



TRACTOR SUPPLY COMPANY – PHOENIX DEER VALLEY

Approx. 610 Ft. East of SEC of N. 43rd Ave. and W. Pinnacle Peak Rd.

Planned Unit Development

Development Narrative

Z-59-25-1

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CITY OF PHOENIX

NOV 13 2025

Planning & Development
Department

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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 42nd 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)
A.	Maximum Building Height	30'-0" (1-Story)
B.	Maximum Lot Coverage	40% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways
C.	Minimum Building Setbacks⁽¹⁾	
	i. North Perimeter (Pinnacle Peak Rd.)	20'-0" for up to 200' of street frontage ⁽²⁾ 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"
D.	Minimum Outdoor Display Setbacks⁽¹⁾⁽³⁾	

	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"
E.	Loading Hours, Setbacks and Screening		
	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	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.

- (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)
A.	Minimum Landscape Setbacks⁽¹⁾		
	i.	North Perimeter (Pinnacle Peak Rd.)	20'-0"
	ii.	East Perimeter	20'-0"
	iii.	South Perimeter	10'-0"
	iv.	West Perimeter	10'-0"
	v.	Interior Property Line(s)	0'-0"
B.	Planting Materials		
	i.	Pinnacle Peak Rd. Streetscape	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>-Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.</p> <p>- Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.</p> <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)
C.	Irrigation Systems		
	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.

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)
A.	Minimum Vehicle Parking Standards		
	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.	Minimum Bicycle Parking Standards		
	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
C.	Electric Parking Standards		
	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
D.	Parking Area Screening		
	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)
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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 ⁽¹⁾		
	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	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

		Perimeter within Phase I – and Bicycle Infrastructure	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
	v.	Outdoor Display Areas	May be shaded at the discretion of the business, as approved by the Planning and Development Department

(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.

Table 5: Sustainability Standards			
Measurable and Enforceable During Plan Review and Inspection Process			
Standard			PUD (Planned Unit Development)
A.	Minimum Bicycle Parking Standards		
	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.	Electric Parking Standards		
	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
C.	Enhanced Landscape Standards		
	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"> -Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings. - Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

			Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.
	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)
D. Enhanced Shade Standards			
	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)	
E. Irrigation Systems			
	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
F.	Stormwater Management	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 42nd 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 41st 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 42nd 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 39th 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" (1-Story)
B.	Max. Lot Coverage	50% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways		40% exclusive of first 6'-0" of roof overhang, carports, covered patios and covered walkways
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 65'-0" for remaining street frontage
	ii.	East Perimeter	50'-0"	150'-0"

	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"	10'-0"
	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.	Min. Outdoor Display Setbacks			
	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.	Loading Hours, Setbacks and Screening			
	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><i>Applicable to Large-Scale Commercial Retail Development</i></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><i>Not Applicable – Non-Large Scale Commercial Retail Development</i></u> Solely screened by perimeter landscaping in consideration of adjoining natural features (wash) and uses (waterpark and parking lot for waterpark)
	v.	Trach Enclosure Screening	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
	vi.	Screening for Outdoor Display Area / Plant Nursery		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.
F.	Min. Vehicle Parking			
	i.	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
	ii.	All Other Permitted Uses	Per Zoning Ordinance Section 702	Per Zoning Ordinance Section 702

G.	Min. Bicycle Parking	None Per Zoning Ordinance Section 702	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
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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

