

Attachment A- Stipulations- PHO-4-21--Z-14-05-1

Location: Southeast corner of 7th Avenue and Happy Valley Road

Stipulations: PHO-1-07—Z-14-05-1

PHO recommended legislative edit of stipulations applicable to that portion of the site subject to PHO-1-07—Z-14-05-1.

GENERAL CONFORMANCE	
1.	That development shall be in general conformance with the site plan date stamped August 31, 2007, as approved or modified by the Development Services Department.
2.	That a master architectural theme, that unifies the landscaping and building materials for all development, shall be approved concurrent with preliminary site plan approval for the first phase of development as approved by the Development Services Department.
1. 3.	That An average 20-foot (minimum 10-foot) landscape setback shall be provided along 7th Avenue and Misty Willow Lane and an average 10-foot (minimum 5-foot) landscape setback shall be provided along all internal streets, as approved by the PLANNING AND Development Services Department.
TRAILS	
4.	That the applicant shall provide two pedestrian access points to the regional trail system located adjacent to the CAP Canal via the two public streets adjacent to the canal, as approved by the Development Services Department.
LANDSCAPING	
2. 5.	That Landscaping shall be provided within parking lots per C-2 zoning district standards (Section 701.d), as approved by the PLANNING AND Development Services Department.
ARCHAEOLOGICAL	
3. 6.	That The subject site has the potential to contain archaeological resources. That The applicant shall submit an archaeological survey for review and approval by the City Archaeologist (602) 495-0901 prior to preliminary approval.
NOTIFICATION	
4. 7.	That, At such time as the sale of any parcel, the property owner shall record documents that disclose to purchasers or occupants of property within the development(s) the existence and operational characteristics

	of Deer Valley Airport and Goodrich-Universal Propulsion Company . The form and content of such documents shall be reviewed by the City Attorney.
5.	THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE DEVELOPMENTS THE NATURE OF ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE FORMER SITE OF THE GOODRICH UNIVERSAL PROPULSION COMPANY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
STREETS AND TRANSPORTATION	
6. 8.	That Right-of-way totaling 70 feet shall be dedicated for the south half of Happy Valley Road.
7. 9.	That A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southeast corner of 7th Avenue and Happy Valley Road.
8.	THE DEVELOPER SHALL PERFECT THE EXISTING 55-FOOT RIGHT-OF-WAY EASEMENT FOR THE EAST HALF OF 7TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9.	THE DEVELOPER SHALL DEDICATE A 10-FOOT SIDEWALK EASEMENT FOR THE EAST SIDE OF 7TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10.	THE DEVELOPER SHALL PROVIDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK ALONG PROPERTY FRONTAGES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11.	THE DEVELOPER SHALL PROVIDE CONDUIT AND JUNCTION BOXES AT THE SOUTHEAST CORNER OF 7TH AVENUE AND HAPPY VALLEY ROAD. THE DEVELOPER SHALL PROVIDE 25% OF THE COST OF THE FUTURE TRAFFIC SIGNAL IN AN ESCROW ACCOUNT WITH THE STREET TRANSPORTATION DEPARTMENT.
12. 10.	That Sufficient right-of-way shall be dedicated to accommodate a bus-bay on Happy Valley Road at 7th Avenue.
13.	THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT ONE BUS STOP PAD ALONG EASTBOUND HAPPY VALLEY ROAD EAST OF 7TH AVENUE. BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET. BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF HAPPY VALLEY ROAD AND 7TH AVENUE ACCORDING TO CITY OF

	PHOENIX STANDARD DETAIL P1258. TREES SHALL BE PLACED TO PROVIDE 50% SHADE COVERAGE TO BUS STOP PAD AT FULL MATURITY.
14. 44.	That 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 City. All improvements shall comply with all ADA accessibility standards.
15. 42.	That The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review and approval.
16. 43.	That 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.
17.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. A 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.

Stipulations: PHO-2-14—Z-14-05-1

PHO recommended legislative edit of stipulations applicable to that portion of the site subject to PHO-2-14—Z-14-05-1.

1. 2.	That development shall be in general conformance to the site plan date stamped August 13, 2007 and the site plan date stamped October 3, 2014, as approved or modified by the Planning and Development Department.
2. 3.	That a master architectural theme, that unifies the landscaping and building materials for future development, shall be approved concurrent with preliminary site plan approval for the subsequent phases of development as approved by the Planning and Development Department.
1. 3.	That An average 20-foot (minimum 10-foot) landscape setback shall be provided along 7th Avenue and Misty Willow Lane and an average 10-foot (minimum 5-foot) landscape setback shall be provided along all internal streets, as approved by the PLANNING AND Development Services Department.

