

Attachment A- Stipulations- PHO-1-17_Z-SP-9-00-3

Location: Southwest corner of 18th Street and Bell Road

Stipulations:

1. ~~That~~ The development SHALL be in general conformance with the site plan AND ELEVATIONS DATE STAMPED APRIL 4, 2017~~5/19/2000~~, except as modified by the following stipulations:
2. That along Bell Road, the applicant shall provide an average 34-foot, minimum 26-foot, landscape setback.
3. That no display pads shall be permitted within the required 20-foot landscape setback on Bell Road and 18th Street, however, one display pad is permitted within the Bell Road landscape setback (outside the ordinance required landscape setback) at the corner of 18th Street and Bell Road.
4. That within the Bell Road landscape setback, the applicant shall provide mature landscaping to include 24 box size shade trees shall be placed 20' on center or in equivalent groupings, as approved by the PLANNING AND Development Services Department.
5. That no structures shall be constructed within 400' 70 FEET of the south property line.
6. That access to the site shall be via the existing auto-dealership, one access onto Bell Road and onto 18th Street (the most northerly access). The applicant shall work with the PLANNING AND Development Services Department to design the 18th Street access to preclude left exists onto 18th Street.
7. That auto display shall not include any type of raised pedestals.
8. That no outside loudspeakers are allowed.
9. That any monument signage shall be limited to a maximum of 10 feet in height.
10. That test drives shall occur only on Bell Road and not on 18th Street nor within the residential area to the south or north of the site.
11. ~~That any building be developed with a compatible and similar architectural theme to the adjacent dealership. The theme should assure that building colors, elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the dealership, as approved by the PLANNING AND Development Services Department.~~ That any building on the site shall be limited to sales and auto detailing/preparation TO INCLUDE MINOR MECHANICAL REPAIRS.
12. That no canopies shall be permitted within 50-feet of the Bell Road right-of-way.

13. ~~That any building be developed with a compatible and similar architectural theme to the adjacent dealership. The theme should assure that building colors, elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the dealership, as approved by the Development Services Department.~~
4413. That any bay doors are located internal to the building(s) and not visible from any street frontage, nor to the neighborhood south of the site. ALL MAN DOORS FACING SOUTH AND WEST SHALL HAVE AUTOMATIC DOOR CLOSERS.
4514. That the retention/drainage area on the east portion of the site adjacent to the existing auto dealership shall be landscaped, as approved by the City of Phoenix Street Transportation Department and the PLANNING AND Development Services Department.
4615. That all exterior lighting, except for security lighting shall be turned off after business hours.
4716. That the applicant will offer the neighborhood association to the immediate south of the site (the Neighborhood) the opportunity to choose the type of trees to be used in the landscaped setback on the south side of the site from the city approved plant list.
4817. That the neighborhood will be informed of the standard test drive route to be implemented by the applicant. 18th street will not be used for test drives. Customers who perform test drives unaccompanied by a Bell Lexus representative will be instructed not to use 18th Street. The on-sight manager of the Bell Lexus dealership will be the contact person for neighbors who are concerned about test-drives taking place on 18th Street.
4918. That the access way to 18th Street will be gated and closed when the dealership is not open for business.
2019. That the dealership will not open for business before 7:00a.m. and will close for business no later than 8:00p.m. with the exception that the dealership will remain open to accommodate customers who are at the dealership at or around closing time and are actively working with representatives of the dealership and not yet ready to leave at the above listed, standard closing time.
2420. That the landscaping setback on the south side of the site will be 45 feet in depth and the landscaping in the setback will be sufficient to properly screen and shield the neighborhood.
2221. That the applicant will seek a viable means of adding another course of screening on the northern wall of the neighborhood.
2322. That the main entrance for the dealership shall remain at the entrance from Bell Road.

- ~~24~~23. The auto loader trailers shall enter the dealership from 19th Place, not 18th Street.
2524. A 3-foot high wall will be constructed no less than 20 feet east of the curb on the east side of 18th Street from the southwest corner of the subject property north to a point no less than 100 feet from Bell Road.
2625. The 20-foot wide area between the 3-foot high wall referenced above and 18th Street will be landscaped with trees. MATURE MESQUITE TREES SHALL BE PLANTED 20-FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~27~~26. Dust control requirements will be strictly followed during construction on the subject property.
2827. The applicant will endeavor to prevent illegal parking on the subject property by unauthorized third parties.
- ~~29~~28. The applicant will endeavor to exterminate gophers on the subject property prior to commencement of construction on the subject property. If Mr. Nichols/Ms. Jones experience gopher infestation during the applicant's construction on the subject property (we understand there is no gopher infestation of your property at the present time), the applicant will provide funding up to \$500.00 for professional extermination services to address gopher infestation at the Nichols/Jones property.
- ~~30~~29. The applicant will work with the City of Phoenix to persuade the City to post 18th Street to prohibit parking on both sides of 18th Street from Bell Road south, no less than 1,000 feet.
- ~~31~~30. No light pole shall be permitted less than 85 feet from the south property line.