

ATTACHMENT A
Stipulations PHO-3-23—Z-182-87-8

Location: Southeast corner of Central Avenue and Olympic Drive

STIPULATIONS:

Stipulations: PHO-1-93--Z-182-87-8

PHO recommended legislative edit of stipulations applicable to that portion of the site subject to PHO-1-93--Z-182-87-8.

Base stipulations are those outlined in the staff memo dated March 15, 2023.

1.	That Development SHALL be subject to PLANNING AND Development DEPARTMENT Coordination Office site plan approval per Section 511 of the Zoning Ordinance.
2.	That THE development SHALL be in general conformance to WITH the site plan, LANDSCAPE PLAN AND ELEVATIONS dated July 27, 1993 with the exception of the YMCA parcel DATE STAMPED MARCH 2, 2023 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3.	That An average landscaped setback of 25 feet SHALL be provided along Central Avenue measured from the property line.
4.	That There shall be mature landscaping along Central Avenue to include 24-inch box trees spaced a maximum 25 feet on center or placed in equivalent groupings.
5.	That All parking along Central Avenue and the new road shall be screened with landscaped berms, a three-foot wall, or combination thereof, as approved by the PLANNING AND Development DEPARTMENT Coordination Office.
6.	That Five percent or more of interior parking shall be landscaped with reasonable distribution throughout the parking area and along the face of the buildings.
7.	That No drive-through facility on the site will have its drive-through lane adjacent to any public right-of-way with the exception of the new road.

8.	That A pedestrian bike trail SHALL be provided and maintained along Central Avenue and the new road, the location, width, coloration, and design of which is to be determined by the PLANNING AND Development DEPARTMENT Coordination Office .	
9.	A 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED ALONG THE EAST SIDE OF CENTRAL AVENUE AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	
10 9.	That All rooftop mechanical units shall be screened by parapet walls, building walls, or enclosed in a mechanical equipment penthouse that shall be architecturally integrated with the buildings.	
11. 10.	That Mr. Don Radford, 36 East Beautiful Lane, is to be notified of all PLANNING AND Development DEPARTMENT Coordination Office meetings regarding this project.	
12. 11.	That Signage will be in conformance with the guidelines (recommendations) adopted by the South Mountain VILLAGE Planning Committee (the "Committee") for the Baseline Scenic CORRIDOR Parkway provided:	
	a.	Those guidelines are adopted by the time the applicant is ready to install signage.
	b.	The applicant has the opportunity to provide input to the Committee concerning the appropriate dimensions and appearance of the signage.
	c.	The guidelines specifically address signage for commercial shopping centers.
13. 12.	That Future signalization of the new roadway with Central Avenue will be at the expense of the developer unless otherwise covered by an improvement district. Traffic signals will not be installed until the warrants are met.	
14. 13.	That Walls or fencing along the north side of the Highline Canal, if needed, shall be offset to reduce scale and bulk and to maximize the safety and security for pedestrians and other persons using the trail along the canal, as approved by the PLANNING AND Development DEPARTMENT	

	Coordination Office. If masonry walls are used along the north side of the canal, they shall be attractively landscaped and maintained and shall be colored to blend in with the surrounding landscape. That building orientation and design together with landscaping and amenities adjacent to the Highline Canal shall be sensitive to the use of the Canal as an enhanced recreational amenity.
15. 14.	That THE DEVELOPER SHALL PROVIDE right-of-way dedications for Central Avenue, to include right turn lanes and bus bays, as may be required.
16. 15.	That Prior to the vesting of zoning for the YMCA parcel the applicant shall submit a legal description for review and approval describing the C-O portion of the approval action.

Stipulations: PHO-2-06—Z-182-87-8

PHO recommended legislative edit of stipulations applicable to that portion of the site subject to PHO-2-06—Z-182-87-8.

1.	That Development SHALL be subject to PLANNING AND Development DEPARTMENT Coordination Office site plan approval per Section 511 of the Zoning Ordinance.
2.	That THE development SHALL be in general conformance to WITH the site plan, LANDSCAPE PLAN AND ELEVATIONS date stamped MARCH 2, 2023 October 25, 2006, and the Landscape Plan approved by the Zoning Adjustment Hearing Officer on December 27, 2006, as MODIFIED BY THE FOLLOWING STIPULATIONS AND approved by the PLANNING AND Development Services Department.
3.	That An average landscaped setback of 25 feet SHALL be provided along Central Avenue measured from the property line.
4.	That There shall be mature landscaping along Central Avenue to include 24-inch box trees spaced a maximum 25 feet on center or placed in equivalent groupings.
5.	That All parking along Central Avenue and the new road shall be screened with landscaped berms, a three-foot wall, or combination thereof, as approved by the PLANNING AND Development DEPARTMENT Coordination Office .