Trails	
4.	That the applicant shall provide two pedestrian access points to the regional trail system located adjacent to the CAP Canal via the two public streets adjacent to the canal, as approved by the Development Services Department.
Landscaping	
2. 5.	That Landscaping shall be provided within parking lots per C-2 zoning district standards (Section 701.d), as approved by the Planning and Development Department.
Archaeological	
3. 6.	The subject site has the potential to contain archaeological resources. That The applicant shall submit an archaeological survey for review and approval by the City Archaeologist (602) 495-0901 prior to preliminary approval.
Notification	
4. 7.	That, At such time as the sale of any parcel, the property owner shall record documents that disclose to purchasers or occupants of property within the development(s) the existence and operational characteristics of Deer Valley Airport and Goodrich Universal Propulsion Company . The form and content of such documents shall be reviewed by the City Attorney.
5.	THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE DEVELOPMENTS THE NATURE OF ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE FORMER SITE OF THE GOODRICH UNIVERSAL PROPULSION COMPANY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
Street Transportation	
6. 8.	That Right-of-way totaling 70 feet shall be dedicated for the south half of Happy Valley Road.
7. 9.	That A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southeast corner of 7th Avenue and Happy Valley Road.
8.	THE DEVELOPER SHALL PERFECT THE EXISTING 55-FOOT RIGHT-OF-WAY EASEMENT FOR THE EAST HALF OF 7TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

9.	THE DEVELOPER SHALL DEDICATE A 10-FOOT SIDEWALK EASEMENT FOR THE EAST SIDE OF 7TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10.	THE DEVELOPER SHALL PROVIDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK ALONG PROPERTY FRONTAGES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11.	THE DEVELOPER SHALL PROVIDE CONDUIT AND JUNCTION BOXES AT THE SOUTHEAST CORNER OF 7TH AVENUE AND HAPPY VALLEY ROAD. THE DEVELOPER SHALL PROVIDE 25% OF THE COST OF THE FUTURE TRAFFIC SIGNAL IN AN ESCROW ACCOUNT WITH THE STREET TRANSPORTATION DEPARTMENT.
12. 10.	That Sufficient right-of-way shall be dedicated to accommodate a bus-bay on Happy Valley Road at 7th Avenue.
13.	THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT ONE BUS STOP PAD ALONG EASTBOUND HAPPY VALLEY ROAD EAST OF 7TH AVENUE. BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET. BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF HAPPY VALLEY ROAD AND 7TH AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258. TREES SHALL BE PLACED TO PROVIDE 50% SHADE COVERAGE TO BUS STOP PAD AT FULL MATURITY.
14. 11.	That 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 City. All improvements shall comply with all ADA accessibility standards.
15. 12.	That The applicant shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review and approval.
16. 13.	That 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.
17. 14.	That Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. A 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.

Final Stipulations: PHO-4-21—Z-14-05-1

Final stipulations reflecting the PHO recommended legislative edit of both PHO-1-07 and PHO-2-14, resulting in a single approval letter for PHO-4-21—Z-14-05-1. See Finding #1 for detailed information.

1.	An average 20-foot (minimum 10-foot) landscape setback shall be provided along 7th Avenue and Misty Willow Lane and an average 10-foot (minimum 5-foot) landscape setback shall be provided along all internal streets, as approved by the Planning and Development Department.
2.	Landscaping shall be provided within parking lots per C-2 zoning district standards (Section 701.d), as approved by the Planning and Development Department.
3.	The subject site has the potential to contain archaeological resources. The applicant shall submit an archaeological survey for review and approval by the City Archaeologist (602) 495-0901 prior to preliminary approval.
4.	At such time as the sale of any parcel, the property owner shall record documents that disclose to purchasers or occupants of property within the development(s) the existence and operational characteristics of Deer Valley Airport. The form and content of such documents shall be reviewed by the City Attorney.
5.	The property owner shall record documents that disclose to prospective purchasers of property within the developments the nature of environmental remediation activities at the former site of the Goodrich Universal Propulsion Company. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6.	Right-of-way totaling 70 feet shall be dedicated for the south half of Happy Valley Road.
7.	A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southeast corner of 7th Avenue and Happy Valley Road.
8.	The developer shall perfect the existing 55-foot right-of-way easement for the east half of 7th Avenue, as approved by the Planning and Development Department.
9.	The developer shall dedicate a 10-foot sidewalk easement for the east side of 7th Avenue, as approved by the Planning and Development Department.

10.	The developer shall provide a minimum 5-foot-wide detached sidewalk along property frontages, as approved by the Planning and Development Department.
11.	The developer shall provide conduit and junction boxes at the southeast corner of 7th avenue and happy valley road. The developer shall provide 25% of the cost of the future traffic signal in an escrow account with the street transportation department.
12.	Sufficient right-of-way shall be dedicated to accommodate a bus-bay on Happy Valley Road at 7th Avenue.
13.	The developer shall dedicate right-of-way and construct one bus stop pad along eastbound Happy Valley Road east of 7th Avenue. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of Happy Valley Road and 7th Avenue according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
14.	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 City. All improvements shall comply with all ADA accessibility standards.
15.	The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review and approval.
16.	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.
17.	Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. A 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.