

ATTACHMENT A
Algodón Center PUD, Planned Community District

Z-19-G-00-5

- **UPDATE STIPS AFTER ADDENDUM C**

Planning Commission Approved Stipulations from February 3, 2022:

1. An updated Development Narrative for the Algodón Centre PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 29, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to add the following:

City Council Adopted: [Add Adoption Date]
 - B. PAGE 9, TABLE 1, RESIDENTIAL USE, BULLET POINT 2: AMEND THE SENTENCE TO READ "A MAXIMUM OF 326.75 GROSS ACRES OF THE TOTAL GROSS SITE AREA OF THE PUD SHALL BE USED FOR RESIDENTIAL USES OF LESS THAN 20 DU/AC."
 - ~~b~~. c. Page 15, Table 3A, Streetscape Section, Item 1: Rename section to "Landscape Setback" and delete "measured from back of curb" from first sentence.
 - ~~c~~. d. Page 15, Table 3A, Low Density Residential Sidewalks Section: Update the first sentence to read "For any residential parcel where density is less than 20 dwelling units per gross acres, sidewalks shall be a minimum of five feet wide, and shall be separated from the curb per the requirements of the Street Classification Map with a minimum five foot wide landscape strip.
 - ~~d~~. e. Page 17, Table 3B, Streetscape Section, Item 1: Rename section to "Landscape Setback", delete "measured from back of curb" from first sentence AND ADD "PERIMETER" BEFORE "PUBLIC AND PRIVATE STREET FRONTAGES".
 - e. f. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 1: Add "and utility easements" after "utilities" in first sentence.
 - ~~f~~. g. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 2: Add "and utility easements" after "utilities" in first sentence.

- ~~g.~~ h. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 1: Add “and utility easements” after “utilities” in first sentence.
 - ~~h.~~ i. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 2: Add “and utility easements” after “utilities” in first sentence.
2. The developer shall dedicate right-of-way and ensure bus stop pad(s) at the following locations, with final siting to be approved by the Public Transit Department:
 - a. Northbound 99th Avenue north of the Earl Drive alignment.
 - b. Northbound 99th Avenue north of the Osborn Road alignment.
 - c. Northbound 99th Avenue north of the Clarendon Avenue alignment.
 - d. Northbound 99th Avenue north of the Glenrosa Avenue alignment.
 - e. Southbound 91st Avenue south of Osborn Road alignment.
 - f. Southbound 91st Avenue south of Cheery Lynn Road alignment.
 - g. Westbound Thomas Road at approximately 9700 West Thomas Road.
 3. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
 4. The developer shall dedicate right-of-way and ensure bus bay with bus stop pad at the following locations, final siting to be approved by the Public Transit Department:
 - a. Northbound 99th Avenue north of Thomas Road.
 - b. Northbound 99th Avenue north of Indian School Road.
 5. Bus bays shall be constructed according to City of Phoenix Standard Detail P1256; attached bus stop pad shall be constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. Bus bay and attached bus stop pad shall be spaced from the intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
 6. Where pedestrian pathways cross drive aisles FOR MULTIFAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS, they shall be constructed of decorative pavers, stamped, or colored concrete, or other

pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
8. An updated Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation Department and Planning and Development Department for review and approval, prior to preliminary site plan approval.
9. The Developer shall submit an updated Traffic Impact Study to the Street Transportation Department prior to preliminary site plan approval for the first phase of development permitted by Amendment G of the Algodón PUD. No preliminary approval of plans shall be granted until the study is reviewed and approved. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study and as approved by the Planning and Development and Street Transportation Department.
10. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
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. 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.
13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

Exhibits:

A – Legal Description (4 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-19-G-00-5

Within a portion of Section 21 and 28, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Legal Description for Maricopa County Assessor's Parcel Number 102-26-016:

LOT 11 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-017:

LOT 12 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-018:

LOT 13 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-019:

LOT 14 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-020:

LOT 15 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-022:

LOT 17 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-023:

LOT 18 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-024:

LOT 19 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-025

TRACT A, ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

Legal Description for Maricopa County Assessor's Parcel Number 102-26-028:

LOT 3, A REPLAT OF LOTS 3 AND 4 OF ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 1247 OF MAPS, PAGE 19

