

Attachment A- Stipulations- PHO-5-18_Z-59-88-7(8)

Location: Approximately 148 feet east of the southeast corner of 27th Avenue and Southern Avenue

Stipulations:

1. That the development be limited to a maximum of 4.72 dwelling units per acre.
2. That the trail as shown on the site plan dated July 25, 1987 shall be an equestrian/pedestrian trail and that the easement shall be a maximum of 17.5' in width consisting of 4' of landscaping adjacent to the street, 10' for the equestrian/pedestrian trail 3.5' to the center of the wall. The trees in the 4' buffer shall be 24" box trees placed 30' on center or in equivalent groupings and shall be canopy-type trees.
3. That the following right-of-way be dedicated within one year of final City Council approval. Rationale, all the traffic stipulations below have been previously satisfied and are present near the site per Derek Falcon, City of Phoenix traffic.
 - a. Type I flares at 27th Avenue and Southern Avenue.
 - b. Forty-foot half street of 27th Avenue and Southern Avenue.
 - c. 21' x 21' triangle at 27th Avenue and Southern Avenue.
 - d. Additional right-of-way for right turn lanes as determined by the PLANNING AND DEVELOPMENT DEPARTMENT ~~Development Coordination Office~~.
4. That the following standards of development be applied to the commercial zoning:
 - a. ~~That the height of the structures SHALL not exceed 20 feet with the exception of parapets and bell towers as identified on the elevation. 2~~ STORIES AND 30 FEET.
 - b. ~~That the FAR of the site not exceed 0.2.~~ LOT COVERAGE SHALL NOT EXCEED 50%.
 - c. ~~That along the property lines~~ DEVELOPED PORTION OF THE PROPERTY LINE there shall be incorporated 2 ½ inch caliper resistant shade trees, planted an average of 20 feet on center or in equivalent groupings as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
 - d. That a six feet decorative block or stucco wall shall be required along the east and south property lines with provision for pedestrian access.
 - e. That parking and/or loading areas be screened and noise attenuation be provided to ensure compatibility with the residential area.
 - f. ~~That the site be developed with a uniform architectural theme, including colors, exterior finish materials and roofing materials.~~

- Fg. That the driveways be permitted within 200 feet of the northwest corner of the commercially zoned property on Southern Avenue and 173 feet on 27th Avenue.
- Gh. That landscape strips along Southern Avenue and 27th Avenue average a minimum of 20 feet in width.
- Hi. That design of the site/building be integrated with the residential subdivision street pattern to provide pedestrian integration with the site and pedestrian accesses be provided from the residential area to commercial.
5. ~~That COMMERCIAL development SHALL be in substantial GENERAL conformance with the site plan dated April 4, 1988, and elevations dated July 15, 1987. Revised site plan dated 8/01/2018.~~ DATE STAMPED AUGUST 1, 2018 AND ELEVATIONS DATE STAMPED AUGUST 1, 2018.
6. That development commence within 18 months of final City Council approval of the change in zone in accordance with Section 108-M of the Zoning Ordinance.
7. That the need for and location of 25th Avenue as shown on the site plan dated April 4, 1988, be determined by DCO in light of plans for the development of the property to the east.
8. That traditional convenience-type stores be excluded.
9. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
10. THE DEVELOPER/OWNER SHALL DEDICATE A 30-FOOT WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE EAST SIDE OF 27TH AVENUE AND CONSTRUCT A 10-FOOT WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT AS INDICATED IN SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENT
11. 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. THE WAIVER SHALL BE RECORDED WITH MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.