

## Attachment D



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** February 22, 2017

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

**Subject:** ITEM 126 ON THE MARCH 22, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-94-16-2 (G-6295) – APPROXIMATELY 300 FEET SOUTH OF THE SOUTHEAST CORNER OF 25<sup>TH</sup> STREET AND BELL ROAD

Item 126 rezoning application Z-94-16-2 and Ordinance G-6295 is a request to rezone a 2.39 acre property located approximately 300 feet south of the southeast corner of 25<sup>th</sup> Street and Bell Road from C-3 (General Commercial) to R-3A (Multifamily Residence District) 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 March 2, 2017 to the City Council hearing on March 22, 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. The landscape setback along 25<sup>th</sup> Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 50% 3-inch caliper trees, to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum building setback of 30 feet shall be required along the south and east property lines, as approved by the Planning and Development Department.
3. The maximum building height shall be 40 feet.
4. Pedestrian access shall be provided at both entrances along 25<sup>th</sup> Street, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.