3. ~~That~~ The site plan design shall incorporate a landscape entry at the main entrance of 51st Avenue into the subdivision (see page 28 of the Laveen Plan for example) as approved or modified by DSD.

4. ~~That~~ A 9-foot-wide landscaped area containing a minimum of 1 ½ inch caliper shade tree and five shrubs shall be provided an average of 20-foot on center along the street side of each corner lot. The home builder shall be responsible for installation and the homeowner association shall be

responsible for maintenance of the common landscaped area.

STREETS

5. ~~That~~The following rights-of-way shall be provided:
 - A. That right-of-way totaling 55 feet shall be dedicated for the north half of Dobbins Road, as approved or modified by DSD.
 - B. That right-of-way totaling 55-feet shall be dedicated for the west half of 51st Avenue, as approved or modified by DSD.
 - C. That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of 51st Avenue and Dobbins Road.
6. ~~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 plan approved by DSD. All improvements shall comply with all ADA accessibility standards.
7. ~~That~~ The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

SCENIC CORRIDOR

8. ~~That~~THE development shall comply with the Dobbins Road Development Standards (“A Sense of Place on Dobbins Road: Design Criteria for Enhancement of Roadway Improvements in a Rural Setting”) as approved or modified by the Development Services Department (DSD).

TRANSIT

9. ~~That~~ THE right-of-way shall be dedicated, and transit pad constructed (Detail P-1257 and P-1261) westbound on Dobbins Road west of 51st Avenue, as approved by the Public Transit Department.

TRAILS

10. ~~That~~ A multi-use trail shall be provided along 51st Avenue and Dobbins Road in accordance with the city of Phoenix standard trail detail as approved by the Parks and Recreation Department.

New Stipulations from the Village Committee:

11. ~~That~~ All perimeter fencing for residential and commercial, and monument signage shall be of a consistent architectural theme. Commercial and residential entry design concepts shall incorporate materials such as stone and/or rock, as approved by the Development Services Department.
12. All signs will be designed pursuant to the Comprehensive Sign Plan that the applicant shall prepare for the property.
13. ~~That~~ All commercial elevations and any shade structures shall have the same type of architectural treatment, including color, texture, and materials, as approved by the Development Services Department.
14. ~~That~~ The electrical and services boxes mounted on commercial buildings shall be painted to match the building and/or screened from view.

Residential Portion

15. ~~That~~ The residential perimeter fencing along Dobbins Road shall be a meandering fence.
16. ~~That~~ Multi-story houses will not be built on any lot adjacent to the subdivision to the north, abutting Dobbins Road or 51st Avenue as indicated on the site plan dated February 3, 2004, by a red star.
17. Wrap around architectural details and materials will be used on all sides of houses on corner lots and lots visible from 51st Avenue and Dobbins Road.
18. All houses abutting Dobbins Road shall have a minimum side setback from adjacent side residential lot lines of 25 feet.

SRP Lateral

19. If approved by SRP and Development Services Department, ~~that~~ the open SRP lateral SHALL remain along Dobbins Road, as endorsed by the community, to preserve the rural character of Laveen.

AGREEMENT BETWEEN DEVELOPER AND VILLAGE PLANNING COMMITTEE

- A. As an agreement with the community, that concurrently with or prior to submittal to the City, the developer shall submit copies of a comprehensive sign package, elevations, final site plan, and landscape plan to the Laveen Village Planning Committee and Laveen Citizens for Responsible Development for review and

comment.

- B. ~~That~~ The residential elevations should come back to the village and community for review and input.