

PROCEDURAL

1. A development package in general compliance with the preliminary development package dated 9/17/15 and required reports dated 9/1/15, covering the rezoning site is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATABILITY

7. Buildings and all structures shall be setback no less than fifty feet (50) from the residential properties along the north property line as indicated on the PDP dated 9/17/15.
8. Building facades shall consist of four sided architectural character and detail comparable to the front façade, including but not limited to color palette, non-glare roof material/lines, and exterior materials and to complement residential development in the area. A color palette and dimensioned elevation drawings on 11"x17" shall be submitted as part of the development plan submittal to demonstrate compliance with this condition.
9. The dumpster enclosures shall be screened with a masonry wall a minimum of six (6) feet in height. Colors and materials shall be complimentary to the buildings and/or perimeter walls.

10. Six foot (6) high masonry wall shall be constructed along the entire north residential edges, as identified on preliminary development plan dated 7/8/15.
11. A minimum ten foot (10) wide landscape border, to be maintained by the developer, shall be provided along the entire north property line as indicated on the PDP dated 9/17/15.
12. All screen walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, rustic metal, tile, stone, or brick; a visually interesting design on the wall surface. Metal portions should be painted to match the existing screen wall color, if a natural rustic color is preferred or used, a sealant over the material shall be used.
13. The owners/developers shall ensure that graffiti is removed within 72 hours of discovery.
14. The existing 24' tall nonconforming pole sign on the site must be removed during the re-development of the property.
15. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light to the north.
16. All pedestrian paths required to cross or occur within PAALS shall be identified clearly and distinguished from vehicular areas by materials such as but not limited to; brick, concrete pavers, scored or patterned colored concrete, textured and raised surfaces, or other materials as may be approved by the Department of Planning and Development Services staff.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

17. A Drainage Statement shall be submitted, including details of onsite and offsite drainage, flow stability, and the provision of water harvesting and/or runoff retention.
18. Tree root zone have a minimum of 300 cubic feet (no deeper than 3') of uncompacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of soil (no deeper than 3') shall be required. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition: Provide materials with building permit application and reference rezoning case number C9-15-04.
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application and reference rezoning case number C9-15-04. New or replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

20. There shall be no greater than a ten percent (10%) surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces may be mitigated on a one to one basis with the planting of additional native canopy trees.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

21. A right of way permit or a Private Improvement Agreement (PIA) with the City of Tucson Department of Transportation will be required for any work completed in the right of way, including any possible utility updates.
22. Improvements of entire alleyway along western edge shall be the responsibility of the applicant.
23. Continued future maintenance of the alleyway shall be the responsibility of the applicant.
24. Future cross access to the site shall be provided to neighboring property owners upon future redevelopment.
25. Design of pork-chop island at northwest corner of north-south alley and east-west alley to be coordinated with the Department of Transportation to limit access to Lenora Avenue.
26. Minimum of 24 foot PAAL shall be provided for all parking, including parking for existing multi-family housing at northwest corner of rezoning site. Verification of agreement to be submitted with Development Package.
27. Dedication or verification of existence, of right-of-way, per the Major Streets and Routes Plan, along Broadway Boulevard site frontage is required.
28. A Traffic Impact Study shall be submitted during the review process providing an analysis for potential off-site improvements.
29. No direct vehicular access permitted from rezoning site onto Tenth Street.
30. Applicant shall coordinate with City of Tucson Environmental Services to ensure proper access for on-site trash pickup and for neighboring properties and businesses trash pickup. Verification of agreement with Environmental Services to be submitted with Development Package.

31. All offsite improvements required with this development such as the driveway, alley improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation to establish proper location(s) of the offsite improvements.
32. A new six (6) foot wide ADA accessible sidewalk shall be constructed where necessary along the adjacent Broadway Boulevard street frontages and extending across alleyway at no cost to the City of Tucson to provide continuous pedestrian circulation. Standard width transition, wheelchair access ramps and site access points shall be provided when connecting to existing sidewalks.
33. Trash enclosures shall be setback no less than fifty feet (50) from the residential properties along the north property line as indicated on the PDP dated 9/17/15.