

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 5, 2016 and the design compatibility report dated October 3, 2016, and required reports, are 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. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

7. In Phase II development, it shall require any proposed dumpster(s), loading zone(s), and outdoor storage yard to be a minimum of fifty (50) feet from the west and northwest boundary of the rezoning site, and to be identified in the development package.

8. All walls visible from a public right-of-way and/or adjacent to residentially zoned property, 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, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
9. In Phase I development, it shall require a decorative masonry wall with a height of six (6) feet constructed along the west and northwest boundary of the rezoning site, and to be identified in the development package, location of wall subject to the Rodeo Wash, Watercourse Amenities, Safety, and Habitat (W.A.S.H.) and Pima Regional Trail System Master Plan requirements. Wall to be identified in the development package.
10. In Phase II development, it shall require an opaque screen with a height of five feet along the full length of the north edge of the outdoor storage yard, except at pedestrian opening for connectivity to Rodeo Wash trail.
11. Industrial type fence material such as, razor ribbon, barbwire, etc., shall be prohibited as perimeter enclosure material.
12. Graffiti shall be removed within seventy-two (72) hours of discovery.
13. Phase I development shall prohibit parking of commercial vehicles on the west two hundred (200) feet of the rezoning site. Development package to identify location of commercial vehicle parking spaces, and on-site signs as permitted by *Sign Code* to direct commercial vehicles to designated commercial parking spaces and identify parking area where commercial vehicle are prohibited to park.

DRAINAGE/VEGETATION/BUFFERS

14. Phase I development shall include a dedication of a 50' Non-motorized Trail Easement and construction of Greenway improvements as described in the current *Pima Regional Trails System Master Plan (PRTSMP)* along the Rodeo Wash. Greenway improvements include a continuous 12' wide paved multi-use path along with associated planting and irrigation systems to be constructed to Tucson Parks and Recreation standards. Planting and irrigation requirements may be waived if significant native vegetation is retained on the site via low-impact routing of the paths. The dedication and design of this area to be coordinated with the Tucson Parks and Recreation department. These site requirements to be identified in the development package.
15. The west rezoning site boundary, adjacent to residentially zoned land shall have a minimum twenty feet wide landscape border, excluding the Rodeo Wash fifty (50) foot W.A.S.H study area.

16. Phase I development shall require either; a pedestrian bridge over the Rodeo Wash or an on-site pedestrian path which connects to a continuous sidewalk system to be located on Bilby Road and Country Club Road right-of-way; as stipulated below:
 - a. If pedestrian bridge option is utilized, bridge will be required to span the 100 year floodplain limits and an Environmental Resource Report (ERR) is required for encroachment into the fifty (50') foot study area from top of bank. Pedestrian bridge shall be constructed with design life of perpetual duration, or of reinforced concrete; or,
 - b. In lieu of a pedestrian bridge, site shall provide a continuous pedestrian connection to the adjacent Chamberlain facilities located to the north, by use of existing sidewalk along Bilby Road and provide a pedestrian sidewalk on Country Club Road to first paved driveway. Applicant shall build curb and sidewalk on Country Club Road to meet City of Tucson standards. Sidewalk and curb improvements shall start at the northwest corner of Bilby Road and Country Club Road, then north along Country Club Road approximately four hundred and eighty (480) feet to the first paved driveway.
17. Phase I development, shall include a Geotechnical Report required to show infiltration of stormwater retention.
18. Five (5) year total onsite retention is a requirement.

HEAT ISLAND MITIGATION

19. Tree root zone shall be 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 is permitted, then 600 cubic feet of soil (no deeper than 3') shall be required.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

20. Dedication of additional right of way, along Bilby Road, in accordance with the *MS&R Plan* requirements.