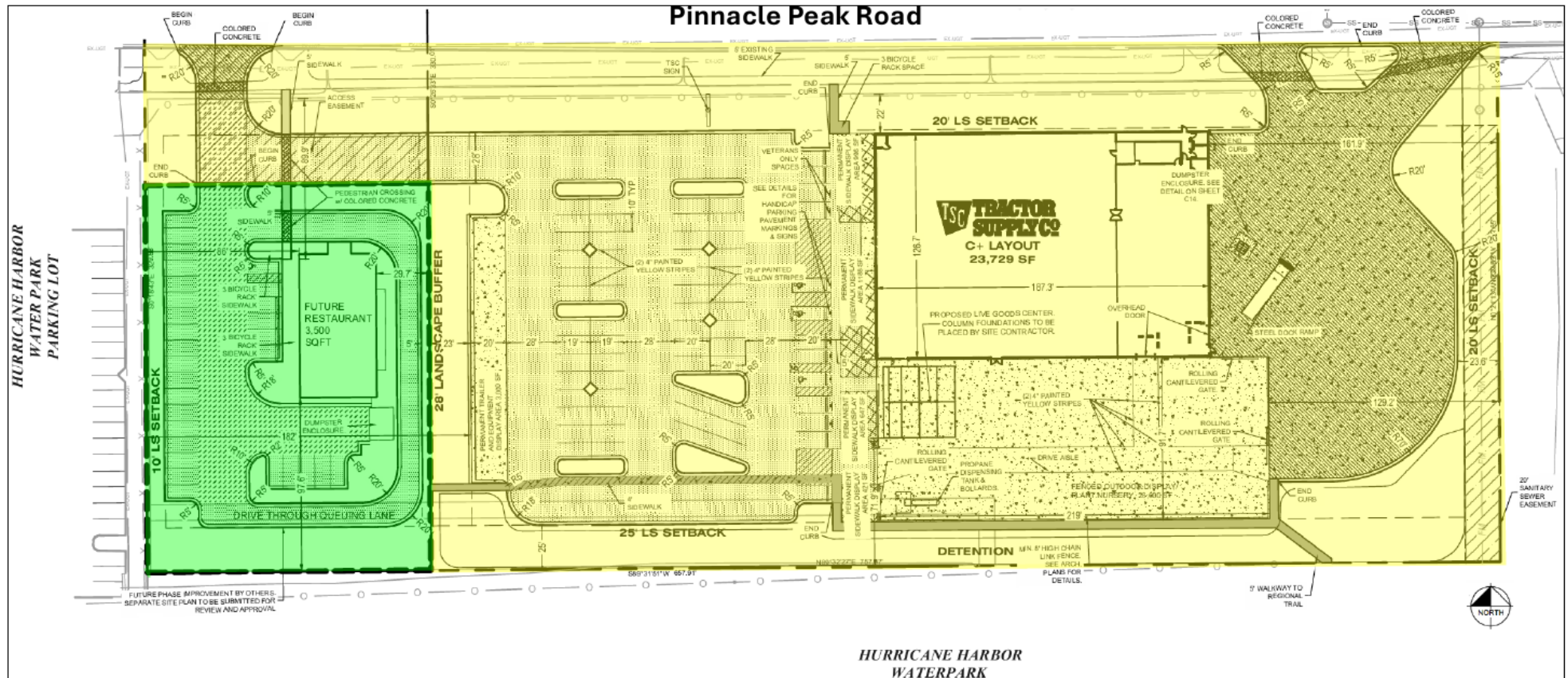
2025 Aerial Photograph



Tractor Supply Company – Phoenix Deer Valley Project Site

EXHIBIT 2

Land Use Plan



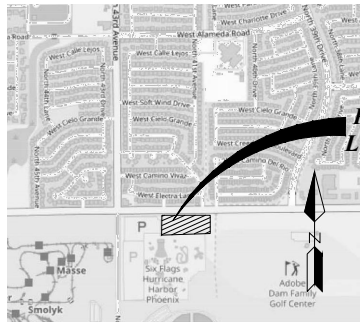
 **Tractor Supply Company – Phoenix Deer Valley Project Site**

 **Retail**

 **Neighborhood Commercial Use(s) TBD***

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

EXHIBIT 3



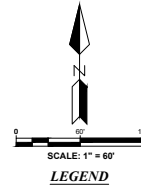
PROJECT LOCATION

VICINITY MAP
1" = 1000'

SHADE STANDARDS	
MINIMUM SHADE COVERAGE STANDARDS	
SIDEWALK ADJOINING OUTDOOR DISPLAY AREAS ALONG WEST SIDE OF TRACTOR SUPPLY COMPANY BUILDING	10% BY LANDSCAPING, STRUCTURE, OR COMBINATION OF LANDSCAPING AND STRUCTURE, AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT
ALL OTHER PEDESTRIAN PATHWAYS/ SIDEWALKS (ON-SITE AND OFF-SITE)	75% BY LANDSCAPING, STRUCTURE, OR COMBINATION OF LANDSCAPING AND STRUCTURE, AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT
BICYCLE INFRASTRUCTURE	75% BY LANDSCAPING, STRUCTURE, OR COMBINATION OF LANDSCAPING AND STRUCTURE, AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT
UNCOVERED SURFACE PARKING LOT	25% BY LANDSCAPING AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT

Assessor's Parcel Number: 206-40-011	
Net Site Acreage:	4.60 Acres
Gross Site Acreage:	5.74 Acres
Existing Zoning:	C-2
Proposed Zoning:	PUD
Rezoning Case Number:	Z-28-24-1
Adjacent Zoning:	
North:	R-2 and R1-6
East:	R1-6
South:	R1-6 and RE-43
West:	RE-43
Adjacent Land Uses:	
North:	Residential
East:	Unimproved / Planned Residential
South:	Recreational (Water Park)
West:	Parking Lot for Water Park

BUILDING HEIGHT: 30'-0" (1-STORY) MAX
LOT COVERAGE: 13.9%
GROSS BLDG. AREA AND FAR: 26,195 SFI/249,907 SF 10.5%



BOUNDARY LINE	---
EASEMENT LINE	- - - -
PARKING / BUILDING SETBACK LINE	---
PROPOSED LIGHT POLE & FIXTURE(S)	+
PROPOSED SIGN	+
LIGHT DUTY CONCRETE PAVEMENT	[Pattern]
HEAVY DUTY CONCRETE PAVEMENT	[Pattern]
PERMANENT SIDEWALK DISPLAY AREA	[Pattern]
SIDEWALK PAVEMENT	[Pattern]
HEAVY DUTY ASPHALT PAVEMENT	[Pattern]
LIGHT DUTY ASPHALT PAVEMENT	[Pattern]
DECORATIVE COLORED CONCRETE	[Pattern]

PREPARED BY:
SE3
13747 MONTFORT DR
SUITE 275
DALLAS, TX 75240
214-678-9968
MGAJNTT@SE3.US

PREPARED FOR:
STNL DEVELOPMENT

8150 CORPORATE PARK DR.,
SUITE 110
CINCINNATI, OH 45242

PROPERTY OWNER
LENNAR ARIZONA, LLC
665 W. ALAMEDA DR.
SUITE 130
TEMPE, AZ 85282
480-476-8400

PROJECT NOTES:

