



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

December 15, 2025

Cheryl Griemsmann
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004

Dear Applicant:

RE: Z-59-25-1– Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on November 5, 2025, approved Zoning Ordinance # G-7441.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Tricia Gomes
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Stephen Anderson, Gammage & Burnham, PLC, 40 North Central Avenue, 20th Floor
Phoenix AZ 85004
Lennar Arizona, LLC, 1665 W. Alameda Drive, Suite 130 Tempe, AZ 85252
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)
Sarah Stockham, PDD–Planning–Planner III (Electronically)
Samuel Rogers, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-7441

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-59-25-1) FROM C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 5.81-acre site located approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road in a portion of Section 15, Township 4 North, Range 2 East, as described more specifically in Exhibit A, is hereby changed from "C-2" (Intermediate Commercial) to "PUD" (Planning Unit Development) to allow a neighborhood commercial center.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

- 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 6, 1. General Development Standards, Table 1: General Development Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows:

The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8 feet, or the height of the material being screened, except that the southern edge may utilize a non-opaque black vinyl coated chain link fence when parallel to and within 50 feet of the southern property line. Black vinyl coated chain link fence and gates may also be utilized along the western, eastern, and northern edges of the outside display area / plant nursery only with a UV-stabilized polypropylene fence screen material or similar fence screen material fastened to the fence or gate and providing minimum 98 percent opacity, with the color of the screen material subject to the approval of the Planning and Development staff during the site plan review process. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.

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- c. Page 19, 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:

The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8 feet, or the height of the material being screened, except that the southern edge may utilize a non-opaque black vinyl coated chain link fence when parallel to and within 50 feet of the southern property line. Black vinyl coated chain link fence and gates may also be utilized along the western, eastern, and northern edges of the outside display area / plant nursery only with a UV-stabilized polypropylene fence screen material or similar fence screen material fastened to the fence or gate and providing minimum 98 percent opacity, with the color of the screen material subject to the approval of the Planning and Development staff during the site plan review process. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.

Revised language shall also be expressed in bold font.

2. There shall be direct accessible pedestrian connectivity between the Phase 1 building and the Phase II building independent of the required connection to the city walk on Pinnacle Peak Road as approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified and assigned in the Traffic Impact Study approval letter dated April 24, 2025.
4. A proportionate amount of the funds totaling \$2.3 million dollars, as stipulated in Z-28-24-1, shall be deposited into an escrow account to the Street Transportation Department, unless the total \$2.3 million is satisfied by Stipulation No. 9 of Rezoning Case No. Z-28-24-1, to reimburse the city installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval. The proportionate amount of the funding contribution for the subject site shall be based on the linear feet (LF) of the Pinnacle Peak Road frontage improvements adjacent to the subject site as a portion of the linear feet of the overall site's frontage approved under Z-28-24-1.
5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

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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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the City Council of the City of Phoenix this 5th day of November, 2025.



MAYOR
11/6/2025

Date

ATTEST:



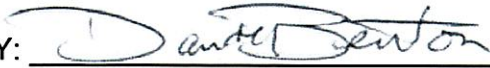
Denise Archibald, City Clerk



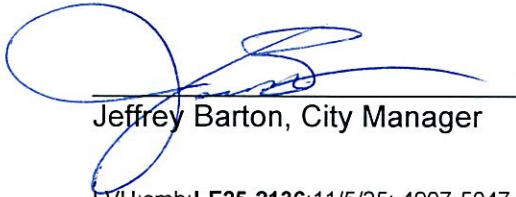
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APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY:  LVH
Chief Counsel David H Benton

REVIEWED BY:


Jeffrey Barton, City Manager

LVH:smb:LF25-2136:11/5/25: 4907-5047-5636 v.1.docx

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-59-25-1

PORTION OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 206-40-011
INCLUSIVE OF ADJOINING 65' OF RIGHT-OF-WAY EXTENDING TO CENTERLINE
OF PINNACLE PEAK RD.

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.

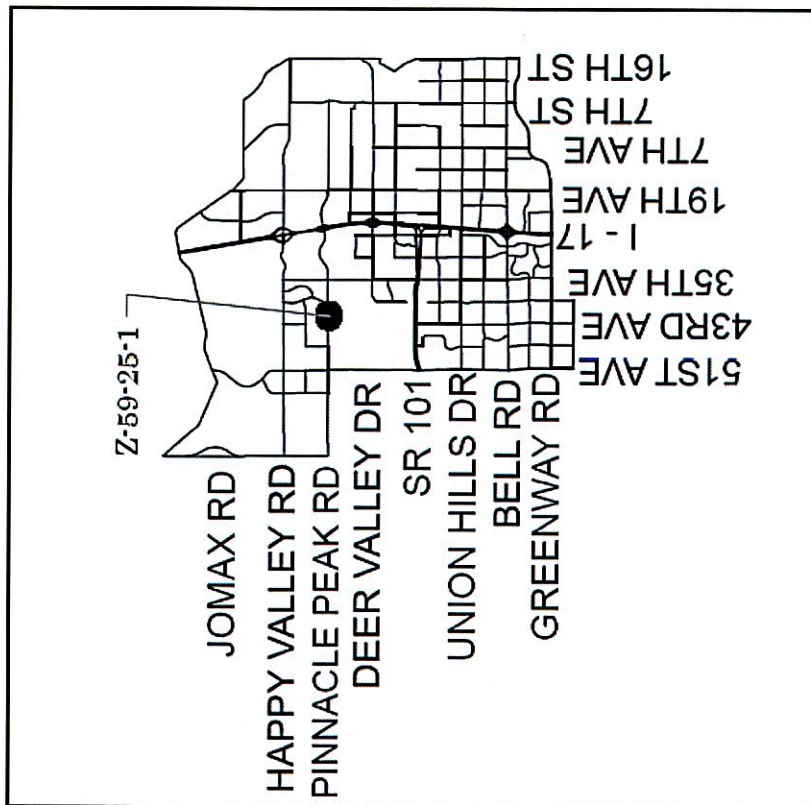
SAID PARCEL CONTAINS 249,907 SQUARE FEET OR 5.7371 ACRESS, MORE OR
LESS.

EXHIBIT B

Zoning Case Number: Z-59-25-1

Zoning Overlay: N/A

Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 10/3/2025