Legal Description for Maricopa County Assessor's Parcel Number 102-26-029:
LOT 4 OF "ALGODÓN MEDICAL OFFICE PARK LOTS 3 AND 4" AS RECORDED IN
BOOK 1247 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA

Legal Description for Maricopa County Assessor's Parcel Number 102-26-026:
LOT 8, REPLAT OF LOTS 8, 9 AND 10 OF ALGODÓN MEDICAL OFFICE PARK
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1102 OF MAPS, PAGE
15, RECORDS OF MARICOPA COUNTY, ARIZONA

Legal Description for Maricopa County Assessor's Parcel Number 102-26-027:
LOT 9, ALGODÓN MEDICAL OFFICE PARK, A REPLAT OF LOTS 8, 9 AND 10 OF
"ALGODÓN MEDICAL OFFICE PARK" ACCORDING TO BOOK 1102 OF MAPS,
PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA

Legal Description for Maricopa County Assessor's Parcel Number 102-26-021:
LOT 16, ALGODÓN MEDICAL OFFICE PARK, ACCORDING TO BOOK 978 OF
MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA

Legal Description for Maricopa County Assessor's Parcel Number 102-18-005E:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2
NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS EAST ALONG THE
WEST LINE OF SAID SOUTHWEST QUARTER, 2646.32 FEET TO THE
NORTHWEST CORNER (WEST QUARTER CORNER OF SECTION 21) OF SAID
SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 27 MINUTES 01
SECONDS EAST ALONG THE NORTH LINE (EAST-WEST MID-SECTION LINE) OF
SAID SOUTHWEST QUARTER, 1461.01 FEET TO A POINT ON THE WESTERLY
RIGHT-OF-WAY OF THE AGUA FRIA FREEWAY, STATE ROUTE 417 FROM
WHICH THE CENTER OF SECTION BEARS NORTH 88 DEGREES 27 MINUTES 01
SECONDS EAST, 1197.35 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-
WAY AS FOLLOWS:
SOUTH 22 DEGREES 27 MINUTES 19 SECONDS EAST, 95.60 FEET;
THENCE SOUTH 24 DEGREES 15 MINUTES 37 SECONDS EAST, 1000.05 FEET;
THENCE SOUTH 20 DEGREES 15 MINUTES 34 SECONDS EAST, 501.60 FEET;
THENCE SOUTH 18 DEGREES 30 MINUTES 04 SECONDS EAST, 476.28 FEET;
THENCE SOUTH 11 DEGREES 18 MINUTES 42 SECONDS EAST, 580.30 FEET;
THENCE SOUTH 81 DEGREES 01 MINUTES WEST, 614.97 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 01 DEGREES 41 MINUTES 34
SECONDS EAST, 47.00 FEET TO A POINT ON THE SOUTH LINE OF SAID
SOUTHWEST QUARTER FROM WHICH THE SOUTHEAST CORNER (SOUTH
QUARTER CORNER OF SECTION 21) OF THE SOUTHWEST QUARTER BEARS
NORTH 88 DEGREES 18 MINUTES 26 SECONDS EAST, 08.22 FEET; THENCE
SOUTH 88 DEGREES 18 MINUTES 26 SECONDS WEST ALONG SAID SOUTH LINE
OF THE SOUTHWEST QUARTER, 1743.63 FEET TO THE POINT OF BEGINNING.

Legal Description for Maricopa County Assessor's Parcel Number 102-25-002S:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 28, MEASURE; THENCE SOUTH 00 DEGREES

15 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, 591.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH

00 DEGREES 15 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, 432.48 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 09 SECONDS WEST, 1325.69 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 11 SECONDS WEST, 674.44 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 09 SECONDS EAST, 1325.56 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 00 DEGREES 15 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, 949.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (EAST QUARTER CORNER SECTION 28); THENCE SOUTH 88 DEGREES 24 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (EAST-WEST MID-SECTION LINE), 2438.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE AGUA FRIA FREEWAY, STATE ROUTE 417 FROM WHICH THE CENTER OF SECTION 28 BEARS SOUTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, 211.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS FOLLOWS:

NORTH 01 DEGREES 23 MINUTES 13 SECONDS EAST, 915.03 FEET;

THENCE NORTH 08 DEGREES 12 MINUTES 39 SECONDS EAST, 504.88 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 32 SECONDS EAST, 1020.28 FEET;