NOTE:
PAVEMENT TO BE CONSTRUCTED TO THE APPLICABLE
PAVEMENT SECTIONS IN THE CONSTRUCTION DETAILS

NOTES:

1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ELECTRICAL PLANS TO CONFIRM LOCATIONS AND FOR PHOTOMETRIC VALUES.
2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
3. DIMENSIONS ARE SHOWN TO FACE OF CURB.
4. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
5. ADA RAMP NOT TO EXCEED 8.33% SLOPE. LANDINGS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
6. REFER TO SHADE STANDARDS CHART FOR MINIMUM SHADE COVERAGE STANDARDS.
7. MIN 75% SHADE COVERAGE TO BE PROVIDED FOR ALL OTHER SIDEWALKS AND BICYCLE INFRASTRUCTURE.
8. PEDESTRIAN WALKWAYS AT LOCATIONS CROSSING A VEHICULAR PATH SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED, OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES.
9. LANDSCAPING WITHIN PARKING AREA TO BE DISPERSED TO ACHIEVE MIN. 25% SHADE COVERAGE.
10. 10% OF VEHICLE PARKING SPACES TO BE EV CAPABLE.
11. 10% OF PROVIDED BICYCLE PARKING SPACES TO INCLUDE ELECTRICAL RECEPTACLES FOR ELECTRIC BICYCLE CHARGING.
12. FUTURE RESTAURANT BY OTHERS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE. SEPARATE SITE PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL.

BENCHMARKS:
BM #1 -
BM #2 -

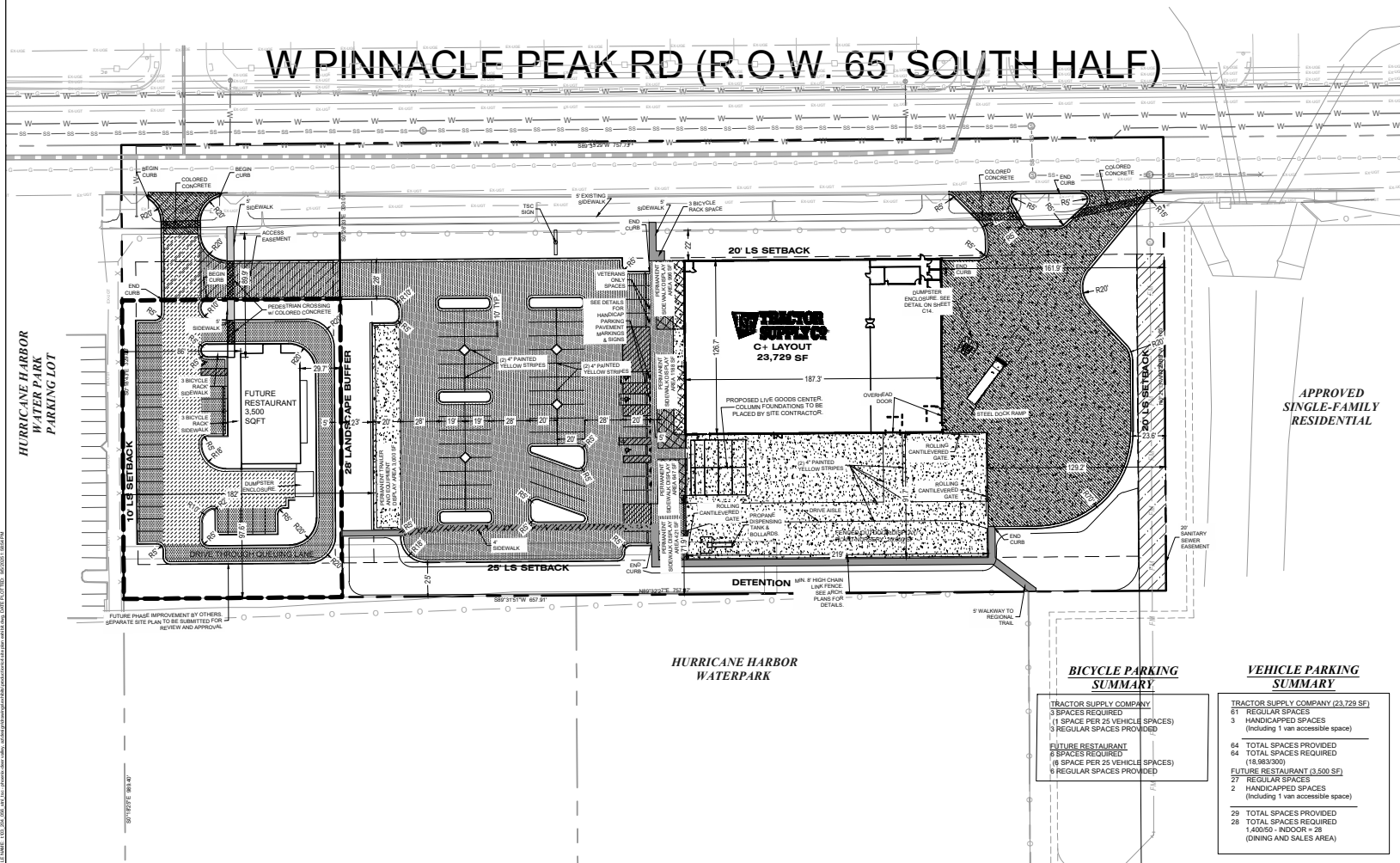
REVISIONS / ISSUANCES

No.	DATE	BY	DESCRIPTION
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TRACTOR SUPPLY COMPANY
PHOENIX DEER VALLEY

SITE PLAN

PROJECT NUMBER: 03-204-056
DATE: 09/02/2015
SCALE: 1/8"=1'-0"
DRAWN BY: CNS
DESIGNED BY: CNS
CHECKED BY: MAG
SHEET No. C4
OF 15 SHEETS



