



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-59-25-1 (Tractor Supply Company – Phoenix Deer Valley PUD) September 9, 2025

Deer Valley [Village Planning Committee Meeting](#) Date: September 16, 2025  
[Planning Commission](#) Hearing Date: October 6, 2025

**Request From:** [C-2](#) (Intermediate Commercial)  
(5.81 acres)

**Request To:** [PUD](#) (Planned Unit Development)  
(5.81 acres)

**Proposed Use:** Planned Unit Development to allow a neighborhood commercial center

**Location:** Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road

**Owner:** Lennar Arizona, LLC

**Applicant:** STNL Development

**Representative:** Stephen Anderson,  
Gammage & Burnham, PLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<a href="#">General Plan Land Use Map Designation</a>		Commercial	
<a href="#">Street Map Classification</a>	Pinnacle Peak Road	Arterial	65-feet south half street

**CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAIL; DESIGN PRINCIPAL:** *Provide multi-use trail connections where appropriate.*

The zoning case that led to the current C-2 zoning of the site included a stipulation that required a multi-use trail connection at the southeast corner of the site. The subject proposal implements that trail connection.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.***

The proposal will develop a vacant property with a commercial development that is compatible with the surrounding uses and will buffer the neighborhood to the north from potentially incompatible land uses to the south.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The proposed development is of a scale that is compatible with the existing and proposed single-family residential neighborhoods in the area and will generate minimal traffic compared to other commercial uses. As stipulated, the development will include appropriate screening to mitigate the potential for an unsightly appearance associated with the storage area located to the south of the main building.

#### **Applicable Plans, Overlays and Initiatives**

[Complete Streets Guiding Principles](#): Background Item No. 6.

[Transportation Electrification Action Plan](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No.8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Monarch Butterfly](#): Background Item No. 10.

[Conservation Measures for New Development](#): Background Item No. 11.

[Phoenix Climate Action Plan](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
<b>On Site</b>	Vacant land	C-2
<b>North (Across Pinnacle Peak Road)</b>	Single-Family Residential	R-2
<b>East</b>	Drainage channel then single-family residential (proposed)	R1-6
<b>South</b>	Water Park	RE-43
<b>West</b>	Water Park Parking Lot	RE-43

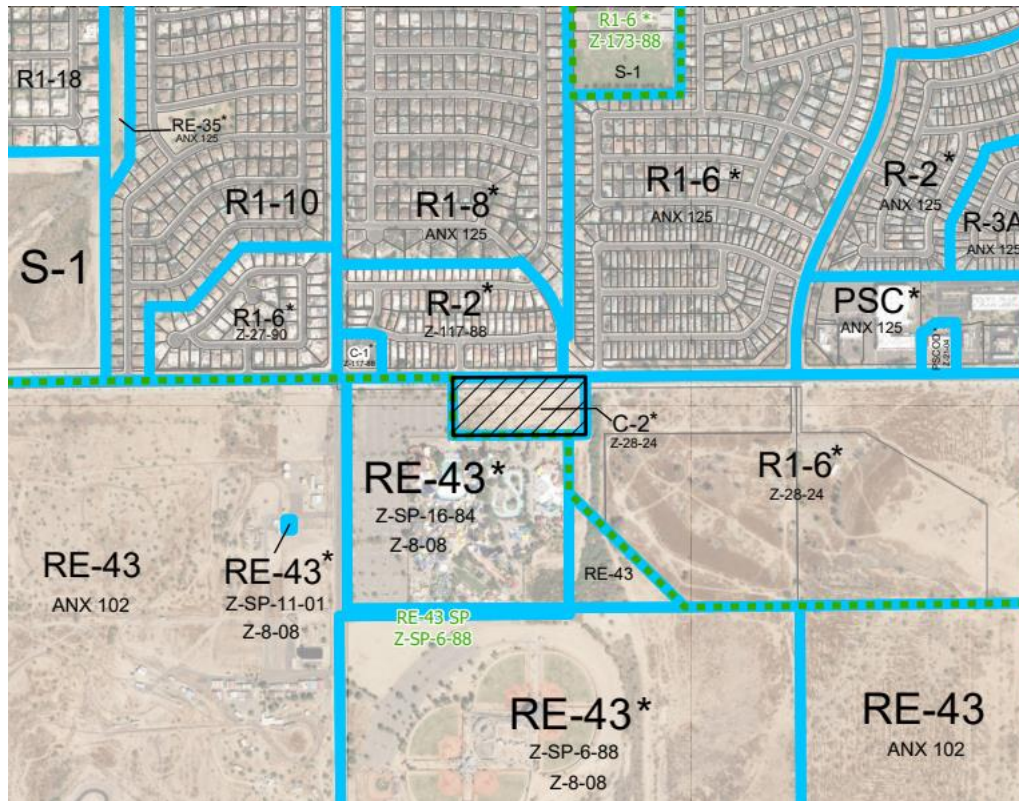
### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is 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 proposed PUD includes appropriate development standards as well as a prohibition on certain uses that will allow the site to develop in a manner that is respectful of the existing and proposed single-family neighborhoods located in the immediate vicinity. The subject site is currently vacant.

#### **SURROUNDING LAND USES AND ZONING**

2. The property to the north, across Pinnacle Peak Road, consists of a single-family residential neighborhood in R-2 (Multifamily Residence District) zoning. To the east of the site is a heavily vegetated drainage channel, while to the east of the drainage channel is a proposed single-family residential neighborhood that is currently under review. To the south of the site is a water park in RE-43 (Residential Estate) zoning, while to the west of the site is a parking lot associated with the water park, also zoned RE-43.

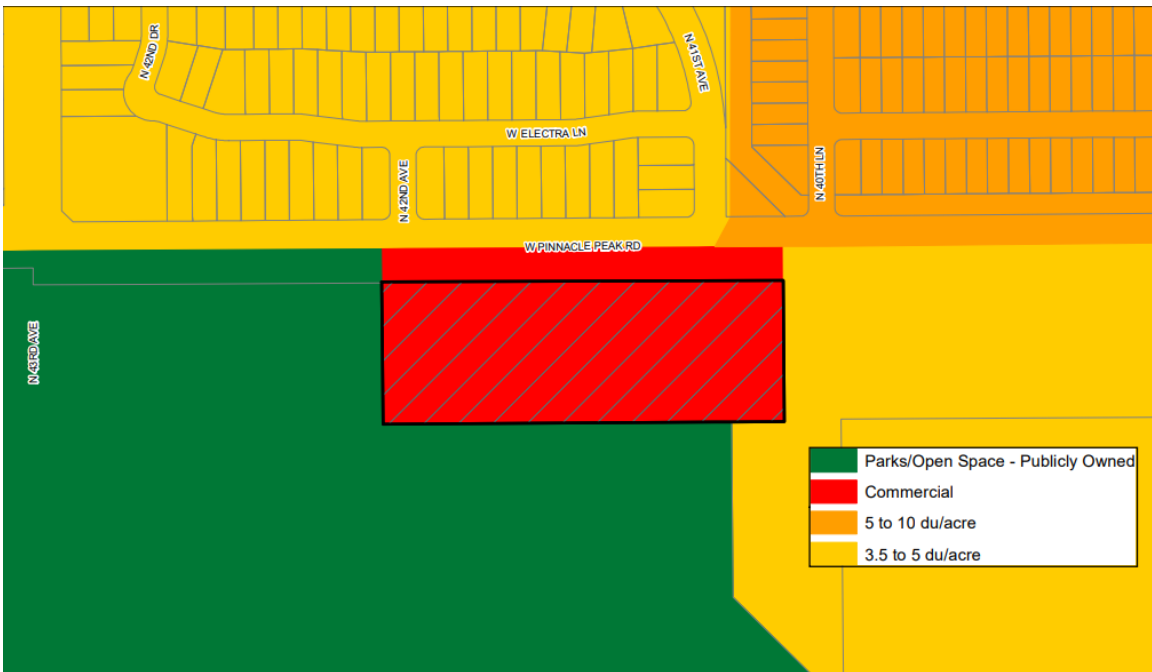


Existing Zoning Aerial Map  
Source: Planning and Development Department

#### GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan designates the subject site as Commercial, while the area to the north of the site, across Pinnacle Peak Road, is designated as both Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre. The area to the south and west of the subject site is designated as Park/Open Space – Publicly Owned.





*Source: Planning and Development Department*

# PROPOSAL

4. The proposal was developed utilizing the Planned Unit Development (PUD) zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. The PUD was designed to allow for a neighborhood commercial center with development standards that are specific to this site. The PUD also grants certain flexibility regarding the list of primary uses, while prohibiting certain uses which may be considered objectionable to the neighborhood. Below is a summary of the proposed development plan and permitted uses for the subject site as described in the attached PUD Development Narrative date stamped September 8, 2025.

### **Conceptual Development Plan and Permitted Uses**

The PUD proposes a regulatory framework structured around the creation of two development phases. Phase I generally occupies the eastern portion of the site and is designed around a new Tractor Supply Company retail building and ancillary uses. Phase II is located on the western portion of the site and is shown as a drive-through restaurant, although an end user has not been solidified. Primary customer access to the site will be located towards the northwest corner of the site and will provide full turning movements, while delivery access for Tractor Supply Company will be towards the eastern end of the site and will accommodate right-in and right-out turning movements only. Both access driveways will be constructed during Phase I.

In general, the primary uses allowed under the PUD are consistent with C-2 uses (which includes, by reference, C-1 uses). The PUD Narrative also includes accessory uses per Section 623 of the Phoenix Zoning Ordinance, with specific modifications as outlined in Section C.2 of the narrative. The PUD also includes a robust list of prohibited uses as outlined in Section C.4 of the PUD Narrative, which includes but is not limited to adult businesses, marijuana dispensaries, residential uses, and data centers.

### **Development Standards**

The PUD development narrative proposes a unique set of development standards intended to respond to the unique conditions associated with the site. These conditions are associated with the site's proximity to the water park to the south and west, and the heavily vegetated drainage channel to the east. A summary of the development standards is provided below.

<b>Table 1: General Development Standards</b>		
<b>Standard</b>		<b>PUD (Planned Unit Development)</b>
<b>A.</b>	<b>Maximum Building Height</b>	30'-0" (1-Story)
<b>B.</b>	<b>Maximum Lot Coverage</b>	40% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways
<b>C.</b>	<b>Minimum Building Setbacks<sup>(1)</sup></b>	
	<b>i.</b> North Perimeter (Pinnacle Peak Rd.)	20'-0" for up to 200' of street frontage <sup>(2)</sup> 65'-0" for remaining street frontage
	<b>ii.</b> East Perimeter	150'-0"
	<b>iii.</b> South Perimeter	25'-0"
	<b>iv.</b> West Perimeter	10'-0"
	<b>v.</b> Interior Property Line(s)	0'-0"
<b>D.</b>	<b>Minimum Outdoor Display Setbacks<sup>(1)(3)</sup></b>	
	<b>i.</b> North Perimeter (Pinnacle Peak Rd.)	Min. 55'-0" with exception of min. 20'-0" allowed for up to 25'-0" of street frontage
	<b>ii.</b> East Perimeter	120'-0"
	<b>iii.</b> South Perimeter	20'-0"
	<b>iv.</b> West Perimeter	150'-0"
	<b>v.</b> Interior Property Line(s)	0'-0"
<b>E.</b>	<b>Loading Hours, Setbacks and Screening</b>	
	<b>i.</b> Loading Hours	6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307.
	<b>ii.</b> Tractor-Trailer Stacking Area Setback	Min. 20'-0" from property line
	<b>iii.</b> Loading Area / Dock Setback	Min. 20'-0" from property line for loading area Min. 70'-0" from property line for loading dock
	<b>iv.</b> Loading Dock Screening	Solely screened by perimeter landscaping in consideration of adjoining natural features

			(wash) and uses (waterpark and parking lot for waterpark)
	v.	Trash Enclosure Screening	Per Zoning Ordinance Section 507 Tab A
	vi.	Screening for Outdoor Display Area / Plant Nursery	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
	(1)	<i>Setbacks are to be measured from property lines.</i>	
	(2)	<i>Architectural features (e.g. awnings) may encroach into setback by up to three feet.</i>	
	(3)	<i>Open covered structures and sheds (enclosed and open) may be located within outdoor display areas but may not be located within loading area east of the Phase I building.</i>	

Some of the development standards are more restrictive than typical Zoning Ordinance standards including but not limited to a limitation on the number of stories, a reduction in the lot coverage, an increase on certain setbacks, and a limitation on the hours during which deliveries can be made. There are also certain development standards that are less restrictive than the typical Zoning Ordinance standards including a reduction of certain setbacks and an allowance for the use of black vinyl coated chain link fence surrounding the outdoor storage / nursery area. Staff does not object to the reduction of the setbacks as noted, and does not object to the used of black vinyl coated chain-link fence adjacent to the water park; however, staff has concerns with the use of chain link fencing of any type along the east and west sides of the outdoor display / plant nursery due to its inherent inability to provide effective screening. Staff recommends a stipulation that would require the use of opaque screening along those areas, which is addressed in Stipulation No. 1.b. A comparison of the various development standards is included in Table 6 starting on Page 17 of the PUD Narrative. This table should also be revised accordingly, which is addressed in Stipulation No. 1.d.

