

Attachment A- Stipulations- PHO-3-19--Z-152-03-7(8)

Location: Approximately 225 feet west of the southwest corner of 43rd Avenue and Baseline Road

Stipulations:

COMMERCIAL DEVELOPMENT

1. ~~That~~ The commercial portion of the site plan and elevations shall be reviewed and approved administratively by the Planning Hearing Officer.
2. ~~That~~s Street entry ways at Baseline Road and 43rd Avenue, neighborhood parks, perimeter fencing, and other appropriate public areas shall follow the guidelines outlined in the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, as approved or modified by Planning and Development Department.
3. ~~That~~ f Four-sided architecture of the commercial buildings shall include architecturally articulated facades such as offsets, recesses, textural changes, window fenestrations, pilasters, and shadow boxes as approved by the Planning and Development Department.
4. ~~That~~ a A minimum 75-foot by 75-foot landscaped GATEWAY entry feature, or equivalent area, shall be provided with a 3-dimensional art feature that exemplifies the rural AND agricultural character of Laveen, SHALL BE PROVIDED at the entrance to the commercial development CHURCH CAMPUS from ALONG Baseline Road as approved by the Planning and Development Department. THE LANDSCAPED GATEWAY ENTRY FEATURE SHALL BE IN GENERAL CONFORMANCE WITH THE ENTRY FEATURE DETAILS DATE STAMPED JUNE 28, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ~~The proposed art feature shall be shown to the Laveen Village Chairperson or his/her representative for approval.~~ The enhanced landscaped GATEWAY ENTRY feature shall include a turf area and provide plant types from the following list:
 - a. Trees: pecan, Arizona ash, evergreen elm, heritage live oak, sycamore, or other similar canopied trees.
 - b. Shrubs: myrtle (true, dwarf, and/or twisted), pomegranate, AZ yellowbells, bush lantana, Mexican honeysuckle, primrose jasmine, or other similar shrubs.
 - c. Accents: deer grass, wild sunflowers, superb, canyon and firecracker penstemon, golden columbine, or other similar accents.
 - d. Vines: White Lady Banks Rose, common trumpet creeper, coral vine, pink trumpet vine, and primrose jasmine, or other similar vines.
5. The location of any gasoline pumps shall be located at the east end of the property along Baseline Road and away from residential lots.

RESIDENTIAL DEVELOPMENT

6. The development shall be in general conformance to the site plan date stamped May 2, 2013 and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.
7. ~~That~~ Residences along 43rd Avenue, Baseline Road, and the southern boundary of the property shall have a building height of one level no greater than 24 feet for a minimum of 50% of the lots.
8. ~~That a~~ A minimum 800 square feet landscaped entry feature shall be provided on both sides of the main entry into the residential development located along 43rd Avenue, as approved by the Planning and Development Department.
9. ~~That a~~ Adjacent to each residential street curb shall be a consistent tree pattern design as approved by Planning and Development Department. The trees shall be a minimum 1 ½ inch caliper and selected from the Acceptable Plants for Sonoran and Vegetative Areas as described in the February, 2004 draft Laveen Residential Design Guidelines for the Preservation of Rural Character, if approved. The homebuilder will be responsible for installation of the trees and the home buyer shall be responsible for maintaining the trees.
10. ~~That a~~ A 9-foot wide landscaped tract containing a minimum of 1 1/2 inch caliper shade tree and five shrubs shall be provided at an average of 20 feet on center along the street of each corner lot. The home builder shall be responsible for installation, and the homeowner association shall be responsible for maintenance of the common landscaped area.
11. All residential perimeter fencing shall follow the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, while avoiding stucco, as approved or modified by the Planning and Development Department. The residential perimeter fencing along 43rd Avenue shall be offset 2 feet for a minimum of every 250 feet.
12. ~~That t~~ The visible portion of houses on lots adjacent to Baseline Road and 43rd Avenue shall be designed in general conformance with the rural character from the draft Laveen Residential Design Guidelines for the Preservation of Rural Character February, 2004.

STREETS

13. ~~That r~~ Right-of-way totaling 65 feet shall be dedicated for the south half of Baseline Road, or as may otherwise be modified by the Planning and Development Department.
14. ~~That r~~ Right-of-way totaling 50 feet shall be dedicated for the west half of 43rd Avenue, or as may otherwise be modified by the Planning and Development Department.
15. There shall be no vehicular access to South Mountain Avenue along the southern boundary of the development as approved by the Planning and Development

Department because there is 33 feet of land that is not owned by the applicant. South Mountain Avenue may be built between 43rd Avenue and 45th Avenue as a public right-of-way by the city or others in the future.

16. ~~That~~ 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 City. All improvements shall comply with all ADA accessibility standards.
17. ~~That~~ The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Street Transportation Department, (602) 262-6193. This form is a requirement of the EPA to meet clear air quality requirements.

TRAILS

18. Dedicate a 30-foot multi-use trail easement and construct a 10-foot wide multi-use trail along Baseline Road in accordance with city of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.

LAVEEN VILLAGE PLANNING COMMITTEE ADDITIONAL STIPULATIONS

19. ~~That~~ The applicant agrees to the ordinance requirement of 15-foot rear yard setbacks and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along South Mountain Avenue.
20. ~~That~~ The applicant agrees to the ordinance requirement of 15-foot rear yard setbacks, and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along 43rd Avenue.
21. ~~That~~ 45-foot wide lots shall not exceed 15% of the residential lots.
22. The remaining lots shall be a minimum of 60-foot lot width.
23. ~~That~~ The minimum open space for the development shall be a minimum of 14.8%.
24. ~~That~~ The minimum landscape setback along any wall on 43rd Avenue shall be 25 feet.
25. ~~That~~ The commercial property shall be in ~~specific~~ GENERAL conformance to the site plan dated ~~September 17, 2004 (attached)~~ STAMPED AUGUST 13, 2019, as ~~approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE Planning and Development Department. The developer shall provide vehicular access from 45th Avenue to the commercial site.~~
26. ~~That~~ The final residential plat shall be reviewed as part of the Planning and Development Department process.
27. ~~That~~ The final commercial plat and elevations shall be reviewed as part of the Planning and Development Department process.

28. ~~That~~ The final landscape package shall be reviewed as part of the Planning and Development Department process.
29. ~~That~~ The chairperson of the Laveen Village Planning Committee shall be asked as part of the Planning Hearing Officer (PHO) process if the Village Planning Committee would like to review the request prior to the PHO hearing.
30. ~~That~~ The elevations, site plan, perimeter fence plan, landscape plan, and comprehensive trail plan shall be provided to the Laveen Village Planning Committee for review and comment prior to administrative approval by the Planning Hearing Officer.