

Attachment A- Stipulations- PHO-1-21--Z-57-06-7

Location: Approximately 300 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road

Stipulations:

SITE PLAN AND ELEVATIONS

1. ~~That the site shall be developed~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE with the site plan, AND elevations and conceptual landscape plan date stamped ~~August 15, 2006~~ AUGUST 19, 2021 as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED 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.~~
2. REQUIRED LANDSCAPE SETBACKS ALONG STREET FRONTAGES SHALL COMPLY WITH C-2 LANDSCAPE PLANTING STANDARDS AT A MINIMUM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. WHERE PEDESTRIAN PATHWAYS CROSS DRIVE AISLES, PATHWAYS SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL, OTHER THAN THOSE USED TO PAVE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THE DEVELOPER SHALL PROVIDE MINIMUM ONE PEDESTRIAN ACCESS POINT ALONG THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL PROVIDE SECURED BICYCLE PARKING AS REQUIRED IN CHAPTER 13, SECTION 1307.H FOR MULTI-FAMILY DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

LANDSCAPE FEATURE

6. ~~That~~ An enhanced landscape feature (a minimum of 75' x 75') shall be provided ~~at~~ 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 PLANNING AND Development Services Department.

4. ~~That an enhanced landscape feature (a minimum of 50' x 50') shall be provided 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.~~
7. ~~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

8. ~~That~~ 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

9. ~~That~~ 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.
10. ~~That~~ Right-of-way for Lower Buckeye Road shall be dedicated per the approved Master Street Plan for Country Place, as approved by the Streets Transportation Department.
11. ~~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.
12. ~~That~~ 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.
13. ~~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 clear air quality requirements.
14. 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 THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.