### **Landscape Standards**

The PUD narrative proposes numerous landscaping standards which include specified landscape setbacks, planting material standards, and irrigation standards. The Phoenix Zoning Ordinance requires an average of 25 feet of landscaping with a minimum of 20 feet for up to 50% of the length of the frontage, whereas the PUD requires 20 feet of landscaping across the front of the site. The PUD also increases the depth of the landscape setback along the east end of the site from 10 feet as required by the Zoning Ordinance to 20 feet. The south and west perimeter landscape setbacks are 10 feet, which is consistent with the

requirements of the Zoning Ordinance. Interior landscape setbacks are not required by the Zoning Ordinance nor the PUD.

The PUD also includes standards regarding the planting materials to be used. Many of these standards are carried forward from the stipulations of the previous zoning case and include but are not limited to the use of drought-tolerant plant species, size requirements, limitations on natural turf, and the use of pollinator species. In addition, the PUD includes requirements regarding the irrigation system, also carried forward from the stipulations of the previous zoning case.

Table 2: Landscape Standards			
Standard			PUD (Planned Unit Development)
<b>A.</b>	<b>Minimum Landscape Setbacks(1)</b>		
	<b>i.</b>	North Perimeter (Pinnacle Peak Rd.)	20'-0"
	<b>ii.</b>	East Perimeter	20'-0"
	<b>iii.</b>	South Perimeter	10'-0"
	<b>iv.</b>	West Perimeter	10'-0"
	<b>v.</b>	Interior Property Line(s)	0'-0"
<b>B.</b>	<b>Planting Materials</b>		
	<b>i.</b>	Pinnacle Peak Rd. Streetscape	<p>Existing streetscape (beginning at back-of-curb) to be replenished with the following landscaping along both sides of existing detached sidewalk, as approved by Planning and Development Department:</p> <ul style="list-style-type: none"> <li>-Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.</li> <li>- Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.</li> </ul> <p>Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.</p>
	<b>ii.</b>	Landscape Areas within East and South Perimeter Setbacks	<p>Trees are not required with exception of provision of trees needed to satisfy shade coverage standards specified in Table 4</p> <p>Minimum of five, 5-gallon shrubs per tree based on provision of trees 20 feet on center or equivalent groupings</p>

		Note: Shrubs required within east perimeter setback may be provided within adjoining landscape areas.
	iii. Landscape Areas within West Perimeter Setback	Trees and shrubs to be provided pursuant to Zoning Ordinance Section 623.E.4.e
	iv. Uncovered Surface Parking Lot Area(s)	Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees to be dispersed to achieve 25% shade, as approved by Planning and Development Department  Shrubs to be provided pursuant to Zoning Ordinance Section 623.E.4.e  Landscape planters to be provided in accordance with Zoning Ordinance Section 623.E.4.h
	v. All Landscape Areas	Minimum 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of 3 or more, as approved by the Planning and Development Department
	vi. All Landscape Areas	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department
	vii. All Landscape Areas	Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization)
<b>C.</b>	<b>Irrigation Systems</b>	
	i. All Landscape Areas (On-Site and Off-Site)	Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller)
	ii. Landscape Area > 10,000 SF	Leak detection device shall be installed
	iii. Turf Area	Pressure regulating sprinkler heads and/or drip lines shall be utilized
	iv. Prior to Final Site Plan Approval(s)	Documentation to be provided to Planning and Development Department that demonstrates commitment to participate in City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department
	(1) Setbacks are to be measured from property lines.	

### **Parking Standards**

Parking standards are included in Table 3 of the PUD Narrative. The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.E, except that the Phase I retail may utilize a parking ratio of one space per 300 square feet of floor area, exclusive of outdoor display area within Phase I. Table 3 also provides bicycle parking and EV parking standards, which were carried over from the previous zoning case. The parking lot and associated drive will be screened per Section 702.B.7.b of the Phoenix Zoning Ordinance, which requires opaque screening at a height of four feet. Note that while not specifically stated in the PUD Narrative, Section 507 Tab A.II.A.6.1.3 of the Phoenix Zoning Ordinance requires that headlights be screened from view.

<b>Table 3: Parking Standards</b>			
<b>Standard</b>			<b>PUD (Planned Unit Development)</b>
<b>A.</b>	<b>Minimum Vehicle Parking Standards</b>		
	i.	Phase I Retail	1 space per 300 SF of tenant leasable area indoor space; Outdoor retail space and outdoor display areas do not require parking
	ii.	All Other Permitted Uses	Per Zoning Ordinance Section 702
<b>B.</b>	<b>Minimum Bicycle Parking Standards</b>		
	i.	All permitted uses	Bicycle parking to be provided per requirements of Zoning Ordinance Section 1307.H through inverted U and/or artistic racks and to be installed per requirements of Section 1307.H
<b>C.</b>	<b>Electric Parking Standards</b>		
	i.	Vehicles	10% of required spaces to be EV Capable
	ii.	Bicycles	10% of provided spaces to include standard electrical receptacles for electric bicycle charging capabilities, as approved by Planning and Development Department
<b>D.</b>	<b>Parking Area Screening</b>		
	i.	Pinnacle Peak Road Streetscape	Per Zoning Ordinance Section 702.B.7.b
	ii.	East, South, and West Perimeters	Solely screened by perimeter landscaping in consideration of adjoining use (waterpark and parking lot for waterpark) and adjoining natural feature (wash)

### **Fences/Walls**

The PUD Narrative notes that fences and walls will comply with Section 703 of the Zoning Ordinance except that the PUD includes a provision that excludes the site from the requirement for an 8' high solid fence or wall at the common property line abutting residential zoning. Staff does not object to this exclusion except as it pertains to the use of black vinyl chain link adjacent to the outdoor display area located behind the main building. This is addressed in Stipulation No. 1.c.



### **Shade**

Table 4 of the PUD Narrative includes certain shading requirements, some of which were carry-overs from the stipulations of the previous zoning case, and are outlined below:

- Sidewalks adjacent to the outdoor display areas located to the west of the Phase II building include not less than ten percent shade
- The main entrance is to be 100% shaded
- Bicycle infrastructure and pedestrian pathways, including sidewalks to be 75% shaded
- Uncovered surface parking to be 25% shaded
- Outdoor display areas at the owner's discretion

Note that there is a provision in the PUD (Footnote 1 under Table 4) that excludes that portion of a pedestrian path that crosses a drive aisle from the shade requirement.

### **Design Guidelines**

Section E.2 includes architectural design standards, which include reference to Section 507 Tab A of the Phoenix Zoning Ordinance in addition to certain site-specific standards, which include the following:

- Use of four-sided architecture
- Continuity of materials
- Consistency of trim and finish
- Avoidance of monotonous building elevations
- Avoidance of externally mounted rainwater down spouts
- External roof access ladders on the south elevation only

### **Signage**

This section of the PUD Narrative states that all signage will comply with Section 705 of the Phoenix Zoning Ordinance and that, if necessary, a Comprehensive Sign Plan will be processed prior to the issuance of any sign permits.

### **Sustainability**

The Development Narrative requires several sustainability principles within the development, many of which were carried over from the previous zoning case. Below is a highlight of some of these principles:

- Bicycle parking standards
- Electric parking standards for both vehicles and bicycles
- Enhanced landscape standards including the use of pollinator species
- Enhanced shade standards
- Irrigation system standards
- Stormwater management standards

Note that the use of pollinator species is typically tied to sites greater than 10 acres; however, since the subject site was originally part of a larger development, the applicant has agreed to retain that provision for the subject site.

## AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

### 6. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment within the site, staff requested the applicant provide an accessible pedestrian connection between the Phase I building and the Phase II building. The applicant provided a connection; however, since the Phase II user has not been identified, the pedestrian connection ends at the Phase II boundary and falls short of the Phase II building. Staff recommends a stipulation that would require the continuation of the pedestrian connection between the two buildings, which is addressed in Stipulation No. 2. Note that this pedestrian connection is in addition to the required connection to the city walk on Pinnacle Peak Road. Further, the PUD requires enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. The PUD Narrative also encourages the use of bicycles by providing the infrastructure for bicycle parking and electrical charging capabilities. A five-foot-wide detached sidewalk currently exists along Pinnacle Peak Road adjacent to the site, which will further enhance the pedestrian experience. It is also worth noting that the enhanced paving materials, and bicycle infrastructure, are carry-overs from the stipulations of the previous zoning case.

### 7. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure; however, the Development Narrative contains requirements for electrical vehicle parking for non-residential and residential uses.

8. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The Development Narrative includes bicycle parking provisions in all development areas.

9. **[Shade Phoenix Plan](#)**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The Development Narrative requires a 75 percent shade on all adjacent perimeter public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

10. **[Monarch Butterfly](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the original zoning that created the existing C-2 zoning on the site included a stipulation that addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site. This provision is carried over under the proposed PUD.

11. **[Conservation Measures for New Development](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD Narrative has numerous conservation measures for the proposed commercial and residential uses. All development within the PUD will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, limitations on the

use of natural turf and Green Stormwater Infrastructure features to reduce water waste.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative states that a cardboard box bailer will be utilized to recycle cardboard boxes.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff has received one letter of support for the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department noted that all gates are to comply with the city's Controlled Access Policy. The Street Transportation Department further noted that a right-turn deceleration lane is required at the western entrance to the site and that the eastern access is limited to right-in and right-out only turning movements. The Street Transportation Department has also requested the following stipulations be attached to the subject case:
- All mitigation improvements shall be constructed and/or funded as identified and assigned in the Traffic Impact Study approval letter dated April 24, 2025.
  - 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.

- 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.
- 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.

These requirements are included in Stipulations No. 3 through 6.

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery, and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 8.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit if applicable. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The Planned Unit Development incorporates enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment.
3. The Planned Unit Development includes a use list that has been tailored to meet the desires of the local community.

### **Stipulations**

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, 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.
- c. 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, I. Comparative Zoning Standards, Table 6: Comparative 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.

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. 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.
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.

