

ATTACHMENT A
Northgate Planned Community District

Z-104-L-75-3

Planning Commission Approved Stipulations from June 4, 2026:

1. The developer shall update and comply with all applicable master development plans prior to the issuance of the preliminary site plan approval, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. The existing trees located along Paradise Lane may be used to meet this requirement.
3. A minimum of 25% of the required surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front of the offices and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
8. Vehicular ingress and egress shall be prohibited on Paradise Lane.
9. Landscaping within the Grandview Road and Paradise Lane rights-of-way shall be replenished in accordance with the CP/BP zoning district landscape standards for planting type, size, and quantity, as approved by the Planning and Development Department.

10. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
11. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. 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.
14. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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.

Exhibits:

A – Legal Description (1 Page)

B – PCD Major Amendment Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-104-L-75-3

A parcel of land, being part of a subdivision of Phoenix Northgate, according to Book 317, Page 20, records of Maricopa County, lying in Section 1, Township 3 North, Range 2 East, of the Gila and Salt River Base & Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Phoenix Northgate Subdivision, as recorded in Book 317 of Maps, Page 20, records of Maricopa County, Arizona, said point also being the Easterly right-of-way line to Interstate Highway I-17;

Thence, North 03-46'38" East, (measured), North 03-45'56" East (recorded), a distance of 30.13 feet (measured) to True Point of Beginning, said point being the North right-of-way line of Paradise Lane;

Thence, North 88-32'35" East (measured and recorded), along said line, a distance of 1,069.97 feet (measured), 1,069.80 feet (recorded);

Thence, North 03-19'56" West (measured), North 03-18'44" West (recorded), a distance of 447.34 feet (measured), 447.85 (recorded), to a point on a non-tangent curve concave Northeasterly, having a 633.58 foot radius bearing North 17-23'38" East;

Thence, Northwesterly, along said curve, though a central angle of 02-21'14" (measured), 02-22'13" (recorded), a distance of 26.03 feet (measured), 26.21 feet (recorded);

Thence, North 70-15'08" West (measured), North 70-14'31" West (recorded), a distance of 238.25 feet (measured), 238.23 feet (recorded), to the beginning of a non-tangent curve concave Southwesterly, having a radius of 566.27 feet (measured), 566.42 feet (recorded), bearing South 19-43'07" West;

Thence, Westerly, along said curve, through a central angle of 18-54'37" (measured), 18-54'30" (recorded), a distance of 186.90 (measured), 186.93 feet (recorded);

Thence, North 89-09'30" West (measured), North 89-09'01" West (recorded), a distance of 544.81 feet (measured), 544.71 feet (recorded), to the beginning of a tangent curve concave Southeasterly, having a radius of 37.00 feet;

Thence, Southwesterly, along said curve, through a central angle of 48-20'25" (measured), 46-08'05" (recorded), a distance of 31.22 feet (measured), 29.88 feet (recorded), to a point on the Easterly right-of-way line of said Interstate Highway I-17;

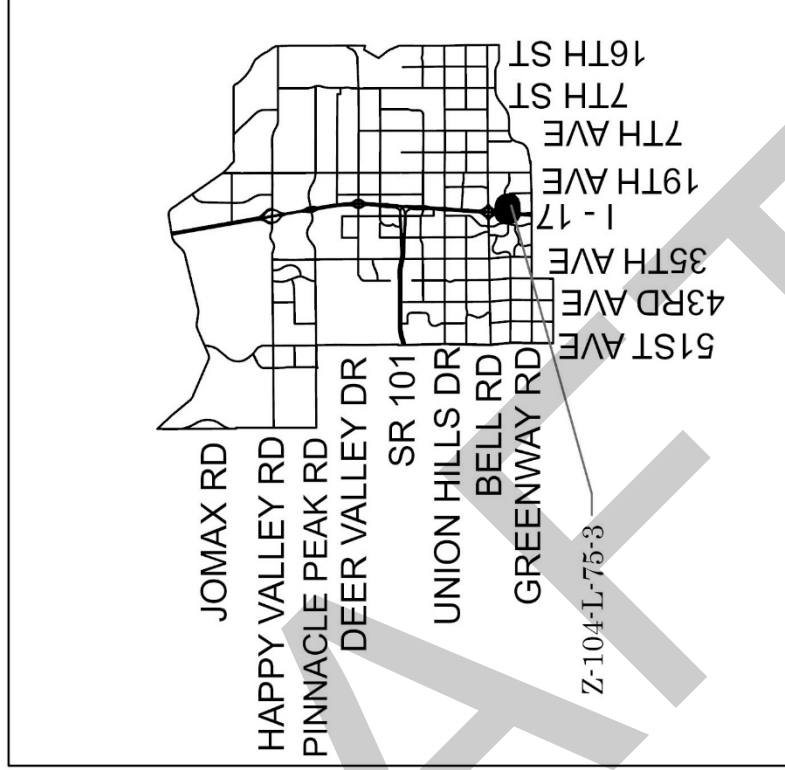
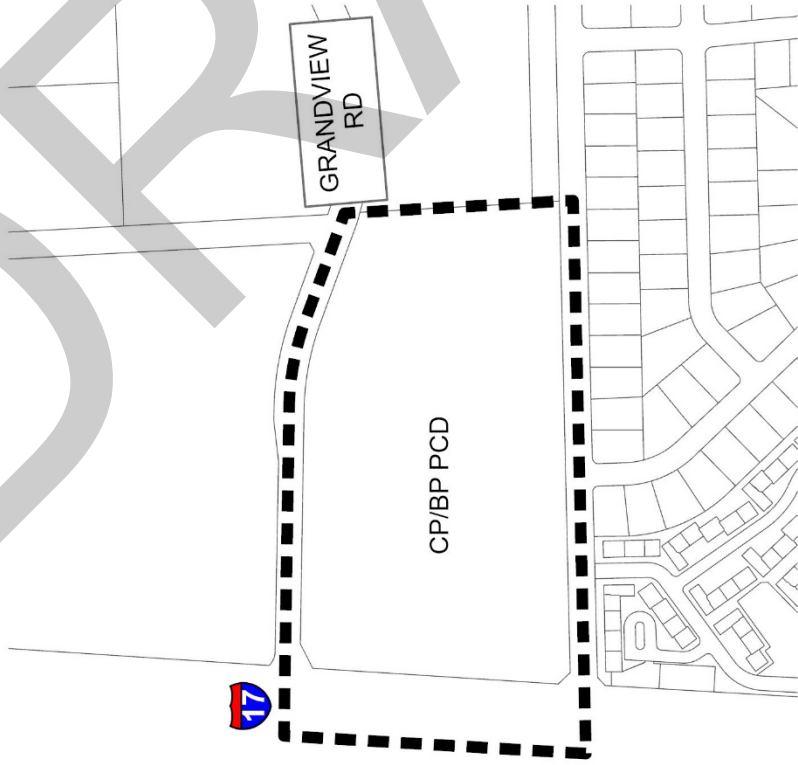
Thence, South 03-46'38" West (measured), South 03-45'56" West (recorded), along said right-of-way line, a distance of 593.02 feet (measured), to the True Point of Beginning.

PCD MAJOR AMENDMENT

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-104-L-75-3
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 6/3/2026