

Attachment A- Stipulations- PHO-4-20_Z-125-01-2

Location: Approximately 2,146 feet west of the southwest corner of Black Mountain Parkway (48th Street Alignment) and Carefree Highway

Stipulations:

Stipulations for the Eastern Portion of the Site	
1.	That d THE Development shall be in general conformance to the site plan dated May 5, 2004 as approved by the Planning and Development Department.
2.	That d THE Development shall be in general conformance to the elevations dated May 5, 2004 or as approved or modified by the Planning and Development Department. That t The level of architectural detail shall be provided on all sides of structures, including the same colors and materials. That t The same architectural theme shall be consistent throughout the site.
3.	That a A comprehensive sign package shall be developed for the site, as approved by the Planning and Development Department.
4.	That a All building elevations visible from the public right-of-way or adjacent residential property SHALL include variations in colors, textures, and/or materials to break up the massing of long walls, and provide a sense of human scale and visual interest.
5.	That a A full archaeological testing and data recovery report be submitted.
6.	That t The development of the project SHALL be limited to three Phases. Phase I the Pharmacy, Phase II retail surrounding pharmacy, and Phase III remaining retail/office at west end of property.
7.	That the d Driveways SHALL be limited to five on Carefree Highway and three on Black Mountain Parkway.
8.	That r Right-of-way shall be dedicated and a bus bay constructed (P1256) with a transit pad (P1261) for southbound on Black Mountain Parkway south of Carefree Highway at a location approved by the Phoenix Public Transit Department.
9.	That t The landscape setback along Carefree Highway shall be dedicated as a landscape easement and the scenic corridor shall include only natural materials and native vegetation as approved by the Planning and Development Department.
10.	That t The wash along the southern border SHALL be treated as a natural amenity per plans approved by the Planning and Development Department and that no construction, filling or grading SHALL occur within the 100 year floodplain.

11.	That s Shaded pedestrian paths shall be provided within the proposed parking areas to connect customers of retail establishments with the sidewalks along Black Mountain Parkway. Landscaping of these shaded walkways shall reflect a common landscaping theme and include a minimum of 2-inch caliper shade trees placed 20 feet on center.
12.	That a A 10-foot sidewalk SHALL be constructed along Carefree Highway and a 5-foot sidewalk SHALL be provided along Black Mountain Parkway. Trail needs to be within a 25-foot landscape setback as approved by THE Parks AND ,Recreation, and Library Department.
13.	That l Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of one foot candle at the property line. That a All lighting shall be shielded to prevent direct visibility of the light source from adjacent properties. That l Lighting shall be limited to 15 feet in height. Site lighting shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval.
Stipulations for the Western Portion of the Site	
1.	That d THE Development shall be in general conformance to the site plan date stamped March 30, 2017, with regards to setbacks, circulation and the scenic corridor, as modified by the following stipulations and Planning and Development Department review.
2.	That d THE Development shall be in general conformance to the elevations date stamped March 30, 2017 with regards to architectural theme. The building elevation theme should assure the building/canopy colors, elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the development, as approved by the Planning and Development Department.
3.	THE WESTERNMOST PORTION OF THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 22, 2020 AND ELEVATIONS DATE STAMPED SEPTEMBER 4, 2020, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. 3.	That a A comprehensive sign package shall be developed for the site, as approved by the Planning and Development Department.
5. 4.	That a All building elevations visible from the public right-of-way or adjacent residential property SHALL include variations in colors, textures, and/or materials to break up the massing of long walls, and provide a sense of human scale and visual interest.
6. 5.	That a A full archaeological testing and data recovery report SHALL be submitted.

7. 6.	That The development of the project SHALL be limited to three Phases, Phase I the Assisted Living/Independent Living Building, Phase II the Memory Care Building, and Phase III future.
8. 7.	That The driveways SHALL be limited to five on Carefree Highway.
9. 8.	That The parking provided along the north end of the property SHALL not follow a hard edge along the Carefree Scenic Corridor. The parking shall consist of a delineated pattern using landscape features to create a softer edge.
Landscape/Screening	
10. 9.	That The fifty foot landscape setback from the seventy foot right of way (one hundred twenty feet from center line of Carefree Highway) shall be landscaped with plants from Lists A, B and/or C from the "Area C & D Zoning Guidelines Manual Draft" dated September 1995 and shall be designated as a scenic landscape easement. Accent walls and only low scale directional signage may be allowed within the setback if determined appropriate by the Planning and Development Department site plan and sign review staff.
11. 10.	Areas within the 100 year floodplain will not impede the 100 year storm water flow.
12. 11.	That a A 6-foot sidewalk SHALL be constructed along Carefree Highway connecting to the existing development to the east, with the western extent terminating at the new proposed entrance to site. Trail needs to be within a 25-foot landscape setback as approved by THE Parks, AND Recreation and Library Department.
13. 12.	The applicant shall hold a neighborhood meeting to work with adjacent property owners on the proposed lighting, landscaping, and fencing prior to preliminary site plan approval.
13.	The future phase portion of the site shall return to the Desert View Village Planning Committee and Planning Hearing Officer for review and approval.
14.	A minimum 20-foot landscape setback shall be required on all property lines that are adjacent to single family residential zoning districts.
ARCHAEOLOGY	
15.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY

	THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
16.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
17.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.