**Writer**

Robert Kuhfuss

September 9, 2025

**Team Leader**

Racelle Escolar

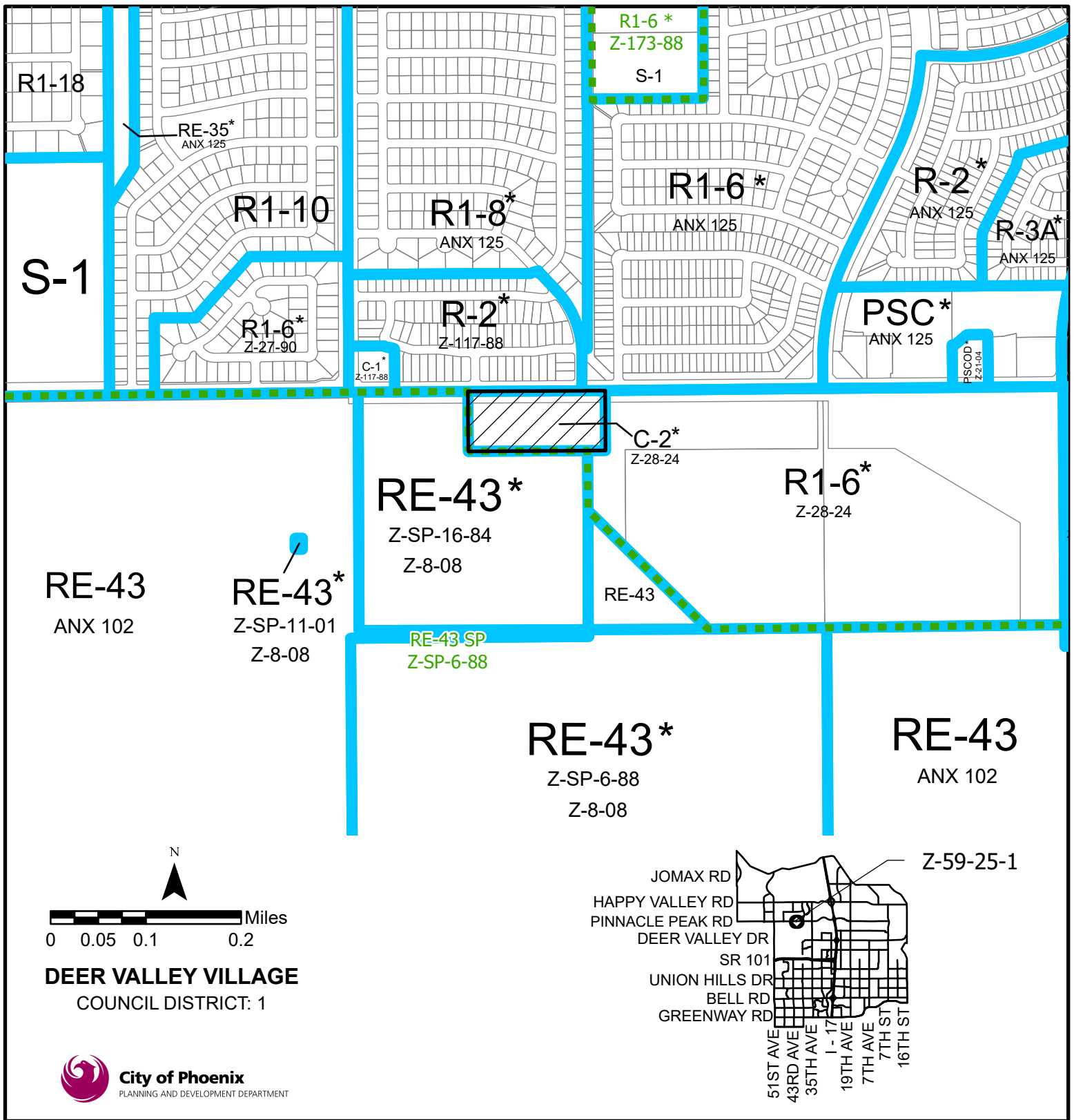
**Exhibits**

Sketch Map

Aerial Map

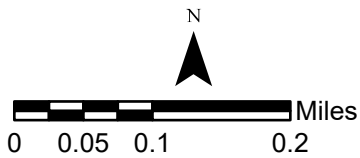
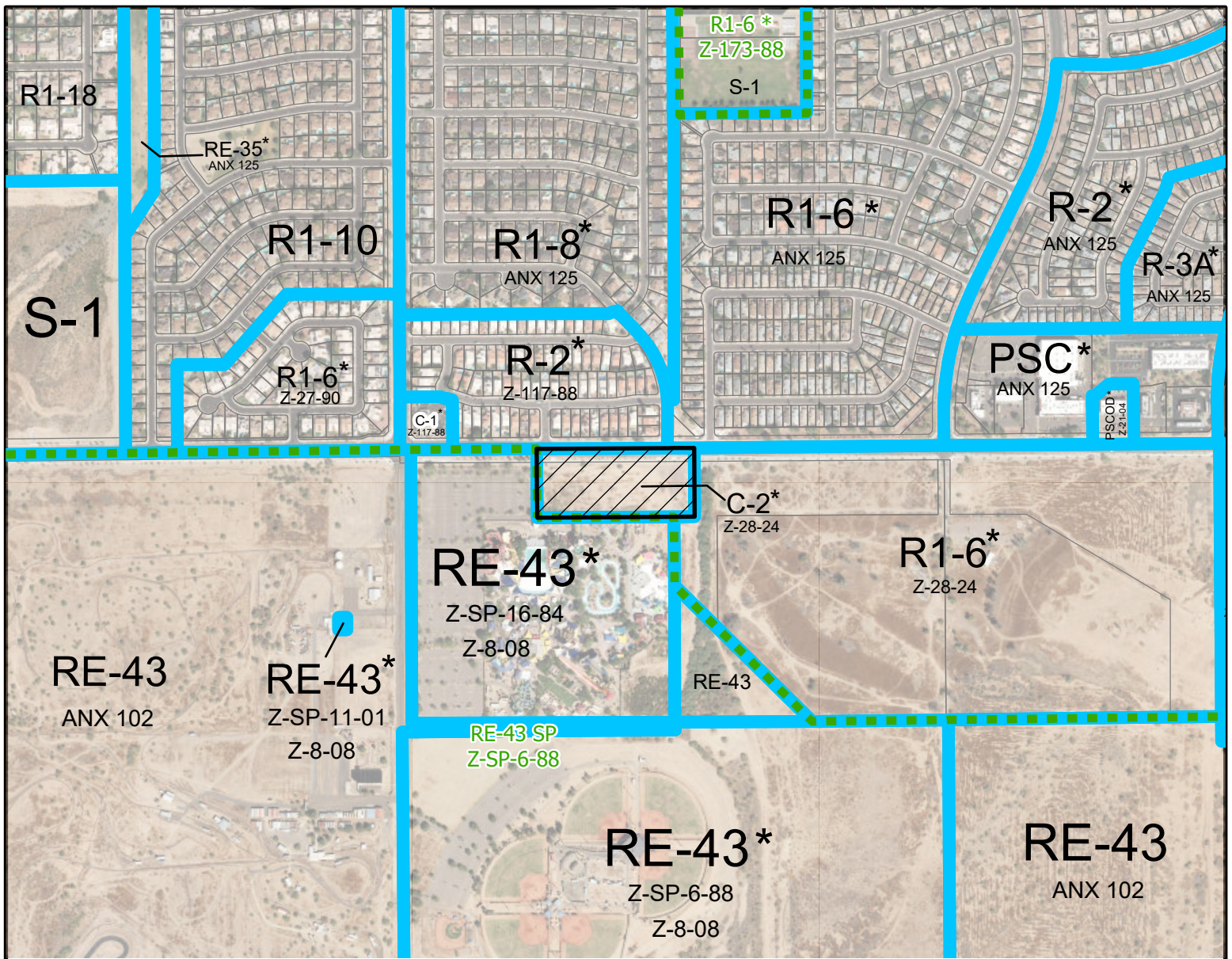
Tractor Supply Company – Phoenix Deer Valley PUD date stamped September 8, 2025

Letter of support

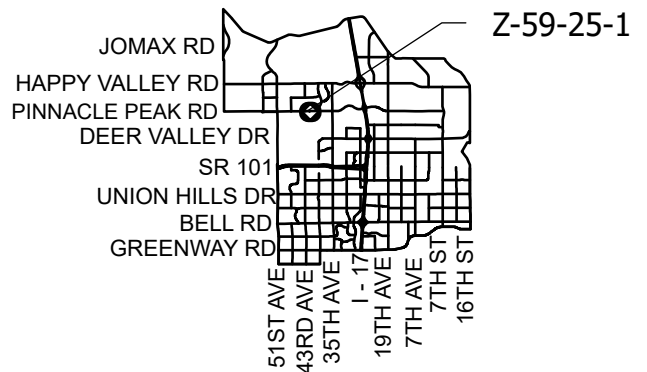


APPLICANT'S NAME: Cheryl Griemsmann		REQUESTED CHANGE:	
APPLICATION NO: Z-59-25-1		FROM: C-2 ( 5.81 ac.)	
DATE: 5/29/2025		TO: PUD ( 5.81 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 44-19			
ZONING MAP O-6			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.81 Acres</b>			
MULTIPLES PERMITTED <b>C-2</b> <b>PUD</b>		CONVENTIONAL OPTION <b>84</b> <b>N/A</b>	
		* UNITS P.R.D OPTION <b>101</b> <b>N/A</b>	

\* Maximum Units Allowed with P.R.D. Bonus



**DEER VALLEY VILLAGE**  
COUNCIL DISTRICT: 1



APPLICANT'S NAME: Cheryl Griemsmann		REQUESTED CHANGE:	
APPLICATION NO: Z-59-25-1		FROM: C-2 ( 5.81 ac.)	
DATE: 5/29/2025		TO: PUD ( 5.81 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 44-19			
ZONING MAP O-6			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.81 Acres			
MULTIPLES PERMITTED C-2 PUD		CONVENTIONAL OPTION 84 N/A	
		* UNITS P.R.D OPTION 101 N/A	

\* Maximum Units Allowed with P.R.D. Bonus





## **TRACTOR SUPPLY COMPANY – PHOENIX DEER VALLEY**

**Approx. 610 Ft. East of SEC of N. 43<sup>rd</sup> Ave. and W. Pinnacle Peak Rd.**

**Planned Unit Development**

**Development Narrative**

**Z-59-25-1**

**CITY OF PHOENIX**

**SEP 08 2025**

**Planning & Development  
Department**

<b>1<sup>st</sup> Submittal:</b>	<b>May 13, 2025</b>
<b>2<sup>nd</sup> Submittal:</b>	<b>July 16, 2025</b>
<b>3<sup>rd</sup> Submittal:</b>	<b>August 14, 2025</b>
<b>4<sup>th</sup> Submittal:</b>	<b>August 25, 2025</b>
<b>Hearings Submittal:</b>	<b>September 8, 2025</b>
<b>City Council Adopted:</b>	<b>[Adoption Date To Be Inserted]</b>

## DEVELOPMENT TEAM

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<b>Developer</b>	<b>STNL Development, LLC</b> Contact: Jonathan Renfro 8150 Corporate Park Drive, Suite 110 Cincinnati, OH 45242 (423)463-6108 JRenfro@stnldevelopment.com
<b>Legal Representative</b>	<b>Gammage &amp; Burnham, P.L.C.</b> Contact: Stephen Anderson 40 N. Central Avenue, 20 <sup>th</sup> Floor Phoenix, AZ 85004 (602) 256-4422 sanderson@gbllaw.com
<b>Site Design / Civil Engineer</b>	<b>SE3</b> Matt Gauntt 13747 Montfort Drive, Suite 275 Dallas, Texas 75240 Phone: (214) 396-8931 mgauntt@se3.us
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<b>Traffic Engineer</b>	<b>Kimley-Horn</b> Contact: Taylor Swanson 1661 E. Camelback Road, Suite 400 Phoenix, AZ 85016 (602) 906-1133 taylor.swanson@kimley-horn.com
<b>Architect</b>	<b>Oxford Architecture</b> Contact: Lee Morrisette 1661 E. Camelback Road, Suite 400 Nashville, TN 37204 (615) 256-3455 ext. 12 lee@oxfordarchitecture.com

## TABLE OF CONTENTS

A. Purpose and Intent.....	1
1. Planned Unit Development.....	1
2. Applicant.....	1
3. Project Overview, Goals, and General Design Concept.....	1
B. Land Use Plan.....	2
1. Land Uses.....	2
2. Conceptual Site Plan.....	2
3. Phasing Plan.....	2
C. List of Uses.....	3
1. Permitted Uses.....	3
2. Accessory Uses.....	3
3. Temporary Uses.....	4
4. Prohibited Uses.....	5
D. Development Plan and Standards.....	5
1. General Development Standards.....	5
2. Landscape Standards.....	7
3. Parking.....	9
4. Fences/Walls.....	10
5. Amenities.....	11
6. Shade.....	11
7. Lighting Plan.....	12
E. Design Guidelines.....	12
1. Architectural Design.....	12
2. Site Design / Development.....	12
3. Open Space Design.....	13
4. Landscaping and Shade Enhancements.....	13
F. Signs.....	13
G. Sustainability.....	13
H. Infrastructure.....	16
1. Grading and Drainage.....	16
2. Water and Wastewater.....	16
3. Circulation Systems.....	16
4. Traffic Impact Statement.....	17
I. Comparative Zoning Standards.....	17
J. Legal Description.....	20

## LIST OF TABLES

Table 1: General Development Standards.....	5
Table 2: Landscape Standards.....	7
Table 3: Parking Standards.....	9
Table 4: Shade Standards.....	11
Table 5: Sustainability Standards Measurable and Enforceable During Plan Review and Inspection Process.....	14
Table 6: Comparative Zoning Standards.....	17



## LIST OF EXHIBITS

<b>Exhibit</b>	<b>#</b>
Aerial Map	1
Land Use Plan	2
Phase I Site Plan	3
Phasing Plan	4
Phase I Color Elevations	5
Colors and Materials Palette	6
Phase I Landscape Plan	7
Phase I Renderings	8
Circulation Plan	9
Comparative Zoning Standards - Z-28-24-1 Stipulations of Approval	10

## A. PURPOSE AND INTENT

### 1. PLANNED UNIT DEVELOPMENT

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for this project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD and the Zoning Ordinance, the terms of this PUD shall apply. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. The goal of this PUD is to promote high-quality commercial development that complements the area while respecting nearby residential uses.

### 2. APPLICANT

STNL Development, LLC (“STNL”) specializes in developing build-to-suit, single-tenant lease properties for some of the country’s fastest growing retail brands, including Tractor Supply Company. Tractor Supply Company is a well-known retailer that serves the needs of homeowners, gardeners, pet enthusiasts, recreational farmers, and ranchers. With a history dating back to 1938, Tractor Supply Company prides itself on offering high-quality agrarian-related goods and services to help its customers pursue their agrarian passions. Tractor Supply Company’s specialized products, knowledge, and expertise allow it to differentiate itself from and operate on a smaller scale than traditional retailers.

### 3. PROJECT OVERVIEW, GOALS, AND GENERAL DESIGN CONCEPT

The purpose of this PUD application is to accommodate STNL’s development of a mid-size retail store (Tractor Supply Company), including an outdoor plant nursery and outdoor display areas, and an additional neighborhood-serving commercial use, such as restaurant with a drive-through and dining patio, (the “Project”) on the approximately 5.74 gross acres of unimproved property located approximately 610 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road (the “Site”). See Aerial Map at **Exhibit 1**. The Site is currently zoned C-2 (Intermediate Commercial) and surrounded to the north by an existing residential subdivision across Pinnacle Peak Road, to the east by a future residential subdivision on the other side of an existing drainage channel (known as Lennar Paseo Heights), and to the south and west by the Six Flags Hurricane Harbor Phoenix Waterpark. This unimproved, underutilized infill site is well situated for commercial development, as acknowledged by the City of Phoenix in September 2024 when it rezoned the Site to C-2 (Intermediate Commercial) as part of a larger rezoning application (Z-28-24-1).

