



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 6, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 11 (Z-59-25-1 TRACTOR SUPPLY COMPANY - PHOENIX DEER VALLEY PUD) – APPROXIMATELY 660 FEET EAST OF THE SOUTHEAST CORNER OF 43RD AVENUE AND PINNACLE PEAK ROAD

Rezoning Case No. Z-59-25-1 is a request to rezone 5.81 acres located approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow a neighborhood commercial center.

The Deer Valley Village Planning Committee heard this request on September 16, 2025 and recommended approval, per the staff recommendation, with modifications and a deletion, by a vote of 9-0.

Staff has no concerns with the modifications to Stipulation Nos. 1.b and 1.d, and the deletion of Stipulation No. 1.c. Please note Stipulation Nos 1.b and 1.d (new c) have been modified to reflect the correct page numbers in the PUD Narrative and for the black vinyl coated chain link fence to be within 50 feet rather than 25 feet of the southern property line to allow flexibility in the location of the outside display area/plant nursery. Staff has worked with the applicant on revised language for Stipulation No. 4 to address the proportionate share of funds for the improvements on Pinnacle Peak Road.

Additionally, staff received opposition correspondence that was inadvertently not included in the staff report. This correspondence relays concerns about traffic safety (see enclosure).

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

1. An updated Development Narrative for the Tractor Supply Company – Phoenix Deer Valley PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped September 8, 2025, as modified by the following stipulations.
 - a. Front Cover, add “City Council adopted: [Insert Adoption date]”
 - b. Page **5 6**, 1. General Development Standards, Table 1: General Development Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows:

~~Placement of minimum 8' high black vinyl coated chain link fence within Phase I to be in general conformance with fenced outdoor display area / plant nursery shown on south side of Tractor Supply Company store building in Exhibit 3 and to be setback a minimum of 145 feet from north perimeter property line. This screening / access control does not apply to permanent outdoor sidewalk display areas nor permanent outdoor trailer and equipment display areas within Phase I.~~

~~The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8', or the height of the material being screened, except that the southern edge may utilize black vinyl coated chain link fence when parallel to and within 25' of the southern property line. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.~~

THE OUTSIDE DISPLAY AREA / PLANT NURSERY LOCATED TO THE SOUTH OF THE MAIN PHASE I BUILDING SHALL BE SCREENED FROM VIEW USING OPAQUE FENCING AND GATES OF A HEIGHT NOT LESS THAN 8 FEET, OR THE HEIGHT OF THE MATERIAL BEING SCREENED, EXCEPT THAT THE SOUTHERN EDGE MAY UTILIZE A NON-OPAQUE BLACK VINYL COATED CHAIN LINK FENCE WHEN PARALLEL TO AND WITHIN **25 50** FEET OF THE SOUTHERN PROPERTY LINE. BLACK VINYL COATED CHAIN LINK FENCE AND GATES MAY ALSO BE UTILIZED ALONG THE WESTERN, EASTERN, AND NORTHERN EDGES OF THE OUTSIDE DISPLAY AREA / PLANT NURSERY ONLY WITH A UV-STABILIZED POLYPROPYLENE FENCE SCREEN MATERIAL OR SIMILAR FENCE SCREEN MATERIAL FASTENED TO THE FENCE OR GATE AND PROVIDING MINIMUM 98 PERCENT OPACITY, WITH THE COLOR OF THE SCREEN MATERIAL SUBJECT TO THE APPROVAL OF THE PLANNING AND DEVELOPMENT STAFF DURING THE SITE PLAN REVIEW PROCESS. THIS PROVISION DOES NOT APPLY TO PERMANENT SIDEWALK DISPLAY AREAS OR PERMANENT TRAILER AND EQUIPMENT DISPLAY AREAS.

- ~~e. Page 10, 4. Fences and Walls: Modify as follows: This section shall also not restrict the use of chain link fence located south of the Tractor Supply Company store building as set forth in Section E.vi of Table 1 this PUD development narrative.~~
- d. Page ~~18~~ **19**, I. Comparative Zoning Standards, Table 6: Comparative
- c. Zoning Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows: ~~Placement of minimum 8' high black vinyl coated chain link fence within Phase I to be in general conformance with fenced outdoor display area / plant nursery shown on south side of Tractor Supply Company store building in Exhibit 3 and to be setback a minimum of 145 feet from north~~

~~perimeter property line. This screening / access control does not apply to permanent outdoor sidewalk display areas nor permanent outdoor trailer and equipment display areas within Phase I.~~

~~The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8', or the height of the material being screened, except that the southern edge may utilize black vinyl coated chain link fence when parallel to and within 25' of the southern property line. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.~~

