

# ATTACHMENT A

## Stipulations – PHO-3-26—Z-57-06-7

**Location: Approximately 500 feet west of the Northwest corner of 91<sup>st</sup> Avenue and Lower Buckeye Road**

**STIPULATIONS:**

SITE PLAN AND ELEVATIONS	
1.	That The DEVELOPMENT site shall be IN GENERAL CONFORMANCE developed with the site plan, elevations DATE STAMPED JANUARY 27, 2026 and conceptual landscape plan date stamped FEBRUARY 17, 2026 August 15, 2006 as approved or modified by the PLANNING AND Development Services Department.
A.	That prior to the first building being constructed, there shall be a master architecture theme that unifies the different building elements, colors and materials.
PEDESTRIAN CIRCULATION	
2.	That a pedestrian circulation plan, that includes shade along the front of the buildings, and the connections to the adjacent shops and pads shall be provided as approved or modified by the Development Services Department.
LANDSCAPE FEATURE	
3.	That an enhanced landscape feature (a minimum of 75'x75') shall be provided at the intersection of 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department.
4.	That an enhanced landscape feature (a minimum of 50'x50') shall be proved on both sides of the entrances on 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department. The public trail on the north side of Lower Buckeye Road shall blend in with the enhanced landscaped area.
2. 5.	That The developer shall be required to follow the Estrella Village Arterial Street Landscape Program for all on site landscaping as approved by the PLANNING AND Development Services Department.

PUBLIC TRAIL	
3. <del>6.</del>	<del>That</del> The developer shall provide a 10-foot-wide multi-use trail along the north side of Lower Buckeye Road per adopted city trail standards as approved by the Parks and Recreation Department.
STREET IMPROVEMENTS	
4. <del>7.</del>	<del>That</del> Right-of-way for 91st Avenue shall be dedicated per the approved Master Street Plan for the development on the west side of the road as approved by the Streets Transportation Department.
5. <del>8.</del>	<del>That</del> Right-of-way for Lower Buckeye Road shall be dedicated per the approved Master Street Plan for Country Place as approved by the Street Transportation Department.
9.	<del>That a 21 foot by 21 foot right of way triangle shall be dedicated at the northwest corner of 91st Avenue and Lower Buckeye Road as approved by the Streets Transportation Department.</del>
6. <del>10.</del>	<del>That</del> The developer shall construct all streets 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.
7.	THE CENTER OF THE WESTERNMOST DRIVEWAY SHALL BE LOCATED A MINIMUM OF 50-FEET EAST OF THE MEDIAN NOSE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
8. <del>11.</del>	That 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.
9.	PRIOR TO FINAL 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.