This PUD application is the next step in refining the entitlements for the Site to bring forth a high-quality, appropriate commercial development. The character of the Project as a low-impact, neighborhood-serving commercial site will provide for a more seamless transition between the nearby residential subdivisions and more intense existing uses like

the water park. The provisions of this PUD will ensure compatibility with nearby neighborhoods by defining the permitted uses, including prohibiting incompatible uses, and refining the development standards.

## B. LAND USE PLAN

### 1. Land Uses

The Site consists of approximately 5.74 acres of undeveloped land along West Pinnacle Peak Road. The Site is well-suited for smaller-scale commercial uses due to its location along an arterial street and between existing residential and public recreational uses. Accordingly, the Site will be developed with two commercial uses—a mid-size retail store (Tractor Supply Company) and a neighborhood commercial use to be determined at a later date. For conceptual purposes only, this application includes plans for a restaurant with drive-through and dining patio. See Land Use Plan at **Exhibit 2**.

Additionally, this PUD restricts incompatible uses such as adult bookstores and entertainment, marijuana dispensaries, and stand-alone liquor and tobacco retailers.

### 2. Conceptual Site Plan

A conceptual Phase I Site Plan depicting the layout of the Project is included at **Exhibit 3**. As shown on the Site Plan, Tractor Supply Company will be on the east side of the Site with space for an additional neighborhood commercial use on the west side. Primary access for both uses will be provided through a shared driveway on the northwest side of the Site, aligned with 42<sup>nd</sup> Avenue. Secondary loading access for Tractor Supply Company will occur on the northeast side, separate from pedestrian and customer vehicle circulation.

Notably, the Site Plan generally shows increased setbacks along the northern perimeter of the Site, pushing development further south toward the adjoining water park and away from the residential development to the north. This allows for significant landscaping along the north side of the Site surrounding the existing sidewalk. The Project also includes a one-story (30'-0") height limit and reduced maximum lot coverage (40%) to minimize the impact of the development.

### 3. Phasing Plan

The Site will be divided into two parcels for the Tractor Supply Company store and other commercial use. Phase I will include the development of the Tractor Supply Company store and the additional commercial use will be developed as Phase II. The shared access drive that crosses through the western parcel will be developed as part of Phase I. See Phasing Plan at **Exhibit 4**.

## C. LIST OF USES

### 1. PERMITTED USES

Uses shall be permitted in accordance with Phoenix Zoning Ordinance Section 623 (Intermediate Commercial (C-2)), except as modified in subsections C.2 (Accessory Uses), and C.4 (Prohibited Uses) below. Temporary uses shall be permitted in accordance with subsection C.3 below.

### 2. ACCESSORY USES

Accessory uses shall be permitted subject to Section 623 of the Phoenix Zoning Ordinance with the following modifications:

- (a) Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption are permitted as an accessory use to a restaurant subject to the following standards:
  - a. Outdoor dining patio shall be setback a minimum of 50 feet from the north perimeter (Pinnacle Peak Road) property line.
  - b. Outdoor dining patio shall be limited to a maximum size of 500 square feet.
  - c. Outdoor dining patio hours of operation shall be limited to the hours of 8:00 a.m. to 10:00 p.m.
  - d. Outdoor live entertainment, including disc jockeys, is prohibited.
- (b) Drive-through facility as an accessory use to a restaurant is permitted subject to the following standards:
  - a. Drive-through queuing lane shall be setback a minimum of 50 feet from the north perimeter (Pinnacle Peak Road) property line.
  - b. Drive-through facility shall not provide more than one queuing lane.
  - c. Drive-through facility hours of operation shall be limited to hours of 6:00 a.m. to 11:00 p.m.
  - d. Menu/speaker board(s) associated with the drive-through facility shall not be oriented towards the north perimeter (Pinnacle Peak Road) property line.
- (c) Outdoor plant nursery / garden center, including outdoor sales within a fenced / access-controlled area, as an accessory use to the permitted uses set forth in Section C.1 is permitted subject to the following standards:
  - a. The minimum height of the fence and/or wall located around the perimeter of the nursery / garden center shall be eight feet.

- b. There shall not be any merchandise extending above the fence and/or wall located around the perimeter of the nursery / garden center.
- (d) The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section C.1 is permitted subject to the following standards for the outdoor display area:
  - a. A maximum of 3,500 square feet of outdoor display area may be located along the Phase I building.
  - b. The depth, measured from the building façade, of an outdoor display area may not exceed 20 feet unless the Planning and Development Department determines that a depth exceeding 20 feet will not interfere with any pedestrian passage.
  - c. In addition to outdoor display area in Section C.2.(e)a, a maximum of 3,300 square feet of outdoor display area may be located within or adjacent to Phase I parking lot.
  - d. The payment for products displayed outdoors shall occur indoors or within a fenced / access-controlled outdoor display area (e.g. outdoor plant nursery / garden center).
  - e. Outdoor display of secondhand/used merchandise sales is prohibited, excluding previously rented to utility trailers.
- (e) Sale and display of motorcycles, tractors, watercraft, and similar vehicles (e.g. golf carts, go-karts, mini-bikes, dirt bikes, UTVs, ATVs, and scooters built to carry passengers or cargo) as an accessory use to the permitted uses set forth in Section C.1 is permitted by right.
- (f) Sales of domestic chicks (*Gallus gallus Domesticus*) as an accessory use to the permitted uses set forth in Section C.1 is permitted subject to the following standards:
  - a. Chicks to be kept within enclosure not exceeding 100 square feet in size to be located within Tractor Supply Company / Phase I retail store.
  - b. Waste is to be removed from enclosure and discarded daily.
- (g) Utility trailer sales and/or rentals as an accessory use to the permitted uses set forth in Section C.1 are permitted subject to the trailers not exceeding a maximum length of 16 feet nor a 10,000 GVWR (Gross Vehicle Weight Rating).

### 3. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

#### 4. PROHIBITED USES

The following uses are prohibited:

- (a) Adult bookstores, adult novelty stores, adult theatres, adult live entertainment establishments, erotic dance or performance studios.
- (b) Cigarette service.
- (c) Cigars manufacturing, custom hand rolled.
- (d) Cigars, wholesale and storage.
- (e) Data centers.
- (f) Liquor, package retail sales, as a primary use.
- (g) Liquor, storage and wholesale, as a primary use.
- (h) Nonprofit medical marijuana dispensaries.
- (i) Residential uses, all.
- (j) Tobacco oriented retailers.
- (k) Tobacco, wholesale and storage.
- (l) Tattoo shops.

#### D. DEVELOPMENT PLAN AND STANDARDS

Development of the Project shall comply with the provisions governed by the Phoenix Zoning Ordinance for the C-2 zoning district, unless modified by this PUD. This provision shall not limit the ability of STNL or end user to apply for use permits which can be requested per Section 623 of the Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. Conceptual Phase I Site Plan and Elevations are included as **Exhibit 3** and **Exhibit 5**. The following are the proposed modifications to the C-2 development standards.

##### 1. GENERAL DEVELOPMENT STANDARDS

Table 1: General Development Standards		
Standard		PUD (Planned Unit Development)
<b>A.</b>	<b>Maximum Building Height</b>	30'-0" (1-Story)
<b>B.</b>	<b>Maximum Lot Coverage</b>	40% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways
<b>C.</b>	<b>Minimum Building Setbacks<sup>(1)</sup></b>	
	i. North Perimeter (Pinnacle Peak Rd.)	20'-0" for up to 200' of street frontage <sup>(2)</sup> 65'-0" for remaining street frontage
	ii. East Perimeter	150'-0"
	iii. South Perimeter	25'-0"
	iv. West Perimeter	10'-0"
	v. Interior Property Line(s)	0'-0"
<b>D.</b>	<b>Minimum Outdoor Display Setbacks<sup>(1)(3)</sup></b>	



	i.	North Perimeter (Pinnacle Peak Rd.)	Min. 55'-0" with exception of min. 20'-0" allowed for up to 25'-0" of street frontage
	ii.	East Perimeter	120'-0"
	iii.	South Perimeter	20'-0"
	iv.	West Perimeter	150'-0"
	v.	Interior Property Line(s)	0'-0"
<b>E.</b>	<b>Loading Hours, Setbacks and Screening</b>		
	i.	Loading Hours	6:00 a.m. to 10:00 p.m. allowed  Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307
	ii.	Tractor-Trailer Stacking Area Setback	Min. 20'-0" from property line
	iii.	Loading Area / Dock Setback	Min. 20'-0" from property line for loading area  Min. 70'-0" from property line for loading dock
	iv.	Loading Dock Screening	Solely screened by perimeter landscaping in consideration of adjoining natural features (wash) and uses (waterpark and parking lot for waterpark)
	v.	Trash Enclosure Screening	Per Zoning Ordinance Section 507 Tab A
	vi.	Screening for Outdoor Display Area / Plant Nursery	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

- (1) *Setbacks are to be measured from property lines.*
- (2) *Architectural features (e.g. awnings) may encroach into setback by up to three feet.*
- (3) *Open covered structures and sheds (enclosed and open) may be located within outdoor display areas but may not be located within loading area east of the Phase I building.*

This PUD includes a one-story (30'-0") height limit, increased building and outdoor display setbacks, and reduced lot coverage to provide for a smaller, more appropriately-scaled commercial development. These modifications to the City's standards encourage a lower-impact development that better suits the surrounding area.

## 2. LANDSCAPE STANDARDS

Landscape materials and quantities, as well as associated irrigation systems, for the Project are designed to go above and beyond standard City requirements. The Project includes the provision of landscape materials exceeding requirements along the streetscape and throughout parking lot areas. Furthermore, the landscape design will achieve a significant amount of shade coverage along pedestrian pathways (minimum of 75 percent along all pathways, excluding one sidewalk) and parking lot areas (minimum of 25 percent) that will enhance the pedestrian environment, enhance human comfort, and help to mitigate the urban heat island effect. The plant palette for the Project will consist of drought-tolerant trees, shrubs, accents, and groundcovers to reduce water usage. The utilization of efficient irrigation systems to support the Project's landscape materials will also ensure the efficient use of water. A conceptual Phase I Landscape Plan for the Project is included at **Exhibit 7**. The Site shall have modified landscape setbacks as set forth in the below table. All other landscape requirements shall be governed by the Phoenix Zoning Ordinance and the Design Guidelines and Sustainability requirements set forth in this PUD.

Table 2: Landscape Standards			
Standard			PUD (Planned Unit Development)
<b>A.</b>	<b>Minimum Landscape Setbacks<sup>(1)</sup></b>		
	<b>i.</b>	North Perimeter (Pinnacle Peak Rd.)	20'-0"
	<b>ii.</b>	East Perimeter	20'-0"
	<b>iii.</b>	South Perimeter	10'-0"
	<b>iv.</b>	West Perimeter	10'-0"
	<b>v.</b>	Interior Property Line(s)	0'-0"
<b>B.</b>	<b>Planting Materials</b>		
	<b>i.</b>	Pinnacle Peak Rd. Streetscape	<p>Existing streetscape (beginning at back-of-curb) to be replenished with the following landscaping along both sides of existing detached sidewalk, as approved by Planning and Development Department:</p> <ul style="list-style-type: none"> <li>-Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.</li> <li>- Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.</li> </ul> <p>Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.</p>

	ii.	Landscape Areas within East and South Perimeter Setbacks	<p>Trees are not required with exception of provision of trees needed to satisfy shade coverage standards specified in Table 4</p> <p>Minimum of five, 5-gallon shrubs per tree based on provision of trees 20 feet on center or equivalent groupings</p> <p>Note: Shrubs required within east perimeter setback may be provided within adjoining landscape areas.</p>
	iii.	Landscape Areas within West Perimeter Setback	Trees and shrubs to be provided pursuant to Zoning Ordinance Section 623.E.4.e
	iv.	Uncovered Surface Parking Lot Area(s)	<p>Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees to be dispersed to achieve 25% shade, as approved by Planning and Development Department</p> <p>Shrubs to be provided pursuant to Zoning Ordinance Section 623.E.4.e</p> <p>Landscape planters to be provided in accordance with Zoning Ordinance Section 623.E.4.h</p>
	v.	All Landscape Areas	Minimum 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of 3 or more, as approved by the Planning and Development Department
	vi.	All Landscape Areas	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department
	vii.	All Landscape Areas	Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization)
<b>C.</b>	<b>Irrigation Systems</b>		
	i.	All Landscape Areas (On-Site and Off-Site)	Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller)
	ii.	Landscape Area > 10,000 SF	Leak detection device shall be installed
	iii.	Turf Area	Pressure regulating sprinkler heads and/or drip lines shall be utilized

	iv.	Prior to Final Site Plan Approval(s)	Documentation to be provided to Planning and Development Department that demonstrates commitment to participate in City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department
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(1) Setbacks are to be measured from property lines.

### 3. PARKING

The Project will provide both vehicle and bicycle parking in accordance with the following standards.