THE OUTSIDE DISPLAY AREA / PLANT NURSERY LOCATED TO THE SOUTH OF THE MAIN PHASE I BUILDING SHALL BE SCREENED FROM VIEW USING OPAQUE FENCING AND GATES OF A HEIGHT NOT LESS THAN 8 FEET, OR THE HEIGHT OF THE MATERIAL BEING SCREENED, EXCEPT THAT THE SOUTHERN EDGE MAY UTILIZE A NON-OPAQUE BLACK VINYL COATED CHAIN LINK FENCE WHEN PARALLEL TO AND WITHIN **25 50** FEET OF THE SOUTHERN PROPERTY LINE. BLACK VINYL COATED CHAIN LINK FENCE AND GATES MAY ALSO BE UTILIZED ALONG THE WESTERN, EASTERN, AND NORTHERN EDGES OF THE OUTSIDE DISPLAY AREA / PLANT NURSERY ONLY WITH A UV-STABILIZED POLYPROPYLENE FENCE SCREEN MATERIAL OR SIMILAR FENCE SCREEN MATERIAL FASTENED TO THE FENCE OR GATE AND PROVIDING MINIMUM 98 PERCENT OPACITY, WITH THE COLOR OF THE SCREEN MATERIAL SUBJECT TO THE APPROVAL OF THE PLANNING AND DEVELOPMENT STAFF DURING THE SITE PLAN REVIEW PROCESS. THIS PROVISION DOES NOT APPLY TO PERMANENT SIDEWALK DISPLAY AREAS OR PERMANENT TRAILER AND EQUIPMENT DISPLAY AREAS.

Revised language shall also be expressed in bold font.

2. There shall be direct accessible pedestrian connectivity between the Phase 1 building and the Phase II building independent of the required connection to the city walk on Pinnacle Peak Road as approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified and assigned in the Traffic Impact Study approval letter dated April 24, 2025.
4. **~~A PROPORTIONATE AMOUNT OF THE FUNDS TOTALING \$2.3 MILLION DOLLARS FOR THIS 5.81 ACRE SITE~~ Funds totaling \$2.3 million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse the City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval. THE PROPORTIONATE AMOUNT FOR THIS 5.81 ACRE SITE**

~~SHALL BE DETERMINED BASED ON THE 80.31 TOTAL ACRES OF PROPERTY, INCLUDING THIS 5.81 ACRE SITE, COVERED BY REZONING CASE NO. Z-28-24-1.~~

A PROPORTIONATE AMOUNT OF THE FUNDS TOTALING \$2.3 MILLION DOLLARS, AS STIPULATED IN Z-28-24-1, SHALL BE DEPOSITED INTO AN ESCROW ACCOUNT TO THE STREET TRANSPORTATION DEPARTMENT, UNLESS THE TOTAL \$2.3 MILLION IS SATISFIED BY STIPULATION NO. 9 OF REZONING CASE NO. Z-28-24-1, TO REIMBURSE THE CITY INSTALLED IMPROVEMENTS ADJACENT TO PINNACLE PEAK ROAD BY PROJECT ST85100400, PRIOR TO FINAL SITE PLAN APPROVAL. THE PROPORTIONATE AMOUNT OF THE FUNDING CONTRIBUTION FOR THE SUBJECT SITE SHALL BE BASED ON THE LINEAR FEET (LF) OF THE PINNACLE PEAK ROAD FRONTAGE IMPROVEMENTS ADJACENT TO THE SUBJECT SITE AS A PORTION OF THE LINEAR FEET OF THE OVERALL SITE'S FRONTAGE APPROVED UNDER Z-28-24-1.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. 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.
8. 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.

Enclosure:
Correspondence (1 page)

From: [RAE WALL](#)
To: [Racelle Escolar](#)
Subject: NO to re-zoning for Tractor Supply in that area
Date: Thursday, July 3, 2025 4:53:57 PM

CAUTION: This email originated outside of the City of Phoenix.

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I live a few blocks north of Pinnacle Peak Rd. and come out onto it from 41st Avenue. There is currently a stop sign there and I have to wait for traffic to clear before pulling out onto Pinnacle Peak Rd already. I am SO against this re-zoning to allow Tractor Supply to be built on the south side of Pinnacle Peak that directly affects us regarding traffic. People will be trying to turn into that planned business or coming out of it and how the heck am I going to get out onto Pinnacle Peak then? Any drawings posted are not clear on where the entrance is for Tractor Supply but I am guessing it will **highly conflict** with those of us residents trying to access Pinnacle Peak.

I've been to 3 meetings in the past trying to stop Lennar Homes from building in that RECREATIONAL AREA and not one person on the City Council gives a hot about our opinion. We have 971 homeowners singing and objecting to Lennar and NO ONE on the City Council listened to our concerns. All the council and planning employees are blinded by tax money generated and greed instead of neighborhood concerns. Will the City put in ANOTHER traffic light between 39th and 43rd Avenues? I doubt it.

You asked for feedback and I've given you my opinion. I am against re-zoning that area for Tractor Supply to be allowed there.

Raetta Wall
4126 W Avenida del Sol
Glendale, AZ 85310