BICYCLE PARKING SUMMARY

TRACTOR SUPPLY COMPANY
3 SPACES REQUIRED
(1 SPACE PER 25 VEHICLE SPACES)
3 REGULAR SPACES PROVIDED

FUTURE RESTAURANT
8 SPACES REQUIRED
(8 SPACE PER 25 VEHICLE SPACES)
8 REGULAR SPACES PROVIDED

VEHICLE PARKING SUMMARY

TRACTOR SUPPLY COMPANY (23,729 SF)
61 REGULAR SPACES
3 HANDICAPPED SPACES
(Including 1 van accessible space)

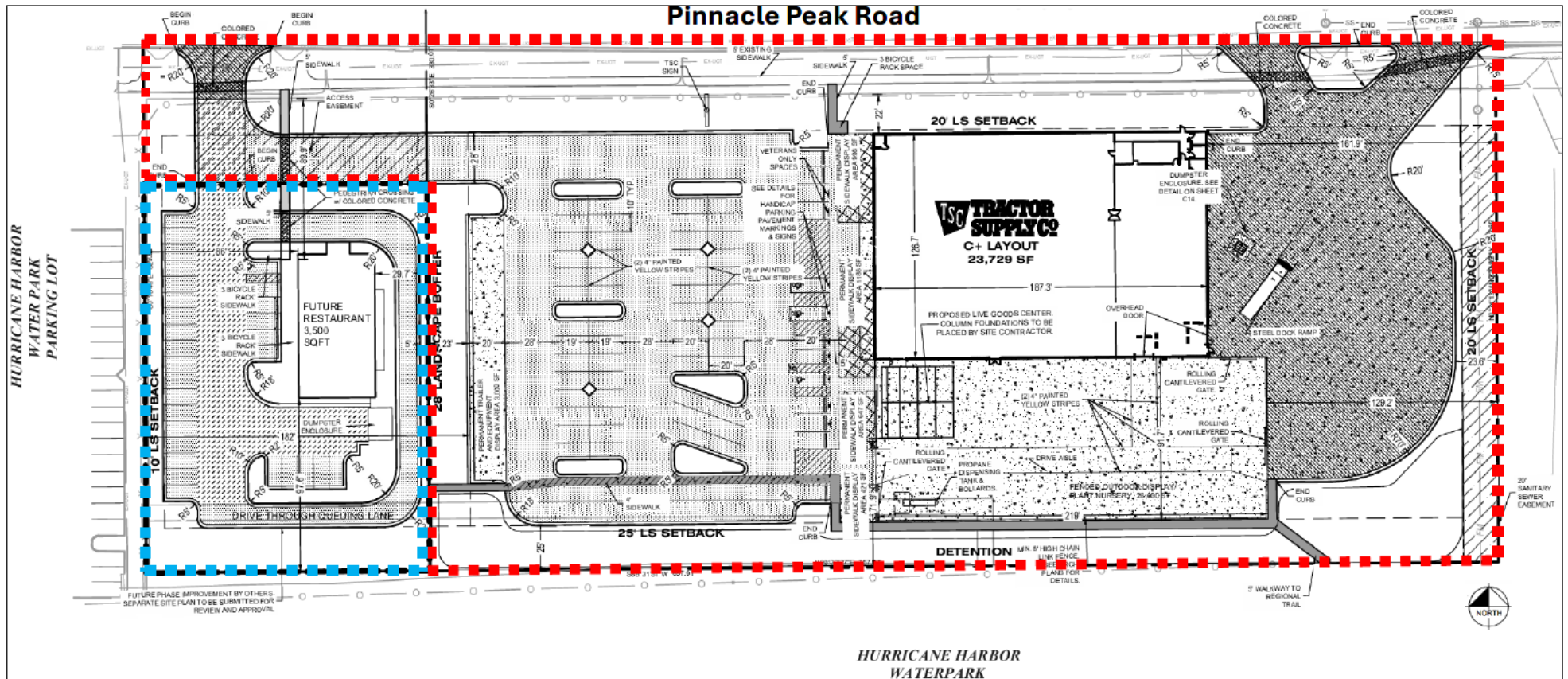
64 TOTAL SPACES PROVIDED
64 TOTAL SPACES REQUIRED
(18,963/300)

FUTURE RESTAURANT (3,500 SF)
27 REGULAR SPACES
2 HANDICAPPED SPACES
(Including 1 van accessible space)