Table 3: Parking Standards			
Standard			PUD (Planned Unit Development)
<b>A.</b>	<b>Minimum Vehicle Parking Standards</b>		
	i.	Phase I Retail	1 space per 300 SF of tenant leasable area indoor space; Outdoor retail space and outdoor display areas do not require parking
	ii.	All Other Permitted Uses	Per Zoning Ordinance Section 702
<b>B.</b>	<b>Minimum Bicycle Parking Standards</b>		
	i.	All Permitted Uses	Bicycle parking to be provided per requirements of Zoning Ordinance Section 1307.H through inverted U and/or artistic racks and to be installed per requirements of Section 1307.H
<b>C.</b>	<b>Electric Parking Standards</b>		
	i.	Vehicles	10% of required spaces to be EV Capable
	ii.	Bicycles	10% of provided spaces to include standard electrical receptacles for electric bicycle charging capabilities, as approved by Planning and Development Department
<b>D.</b>	<b>Parking Area Screening</b>		
	i.	Pinnacle Road Streetscape	Per Zoning Ordinance Section 702.B.7.b
	ii.	East, South, and West Perimeters	Solely screened by perimeter landscaping in consideration of adjoining use (waterpark and parking lot for waterpark) and adjoining natural feature (wash)

The vehicle parking requirement for Tractor Supply Company is reflective of Tractor Supply Company being a specialized destination retail use, as opposed to a convenience retail use. Based on past and current operational experience, the typical number of vehicles parked at a Tractor Supply Company store at various times during business hours is 16 vehicles. The appropriate parking requirement for Tractor Supply Company will also limit the unnecessary provision of asphalt on the site, which will further help to improve

human comfort and mitigate the urban heat island effect. If needed and/or desired for a permitted use, this PUD also does not prohibit the processing of a minor site plan amendment to accommodate additional vehicle parking spaces, as well as associated landscape and shading improvements, within the trailer equipment display area and/or the fenced outdoor display / plant nursery area within Phase I.

While the parking area screening requirements associated with Zoning Ordinance Section 702.B.7.b noted above are applicable to nonresidential districts for property adjoining a residential district, they are not appropriate for the site's west, south and east perimeters in consideration of the following:

- The residentially zoned property adjoining the Site to the south and west accommodating a commercial waterpark with water slides up to approximately 50 feet in height.
- An approximate 100-foot wide and heavily landscaped wash adjoining the Site to the east that is to remain largely undisturbed as part of the approved Lennar Paseo Heights development.

As noted in Tabel 3 above, parking areas along the site's Pinnacle Road streetscape will be screened per Zoning Ordinance Section 702.B.7.b.

#### 4. FENCES/WALLS

Fences and walls shall conform with Section 703 of the Phoenix Zoning Ordinance, excluding Zoning Ordinance Section 703.A.3.b(1) requiring a minimum 8'-0" high solid fence or freestanding wall to be constructed along common property lines zoned for residential uses. The application of the solid fence or wall requirement associated with Zoning Ordinance Section 703.A.3.b(1) is not appropriate for the Site in consideration of the following:

- The residentially zoned property adjoining the Site to the south and west accommodating a commercial waterpark with water slides up to approximately 50 feet in height.
- An approximate 100-foot wide and heavily landscaped wash adjoining the Site to the east that is to remain largely undisturbed as part of the approved Lennar Paseo Heights development.

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.

## 5. AMENITIES

The Project, a neighborhood commercial center of an appropriate scale with a low traffic impact, will provide a needed services amenity for the surrounding community. In addition, the development of the Site will include extensive landscape enhancements on both sides the existing detached sidewalk along the Pinnacle Peak Road frontage to provide a more comfortable pedestrian experience for both patrons and residents of nearby neighborhoods. The inclusion of accessible commercial services combined with an enhanced pedestrian environment in proximity to the nearby residential developments will promote a healthy, active lifestyle within this community.

## 6. SHADE

The Project is designed to not only meet but exceed the City's shade requirements. Although 50% shade is required under the Zoning Ordinance, the Project's pedestrian pathways, excluding the sidewalk adjoining outdoor display areas located along the west elevation of the Tractor Supply Company building, will offer 75% shade coverage to further enhance pedestrian comfort and promote an active, walkable development. Furthermore, the Project will provide significant shade coverage for surface parking lots and bicycle infrastructure.

Table 4: Shade Standards			
Standard			PUD (Planned Unit Development)
A.	Minium Shade Coverage Standards <sup>(1)</sup>		
	i.	Sidewalk Adjoining Outdoor Display Areas Along West Side of Phase I Retail / Tractor Supply Company Building	10% shade overall by landscaping, structure, or combination of landscaping and structure with 100% shade to be provided at main store entry, as approved by the Planning and Development Department
	ii.	Interior 4' Wide East-West Sidewalk Connecting Phase I Retail / Tractor Supply Company Building and Phase II	75% shade overall by landscaping, structure, or combination of landscaping and structure, as approved by the Planning and Development Department
	iii.	All Other Pedestrian Pathways / Sidewalks (On-Site and Off-Site) – Includes Pedestrian Pathway / Sidewalk Along South Perimeter within Phase I – and Bicycle Infrastructure	All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department
	iv.	Uncovered Surface Parking Lot Area(s)	All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by the Planning and Development Department

	<b>v.</b>	Outdoor Display Areas	May be shaded at the discretion of the business, as approved by the Planning and Development Department
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*(1) Shade coverage standard does not apply to portion of sidewalk / pedestrian pathway where crossing a drive aisle.*

## 7. LIGHTING PLAN

Lighting shall comply with Section 704 and Section 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance.

## E. DESIGN GUIDELINES

The goal of this PUD is to create a cohesive, well-designed commercial development to serve the surrounding community. The Project shall conform to the City of Phoenix Zoning Ordinance Design Guidelines in Section 507, Tab A, as well as the following additional guidelines. In the event of a conflict between the Zoning Ordinance and this PUD, the provisions of the PUD shall control.

### 2. ARCHITECTURAL DESIGN

All buildings constructed on the Site shall conform to the following design standards:

- Four-sided architecture shall be required.
- All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.
- Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing.
- Exposed downspouts shall be avoided.
- External roof access ladders shall be avoided on north, west, and east elevations of all buildings.

### 3. SITE DESIGN / DEVELOPMENT

As detailed by the conceptual Phase I Site and Landscape Plans provided in **Exhibits 3 and 7**, the Project's site and landscape designs feature the following to facilitate an aesthetically pleasing and high-quality neighborhood commercial development that will complement the surrounding area and provide visual interest:

- Variation in building siting and orientation.
- Variation in building setbacks along Pinnacle Peak Road.

- Significant landscape enhancements along Pinnacle Peak Road and within surface parking areas to minimize the visual impact of parking.
- Mitigation of adverse impacts through appropriate setbacks (e.g. loading dock), the appropriate placement of outdoor uses (plant nursery / garden center and outdoor dining patio), and the site design's consideration of adjoining uses (waterpark with slides up to approximately 50 feet in height to the south and west) and natural features (approximate 100-foot wide wash with significant landscaping to the east).
- Where pedestrian walkways cross a vehicular path, the pathways shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

#### 4. OPEN SPACE DESIGN

The Project, which features enhanced landscape materials and shading of pedestrian infrastructure, will complement both the surrounding neighborhoods and the recreational uses within the adjoining Adobe Dam Regional Park. Furthermore, the potential provision of a dining patio as an accessory use to a restaurant within Phase II of the Project will provide an outdoor space for gathering for nearby residents and visitors of Adobe Dam Regional Park.

#### 5. LANDSCAPING AND SHADE ENHANCEMENTS

As detailed in Tables 2 and 4 above, the Project will provide numerous landscape and shade enhancements exceeding code requirements.

#### F. SIGNS

All signage shall comply with the City's Zoning Ordinance, Section 705 Signs. If necessary, a Comprehensive Sign Plan will be submitted prior to the issuance of permits. Signage exhibits as part of this narrative are conceptual only and included to show proposed sign locations. See conceptual signage on Phase I Renderings in **Exhibit 8**.

#### G. SUSTAINABILITY

The Project supports the City's sustainability goals by providing increased shade to mitigate the urban heat island heat effect, providing an appropriate amount of parking to minimize asphalt area and to further mitigate the urban heat island effect, implementing water saving technologies, and supporting and encouraging non-vehicular transportation options and access.



The Project's sustainability standards that exceed applicable standard code requirements and that are measurable and enforceable during the plan review and inspection process are listed below in Table 5.

<b>Table 5: Sustainability Standards</b>			
<b>Measurable and Enforceable During Plan Review and Inspection Process</b>			
<b>Standard</b>			<b>PUD (Planned Unit Development)</b>
<b>A.</b>	<b>Minimum Bicycle Parking Standards</b>		
	i.	All Permitted Uses	Bicycle parking shall be provided per the requirements of Section 1307.H through inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan
<b>B.</b>	<b>Electric Parking Standards</b>		
	i.	Vehicles	10% of required spaces to be EV Capable
	ii.	Bicycles	10% of provided spaces to include standard electrical receptacles for electric bicycle charging capabilities, as approved by Planning and Development Department
<b>C.</b>	<b>Enhanced Landscape Standards</b>		
	i.	Pinnacle Peak Rd. Streetscape	<p>Existing streetscape (beginning at back-of-curb) to be replenished with the following landscaping along both sides of existing detached sidewalk, as approved by Planning and Development Department:</p> <ul style="list-style-type: none"> <li>-Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.</li> <li>- Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.</li> </ul> <p>Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.</p>
	ii.	Uncovered Surface Parking Lot Area(s)	All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve

			25% shade, as approved by the Planning and Development Department
	iii.	All Landscape Areas	Minimum 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of 3 or more, as approved by the Planning and Development Department
	iv.	All Landscape Areas	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department
	v.	All Landscape Areas	Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization)
<b>D. Enhanced Shade Standards</b>			
	i.	All Pedestrian Pathways / Sidewalks (On-Site and Off-Site), Excluding Sidewalk Adjoining Outdoor Display Areas Along West Side of Phase I Retail / Tractor Supply Company Building, and Bicycle Infrastructure	All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department
	iii.	Uncovered Surface Parking Lot Area(s)	
<b>E. Irrigation Systems</b>			
	i.	All Landscape Areas (On-Site and Off-Site)	Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller)
	ii.	Landscape Area > 10,000 SF	Leak detection device shall be installed
	iii.	Turf Area	Pressure regulating sprinkler heads and/or drip lines shall be utilized
	iv.	Prior to Final Site Plan Approval(s)	Documentation to be provided to Planning and Development Department that demonstrates commitment to participate in City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department
<b>F.</b>	<b>Stormwater Management</b>		Minimum of two green infrastructure (GI) techniques for stormwater management to be implemented per Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department

Furthermore, the following sustainability features, which are not to be enforced or measured during the plan review and inspection process, will be encouraged throughout the Project:

- Low-flow water fixtures to reduce water usage.
- LED and energy efficient lighting technology.
- Building designs that respond to the southwest climate by incorporating materials and design methods suitable for the region.
- Building orientations and fenestration that maximize solar benefits while minimizing the negative impacts of heat gain.
- Designs that reduce energy loads by addressing passive and active design elements.

The Project will also contribute to the City's Reimagine Phoenix initiative to increase the waste diversion rate and to better manage solid waste resources. Tractor Supply Company ("TSC") merchandise includes products made from recycled low-density polyethylene flexible plastic. TSC also offers a fluid recycling program to minimize the amount of motor oil, hydraulic oil, gear oil, transmission fluid and power steering fluid entering the waste stream. In addition, TSC stores use a cardboard box baler to recycle cardboard boxes. The incorporation of recycling and solid waste diversion practices will also be encouraged for the Project's second phase of development to further contribute to the Reimagine Phoenix initiative.

## H. INFRASTRUCTURE

### 1. GRADING AND DRAINAGE

All retention facilities will be designed to meet City standards. For Phase I, the Tractor Supply Company store, retention will be located along the southern perimeter of the Site in the landscape setback, as shown in the conceptual Phase I Site Plan (**Exhibit 3**) and Phase I Landscape Plan (**Exhibit 7**). Phase II retention facilities will be determined during site plan review.

### 2. WATER AND WASTEWATER

The existing water and sewer mains along Pinnacle Peak Road will be utilized for service to the Project.

### 3. CIRCULATION SYSTEMS

The Project's primary vehicular access will occur via a driveway along Pinnacle Peak Road near the northwest corner of the Site aligned with 42<sup>nd</sup> Avenue. Secondary loading access for Tractor Supply Company will occur via a right-in and right-out driveway near the northeast corner of the Site aligned with 41<sup>st</sup> Avenue. When the Site is divided into

separate parcels for Tractor Supply Company and the Phase II commercial use, an access easement will be created to allow access to and from Tractor Supply Company via the 42<sup>nd</sup> Avenue access point. See proposed Circulation Plan in **Exhibit 9**.

The Project will also provide direct pedestrian access to both the Tractor Supply Company store and the restaurant (or other neighborhood commercial use) via connections from the existing sidewalk along Pinnacle Peak Road to the entrances of each building. In addition, an internal 4' wide east-west sidewalk will provide a direct pedestrian connection between the Tractor Supply Company store and the future Phase II use. Pedestrian access is an important component of the Project, highlighting its character as a walkable, neighborhood-serving commercial development.