THENCE NORTH 29 DEGREES 22 MINUTES 34 SECONDS EAST, 130.03 FEET;

THENCE NORTH 80 DEGREES 17 MINUTES 59 SECONDS EAST, 323.16 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01 DEGREES 41 MINUTES 44 SECONDS WEST, 55.00 FEET TO A POINT ON THE NORTH LINE OF SAID

NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 88 DEGREES 18 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE 1644.87 FEET, FROM WHICH THE NORTHEAST CORNER OF SECTION 28 BEARS NORTH 88 DEGREES 18 MINUTES 16 SECONDS EAST, 315.18 FEET; THENCE SOUTH 00 DEGREES

15 MINUTES 51 SECONDS WEST, 210.12 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 16 SECONDS EAST, 232.14 FEET; THENCE SOUTH 00 DEGREES 15

MINUTES 51 SECONDS WEST, 50.03 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 16 SECONDS EAST, 41.02 FEET; THENCE SOUTH 00 DEGREES 15

MINUTES 51 SECONDS WEST, 14.41 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST, 48.00 FEET; THENCE SOUTH 00 DEGREES 15

MINUTES 51 SECONDS WEST, 4.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 09 SECONDS EAST, 48.00 FEET; THENCE SOUTH 00 DEGREES 15

MINUTES 51 SECONDS WEST, 120.00 FEET; THENCE SOUTH 12 DEGREES 08 MINUTES 15 SECONDS EAST, 195.56 FEET TO THE POINT OF BEGINNING.

Legal Description for Maricopa County Assessor's Parcel Number APN 102-26-003F
APN 102-26-004A, APN 102-26-003G:

THAT PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 2 NORTH, RANGE
1 EAST OF THE

GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28;

THENCE NORTH 88 DEGREES 18 MINUTES 26 SECONDS EAST ALONG THE
NORTH LINE OF SAID NORTHWEST QUARTER, 1623.64 FEET;

THENCE SOUTH 01 DEGREES 41 MINUTES 34 SECONDS EAST,
PERPENDICULAR TO SAID NORTH LINE OF SAID NORTHWEST QUARTER, 35.00
FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AGUA FRIA
FREEWAY, STATE ROUTE 417;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AS FOLLOWS;

THENCE SOUTH 85 DEGREES 16 MINUTES 27 SECONDS EAST, 402.52 FEET;

THENCE SOUTH 76 DEGREES 26 MINUTES 16 SECONDS EAST, 114.02 FEET;

THENCE SOUTH 88 DEGREES 40 MINUTES 48 SECONDS EAST, 190.26 FEET;

THENCE SOUTH 23 DEGREES 17 MINUTES 15 SECONDS EAST, 117.28 FEET;

THENCE SOUTH 05 DEGREES 20 MINUTES 43 SECONDS EAST, 484.94 FEET;

THENCE SOUTH 04 DEGREES 19 MINUTES 58 SECONDS EAST, 1003.19 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, 926.48 FEET

TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER FROM
WHICH THE CENTER OF SECTION 28 BEARS NORTH 88 DEGREES 24 MINUTES
01 SECONDS EAST, 150.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28