28 TOTAL SPACES PROVIDED
28 TOTAL SPACES REQUIRED
1,400/50 - INDOOR - 28
(DINING AND SALES AREA)

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

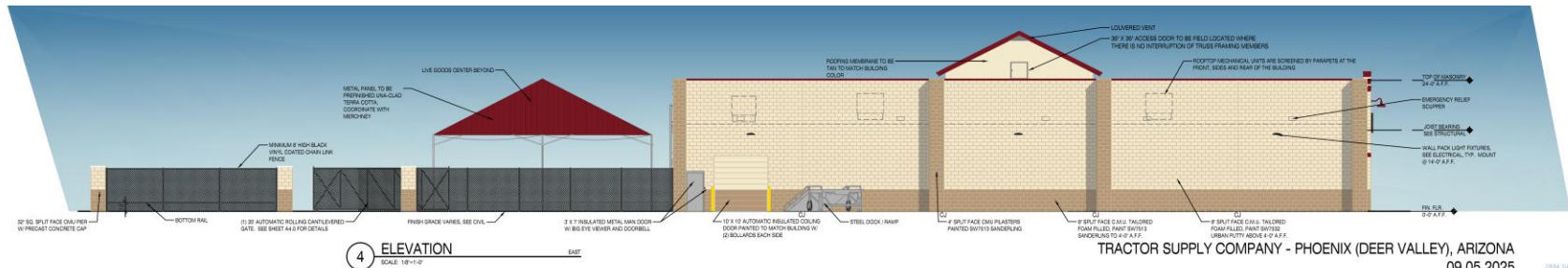
