

Attachment A- Stipulations- PHO-2-19_Z-6-03-7

Location: Southeast corner of 91st Avenue and Illini Street

Stipulations:

Site Plan	
1.	That the single-family THE development shall be in general conformance to WITH the site plan date stamped March 21 OCTOBER 23, 2019 as approved or modified by THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
2.	That a A minimum 40 by 40 foot triangular landscape entry area shall be provided to the main entrance either at the 87th Avenue or Lower Buckeye Road entrance.
3.	That a Active recreation/open space areas, such as tot lots, ramadas, basketball or other play courts , BBQ areas and similar activities, shall be high and dry under the 100-year two-hour storm event.
4.	<p>That all sidewalks, except those adjacent to side yards on corner lots, shall be detached and a 6-foot wide landscaped strip shall be located between the 4-foot wide sidewalk and back of vertical curb on all local and perimeter streets as approved by Development Services Department. The planting area shall have at a minimum one-inch caliper theme tree placed 20 feet on center, and ground cover. The home-builder shall be responsible for installation and the homeowner association shall be responsible for maintenance.</p> <p>ALL SIDEWALKS ADJACENT TO OPEN SPACES OR TRACTS, CONSISTENT WITH THE TRAIL AND CIRCULATION PLAN DATE STAMPED OCTOBER 4, 2019, SHALL BE DETACHED WITH A MINIMUM FIVE-FOOT WIDE LANDSCAPE AREA LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND PLANTED WITH A MINIMUM 50% 3-INCH CALIPER SHADE TREES AND 50% 2-INCH CALIPER SHADE TREES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.</p>
5.	That an A MINIMUM 8-foot wide landscape tract containing a minimum of one 15-gallon TWO-INCH CALIPER shade treeS and five 5-GALLON shrubs PER TREE shall be provided an average PLACED 20 feet on center OR IN EQUIVALENT GROUPINGS along the street side of each corner lot. The homebuilder shall be responsible for installation and the homeowner association shall be responsible for maintenance.
6.	That t The developer of this property shall participate in the Estrella Village Arterial Street LANDSCAPING Landscape Program for designated street trees and plants along 91 st Avenue.
7.	That t The following shall be provided as approved by the Parks and Recreation Department:

	A.	A 10-foot multi-use trail and an exercise course shall be provided along the Elwood Road/future Durango Area Drainage Channel/WAPA Utility corridor.
	B.	A 10-foot multi-use trail shall be provided on the north side of Broadway Road.
	C.	An 8-foot multi-use trail shall be provided along the south side of Lower Buckeye Road.
	D.	An 8-foot multi-use trail shall be provided at the mid-section line east side of 87th Avenue south of the utility corridor based on the Estrella Multi-Purpose Trail Plan.
8.	Should an Intergovernmental Agreement be formed in the future to facilitate the construction of the Durango Area Conveyance Channel, the developer agrees to coordinate in the design of the drainage way through this project. The developer shall submit to the PLANNING AND Development Services Department a design that shows the clean take line and the adjacent land uses including school, park and subdivision plats. Once an intergovernmental agreement is completed, the developer agrees to coordinate with the City and the County for temporary improvements. The property owner agrees to dedicate only the property where the drainage way is located under the power line corridor and provide temporary landscaping improvements to the county drainage way. The City shall not own or maintain common private retention areas. Final ownership and maintenance responsibilities for the drainage way will be determined between the City and the Maricopa County Flood Control District.	
9.	That The property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the dairy operations and 91 st Avenue Wastewater Treatment Plant. The form and content of such documents shall be reviewed and approved by the city attorney.	
Commercial		
10.	That If THE commercial portion of the request is approved the following conditions shall be included:	
	A.	The parcel shall be limited to two detached pads along each arterial street. General conformance to the conceptual site plan, concept 2 date stamped January 13, 2003.
	B.	An average 75' by 75' landscape entry feature shall be provided at the southeast corner of 91st Avenue and Lower Buckeye Road.
	C.	General conformance to the rendering date stamped February 5, 2003, as approved or modified by the PLANNING AND Development Services Department.
	D.	Pedestrian connection shall be provided to the residential portion through the open space locations.

	Street Improvements
11.	That t The following right of way shall be provided:
	A. Right of way totaling 55 feet shall be dedicated for the east half of 91st Avenue.
	B. Right of way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road.
	C. Right of way totaling 55 feet shall be dedicated for the north half of Broadway Road.
	D. A 21 foot by 21 foot right of way triangle shall be dedicated at the northeast corner of 91st Avenue and Broadway Road.
	E. A 21 foot by 21 foot right of way triangle shall be dedicated at the southeast corner of 91st Avenue and Lower Buckeye Road.
	F. Sufficient right of way shall be dedicated to accommodate a far-side bus bay (Detail P-1257) on Lower Buckeye Road at 91st Avenue.
	G. Sufficient right of way shall be dedicated to accommodate a far-side bus bay (Detail P-1257) on 91st Avenue at Broadway Road.
	H. 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.
	I. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
12.	That t The traffic analysis report submitted with the request shall be subject to review and changes recommended by the Street Transportation Department.
13.	That t The applicant shall submit to Development Services Department, prior to preliminary site plan approval, a conceptual street plan showing street connections to neighboring properties.
14.	That a A minimum 25-acre school site as shown on the map "Hurley Ranch Conceptual Site Plan" (1/13/03) in the document Rezoning Exhibits for Hurley Ranch, unless otherwise waived, shall be reserved for one (1) year from the date of final site plan approval.

15.	That The Planning Hearing Officer shall review elevations and the site plans, through the hearing process on the C-1 portion, prior to PLANNING AND Development Services Department preliminary site plan review.
16.	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.