

## Attachment A- Stipulations- PHO-2-19\_Z-84-04-7

**Location:** Approximately 300 feet east of the northeast corner of 75th Avenue and Lower Buckeye Road

### **Stipulations:**

GENERAL CONFORMANCE		
1.	<del>That</del> The development shall be in general conformance with the site plan <del>date stamped June 17, 2005,</del> and elevations date stamped OCTOBER 31, 2019 <del>June 17, 2005 and June 28, 2005</del> to include common architecture, building materials, and colors, with particular attention to varied roof lines and breaking up building massing, within the southern 1,258 feet of the development site, and to include common architecture, building materials, and colors within the northern 308 feet of the development site, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.	
LANDSCAPE		
2.	THE REQUIRED LANDSCAPE SETBACK ADJACENT TO LOWER BUCKEYE ROAD SHALL BE PLANTED WITH MULTI-TRUNK OR LARGE CANOPY SHADE TREES PLACED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. TWENTY-FIVE PERCENT OF TREES SHALL BE MINIMUM 2-INCH CALIPER, FIFTY PERCENT OF TREES SHALL BE MINIMUM 3-INCH CALIPER, AND TWENTY-FIVE PERCENT OF TREES SHALL BE MINIMUM 4-INCH CALIPER.	
2.	That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO), prior to preliminary site plan approval with specific regard to landscaped office courtyards, plaza areas, and enhanced entry drives:	
A.	That the circular courtyards within the Offices shall include shaded seating areas;	
B.	That the plaza area between Shops A and the Day Care shall include shaded seating areas;	
C.	That the 75th Avenue/Lower Buckeye Road corner shall be developed with a 75-foot by 75-foot enhanced landscape area;	
D.	That all entry drives shall be developed with 50-foot by 50-foot enhanced landscape areas.	
3.	That aArterial street landscape development shall conform to the Estrella Village Arterial Street Landscaping PROGRAM Plan.	

PEDESTRIAN WALKWAYS	
4.	THE DEVELOPER SHALL PROVIDE A PEDESTRIAN PATHWAY PROVIDING CONNECTIVITY BETWEEN THE EAST PROPERTY LINE AND A MAIN BUILDING ENTRANCE, CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL, OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.	<del>That a minimum 10-foot covered walkway with a staggered front façade shall be provided on Shops A. Patios, trellises and recesses of the building façade may also be used to provide shade and break up the building mass, as approved by the Development Services Department.</del>
5.	<del>That the walkways between the Offices and from the Offices to Pad A, and the Day Care located outside of driving aisles, shall be shaded, and alternate paving materials shall be used where the walkways cross driving aisles, as approved by the Development Services Department.</del>
OTHER	
6.	<del>That the parking at the rear of Shops A and the Day Care shall be eliminated.</del>
PARKS & RECREATION	
5. 7.	<del>That a</del> multi-use trail shall be constructed on the north side of Lower Buckeye Road in accordance with the City of Phoenix Standard Trail Details, as approved by the Parks and Recreation Department.
STREETS	
8.	<del>That right-of-way totaling 55 feet shall be dedicated for the east half of 75th Avenue.</del>
9.	<del>That right-of-way on 75th Avenue north of Lower Buckeye Road shall be dedicated along with construction of a bus bay (P1257) and transit pad (P1261), as approved by the Transit Department.</del>
10.	<del>That right-of-way totaling 55 feet shall be dedicated for the north half of Lower Buckeye Road.</del>
11.	<del>That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of Lower Buckeye Road and 75th Avenue</del>
12.	<del>That the applicant shall submit a Traffic Impact Study to the City for this development. The study shall be reviewed and approved by the City prior to or concurrent with preliminary site plan submittal. Contact the Street Transportation Department to set up a meeting to discuss the requirements of this study.</del>

	A.	<del>Additional right-of-way may be required at the time of the site plan review process for right turn lanes and other additions as required by the approved Traffic Impact Study;</del>
	B.	<del>Traffic signals shall only be installed at locations approved by the Street Transportation Department when warrants are met.</del>
6.		THE DEVELOPER SHALL PROVIDE 37 FEET OF PAVING FROM THE MONUMENT LINE TO THE FACE-OF-CURB ON LOWER BUCKEYE ROAD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
7. <del>13.</del>		<del>That t</del> The developer shall construct all streets within and 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.
8. <del>14.</del>		<del>That t</del> The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality standards.