

ATTACHMENT A
Stipulations – PHO-4-25—Z-29-94-6(8)

Location: Approximately 970 feet south of the southeast corner of 44th Street and Thomas Road

STIPULATIONS:

1.	That The development SHALL be in general conformance WITH to the site plan AND ELEVATIONS DATE STAMPED MARCH 28, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (dated January 11, 1994) [or with the modifications to Anchor D as shown in the site plan dated September 7, 2001], together with the elevations and exhibits (dated 1/12/94) as may be modified by the following stipulations.	
2.	That Development of the site SHALL be in accordance with the Development Agreement (Ordinance S-21748 amending Ordinance S-21068, dated 11-93) between Opus Southwest Corporation and the City of Phoenix.	
3.	That Particular attention shall be given during the Design Review process to provide building elevations that are consistent in design and materials around the entire center and that the linear nature of the design be minimized through the use of architectural embellishments, building offsets, shade structures and pedestrian plazas.	
4.	That The site plan be modified as approved by the Development Services Department to reflect the following changes:	
	a.	Building offsets for the major users shall be consistent with the site plan dated January 11, 1994;
	b.	Pad Sites three (3) and four (4) may be modified to create a unified pad development such as through the use of depressed parking and pedestrian plazas. A major gateway statement shall be provided at the Thomas Road and 44th Street intersection with views to the interior of the development;
	c.	That Access to the exception parcel at the southwest corner of the site SHALL be considered at the time of site plan approval.
5.	That The right-of-way dedications and off-site improvements shall be consistent with the Development Agreement (as identified in Stipulation No.2).	

6.	That A single driveway access SHALL be permitted on 46th Street south of Shops "B" as approved by the Development Services Department, and no vehicular access between the library site and the retail center. Left turn access from the site onto Oak Street shall be prohibited.

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