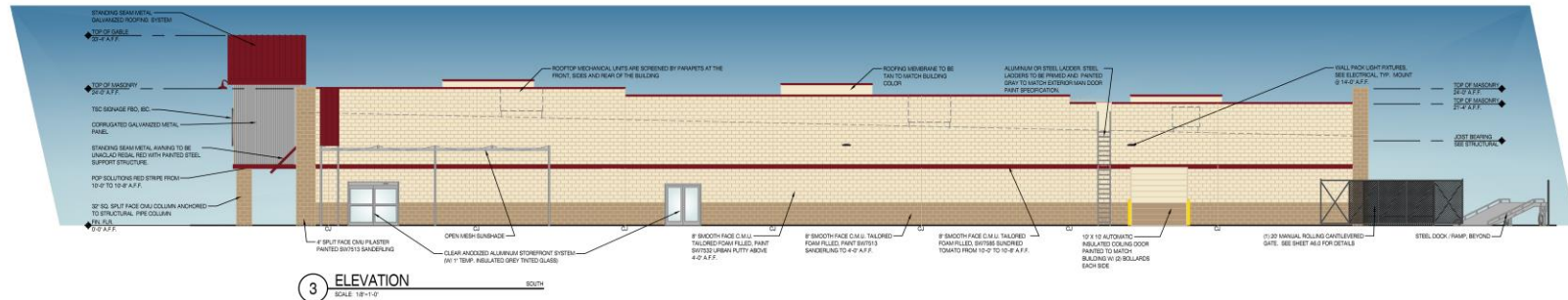
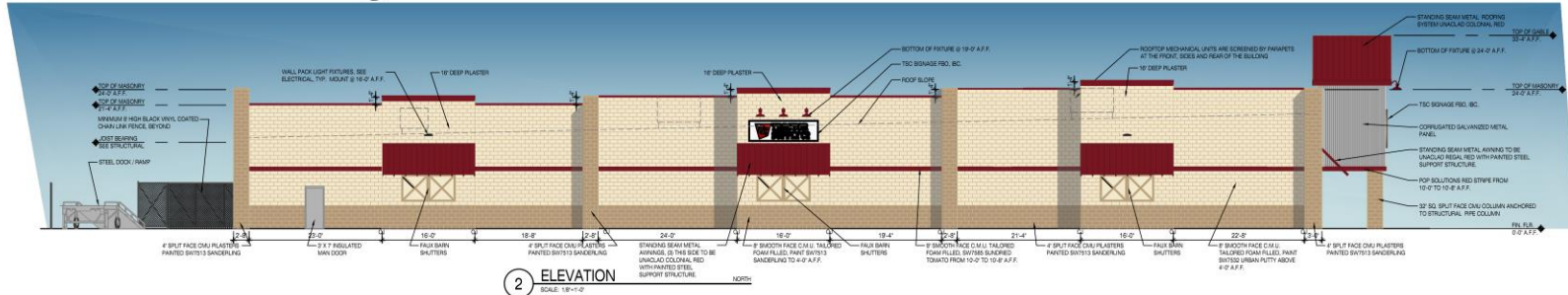
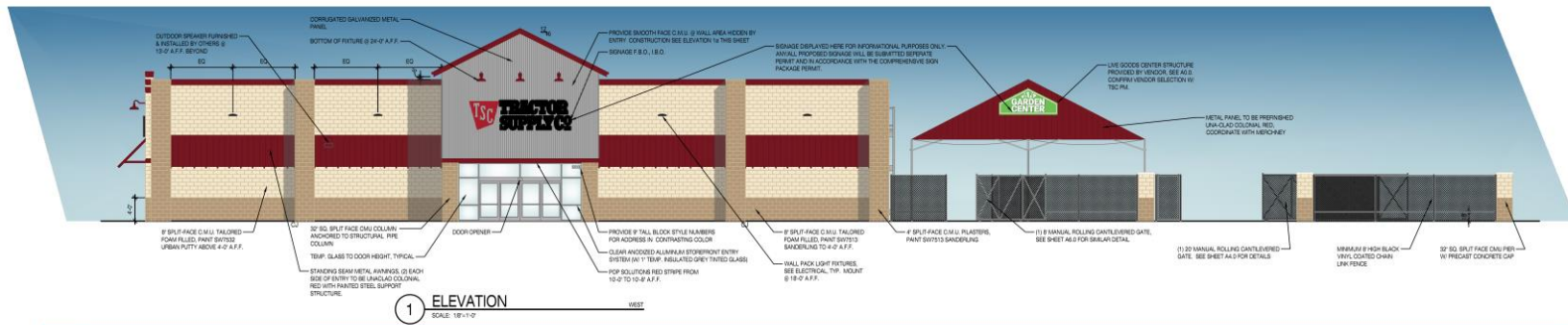
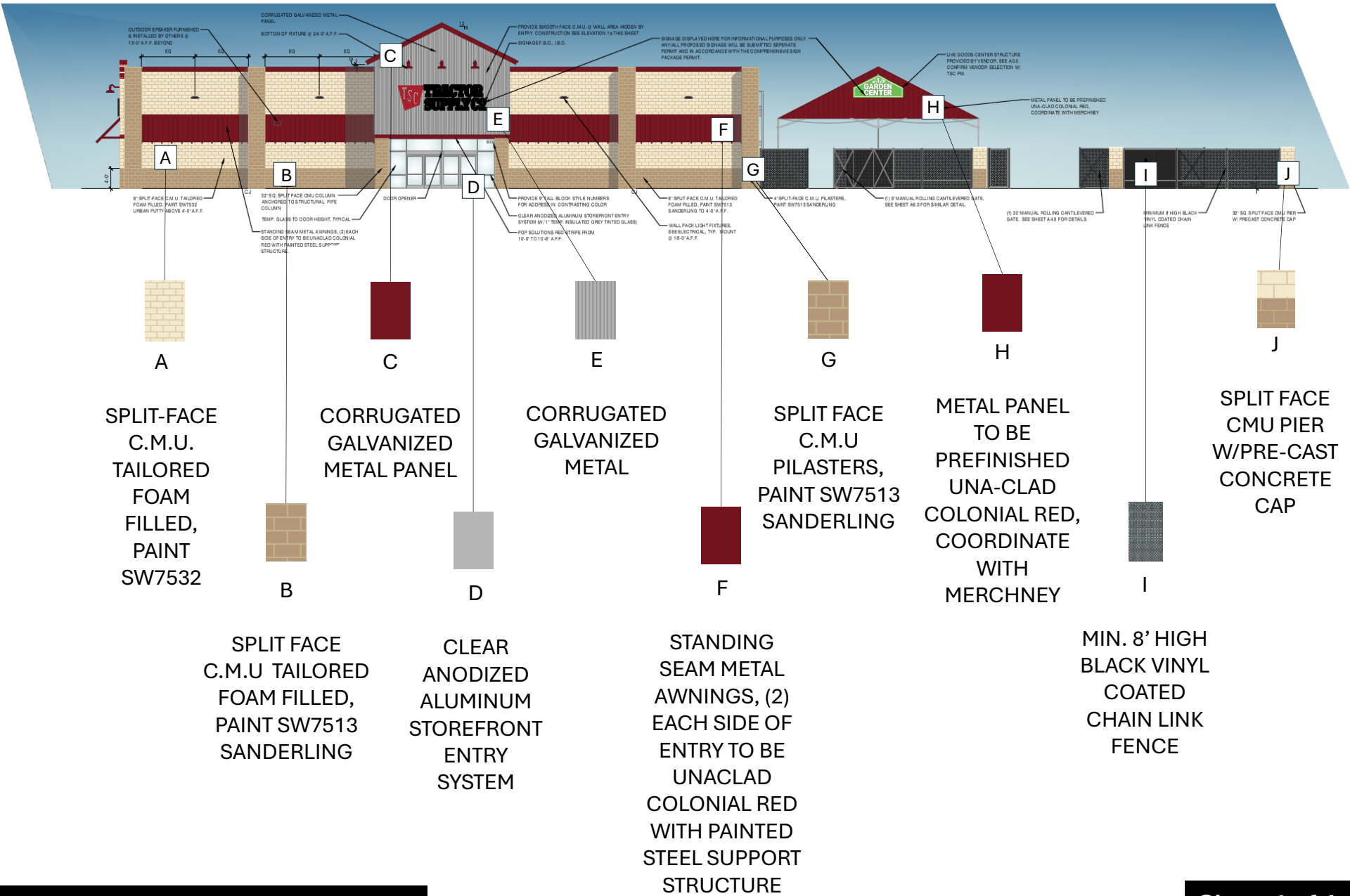


