

ATTACHMENT A
Tatum Ranch Planned Community District

Z-237-M-85-2

Planning Commission Approved Stipulations from January 8, 2026:

1. The development shall be in substantial conformance with the site plan date stamped October 3, 2025, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site.
3. All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
4. There shall be a minimum 205-foot setback, measured from the centerline of Cave Creek Road, for the Cave Creek Road scenic corridor.
5. The area identified as “Desert Open Space Tract B” along the south side of the site, as depicted on the site plan date stamped October 3, 2025, shall be preserved in an undisturbed natural state.
6. Upon complete redevelopment or 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, as shown on the site plan date stamped October 3, 2025, the following shall apply:
 - a. The maximum building height shall be 23 feet, as approved by the Planning and Development Department.
 - b. Where pedestrian pathways 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.
 - c. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
 - d. A bicycle repair station (“fix it station”) shall be provided and maintained on site. The bicycle repair station (“fix it station”) shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

- e. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- f. A minimum of 10% of the required parking shall include EV Installed infrastructure, as approved by the Planning and Development Department.
- g. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes, but is not limited to, stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- h. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- i. 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 (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- j. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- k. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the east side of Cave Creek Road.
- l. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the east side of Cave Creek Road, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.

- ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- m. A minimum of 40 feet of right-of-way shall be dedicated and constructed for the south side of Desert Willow Parkway.
- n. A minimum 6-foot-wide detached sidewalk, separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the south side of Desert Willow Parkway, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 7. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
- 8. 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.
- 9. 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

EXHIBIT A

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

A portion of the Northeast quarter of Section 19, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 19;

Thence North 89 degrees 59 minutes 40 seconds West 1086.52 feet to the monument line of Cave Creek Road;

Thence, along said monument line, South 27 degrees 30 minutes 15 seconds West 1345.46 feet to a point on the monument line of Desert Willow Parkway, said point being the POINT OF BEGINNING;

Thence, along said monument line, South 62 degrees 29 minutes 45 seconds East 705.70 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 1331.22 feet, through a central angle of 08 degrees 39 minutes 38 seconds, an arc length of 201.22 feet;

Thence South 36 degrees 09 minutes 53 seconds West 35.00 feet to the Northeast corner of Tract 5-D2, DESERT FAIRWAYS AT TA TUM RANCH, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona in Book 329 of Maps, Page 39;

Thence, along the North line of said Parcel 5-D2, South 59 degrees 25 minutes 07 seconds West 166.59 feet;

Thence, continuing along said North line, North 89 degrees 51 minutes 28 seconds West 230.00 feet;

Thence, continuing along said North line, South 75 degrees 29 minutes 18 seconds West 344.31 feet;

Thence North 03 degrees 24 minutes 10 seconds West 22.00 feet;

Thence North 80 degrees 58 minutes 19 seconds West 291.46 feet;

Thence North 62 degrees 29 minutes 45 seconds West 65.00 feet to a point on the monument line of said Cave Creek Road;

Thence, along said monument line, North 27 degrees 30 minutes 15 seconds East 600.85 feet to the POINT OF BEGINNING.

Comprising 6.991 acres or 304,506 square feet, subject to all easements of record.