



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 22, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: ITEM 61 ON THE MAY 7, 2025, FORMAL AGENDA – PUBLIC HEARING/
FORMAL ACTION – REZONING APPLICATION Z-157-24-3 –
APPROXIMATELY 1,080 FEET NORTH OF THE NORTHEAST CORNER OF
THE I-17 FREEWAY AND THUNDERBIRD ROAD (ORDINANCE G-7385)

Item No. 61, Rezoning Application 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.

The Planning Commission heard this request on April 3, 2025, and recommended approval, per the staff memo dated April 3, 2025, by a vote of 8-0. The memo included the three additional stipulations recommended by staff to address site lighting, screening and directional signage.

The Planning Commission recommendation was appealed by a community member in order to consider additional stipulations.

To address community concerns, the applicant has agreed to modify Stipulations 5 and 6 to address additional screening and directional signage which are listed below in **BOLD AND CAPITAL** letters.

Staff recommend approval, subject to the following stipulations:

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 **AND EASTERN SCREEN WALL** 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. **RENTAL EQUIPMENT STORED ON SITE SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT SCREEN WALL.**
6. ~~A minimum of one~~ **AT LEAST TWO DIRECTIONAL** signs shall be erected in the **RENTAL** parking area **IN HIGHLY VISIBLE AREAS, AT LOCATIONS DETERMINED BY HOME DEPOT; AND AT LEAST ONE DIRECTIONAL SIGN SHALL BE ERECTED ON THE RENTAL CENTER BUILDING AT OR NEAR THE EXTERIOR DOOR OF THE RENTAL CUSTOMER SERVICE AREA** ~~directing equipment rental traffic to exit the site via the frontage road, as approved by the Planning and Development Department.~~ **THESE SIGNS SHALL GUIDE EQUIPMENT RENTAL TRAFFIC TO EXIT THE SITE VIA THE I-17 FRONTAGE ROAD.**

Approved:


Alan Stephenson, Deputy City Manager