

Attachment A - Amberlea Planned Community District

Z-190-H-84-7

Planning Commission Approved Stipulations from October 3, 2019

1. The maximum building height shall not exceed 3 stories and 40 feet.
2. The building elevations shall be in general conformance with the elevations date stamped July 3, 2019, as approved by the Planning and Development Department.
3. A pedestrian path, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided from the office entry connecting to the bus pad to the east, as approved by the Planning and Development Department.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscaped strip area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2-feet providing 75% live cover, as approved by the Planning and Development Department.
5. A minimum 15-foot landscape setback shall be required along the west property line and shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. 25 percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
6. A minimum of 2 inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. Modification of medians will require Street Transportation Department approval, following completion of a traffic engineering analysis and an update to the Amberlea Master Street Plan. In the event that the Palm Lane medians are not approved to be modified to allow access to the site, both ingress and egress will be provided at the 83rd Avenue driveway, as approved by the Streets Transportation Department.
8. Dedicate right-of-way and reconstruct the bus stop pad along southbound 83rd Avenue south of Palm Lane. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 83rd Avenue and Palm Lane as per City of Phoenix Standard Detail P1258.

9. 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.

Exhibit:

A – Legal Description (1 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-190-H-84-7

PARCEL 9A

A portion of Parcel 9, "AMBERLEA" as described in Book 294 of Maps, page 8, Official Records of Maricopa County, Arizona, which is located in the Southeast quarter of Section 34, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at Southeast corner of said Section 34, monumented with a City of Phoenix 3" Brass Cap in handhole at the intersection of McDowell Road and 83rd Avenue; thence North 00 degrees 19 minutes 45 seconds East, along the East line of the Southeast quarter of said Section 34 and the monument line of 83rd Avenue to a point, a distance of 1257.32 feet; thence North 89 degrees 40 minutes 15 seconds West, departing from said monument line, to the East-Northeast property corner of said Parcel 9 and said Easterly right-of-way line of 83rd Avenue, a distance of 55.00 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 45 seconds West, along said Westerly right-of-way line of 83rd Avenue, a distance of 258.85 feet;

THENCE South 04 degrees 54 minutes 11 seconds West, along said Westerly right-of-way line, to the Southeast property corner of said Parcel 9, a distance of 98.06 feet;

THENCE North 89 degrees 40 minutes 15 seconds West, along the Southerly property line of said Parcel 9 to a point, a distance of 212.10 feet;

THENCE North 00 degrees 19 minutes 45 seconds East, to a point on the Southerly right-of-way line of Palm Lane, a distance of 366.13 feet;

THENCE North 86 degrees 33 minutes 19 seconds East, along the Southerly right-of-way line of Palm Lane, a distance of 142.04 feet, to the beginning of a tangent curve to the right, the center of which bears South 03 degrees 26 minutes 41 seconds East with a radial distance of 960.00 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 03 degree 24 minutes 57 seconds and an arc length of 57.23 feet to a point of non-tangency and the North-Northeast of said Parcel 9;

THENCE South 44 degrees 44 minutes 47 seconds East, along said right-of-way line, a distance of 29.66 feet returning to the East-Northeast property corner of said Parcel 9 and the POINT OF BEGINNING.

Containing 81,429 square feet or 1.87 acres, more or less