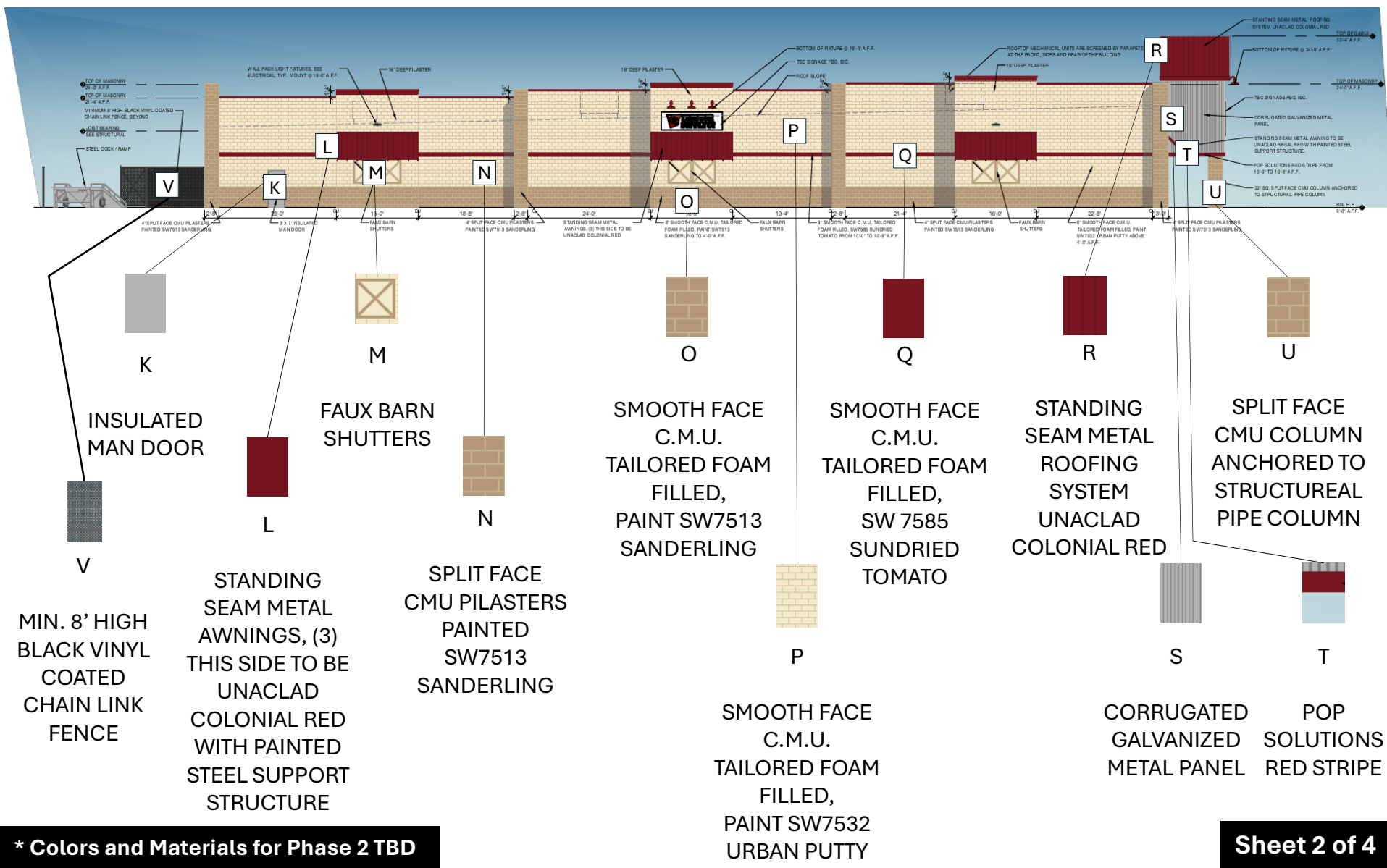
EXHIBIT 6

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

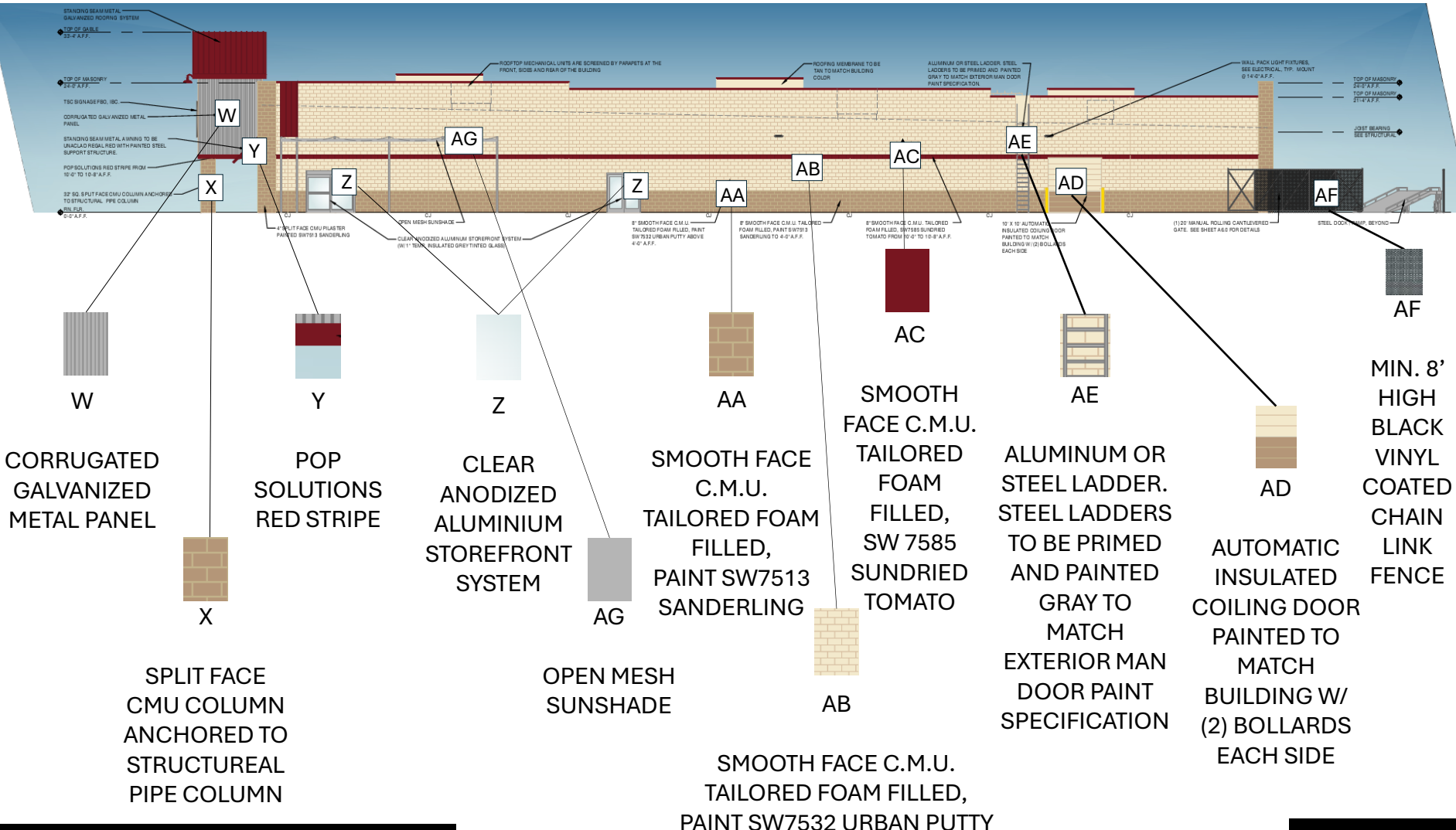


* Colors and Materials for Phase 2 TBD