#### 4. TRAFFIC IMPACT STATEMENT

The Traffic Impact Analysis for 39<sup>th</sup> Drive and Pinnacle Peak Road, which accounted for the Site being used for commercial development, was submitted to the City on March 12, 2024 in connection with the prior rezone (Z-28-24-1). A Traffic Impact Statement for this Project was submitted to the Street Transportation Department on April 4, 2025. The Street Transportation Department' conditionally approved the Traffic Impact Statement on April 24, 2025.

### I. COMPARATIVE ZONING STANDARDS

Table 6: Comparative Zoning Standards				
Standard			C-2 (Intermediate Commercial)	PUD (Planned Unit Development)
A.	Max. Building Height		30'-0" (2-Stories)	30'-0" <b>(1-Story)</b>
B.	Max. Lot Coverage		50% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways	<b>40% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways</b>
C.	Min. Bldg. Setbacks			
	i.	North Perimeter (Pinnacle Peak Rd.)	Avg. 25'-0"; Min. 20'-0" for up to 50% of structure	20'-0" for up to 200' of street frontage <b>65'-0" for remaining street frontage</b>
	ii.	East Perimeter	50'-0"	<b>150'-0"</b>
	iii.	South Perimeter	25'-0" for bldg. up to 15'-0"; 50'-0" for bldg. up to 30'-0"	25'-0"
	iv.	West Perimeter	25'-0" for bldg. up to 15'-0"; 50'-0" for bldg. up to 30'-0"	<b>10'-0"</b>
	v.	Interior Property Line(s)	0'-0"	0'-0"
C.	Min. Landscape Setbacks			

	i.	North Perimeter (Pinnacle Peak Rd.)	Avg. 25'-0"; Min. 20'-0" for up to 50% of frontage	20'-0"
	ii.	East Perimeter	10'-0"	20'-0"
	iii.	South Perimeter	10'-0"	10'-0"
	iv.	West Perimeter	10'-0"	10'-0"
	v.	Interior Property Line(s)	0'-0"	0'-0"
D.	<b>Min. Outdoor Display Setbacks</b>			
	i.	North Perimeter (Pinnacle Peak Rd.)	Avg. 25'-0"; Min. 20'-0" for up to 50% of adjoining bldg.	Min. 55'-0" with exception of 20'-0" for up to 25'-0" of street frontage
	ii.	East Perimeter	50'-0"	120'-0"
	iii.	South Perimeter	25'-0" w/ bldg. up to 15'-0"; 50'-0" w/ bldg. up to 30'-0"	20'-0"
	iv.	West Perimeter	25'-0" w/ bldg. up to 15'-0"; 50'-0" w/ bldg. up to 30'-0"	150'-0"
	v.	Interior Property Line(s)	0'-0"	0'-0"
E.	<b>Loading Hours, Setbacks and Screening</b>			
	i.	Loading Hours	<u>Applicable to Large Scale Commercial Retail Development</u> 6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit	<u>Not Applicable – Non-Large Scale Commercial Retail Development</u> 6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307
	ii.	Tractor-Trailer Stacking Area Setback	<u>Applicable to Large-Scale Commercial Retail Development</u> Min. 60'-0" from residentially zoned property	<u>Not Applicable – Non-Large Scale Commercial Retail Development</u> Min. 20'-0" from property line
	iii.	Loading Area / Dock Setback	<u>Applicable to Large-Scale Commercial Retail Development</u> Min. 100'-0" from residential zoning district	<u>Not Applicable – Non-Large Scale Commercial Retail Development</u> Min. 20'-0" from property line for loading area  Min. 70'-0" from property line for loading dock
	iv.	Loading Dock Screening	<u>Applicable to Large-Scale Commercial Retail Development</u> To be screened with solid masonry wall at height determined by Planning and Development Department when located closer than 100'-0" to a residential zoning district	<u>Not Applicable – Non-Large Scale Commercial Retail Development</u> Solely screened by perimeter landscaping in consideration of adjoining natural features (wash) and uses (waterpark and parking lot for waterpark)

	<b>v.</b>	Trach Enclosure Screening	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
	<b>vi.</b>	Screening for Outdoor Display Area / Plant Nursery		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
<b>F.</b>	<b>Min. Vehicle Parking</b>			
	<b>i.</b>	Phase I Retail	1 space per 300 SF of floor area	1 space per 300 SF of tenant leasable area indoor space; Outdoor retail space and outdoor display areas do not require parking
	<b>ii.</b>	All Other Permitted Uses	Per Zoning Ordinance Section 702	Per Zoning Ordinance Section 702
<b>G.</b>	<b>Min. Bicycle Parking</b>		None Per Zoning Ordinance Section 702	<b>Bicycle parking shall be provided per the requirements of Section 1307.H through inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan</b>

*Table 6 Notes: Green font indicates standard that is either more restrictive or that necessitates more bicycle parking. Bold font indicates standard that is less restrictive.*

***J. LEGAL DESCRIPTION (INCLUSIVE OF ADJOINING 65' OF RIGHT-OF-WAY EXTENDING TO CENTERLINE OF PINNACLE PEAK ROAD)***

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP IN HANDHOLD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP FLUSH BEARS, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 2630.91 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST CORNER, 657.73 FEET TO THE POINT OF **BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 757.73 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 21 MINUTES 13 SECONDS EAST, 329.65 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, 757.97 FEET;

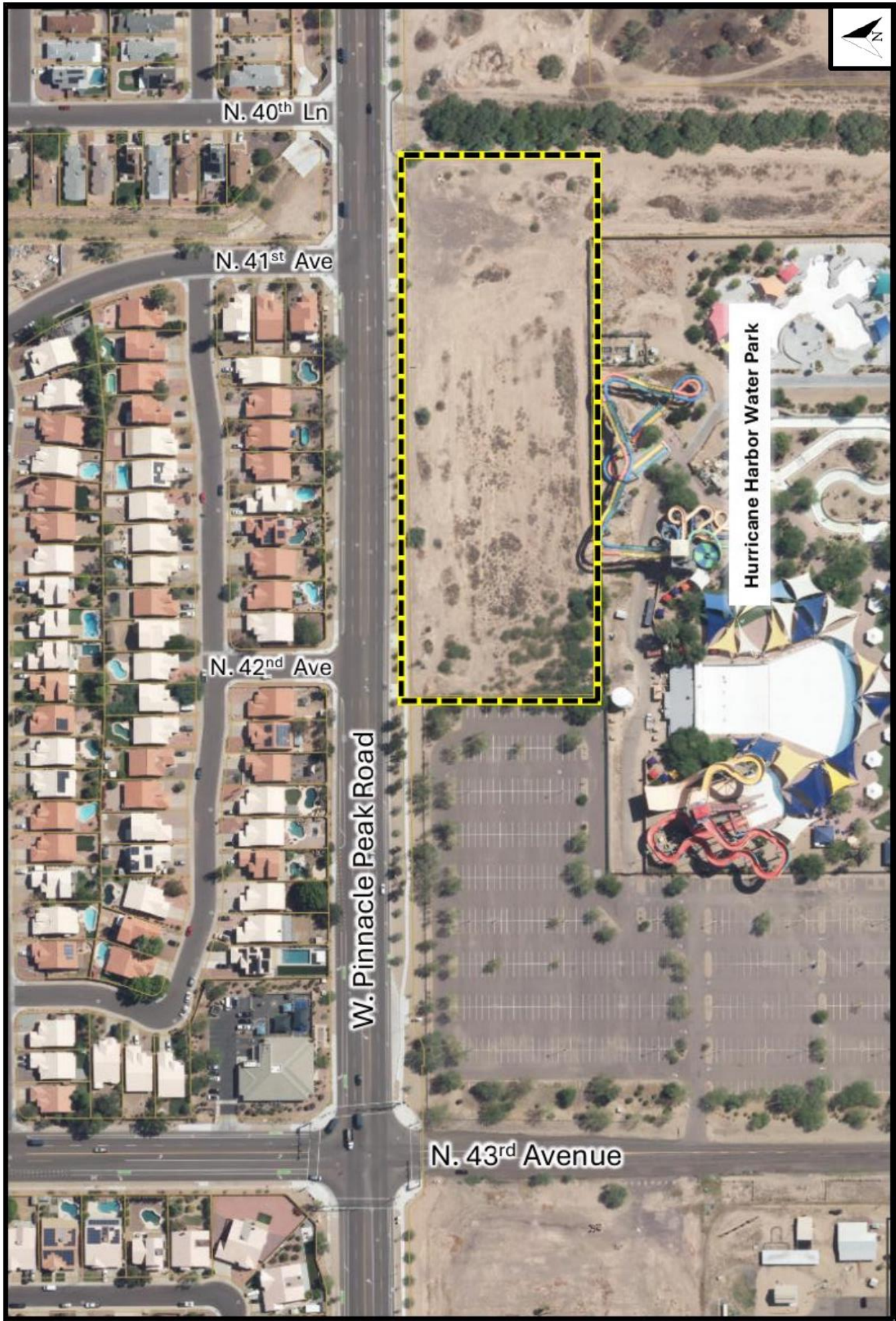
THENCE NORTH 00 DEGREES 18 MINUTES 43 SECONDS WEST, 329.87 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 249,907 SQUARE FEET OR 5.7371 ACRESS, MORE OR LESS.

# **EXHIBIT 1**



# 2025 Aerial Photograph



Tractor Supply Company – Phoenix Deer Valley Project Site

# **EXHIBIT 2**



[illegible]

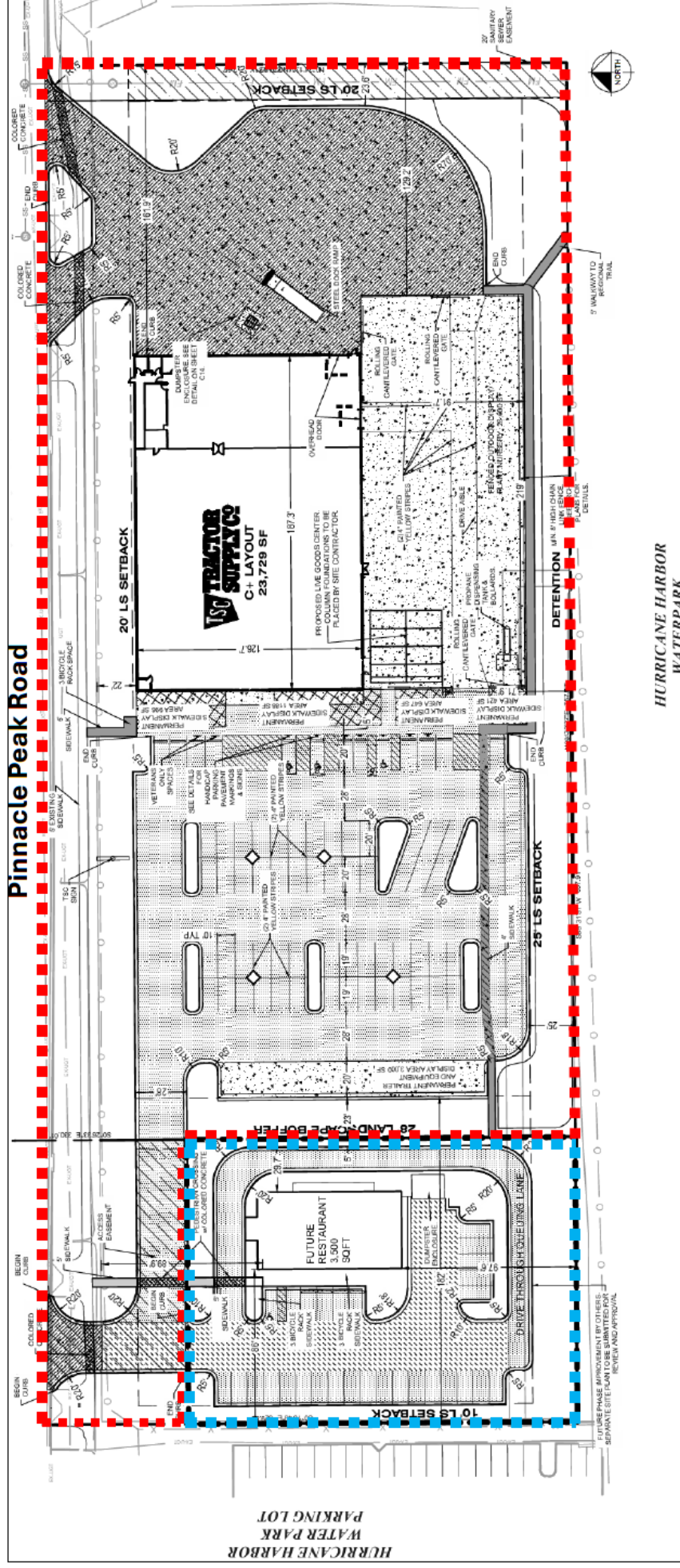
**\*Restaurant with Drive-Through Shown for Conceptual Purposes Only**

