

## Attachment A- Stipulations- PHO-2-19\_Z-15-00-8

**Location:** Approximately 360 feet east of the southeast corner of 24th Street and Baseline Road

### **Stipulations:**

1.	The largest single building shall not exceed 130,000 square feet, not including a garden center component (approximately 20,000 square feet).	
2.	Any buildings combined into one use not to exceed 130,000 square feet.	
3.	<del>That</del> THE Development SHALL be in general conformance with the site plan date stamped October 19, 2005 as approved or modified by the PLANNING AND Development Services Department.	
4.	<del>That</del> THE development SHALL be in general conformance with the elevations date stamped JANUARY 30, 2020, <del>October 19, 2005 as approved or modified by</del> the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.	
5.	<del>That</del> The building design shall be consistent with the commercial development guidelines for commercial sites 10 acres or larger in the Baseline Area Master Plan and the Baseline Overlay District.	
	A.	Deep landscape setbacks between the streets and any buildings
	<del>B.</del>	<del>Shade arcades</del>
	<del>C.</del>	<del>Pitched roofs rather than flat roofs hidden by parapets</del>
	B.	A variety of building materials
	<del>D.</del>	
	C.	Internal pedestrian walkways
	<del>E.</del>	
	D.	Pedestrian linkages between main buildings and perimeter streets via sidewalks
	<del>F.</del>	
	E.	Limited parking areas between buildings and perimeter streets
	<del>G.</del>	
	F.	Trees on the west-sides of buildings to protect pedestrians from direct solar exposure
	<del>H.</del>	
	G.	With specific regard to a trail on 24th Street as approved by the Parks and Recreation Department
	<del>I.</del>	
6.	<del>That</del> The maximum building height SHALL not exceed 30 feet, and the maximum height of parapets and architectural embellishments SHALL not exceed 40 feet.	

7.	The developer of this site will make all necessary traffic improvements as may be deemed necessary by the Street Transportation Department and PLANNING AND Development Services DepartmentS.
8.	<del>That</del> Covered walkways and/or exterior porches/canopies SHALL be provided along the front façade of all buildings and along other sides of buildings where pedestrian walkways are provided.
9.	<del>That</del> The rear and side facades and roof line treatment of the buildings, including texture, coloration and building material, shall be “architecturally finished” to minimize visual impact on the adjacent residentially zoned areas, as approved by the PLANNING AND Development Services Department.
10.	<del>That</del> No drive-through facility shall locate its drive-through window facing the street, (i.e., queuing lanes to be screened from view) or adjacent to a residential neighborhood.
11.	<del>That</del> All loading and unloading areas shall be recessed into the building, depressed, or screened from adjacent residential properties and streets.
12.	<del>That</del> The landscaping locations and depths shall be provided as depicted in the site plan. This setback will be comprised of berms with mature trees (50%, 2 and 3-inch caliper trunk) and planted as required by the City of Phoenix. When planted, the trees should provide a visual barrier from adjacent properties.
13.	<del>That</del> The development will conform with the Baseline Scenic Drive design guidelines.
14.	<del>That</del> The street frontage landscaping shall conform to the Baseline Area Master Plan and the Baseline AREA Overlay District.
15.	<del>That</del> The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
16.	<del>That</del> 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.
17.	<del>That</del> The applicant will apply for a Comprehensive Sign Plan for signs that are low profile, monument style design.
18.	<del>That</del> No external loud speakers will be used when conducting any business operations or in the delivery areas except for drive-thru uses.
19.	<del>That</del> All exterior lighting, including security and parking lot lighting, SHALL be low-level shielded lights directed down and inward toward the development and away from adjacent residences. <del>That</del> Parking light poles shall be limited to 25

	feet in height and that poles within 150 feet of any residential zoning district shall be no taller than 15 feet. That nNo more than one-foot candle of light SHALL be detectable at the property line. That lLights along abutting residential districts shall have side shields.
20.	<del>That s</del> Storage of merchandise, or any product meant for sale to the public, will not be permitted in semi-trailers, mini-storage buildings, or any other temporary structure or container that is visible from residential structures or adjacent streets.
21.	<del>That t</del> There will be no overnight parking of recreational vehicles, traveling trailers, or similar vehicles permitted.
22.	<del>That u</del> Upon approval by City Council, the South Mountain Village Planning Committee will be notified concerning any modification or deletion of stipulations.
23.	<del>That t</del> The residential portion of the plan will comply with the Canal Banks DESIGN Guidelines, Section 507.7 TAB A of the Zoning Ordinance.
24.	<del>That t</del> The development will comply with the South Mountain Village Trails Plan.
25.	<del>That a</del> A buffer zone/landscaped area of no less than 25 feet wide shall be planted along the east property line adjacent to the subject building.
26.	<del>That t</del> The developers of both the commercial and the residential portion of this property shall participate with any improvements with the PHOENIX OFFICE OF Arts and Culture Department on the Highline Canal landscape project.
27.	<del>That t</del> The development of the remainder of the parcel shall be no more dense than the R1-8 PRD standards.
28.	<del>That t</del> The following speaker cards submitted shall be notified of all PLANNING AND Development DEPARTMENT Services Design Review meetings:
	A. Mr. Paul Hornby, 3136 East Old Southern Road
	B. Ms. Suzanne Johnson, 3131 East Old Southern Road
	C. Ms. Tanis June Earle, 3602 East Vineyard Road
29.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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.