



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** April 3, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 4 (Z-157-24-3) – APPROXIMATELY 1,080 FEET NORTH OF THE NORTHEAST CORNER OF THE I-17 FREEWAY AND THUNDERBIRD ROAD

Rezoning Case No. Z-157-24-3 is a request to rezone 2.38 acres located approximately 1,080 feet north of the northeast corner of the I-17 freeway and Thunderbird Road from C-2 SP (Intermediate Commercial, Special Permit) to C-3 (General Commercial) to allow for commercial uses.

The North Mountain Village Planning Committee (VPC) heard this request on March 19, 2025 and recommended approval, per the staff recommendation with direction, by a vote of 10-0. During the VPC meeting, members of the neighborhood expressed certain concerns and the Committee gave the applicant direction to work with the neighborhood to resolve those concerns. The applicant has been working with Home Depot, the neighborhood, and staff to address these concerns. Many of the issues identified by the neighborhood are not specifically related to the subject rezone and will be addressed by Home Depot; however, staff recommends the Commission include three additional stipulations intended to address concerns that are directly related to the subject rezone.

Staff recommends approval, per the modified stipulations in **bold** font below:

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
4. **SITE LIGHTING SHALL BE PROVIDED IN THE PARKING LOT AND/OR ALONG THE DRAINAGE EASEMENT TO ILLUMINATE THE DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

5. **EQUIPMENT RENTAL LOCATED IN PARKING AREAS ADJACENT TO THE DRAINAGE EASEMENT SHALL BE SCREENED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, SHADE TREES PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHEN POSSIBLE, EXISTING TREES AND LANDSCAPING SHALL BE USED TO MEET THE LANDSCAPING REQUIREMENT.**

6. **A MINIMUM OF ONE SIGN SHALL BE ERECTED IN THE PARKING AREA DIRECTING EQUIPMENT RENTAL TRAFFIC TO EXIT THE SITE VIA THE FRONTAGE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**