# **EXHIBIT 3**



# **EXHIBIT 4**

# Phasing Plan

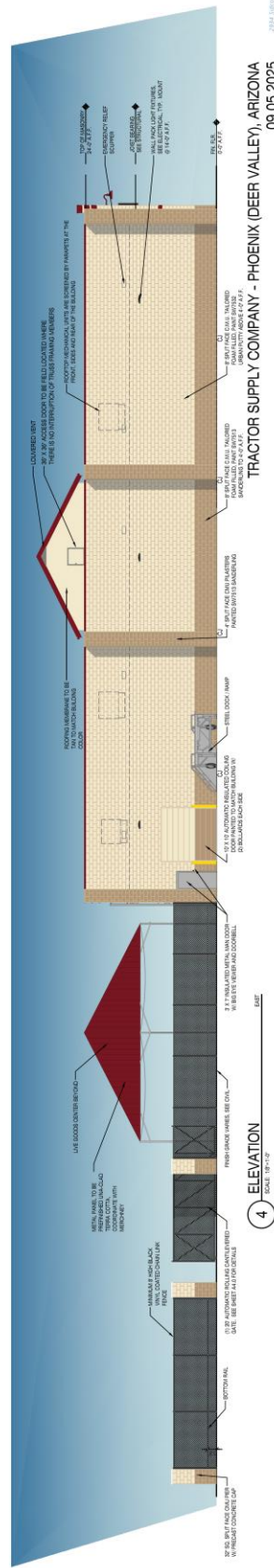
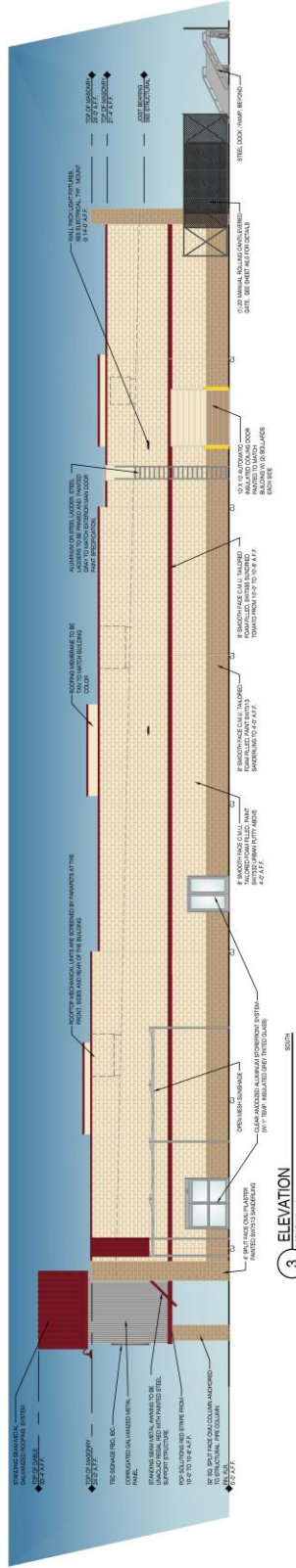
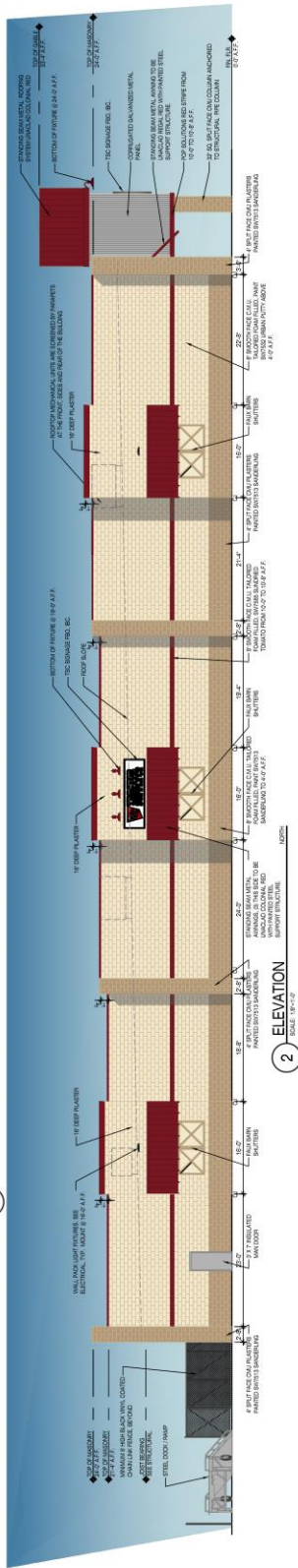
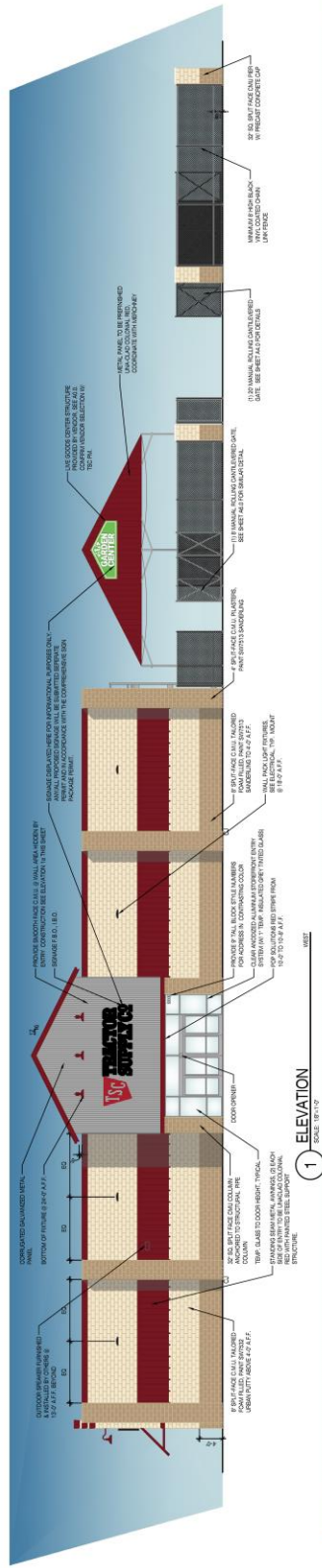


- Phase I
- Phase II\*

\*Phase II to consist of neighborhood commercial use(s) to be determined. Restaurant with drive-through shown for conceptual purposes only.

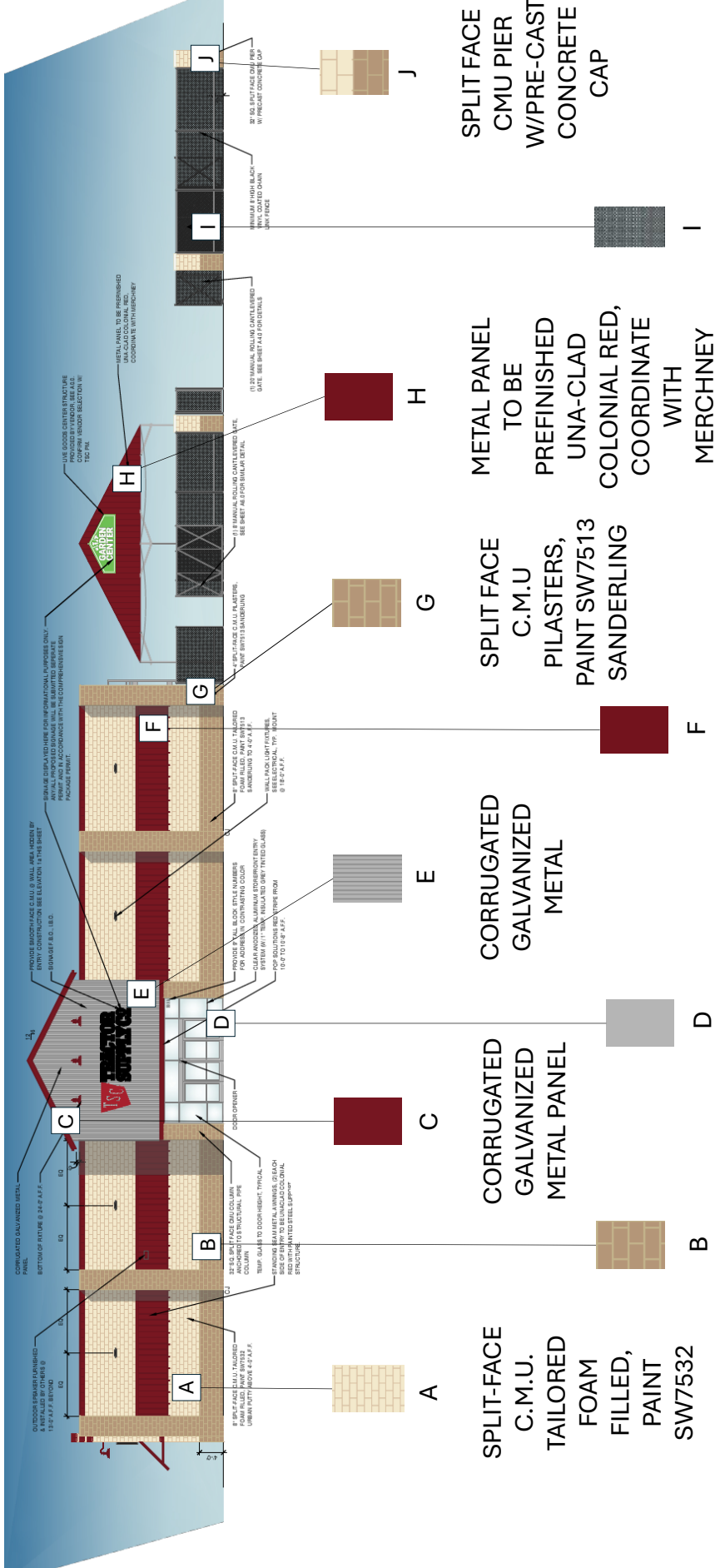
# **EXHIBIT 5**





# **EXHIBIT 6**

Preliminary Colors and Materials Palette – Phase 1\*: West Elevation



- MIN. 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE
- STANDING SEAM METAL AWNINGS, (2) EACH SIDE OF ENTRY TO BE UNACLAD COLONIAL RED WITH PAINTED STEEL SUPPORT STRUCTURE

**Labels and Callouts:**

- K:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- L:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- M:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- N:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- O:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- P:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- Q:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- R:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- S:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- T:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- U:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD
- V:** 8" SPOT FACE CMU PLASTERING PAINTED WHITE 15' UNCLAD

**Legend:**

- K:** INSULATED MAN DOOR
- L:** STANDING SEAM METAL
- M:** FAUX BARN SHUTTERS
- N:** SPLIT FACE CMU PILASTERS
- O:** SMOOTH FACE C.M.U. TAILORED FOAM FILLED, PAINT SW7513 SANDERLING
- P:** SMOOTH FACE C.M.U. TAILORED FOAM FILLED, SW 7585 SUNDRIED TOMATO
- Q:** SMOOTH FACE C.M.U. TAILORED FOAM FILLED, SW 7585 SUNDRIED TOMATO
- R:** STANDING SEAM METAL ROOFING SYSTEM UNACLAD COLONIAL RED
- S:** SPLIT FACE CMU COLUMN ANCHORED TO STRUCTURE
- T:** SPLIT FACE CMU COLUMN ANCHORED TO STRUCTURE
- U:** SPLIT FACE CMU COLUMN ANCHORED TO STRUCTURE
- V:** SPLIT FACE CMU COLUMN ANCHORED TO STRUCTURE

STANDING  
SEAM METAL  
AWNINGS, (3)  
THIS SIDE TO BE  
UNACLAD  
COLONIAL RED  
WITH PAINTED  
STEEL SUPPORT  
STRUCTURE

SPLIT FACE  
CMU PILASTER  
PAINTED  
SW7513  
SANDERLING

STANDING  
SEAM METAL  
AWNINGS, (3)  
THIS SIDE TO BE  
UNACCLAD  
COLONIAL RE  
WITH PAINTED  
STEEL SUPPORT  
STRUCTURE

