



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** January 23, 2017

**From:** Alan Stephenson  
Planning and Development Director

**Subject:** ITEM 85 ON THE FEBRUARY 15, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-58-16-3 (G-6276) – SOUTHEAST CORNER OF 32<sup>ND</sup> STREET AND CHERYL DRIVE

Item 85 rezoning application Z-58-16-3 and Ordinance G-6276, is a request to rezone a 2.40 acre property located at the southeast corner of 32<sup>nd</sup> Street and Cheryl Drive from C-O/G-O HGT/WVR (Commercial Office/General Office Height Waiver) to PUD (Planned Unit Development) to allow a mix of uses including a self-storage facility.

This application is on an expedited hearing schedule and there is not sufficient time from the Planning Commission Hearing on February 2, 2017 to the City Council hearing on February 15, 2017 to post the request for public hearing if the case were to be appealed; therefore, this case will be automatically placed on the public hearing portion of the City Council agenda regardless if appealed.

The modifications and additional stipulations are listed below:

1. An updated Development Narrative for the Life Storage – 32<sup>nd</sup> Street PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 8, 2016, as modified by the following stipulations:
  - a. Please delete the extra 'H' in 'heat island' on page 11 within the City Enforceable Standards section.
2. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
3. The property owner shall complete a cross access agreement to allow the driveway on Cheryl Drive.