

## **Attachment A- Stipulations- PHO-2-21--Z-111-01-8(7)**

**Location:** Northwest corner of 75th Avenue and Baseline Road

### **Stipulations:**

1. ~~That THE development shall be in general conformance with the site plan date stamped OCTOBER 19, 2021 April 10, 2002 by the City of Phoenix Planning Department with specific regard to~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND WITH SPECIFIC REGARD TO THE FOLLOWING:
  - a. ~~The parcel designated for Laveen Conveyance Channel Corridor.~~  
  
MULTIFAMILY RESIDENTIAL DEVELOPMENT ON THE PROPERTY ZONED C-1 SHALL NOT EXCEED 97 UNITS.
  - b. ~~The location of multi-family because of its proximity to the Laveen Conveyance Channel Corridor.~~
  - c. ~~The centralized open space provided for single-family development west of 75th Avenue.~~
2. ~~That at the time multi-family and/or commercial development is proposed, building elevations and site plans shall be submitted for review by Planning Hearing Officer, and Laveen Village Planning Committee shall be notified.~~  
  
CONCEPTUAL BUILDING ELEVATIONS FOR SINGLE-FAMILY, MULTIFAMILY, AND/OR COMMERCIAL DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO FINAL SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

### **STREETS AND RIGHT-OF-WAY**

3. ~~That Right-of-way totaling 55 feet and a 10-foot sidewalk easement shall be dedicated for the north half of Baseline Road.~~
4. ~~That Right-of-way totaling 30 feet shall be dedicated for the west half of 71st Avenue.~~
5. ~~That Right-of-way totaling 80 feet with a 20-foot sidewalk easement shall be dedicated for 75th Avenue.~~
6. ~~That A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast and northwest corners of 75th Avenue and Baseline Road.~~

7. ~~That~~ A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of 71st Avenue and Baseline Road.
8. ~~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
9. ~~That~~ The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

#### LANDSCAPED SETBACKS, OPEN SPACE, TRAILS, FENCING AND ENTRANCES

10. ~~That~~ Each entrance to the subdivision on Baseline Road shall incorporate subdivision entry signage and monumentation into the perimeter wall of the subdivision. Samples of fencing and entry design concepts shall be consistent with the Laveen Plan and approved by the PLANNING AND Development Services Department.
11. Fence line shown on southern boundary of parcels three and four to substantially conform to zoning exhibit dated April 5, 2002 and stay broken down into smaller segments that undulate to break up the fence line on Baseline Road as shown.
12. ~~That~~ Walls constructed adjacent to internal trails and open space areas shall be view walls. View walls shall be 100% wrought iron or a combination of 4 feet masonry and 2 feet of wrought iron. This standard is exclusive of the single-family homes next to 71st Avenue, open space on the southern portion of the site and the residential developments adjacent to commercial development.
13. ~~That~~ The development shall comply with the Laveen Plan regarding the 50-foot setback along Baseline Road.
14. ~~That~~ A 10-foot multi-use trail shall be provided along Baseline Road, and along the northern boundary of the property in conjunction with the property to the north. ~~That~~ An 8-foot multi-use trail shall be provided along the east side of 75th Avenue. Trails shall be consistent with the approved trail standards as approved by the Parks and Recreation Department.
15. ~~That~~ A 10-foot shared use path (sidewalk) shall be provided within the 20-foot sidewalk easement along the west side of 71st Avenue as approved by the Parks and Recreation Department.
16. ~~That~~ Passive and/or active recreational amenities shall be provided in the open space area.

~~17. That 50% of the open space shall be high and dry.~~

~~17. That~~ Pedestrian walkways/connections shall be provided between the multi-family and commercial development.

~~18. That~~ Pedestrian walkways/connections within the commercial and multi-family residential developments shall be constructed of materials other than asphalt. If concrete is used, it must be stamped.

