

ATTACHMENT A
Tatum Ranch, Planned Community District

Z-237-L-85-2

Planning Commission Approved Stipulations from April 4, 2024:

1. All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site.
2. All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
3. Upon site plan approval and permit issuance for any new building(s) or structure(s) or expansion of existing buildings by at least 25% of the floor area within the rezoned area, as shown on the site plan date stamped January 3, 2024, the following shall apply within the rezoned area:
 - a. The maximum building height shall be 23 feet, as approved by the Planning and Development Department.
 - b. A minimum of 25% of the 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 at maturity, or a combination thereof. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
 - c. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
 - d. A minimum of 10 percent of the required parking shall be EV Ready.
 - e. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
4. 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.

5. 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-237-L-85-2

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF CAVE CREEK ROAD AND DESERT WILLOW PARKWAY, FROM WHICH A CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF CAVE CREEK ROAD AND TATUM BOULEVARD BEARS SOUTH 27 DEGREES 30 MINUTES 15 SECONDS WEST 3,010.43 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 62 DEGREES 29 MINUTES 45 SECONDS EAST 204.00 FEET ALONG THE CENTERLINE OF SAID DESERT WILLOW PARKWAY;
THENCE SOUTH 27 DEGREES 30 MINUTES 15 SECONDS WEST 132.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 62 DEGREES 29 MINUTES 45 SECONDS EAST 123.00 FEET;
THENCE SOUTH 27 DEGREES 30 MINUTES 15 SECONDS WEST 153.20 FEET;
THENCE SOUTH 14 DEGREES 31 MINUTES 32 SECONDS EAST 152.47 FEET;
THENCE SOUTH 75 DEGREES 29 MINUTES 18 SECONDS WEST 93.07 FEET;
THENCE SOUTH 82 DEGREES 27 MINUTES 47 SECONDS WEST 53.56 FEET;
THENCE NORTH 27 DEGREES 16 MINUTES 47 SECONDS EAST 61.63 FEET;
THENCE NORTH 03 DEGREES 43 MINUTES 39 SECONDS WEST 62.86 FEET;
THENCE NORTH 62 DEGREES 29 MINUTES 45 SECONDS WEST 79.24 FEET;
THENCE NORTH 27 DEGREES 30 MINUTES 15 SECONDS EAST 244.12 FEET TO THE POINT OF BEGINNING.

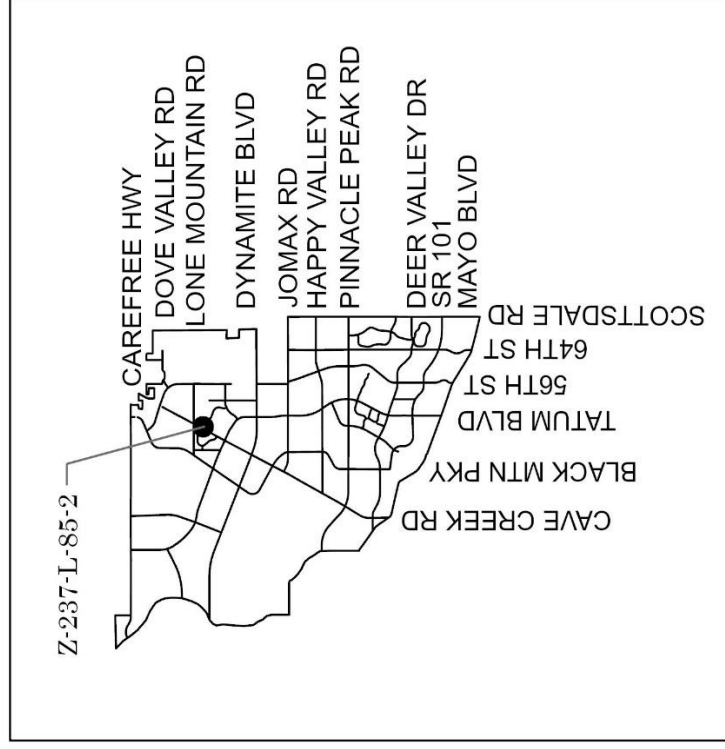
COMPRISING 42,508 SQUARE FEET MORE OR LESS.

EXHIBIT B

PCD MAJOR AMENDMENT MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-237-L-85-2
Zoning Overlay: N/A
Planning Village: Desert View



NOT TO SCALE



Drawn Date: 3/29/2024