

Attachment A- Stipulations- PHO-1-22--Z-91-A-99-2

Location: Northwest corner of 27th Drive and North Valley Parkway

Stipulations:

1.	That The development shall be in general conformance with the site plan date stamped JUNE 14, 2022 June 15, 2007 , as modified by the following stipulations and approved by the PLANNING AND Development Services Department.
2.	That An additional active recreational element shall be provided between buildings 24 and 26 on the site plan date stamped June 15, 2007, as approved by the PLANNING AND Development Services Department.
3.	That The pedestrian walkways within the commercial development shall be constructed of pavers, stamped concrete, or colored concrete as approved by the PLANNING AND Development Services Department
4.	That The pedestrian walkways within the residential development shall be constructed of pavers, stamped concrete, or colored concrete where the walkways cross a drive aisle as approved by the PLANNING AND Development Services Department.
5.	That a minimum of two pedestrian access points connecting the commercial and residential developments shall be provided as approved by the Development Services Department.
5. 6.	That Conceptual elevations for the commercial and residential buildings shall be administratively approved by the Planning Hearing Officer prior to PLANNING AND Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the PLANNING AND Development Services Department. The conceptual elevations shall include the following:
a.	Stairwells on the multifamily residential buildings shall be substantially screened from public view.
b.	Elevations which convey a sense of continuity throughout the commercial and multifamily residential development and provide architectural consistency in building style, wall treatments, materials and colors, lighting, and signage.
c.	That THE design is SHALL BE consistent with the North Black Canyon Corridor Commercial Design Booklet.

6. 7.	That A public multi-use trail shall be constructed within an easement in accordance with the MAG supplemental detail along the west side of 27th Avenue as approved by the Parks and Recreation Department.
7. 8.	That A public multi-use trail shall be constructed within an easement in accordance with the MAG supplemental detail along the north side of North Valley Parkway as approved by the Parks and Recreation Department.
8. 9.	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 per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
9.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
10.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
11. 10.	That In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. 11.	That The property shall be limited to a maximum height of 3 stories and 40 feet as approved by the PLANNING AND Development Services Department.
13. 12.	That The applicant shall revise and update all PCD Master Plan Documents, including a traffic statement. Approval of all such revised documents shall be obtained from all affected City departments prior to Preliminary Site Plan approval by the PLANNING AND Development Services Department.
14. 13.	That The maximum gross building area for commercial development on the property shall be 45,000 square feet as approved by the PLANNING AND Development Services Department.
15. 14.	That A Comprehensive Sign Plan shall be processed in accordance with Section 705 of the Zoning Ordinance.

16. 15.	That The property owner shall record documents that disclose the existence and operational characteristics of the Ben Avery Shooting Range to future owners or tenants of the property. 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.

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