## TRANSIT STOPS

~~19. a. That~~ Right-of-way and construction of bus bay (P1257) and transit pad (P1261) shall be constructed at the following locations, Northbound 75th Avenue north of Baseline Road;

~~b. That~~ Right-of-way shall be dedicated at the following location for future construction of bus bay and transit pad: Westbound Baseline Road west of 75th Avenue.

~~20. That~~ Right-of-way and construction for transit pads (P1262) shall be constructed at the following locations:

a. Northbound 75th Avenue north of Fremont Road.

b. Southbound 75th Avenue south of Fremont Road.

c. Westbound Baseline Road west of 71st Avenue.

d. Westbound Baseline Road west of 73rd Avenue

## COMMERCIAL DESIGN

~~21. That~~ All buildings shall have a similar architectural character. A theme consistent with the Laveen Plan shall be approved by the PLANNING AND Development Services Department prior to any preliminary site plan approval. The theme shall include a minimum of two of the following materials AS ACCENT MATERIALS: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), or exposed aggregate concrete.

~~22. That~~ Rear and side facades and roofline treatment, including color, texture and material shall be "architecturally finished" to minimize visual impact to adjacent residential areas as approved by THE PLANNING AND Development Services Department.

~~24. That corporate colors and associated graphics shall be used only as an accent feature as determined by the PLANNING AND Development Services Department, so that they will not dominate the architectural design of the development.~~

- ~~25. That commercial buildings shall have pitched roofs and/or pitched roof architectural elements.~~
- ~~23. That the A shade arcade, a minimum of ten feet in width, shall be provided~~  
~~26. along any building wall with a primary customer entrance.~~
- ~~27. That windows or windows with doors shall comprise a minimum of 50% of the square footage of any façade with a primary customer entrance.~~
- ~~24. That Fifteen percent of surface parking areas within the commercial~~  
~~28. development, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of 120 square feet in area.~~
- ~~25. That There shall be no more than six parking spaces between any pad~~  
~~29. structure and Baseline Road.~~
- ~~26. That There shall be no overnight parking of recreational vehicles, travel trailers,~~  
~~30. or similar vehicles.~~
- ~~27. That There shall be no permanent installation of mobile containers permitted,~~  
~~31. exclusive of temporary loading and unloading.~~
- ~~28. That Any drive-through shall be screened from view of the perimeter street with~~  
~~32. a landscaped berm or a combination of a wall and landscaped berm at least four feet in height.~~
- ~~29. That The site plan (commercial development), shall connect the~~  
~~33. parcels/buildings together with shade protected walkways as approved by the PLANNING AND Development Services Department. The pathways shall reflect a common landscaping theme and include a minimum of two-inch caliper shade trees placed 20 feet on center exclusive of driveway/roadway crossings.~~
- ~~30. That The setbacks shall be landscaped with 2-inch caliper shade trees planted~~  
~~34. an average of 20 feet on center.~~
- ~~31. That Any service station canopies or drive-through canopies shall not exceed~~  
~~35. 16 feet in height measured from the ground to the underside of the canopy.~~
- ~~32. That All canopy support pillars shall be a minimum of two feet wide by two feet~~  
~~36. deep, from the ground to the underside of the canopy, and shall be finished with the same body and accent materials as the primary building.~~
- ~~33. That Electrical and service boxes shall be painted to match the building and/or~~  
~~37. screened from view.~~
- ~~34. That All canopy lighting shall be flush-mounted or recessed, as approved by~~  
~~38. THE PLANNING AND Development Services Department.~~

## OTHER

35. ~~That~~ The property owner shall record documents that disclose to purchasers of  
39. property within the development the existence and potential characteristics of  
agricultural use property in the vicinity. The form and content of such  
documents shall be reviewed and approved by the City Law Department prior  
to final site plan approval.

36. ~~That~~ The subject site has the potential to contain archaeological resources.  
40. ~~That~~ The applicant shall submit an archaeological survey for review and  
approval by the City Archaeologist (602) 495-0901.

37. ~~That~~ The maximum density relating to the R1-8 PRD portion SHALL not  
41. exceed 3.76 du/acre.

