

ATTACHMENT F

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC				
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:				
APPLICATION NO/ LOCATION	Z-157-24-3 Approx. 1,080 feet north of the northeast corner of the I-17 Freeway and thunderbird Road	(SIGNATURE ON ORIGINAL IN FILE)		
		opposition	x	applicant
APPEALED FROM:	PC 4/3/2025	393 East Pam Lane Phoenix, AZ 85004		
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>		
TO PC/CC HEARING	CC 5/7/2025	Dwight O. Wetland 602-550-4230 dwatland@walawaz.com		
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>		
REASON FOR REQUEST: See attached document.				
RECEIVED BY:	Dom Amodio	RECEIVED ON:	4/10/2025	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Stephanie Vasquez
Heather Klotz
Dalia Adams

Camryn Thompson
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner
Applicant



CITY OF PHOENIX

APR 10 2025

Planning and Development
Department

The **PLANNING COMMISSION** agenda for **April 3, 2025** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **April 10, 2025.**

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **April 10, 2025.**

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **April 10, 2025.**

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **April 17, 2025.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

8-157-24-3
APPLICATION NO.

APRIL 3, 2025
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

NE CORNER 1-17 FREEDOM & TENDERBIRD
LOCATION OF APPLICATION SITE

DOM AMADIO
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DWIGHT O. WATLAND
PRINTED NAME OF PERSON APPEALING

[Signature]
SIGNATURE

393 EAST Palm Lane
STREET ADDRESS

4/10/2025
DATE OF SIGNATURE

Phoenix AZ 85004
CITY, STATE & ZIP CODE

602-550-4230
TELEPHONE NO.

dwatland@wulawaz.com
EMAIL ADDRESS

REASON FOR REQUEST

See Attached

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Dwight Watland

From: Dwight Watland
Sent: Thursday, April 10, 2025 11:32 AM
To: robert.kuhfuss@phoenix.gov; Kinkade, Justin
Cc: Judy Mackin (judy.mackin@gmail.com); Lynn Robbins; Roxanne Smith
Subject: Home Depot - Thunderbird & I-17

AmicusDealtWith: Yes
AmicusId: 167185
AmicusStatus: Saved
AmicusFileName: Dwight O Watland PC - Home Depot
AmicusFilelds: 810

Robert and Justin

I have reviewed proposed Stipulations 5 and 6. The following are my thoughts to make both stipulations more attractive to the neighborhood, and be acceptable to Home Depot.

Stipulation 5 –

a – Stipulation 5 refers only to the area located adjacent to the drainage easement. That should be expanded to include the area adjacent to the East Wall of the parking lot.

b – Justin, you had indicated that Home Depot would locate the taller equipment next to the East Wall as that wall is higher. That seems appropriate to include in the Stipulation.

b – Stipulation 5 should also include a requirement that no equipment should be stored or displayed in a manner that extends above the adjacent wall. I understand that equipment may be stored or displayed while sitting on a trailer. Currently, all equipment, even if on a trailer, is lower than the East Wall. Therefore, this should be an acceptable stipulation.

Stipulation 6 –

a - A single sign will be lost in the plethora of signage near the displayed and stored equipment.

b – additional signage can be as follows:

Northeast corner of parking lot - “EXIT” – arrow pointing West
In front of construction loading area - “EXIT” – arrow pointing North
Along wall leading to frontage road - “EXIT” – arrow pointing North
At the exterior door to rental area - “PLEASE USE FRONTAGE ROAD EXIT”
At the frontage road exit - Monument signage with Home Depot sign and logo
- Identify as “RENTAL OFFICE”
Placed near displayed equipment and trucks - “PLEASE EXIT TO NORTH”

c – I don’t know how specific signage requirement in a stipulation can be. However, a minimum of one sign is inadequate.

Dwight O Watland
Watland & Allen, PLLC

393 East Palm Lane
Phoenix AZ 85004
602-252-0115
Fax – 602-252-7885
dwatland@walawaz.com

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE
APPLICATION NO: APZ-13-25 of Z-157-24-3

PROPERTY LOCATION: Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road

PROPOSED USE: Commercial Uses

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: C-2 SP

TO: C-3

Ordinance #:

CASE TYPE: General Rezoning

Ordinance Date:

DSD #:

CASE STATUS: Received

GROSS ACREAGE: 2.38

VILLAGE: North Mountain

COUNCIL DISTRICT: 3

DATE FILED: 04/10/2025

Contact Information

Name	Address	Phone	Fax	Email
Dwight Appellant Watland	393 East Palm Lane	602-550- 4230		dwatland@walawaz. com

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: _____

DATE: _____

4/10/2025

POST APPLICATION
MEETING DATE: 1/27/25

PM