

Attachment A- Stipulations- PHO-2-17_Z-6-04-7

Location: Approximately 584 feet south and 845 feet east of the southeast corner of 107th Avenue & Lower Buckeye Road

Approved Stipulations:

Trails and Landscaping

1. That development shall conform to the Estrella Village Arterial Street Landscaping program, that specifically provides landscaping requirements for Lower Buckeye Road, defined in the plan as a village parkway.
2. That the developer shall provide a 30-foot wide public trail easement along the east side of 107th Avenue and along the south side of Lower Buckeye Road, exclusively for public utility easement, trail, and landscaping, unless modified by the Parks and Recreation Department.

Residential

3. That the single-family development shall be in general conformance to the site plan date stamped ~~January 24, 2005~~ JANUARY 26, 2017 as approved or modified by THE PLANNING AND Development ~~Services~~ Department with specific regard to:
 - ~~Landscaping tracts shall be provided along lots 106-107 and 141-142~~
 - ~~There shall be a minimum lot width of 55 feet for lots 54-91~~
 - ~~Lots 95-100 shall be eliminated~~
 - Elevations and a landscape plan for open space shall be administratively approved by the Planning Hearing Officer
 - ~~Open space area located between lots 102-113 shall be eliminated.~~
4. That a minimum 40 x 40-foot triangular landscape entry area be provided on each corner at the main entrance to the residential subdivision, to be located on 107th Avenue, as approved or modified by THE PLANNING AND Development ~~Services~~ Department.
5. That open space amenities shall be located outside of retention areas.
6. That the property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the Tolleson Wastewater Treatment Plan and the Phoenix Goodyear Airport. The form and content of such documents shall be reviewed and approved by the city attorney.

Commercial

7. That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process, prior to preliminary site plan approval with the PLANNING AND Development ~~Services~~ Department.

8. That the commercial site shall be developed with a similar architectural theme. The theme shall assure that the building and canopy colors, elevations, exterior materials, landscaping, lighting, and signage convey a sense of continuity throughout the development. A master architectural theme shall be provided before preliminary site plan approval of the first building, as approved or modified by THE PLANNING AND Development ~~Services~~ Department.
9. That the development shall conform to the Estrella Village Arterial Street Landscaping program, that specifically requires an entry feature on the southeast corner of 107th Avenue and Lower Buckeye Road, designated as a gateway intersection in the plan.
10. That a right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road.
11. That a right-of-way totaling 55 feet shall be dedicated for the east half of 107th Avenue.
12. 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.
13. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
14. That a multi-use trail shall be provided along west Lower Buckeye Road as approved by the Parks and Recreation Department.
15. That a transit pad (P1262) shall be constructed eastbound Lower Buckeye Road, east of 105th Drive, as approved by Public Transit Department.
16. That prior to final site plan approval, the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property.
17. THE DEVELOPER SHALL PROVIDE TRAFFIC CALMING MEASURES ALONG 103RD DRIVE, PAYSON ROAD, AND CROWN KING ROAD AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.