

Attachment A- Stipulations- PHO-1-19_Z-114-06-7

Location: Southeast corner of 67th Avenue and Lower Buckeye Road

Stipulations:

1.	That the development shall be in general conformance with the site plan date stamped October 20, 2006 JANUARY 18, 2019, as approved or modified by the PLANNING AND Development Services Department.
2.	That the development shall be in general conformance with the elevations date stamped August 29, 2006, as approved or modified by the Development Services Department. THE DEVELOPER SHALL PRESENT BUILDING ELEVATIONS TO THE ESTRELLA VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO FINAL SITE PLAN APPROVAL.
3.	That the site shall be developed with a minimum 50 foot x 50 foot landscaped pedestrian entryway feature at the southeast corner of 67th Avenue and Lower Buckeye Road as approved by the PLANNING AND Development Services Department.
4.	That a A pedestrian pathway shall be provided that connects the 67 th Avenue sidewalk to the proposed building on the subject site, and to the east and south property lines. Pedestrian walkways that cross carwash and restaurant drive through lanes, as well as the parking lot shall utilize brick or stamped concrete pavers to differentiate the path from the surrounding asphalt in the lanes and through the landscaped medians. Ground level stop signs shall be placed to accommodate walkways from the front of the restaurant/convenience store to the development on the east. As approved or modified by the PLANNING AND Development Services Department.
5.	That the developer shall dedicate a 30 foot easement and construct a WIDE multi-use trail EASEMENT (MUTE) per the adopted standard trail detail along THE SOUTH SIDE OF Lower Buckeye Road AND CONSTRUCT A 10 FOOT WIDE MULTI-USE TRAIL WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL, as approved OR MODIFIED by the Parks and Recreation Department.
6.	That the developer shall provide a minimum 200 square feet of shaded outdoor eating area to include a fountain, decorative pavers and landscaping as approved by Development Services Department.
7.	That a landscape buffer shall be provided between the carwash and the surrounding planned commercial parcel as approved by Development Services Department.
STREETS AND TRANSIT	
6.	RIGHT-OF-WAY TOTALING 55 FEET SHALL BE DEDICATED FOR THE SOUTH HALF OF LOWER BUCKEYE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

7.	RIGHT-OF-WAY TOTALING 55 FEET SHALL BE DEDICATED FOR THE EAST HALF OF 67TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8.	That t The developer shall construct all-streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
9.	That d Development of 67th Avenue and Lower Buckeye Road shall conform to the Estrella Village Arterial Street Landscape Program as approved by the PLANNING AND Development Services Department.
10.	<p>That right-of-way shall, be dedicated for bus bay (Detail P1256-2) and a transit pad constructed (Detail P1261) at eastbound Lower Buckeye Road as approved by the Public Transit Department.</p> <p>THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT A BUS STOP PAD ALONG EASTBOUND LOWER BUCKEYE ROAD EAST OF 67TH AVENUE. THE BUS STOP PAD SHALL BE COMPLIANT WITH CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET. THE BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF 67TH AVENUE AND LOWER BUCKEYE ROAD AS PER CITY OF PHOENIX STANDARD DETAIL P1258.</p>
OTHER	
11.	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.
12.	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.
13. 44.	That if any previously unidentified archeological materials are encountered during construction, all ground-disturbing activities shall cease within a 33 foot radius of the discovery and the City Archaeologist shall be notified immediately and allowed time to properly assess the materials as approved by the City Archaeologist.