

Attachment A- Stipulations- PHO-2-18--Z-108-05-8

Location: Approximately 735 feet west of the southwest corner of 7th Avenue and South Mountain Avenue

Stipulations:

1.	<p>That The development shall be in general conformance with the May 5, 2017 site plan DATE STAMPED DECEMBER 12, 2018, historic site plan and landscape elevations as modified by the following stipulations from AND APPROVED BY the Planning and Development Department and as approved by the Historic Preservation Office.</p>	
2.	<p>That the development shall include a mix of elevations with all houses to include front porches and that the development shall be in general conformance with the architectural elevations dated July 18, 2005, as modified by these stipulations and as approved by the Planning and Development Department.</p> <p>CONCEPTUAL BUILDING ELEVATIONS SHALL BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO PLANNING AND DEVELOPMENT DEPARTMENT FINAL SITE PLAN APPROVAL WITH SPECIFIC REGARD TO THE INCLUSION OF THE BELOW ELEMENTS, AS DEPICTED ON THE CONCEPTUAL RENDERINGS DATE STAMPED FEBRUARY 6, 2019. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>	
	A.	BUILDING MATERIALS SHALL EXPRESS AN AGRARIAN CHARACTER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, BOARD AND BATTEN, CLAPBOARD SIDING, WOOD/HEAVY TIMBER, ADOBE, AND STONE OR STONE VENEER.
	B.	ALL ELEVATIONS OF THE BUILDING SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OTHER OVERHANG CANOPIES.
	C.	COVERED PORCHES A MINIMUM OF 60 SQUARE FEET IN AREA AT A DEPTH OF AT LEAST SIX FEET SHALL BE PROVIDED IN THE FRONT FAÇADES OF ALL HOMES IN THE SUBDIVISION.
	D.	DECORATIVE GARAGE TREATMENTS, INCLUDING BUT NOT LIMITED TO, WINDOWS, RAISED OR RECESSED PANELS, ARCHITECTURAL TRIM, AND/OR SINGLE GARAGE DOORS.
	E.	WINDOWS SHALL INCLUDE DIVIDED LITE OR DOUBLE HUNG STYLES.
	F.	ROOF DESIGNS SHALL EXPRESS AN AGRARIAN CHARACTER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, PITCHED ROOF ELEMENTS, OVERHANGING WOODEN EAVES AND EXPOSED RAFTERS.

3.	CONCEPTUAL LANDSCAPE PLANS SHALL BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO PLANNING AND DEVELOPMENT DEPARTMENT FINAL SITE PLAN APPROVAL FOR CONSISTENCY WITH LANDSCAPING PLANS FOR THE ADJACENT HISTORIC PROPERTY AS APPROVED BY THE HISTORIC PRESERVATION OFFICE. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. 3.	That The two palm trees shall be preserved in place.
5. 4.	That Development on Lots 19, 20 and 24 1, 18, AND 19 shall be restricted to one story AS SHOWN ON THE SITE PLAN DATE STAMPED DECEMBER 12, 2018 AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
6. 5.	That the required external and internal sidewalks shall conform with the May 5, 2017 street sections and as approved by the Historic Preservation Office and Planning and Development Department. INTERNAL AND EXTERNAL STREET SECTIONS SHALL BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO PLANNING AND DEVELOPMENT DEPARTMENT FINAL SITE PLAN APPROVAL FOR CONSISTENCY WITH APPROVED STREET SECTIONS FOR THE ADJACENT HISTORIC PROPERTY AS APPROVED BY THE HISTORIC PRESERVATION OFFICE. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. 6.	That no metal roofs or other reflective roofing materials shall be used on the roofs of the new residences. REFLECTIVE AND SHINY ROOF MATERIALS SHALL BE PROHIBITED, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. 7.	That The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans to be approved by the Historic Preservation Office and PLANNING AND Development Services Department and as shown on the submitted street sections for Tract A (10th lane) and South Mountain Avenue. All improvements shall comply with Americans with Disabilities accessibility standards.
8.	The retention basins proposed have been redesigned and integrated more sensitively with the historic setting by moving the retention south closer to Lots 1 and 24 and by adding more rows of citrus trees.
9.	The Citrus trees along South Mountain Avenue and the historic site shall retain its flood irrigation system, subject to an acceptable technical solution approved by the Historic Preservation Office and the Planning and Development Department staff.

10.	The developer shall record a notice to prospective purchasers of proximity to airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.