

ATTACHMENT A - Stipulations – PHO-2-25—Z-174-87-2(1)

Location: Southwest corner of 27th Avenue and Deer Valley Road

STIPULATIONS:

1.	That THE development SHALL be in general conformance to the site plan DATE STAMPED NOVEMBER 15, 2024, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT presented with appropriate modifications as may be necessary due to drainage and circulation needs.
2.	That Residential densities SHALL not exceed the following limits:
a.	R1-6 – maximum 4.0 dwelling units per acre.
b.	R-2 – maximum 8.0 dwelling units per acre.
c.	R-3 – maximum 12.0 dwelling units per acre.
d.	R-3A – maximum 22.0 dwelling units per acre.
3.	That Each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
4.	That A master grading and drainage plan for Parcels 1, 2, and 3 SHALL be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.
5.	That The Scatter Wash Floodway SHALL be preserved and enhanced in a natural desert state concurrent with Phase I development.
6.	That The rechannelization of the East Scatter Wash SHALL reflect a natural desert design.
7.	That ALL hiking and riding trails SHALL be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.

8.	That The residential development adjacent to the Scatter Wash SHALL be designed with front or side on treatment.
9.	That the C-1 parcel be subject to the following design standards:
a.	Maximum of one detached pad architecturally integrated with the entire center design.
b.	Maximum Floor Area Ratio not to exceed .2.
c.	Maximum one-story, 25 feet building height.
d.	Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
e.	Minimum 24-inch box-size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15-gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
9. 10.	That 31st Avenue SHALL be fully improved between Rose Garden Land and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.
10. 11.	That The following rights-of-way SHALL be dedicated within one year of the auction of the adjoining parcel(s) by the State:
a.	40-foot half street right-of-way for the west side of 27th Avenue.
b.	55-foot half street right-of-way for the south side of Deer Valley Drive.
c.	30-foot half street right-of-way for the north side of Rose Garden Lane.
d.	25-foot half street right-of-way for the east side of 33rd Avenue.
e.	60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
f.	14'x14' triangle at the intersection of 31st Avenue and Rose Garden

		Lane.
	g.	18'x18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
	h.	21'x21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
	i.	Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.
11.	THE RIGHT-OF-WAY SHALL BE DEDICATED AND A BUS BAY (DETAIL #P-1256) CONSTRUCTED ON 27 TH AVENUE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	