

Attachment A- Stipulations- PHO-1-18_Z-159-02-7

Location: Northwest corner of 51st Avenue and Lower Buckeye Road

Stipulations:

1. ~~That~~ The development shall be in general conformance to the conceptual development plan and the submitted Design Guidelines for the Southwest Business Center date stamped November 27, 2002 as approved or modified by the PLANNING AND Development ~~Services~~ Department.
 - A. Architectural design guidelines shall be included, but not limited to building massing, colors, materials, walls, and shall establish an integrated architectural theme for all buildings and structures in the project.
 - B. The design guidelines shall also establish the landscape architecture theme for the project. The architectural design guidelines shall be approved by the PLANNING AND Development ~~Services~~ Department prior to preliminary site plan approval for any parcel in the project.
 - C. THE BUILDING HEIGHT AND BUILDING SETBACK REQUIREMENTS IDENTIFIED IN THE ABOVE NOTED DESIGN GUIDELINES DATED NOVEMBER 27, 2002 SHALL NOT APPLY TO THE SOUTHEAST CORNER PARCEL OF THIS CASE (APN 104-40-010). ALL OTHER DEVELOPMENT GUIDELINES NOTED SHALL APPLY. A 30-FOOT BUILDING SETBACK SHALL REMAIN ADAJACENT TO 51ST AVENUE AND LOWER BUCKEYE ROAD.
2. ~~That~~ There shall be a minimum of 20,000 square feet of retail space at the northwest corner of 51st Avenue and Lower Buckeye Road.
3. ~~That~~ a 75' by 75' landscape triangle shall be provided at the northwest corner of 51st Avenue and Lower Buckeye Road.
4. ~~That~~ No outdoor storage shall be visible from either 51st Avenue or Lower Buckeye Road.
5. ~~That~~ The following public transit improvements shall be provided:
 - A. Right-of-way and construction for a bus bay (~~P1257~~P1256) and transit pad (P1261) at westbound Lower Buckeye Road west of 51st Avenue.
 - B. Right-of-way and construction of transit pads (P1262) at the following locations:
 - Southbound 51st Avenue south of Durango Street
 - Southbound 51st Avenue south of Watkins Street
6. ~~That~~ The following street improvements be provided as approved or modified by the PLANNING AND Development ~~Services~~ Department.
 - A. Right-of-way totaling 50 feet shall be dedicated for the north half of Lower Buckeye Road.

- B. Right-of-way totaling 55 feet shall be dedicated for the west half of 51st Avenue.
 - C. A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of 51st Avenue and Lower Buckeye Road.
 - D. Sufficient right-of-way shall be dedicated to accommodate a busbay on Lower Buckeye Road at 51st Avenue.
7. 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 **PLANNING AND Development Services Department**. All improvements shall comply with all ADA accessibility standards.
 8. 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.
 9. ~~That~~ The developer shall pay for the development's fair share of the cost of the signal at 51st Avenue and Collector 1. (See traffic study)
 10. ~~That~~ aAdditional right-of-way may be required for right turn lanes as determined by **PLANNING AND Development Services Department** at the time of site plan review.
 11. ~~That~~ The developer shall participate in the Estrella Village Arterial Street Landscape program as approved or modified by **PLANNING AND Development Services Department**.
 12. ~~That~~ The development shall provide a multi-use trail on both the west side of 51st Avenue and the north side of Lower Buckeye Road based on the adopted Estrella Village Multi-Purpose Trail Plan as approved or modified by the Parks and Recreation Department.
 13. **A TRAFFIC IMPACT STATEMENT ADDRESSING TRAFFIC ACCESS TO PUBLIC STREETS SHALL BE SUBMITTED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. ANY IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT STATEMENT SHALL BE DEDICATEED AND/OR CONSTRUCTED BY THE APPLICANT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**