42. ~~That the maximum number of lots shall not exceed 312.~~

38. ~~That the minimum lot width of regular rectangle lots not be less than 55 feet,~~  
43. ~~and slightly smaller lot widths may be allowed on cul-de-sacs and curves.~~

THE MINIMUM RESIDENTIAL LOT WIDTH SHALL BE 45 FEET FOR  
SINGLE-FAMILY DETACHED RESIDENTIAL USES, EXCEPT THAT  
SMALLER LOT WIDTHS ARE ALLOWED ON CUL-DE-SACS AND CURVES,  
AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT  
DEPARTMENT.

39. ~~That~~ The minimum amount of open space shall not be less than 12%. (This  
44. 12% as indicated on the April 5, 2002 site plan will be "interior" to the overall  
residential neighborhood, which includes the contiguous development to the  
north. Also, open space is set aside for trail continuity, along the outside edge,  
as part of the 12%).

40. ~~That~~ Sidewalks, curbs, and streetscapes ON RESIDENTIALLY ZONED  
45. PROPERTY ~~will~~ SHALL be designed in such a way to allow for rural mail  
delivery. ~~The use of gang mailboxes shall not be allowed.~~

41. ~~That~~ The minimum overhang on any given product with a peaked roof will be  
46. 18 inches.

42. ~~That~~ On the site plan dated April 10, 2002, homes on lots 5-7, 124-128 (Parcel  
47. 3), 8-11, 117-126 (Parcel 4) not exceed one-story.

48. ~~That the plan will remain in general conformance to the site plan dated April 5,~~  
~~2002.~~

43. ~~That~~ Dwelling footprints will be placed in such a manner as to maximize the  
49. distance between houses.

44. ~~That~~ Building setbacks will be offset along the street frontage.

50.

45. ~~That~~ Wrap-around architectural details and materials will be used on both sides  
51. of houses along street frontages on corner lots.

46. ~~That~~ A variety of at least six TWO different types of roof treatments STYLES  
52. (E.G., FLAT CONCRETE SHINGLES AND "S" CONCRETE SHINGLES)  
SHALL be offered IN AT LEAST TWO COLORS ~~that include a range of roof~~  
~~materials of clay, concrete, tile, shakes or shingles in an assortment of colors.~~

47. AT LEAST ONE ELEVATION PER FLOOR PLAN SHALL INCLUDE ~~That a~~  
53. ~~range of durable materials that would minimize stucco and tile be offered such~~  
~~as EITHER brick, decorative concrete block, and OR stone accents.~~

48. ~~That~~ All mechanical equipment and dishes larger than 20 inches must be  
54. ground-mounted.

49. ~~That~~ Lots 111-121, Parcel 4, on the east side of the project SHALL be a  
55. minimum of 10,000 square feet in size as shown on zoning exhibit dated April  
5, 2002.

56. ~~That view fence substantially conform to pictures presented by Great Western~~  
~~Homes, made of 2/3 (+/- four feet) decorative block on bottom and 1/3 (+/- two~~  
~~feet) wrought iron on top separated every (+/- 10-12 feet) with minimum two-~~  
~~foot square masonry posts with decorative caps including fence adjacent to~~  
~~71st Avenue.~~

50. FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT, THE DEVELOPER  
SHALL PROVIDE SECURED BICYCLE PARKING AS REQUIRED IN  
CHAPTER 13, SECTION 1307.H FOR MULTI-FAMILY DEVELOPMENT, AS  
APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

51. ANY REQUEST TO CHANGE, DELETE, OR MODIFY STIPULATIONS SHALL  
BE PRESENTED THROUGH THE PLANNING HEARING OFFICER  
PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVERN  
VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING  
OFFICER HEARING.