SECONDS WEST, 73.52 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 58

SECONDS EAST, 500.40 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 13

SECONDS WEST, 500.10 FEET; THENCE SOUTH 08 DEGREES 22 MINUTES 16

SECONDS WEST, 707.11 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 26

SECONDS WEST, 725.40 FEET; THENCE SOUTH 46 DEGREES 45 MINUTES 27

SECONDS WEST, 99.71 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 13

SECONDS WEST, 200.00 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 47

SECONDS EAST, 80.00 FEET TO A POINT ON THE SOUTH LINE OF THE

SOUTHWEST QUARTER OF SAID SECTION 28, FROM WHICH THE SOUTH

QUARTER CORNER OF SECTION 28 BEARS NORTH 88 DEGREES 30 MINUTES

13 SECONDS EAST, 516.49 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 13

SECONDS WEST, ALONG SAID SOUTH LINE, 2133.03 FEET TO THE SOUTHWEST

CORNER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 18 MINUTES 04

SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER,

2638.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST, ALONG THE

WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 2638.37 FEET

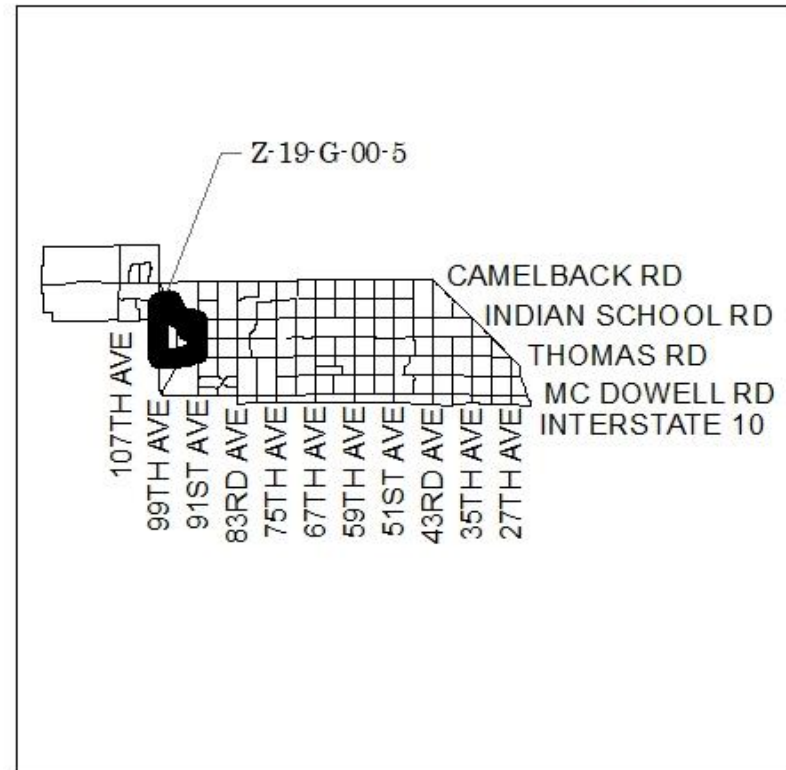
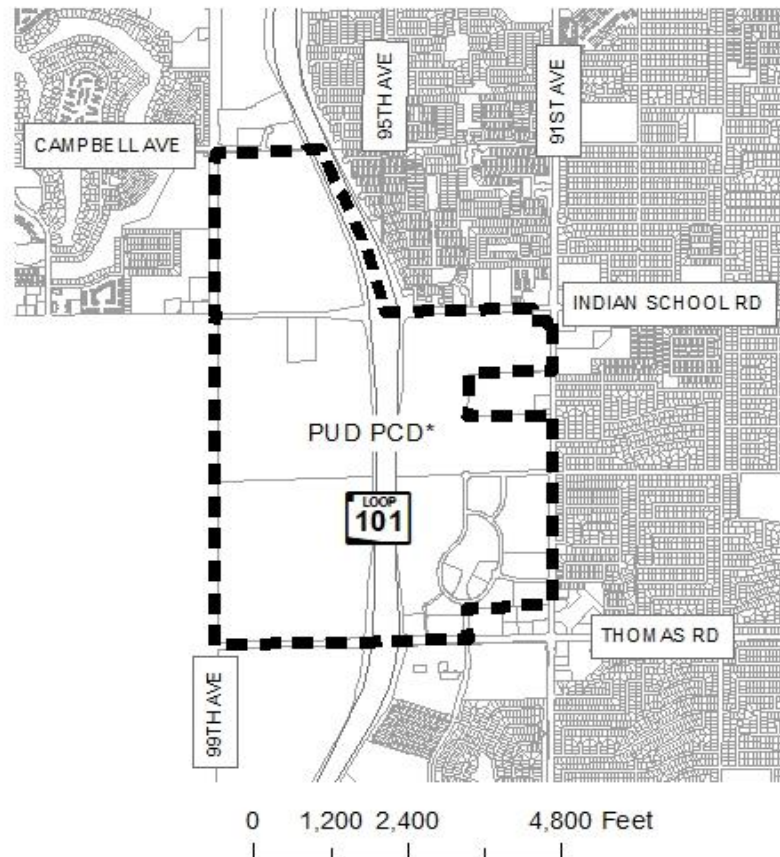
TO THE POINT OF BEGINNING..

MAJOR PCD AMENDMENT MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-19-G-00-5
Zoning Overlay: N/A
Planning Village: Maryvale



NOT TO SCALE



Drawn Date: 2/2/2022