TAILORED FOAM  
FILLED,  
PAINT SW7513  
SANDERLING

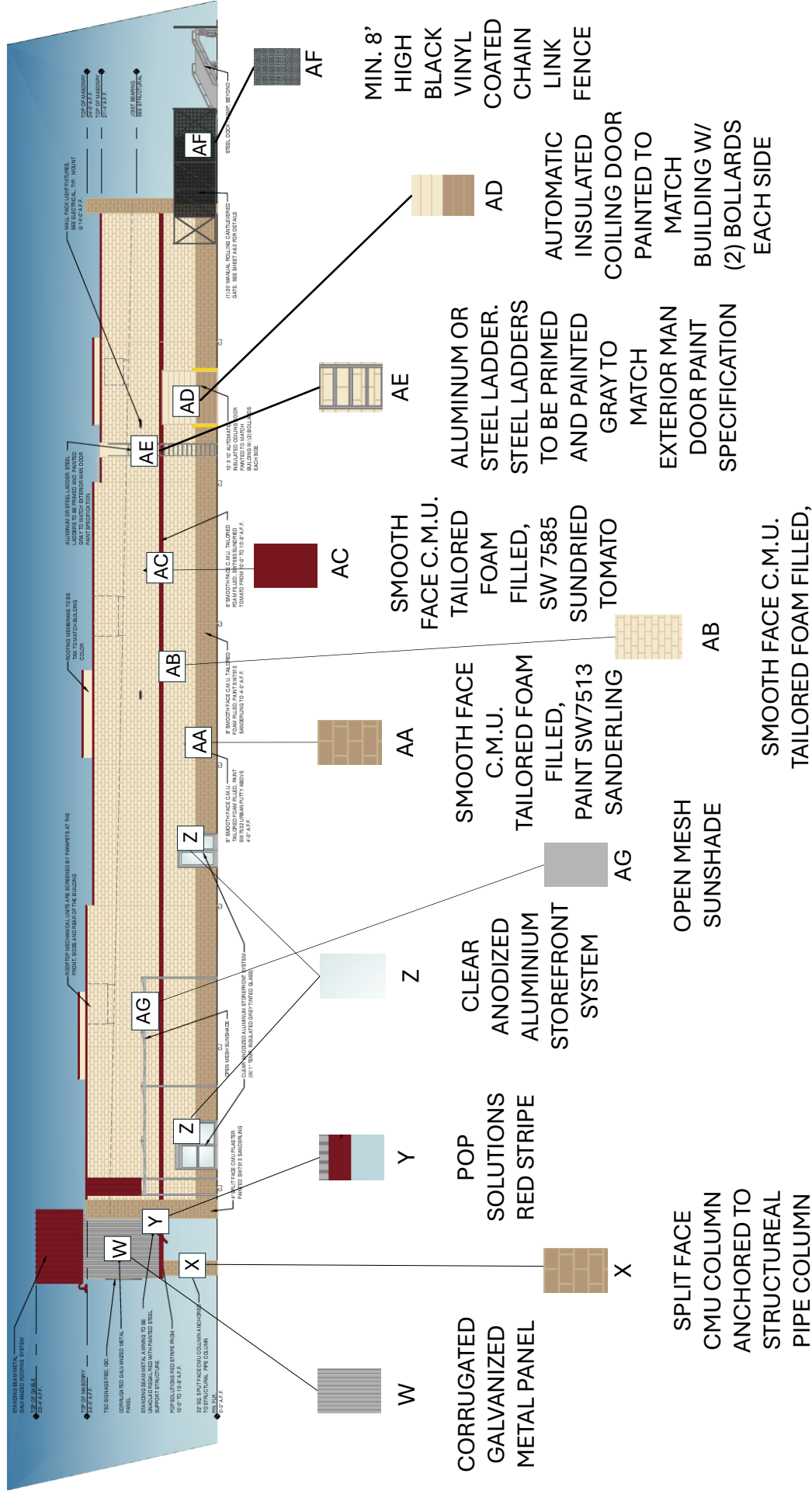
TAILORED FOAM  
FILLED,  
SW 7585  
SUNDRIED  
TOMATO

UNACLAD  
COLONIAL RED

SMOOTH FACE  
C.M.U.  
TAILORED FOAM  
FILLED,  
PAINT SW7532  
URBAN PUTTY

CORRUGATED POP  
GALVANIZED SOLUTIONS  
METAL PANEL RED STRIPE

## Preliminary Colors and Materials Palette – Phase 1\*: South Elevation





The image shows a detailed architectural elevation of a building facade. The facade includes a gabled roof, a series of windows, and a large door. Various materials are indicated by callout boxes (AH, AI, AJ, AL, AM, AN, AO, AK) and a corresponding material palette on the right. The palette includes:

- AH**: 22 RD. 8"X12" FACE CMU (PAINTED) W/ PRECAST CONCRETE GAP
- AI**: 1120 A/C AUTOMATIC COLLARS (PAINTED) GATE, SEE SHEET A-2 FOR DETAILS
- AJ**: 3" X 7" RAILROAD UTEK, HARD DOOR W/ RED EYE VIEWER AND DOORBELL
- AL**: 1120 A/C AUTOMATIC COLLARS (PAINTED) GATE, SEE SHEET A-2 FOR DETAILS
- AM**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS
- AN**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS
- AO**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS
- AK**: 3" X 7" RAILROAD UTEK, HARD DOOR W/ RED EYE VIEWER AND DOORBELL

The building facade also includes the following details:

- ROOFING**: SHINGLES TO BE MATCHED TO EXISTING ROOFING.
- WALLS**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS.
- WINDOWS**: 3" X 7" RAILROAD UTEK, HARD DOOR W/ RED EYE VIEWER AND DOORBELL.
- DOOR**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS.
- ROOF**: SHINGLES TO BE MATCHED TO EXISTING ROOFING.
- BASE**: 8"X12" FACE CMU (PAINTED) FILLING, SEE SHEET A-2 FOR DETAILS.

INSULATED  
MAN DOOR  
W/BIG EYE  
VIEWER AND  
DOORBELL

SPLIT FACE  
C.M.U.  
TAILORED FOAM  
FILLED,  
PAINT SW7513  
SANDERLING

SPLIT FACE  
CMU  
TAILORED  
FOAM  
FILLED,  
PAINT  
SW7532  
URBAN  
PUTTY  
ABOVE 4'-  
0" A.F.F.

SPLIT FACE  
CMU PILASTERS  
PAINTED  
SW7513  
SANDERLING

# **EXHIBIT 7**





# **EXHIBIT 8**



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TRACTOR SUPPLY COMPANY - PHOENIX (DEER VALLEY), ARIZONA  
07.15.2025





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TRACTOR SUPPLY COMPANY - PHOENIX (DEER VALLEY), ARIZONA  
07.15.2025

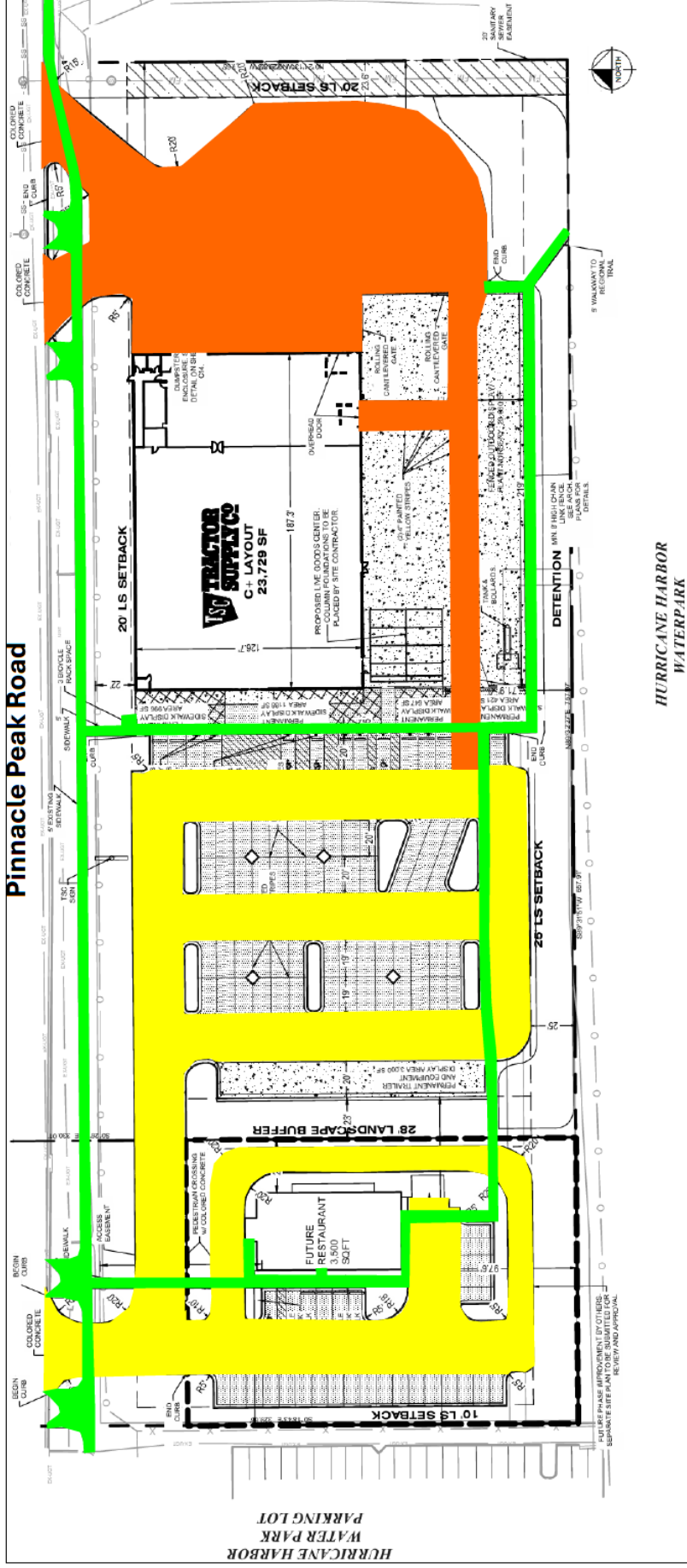


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# **EXHIBIT 9**

# Circulation Plan



Pedestrian Circulation

Vehicular Circulation

Loading Vehicles Circulation

# **EXHIBIT 10**



COMPARATIVE ZONING STANDARDS			
The following is a summary of the stipulations of approval for Z-28-24-1 and their applicability to the subject PUD.			
Z-28-24-1 STIPULATIONS		PUD (Planned Unit Development)	Reason for Change
<b>Overall Development</b>			
1.	A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.	The development will abide by this standard.	
2.	All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.	The development will abide by this standard.	
3.	A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.	The development will abide by this standard.	
4.	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.	Deleted language pertains to residential portion of original zoning case and is not applicable to this development. The development will otherwise abide by this standard.
5.	Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.	Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.	Deleted language pertains to residential portion of original zoning case and is not applicable to this development. The development will otherwise abide by this standard.

6.	Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.	The development will abide by this standard.
7.	A leak detection device shall be installed for the irrigation system for landscape areas larger than 10,000 square feet.	The development will abide by this standard.
8.	An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Adobe Dam Area Trail 1. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department.	The development will provide a walkway along the south perimeter that will connect to the pedestrian connection to the Adobe Trail 1 being provided within the adjoining R1-6 zoned area.
9.	Funds totaling \$2.3 Million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval.	The development will abide by this standard.
10.	The existing streetscape beginning at the back of curb shall be replenished with the following landscaping along Pinnacle Peak Road on both sides of the existing detached sidewalk, as approved by the Planning and Development Department.	The development will abide by this standard.
	a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.	
	b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.	
	Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.	
11.	Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.	The development will abide by this standard as applicable.

12.	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.	The development will abide by this standard as applicable.
13.	The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.	The development will abide by this standard.
14.	The property owner shall record documents that disclose the existence of, and operational characteristics of, Maricopa County Adobe Dam Regional Park to future owners or tenants of the property, including characteristics of noise, lighting, dust, and traffic. The form and content of such documents shall be reviewed and approved by the City prior to recordation.	The development will abide by this standard.
15.	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.	The development will abide by this standard.
16.	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.	The development will abide by this standard.

<b>C-2 Zone Area</b>			
17.	The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.	<del>The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.</del>	Elevations and architectural design guidelines are being presented as part of the PUD application for review. As such, the PUD is satisfying the intent of this stipulation and PHO review is no longer appropriate.
18.	Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.	The development will abide by this standard.	
19.	Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.	The development will abide by this standard.	
20.	All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.	The development will abide by this standard.	
21.	A minimum of 10% of the vehicle parking spaces shall be EV Capable.	The development will abide by this standard.	

22.	Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.	The development will abide by this standard.
23.	Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.	The development will abide by this standard.
24.	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.	The development will abide by this standard.
<b>R1-6 Zoned Area</b>		Not applicable to subject site.

**From:** [Jan Harrison](#)  
**To:** [Racelle Escobar](#)  
**Subject:** Phoenix rezoning case number Z-59-25-1 for Tractor Supply  
**Date:** Thursday, June 26, 2025 5:01:07 PM

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**I am absolutely in favor of Tractor Supply opening next to the water park.** It is a one stop shop that carries a lot of stuff no one else in the area does. I have to either drive to Wickenburg or Cave Creek to visit them now.

In the area of the proposed locations are dozens of horse properties, people with chickens, and thousands have pet rodents, cats, and dogs. I have tortoises and they even have feed for them. I also garden and can the produce, and they have supplies for both of those needs. If your mower breaks, they have parts. If you need a yard tool, solved. If you need medication for your animal, they have over the counter products. If you need durable clothing to work in your yard or ride your horse, solved.

I believe the people who are complaining have never shopped there. They are worried about the traffic this store will produce when hundreds of homes are going in next to it and 19,500 homes are going in starting five miles away. This store will have minuscule traffic when the area is built out.

They want a park when this park is ½ mile away. There are little community parks throughout the area. There are also regional parks and many recreation venues. We don't need another park. We do need a community store where we can buy things we can't find locally.

I have never seen anything the slightest bit disturbing in either location. Parking is easy. The store is well maintained. The employees are polite.

Thank you for your time.

Jan Harrison  
602-319-0967  
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Let peace fill your heart,

Jan