6.	That Five percent or more of interior parking shall be landscaped with reasonable distribution throughout the parking area and along the face of the buildings.
7.	That No drive-through facility on the site will have its drive-through lane adjacent to any public right-of-way with the exception of the new road.
8.	That A pedestrian bike trail SHALL be provided and maintained along Central Avenue and the new road, the location, width, coloration, and design of which is to be determined by the PLANNING AND Development DEPARTMENT Coordination Office .
9.	A 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED ALONG THE EAST SIDE OF CENTRAL AVENUE AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10 9.	That All rooftop mechanical units shall be screened by parapet walls, building walls, or enclosed in a mechanical equipment penthouse that shall be architecturally integrated with the buildings.
11 10.	That Mr. Don Radford, 36 East Beautiful Lane, is to be notified of all PLANNING AND Development DEPARTMENT Coordination Office meetings regarding this project.
12. 11.	That Signage will be in conformance with the guidelines (recommendations) adopted by the South Mountain VILLAGE Planning Committee (the "Committee") for the Baseline Scenic CORRIDOR Parkway, provided:
	a. Those guidelines are adopted by the time the applicant is ready to install signage.
	b. The applicant has the opportunity to provide input to the Committee concerning the appropriate dimensions and appearance of the signage.
	c. The guidelines specifically address signage for commercial shopping centers.
13. 12.	That Future signalization of the new roadway with Central Avenue will be at the expense of the developer unless otherwise covered by an

	improvement district. Traffic signals will not be installed until the warrants are met.
14. 13.	That Walls or fencing along the north side of the Highline Canal, if needed, shall be offset to reduce scale and bulk and to maximize the safety and security for pedestrian and other persons using the trail along the canal, as approved by the PLANNING AND Development DEPARTMENT Coordination Office . If masonry walls are used along the north side of the canal, they shall be attractively landscaped and maintained and shall be colored to blend in with the surrounding landscape. That building orientation and design together with landscaping and amenities adjacent to the Highline Canal shall be sensitive to the use of the Canal as an enhanced recreational amenity.
15. 14.	That THE DEVELOPER SHALL PROVIDE right-of-way dedications for Central Avenue, to include right turn lanes and bus bays, as may be required.
16. 15.	That Prior to the vesting of zoning for the YMCA parcel the applicant shall submit a legal description for review and approval describing the C-O portion of the approval action.

Final Stipulations: PHO-3-23--Z-182-87-8

Final stipulations reflecting the PHO recommended legislative edits of both PHO-1-93--Z-182-87-8 and PHO-2-06--Z-182-87-8, resulting in a single set of stipulations for PHO-3-23--Z-182-87-8. See Finding #1 for detailed information.

1.	Development shall be subject to Planning and Development Department site plan approval per Section 511 of the Zoning Ordinance.
2.	The development shall be in general conformance with the site plan, landscape plan and elevations date stamped March 2, 2023 as modified by the following stipulations and approved by the Planning and Development Department.
3.	An average landscaped setback of 25 feet shall be provided along Central Avenue measured from the property line.
4.	There shall be mature landscaping along Central Avenue to include 24-inch box trees spaced a maximum 25 feet on center or placed in equivalent groupings.

5.	All parking along Central Avenue and the new road shall be screened with landscaped berms, a three-foot wall, or combination thereof, as approved by the Planning and Development Department.
6.	Five percent or more of interior parking shall be landscaped with reasonable distribution throughout the parking area and along the face of the buildings.
7.	No drive-through facility on the site will have its drive-through lane adjacent to any public right-of-way with the exception of the new road.
8.	A pedestrian bike trail shall be provided and maintained along Central Avenue and the new road, the location, width, coloration, and design of which is to be determined by the Planning and Development Department.
9.	A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the east side of central avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
10	All rooftop mechanical units shall be screened by parapet walls, building walls or enclosed in a mechanical equipment penthouse that shall be architecturally integrated with the buildings.
11	Mr. Don Radford, 36 East Beautiful Lane, is to be notified of all Planning and Development Department meetings regarding this project.
12.	Signage will be in conformance with the guidelines (recommendations) adopted by the South Mountain Village Planning Committee (the "Committee") for the Baseline Scenic Corridor, provided:
a.	Those guidelines are adopted by the time the applicant is ready to install signage.
b.	The applicant has the opportunity to provide input to the Committee concerning the appropriate dimensions and appearance of the signage.
c.	The guidelines specifically address signage for commercial shopping centers.
13.	Future signalization of the new roadway with Central Avenue will be at the expense of the developer unless otherwise covered by an improvement district. Traffic signals will not be installed until the warrants are met.

14.	Walls or fencing along the north side of the Highline Canal, if needed, shall be offset to reduce scale and bulk and to maximize the safety and security for pedestrian and other persons using the trail along the canal, as approved by the Planning and Development Department. If masonry walls are used along the north side of the canal, they shall be attractively landscaped and maintained and shall be colored to blend in with the surrounding landscape. That building orientation and design together with landscaping and amenities adjacent to the Highline Canal shall be sensitive to the use of the Canal as an enhanced recreational amenity.
15.	The developer shall provide right-of-way dedications for Central Avenue, to include right turn lanes and bus bays, as may be required.
16.	Prior to the vesting of zoning for the YMCA parcel the applicant shall submit a legal description for review and approval describing the C-O portion of the approval action.

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