

Attachment A – Stipulations – PHO-2-19-Z-41-94-6

Location: Southeast corner of 31st Street and Camelback Road

Stipulations:

1. ~~That THE development SHALL be in general conformance WITH to the site plan AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 11, 2020 dated April 12, 1994, as may be modified by the following stipulations, and APPROVED by the PLANNING AND Development Services Department through the Development Review process.~~
 - A. ~~THE DEVELOPER SHALL PROVIDE AN ENHANCED PEDESTRIAN CONNECTION FROM THE SOUTHERN PARKING LOT TO THE PRIMARY PEDESTRIAN PATHWAY LEADING TO THE BUILDING ENTRANCE.~~
2. ~~That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.~~
3. ~~That zoning vest with final site plan approval by the Development Services Department.~~
4. ~~That no windows SHALL be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.~~
5. ~~That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.~~
6. ~~That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.~~

IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:

- A. ~~THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1, AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.~~
- B. ~~THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~

4. IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. ~~That a~~ Any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the PLANNING AND Development Services Department.
6. THE DEVELOPER SHALL PROVIDE A MINIMUM 30-FOOT-WIDE DRIVEWAY ALONG CAMELBACK ROAD IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1.
7. ~~That a~~ A 10-foot sidewalk/landscape easement SHALL be dedicated along Camelback Road.
8. ~~That a~~ Additional easements and right-of-way dedications may be required by the PLANNING AND Development Services Department at time of preliminary site plan review.