52. FRONT ELEVATIONS OF LOTS ZONED R1-8 AND R-3A ON THE WEST  
SIDE OF 75TH AVENUE SHALL CONTAIN A COMBINATION OF THE  
FOLLOWING ARCHITECTURAL EMBELLISHMENTS AND DETAILING:  
TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN  
WINDOW SIZE AND LOCATION, OR OVERHANG CANOPIES, AS  
APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

53. FRONT ELEVATIONS OF LOTS ZONED R1-8 AND R-3A ON THE WEST  
SIDE OF 75TH AVENUE SHALL INCORPORATE A MINIMUM OF THREE OF  
THE FOLLOWING BUILDING MATERIALS: STONE VENEER, TEXTURED  
BRICK, STUCCO, AND BOARD AND BATTEN SIDING, SHUTTERS, OR

DECORATIVE GABLE VENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

54. FRONT ELEVATIONS OF LOTS ZONED R1-8 AND R3-A ON THE WEST SIDE OF 75TH AVENUE SHALL BE COMPRISED OF A MAXIMUM OF 75% STUCCO OR OTHER MAIN MATERIAL, AND A MINIMUM OF 25% ACCENT MATERIAL.
55. LOTS ZONED R1-8 AND R-3A ON THE WEST SIDE OF 75TH AVENUE SHALL INCLUDE THEME WALLS WHICH SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES SUCH AS STUCCO AND/OR SPLIT FACE BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
56. GARAGE DOORS ON LOTS ZONED R1-8 AND R-3A ON THE WEST SIDE OF 75TH AVENUE SHALL INCORPORATE DECORATIVE EMBELLISHMENTS SUCH AS, ADDED MATERIALS SURROUNDING THE DOOR, GARAGE DOOR HARDWARE, OR STAMPED PANEL DOORS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
57. ATTACHED RESIDENTIAL UNITS ON THE PROPERTY ON THE WEST SIDE OF 75TH AVENUE SHALL REDUCE BUILDING MASS BY USING A COMBINATION OF THE FOLLOWING TECHNIQUES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  - A. VARIATION IN THE ROOFLINE AND FORM.
  - B. USE OF PROTECTED OR RECESSED BUILDING ENTRANCES.
  - C. VERTICAL ELEMENTS ON OR IN FRONT OF EXPANSIVE BLANK WALLS.
  - D. USE OF WALL PLANE OFFSETS AND PROJECTIONS.
  - E. USE OF FOCAL POINTS AND VERTICAL ACCENTS.
  - F. INCLUSION OF WINDOWS ON ELEVATIONS FACING STREETS AND PEDESTRIAN AREAS.
58. FRONT FACADES GREATER THAN 60 FEET IN LENGTH OF ATTACHED RESIDENTIAL UNITS ON THE PROPERTY ON THE WEST SIDE OF 75TH AVENUE SHALL INCLUDE A MINIMUM OF TWO OF THE FOLLOWING ELEMENTS REPEATING AT APPROPRIATE INTERVALS, EITHER HORIZONTALLY OR VERTICALLY: TEXTURE AND MATERIAL CHANGES, OFFSETS, REVEALS, RECESSED FRONT ENTRIES, ARCHWAYS OR PROJECTING RIBS, WALL PLANE PROJECTIONS OR RECESSES, VARIATIONS IN WINDOW SYSTEMS, OR VERTICAL LANDSCAPE FEATURES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

59. ATTACHED RESIDENTIAL UNITS ON THE PROPERTY ON THE WEST SIDE OF 75TH AVENUE SHALL HAVE PITCHED, GABLE, OR HIPPED ROOF TYPES.
60. DRIVEWAYS FOR LOTS ZONED R1-8 AND R-3A ON THE WEST SIDE OF 75TH AVENUE SHALL BE 22 FEET IN LENGTH AS MEASURED FROM THE BACK OF THE SIDEWALK.
61. THE MAXIMUM BUILDING HEIGHT SHALL BE 25 FEET FOR ALL SINGLE-FAMILY DETACHED RESIDENTIAL LOTS ALONG 75TH AVENUE AND THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY.
62. ALL LOTS ZONED R1-8 AND R3-A ON THE WEST SIDE OF 75TH AVENUE, WHICH ARE DEVELOPED WITH SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, SHALL PROVIDE MINIMUM FIVE-FOOT SIDE YARD BUILDING SETBACKS.
63. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.