

## **ATTACHMENT A – STIPULATIONS – PHO-1-25—Z-232-85-4(7)**

**Location:** Southeast corner of 26th Avenue and Polk Street

### **Planning Commission Recommended Stipulations:**

1. ~~That the only access to the site shall be from Van Buren Street.~~

**A SIGN OR SIGNS AND A TRAFFIC MITIGATION FEATURE, SUCH AS A PORK CHOP, SHALL BE INSTALLED ALONG THE 26TH AVENUE DRIVEWAY TO DISCOURAGE TRUCK THROUGH TRAFFIC ON MELVIN STREET AND NORTH ONTO 26TH AVENUE; AND RESTRICT TRAFFIC TO RIGHT-IN, LEFT-OUT MOVEMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

2. That the landscaping along 26th Avenue and Polk Street shall include 24-inch box size trees at a maximum of 20 feet on center, or placed in equivalent groupings.
3. That the applicant provide variation in the building setbacks along 26th Avenue and Polk Street, as approved by the DCO.
4. That sufficient right-of-way be dedicated within one year of final City Council action to provide:
  - a. A 12-foot radius at 26th Avenue and Polk Street.