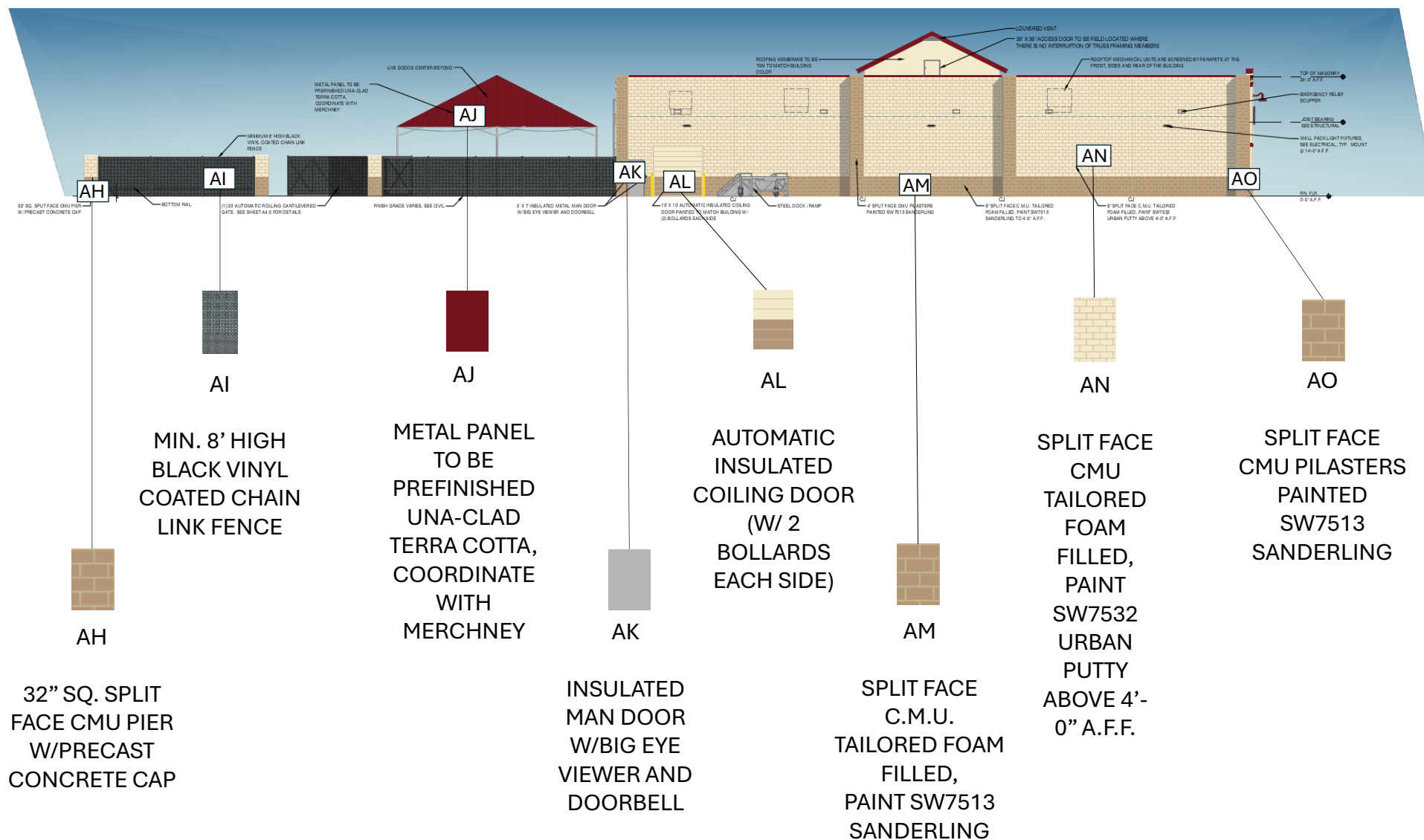
Preliminary Colors and Materials Palette – Phase 1*: North Elevation



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



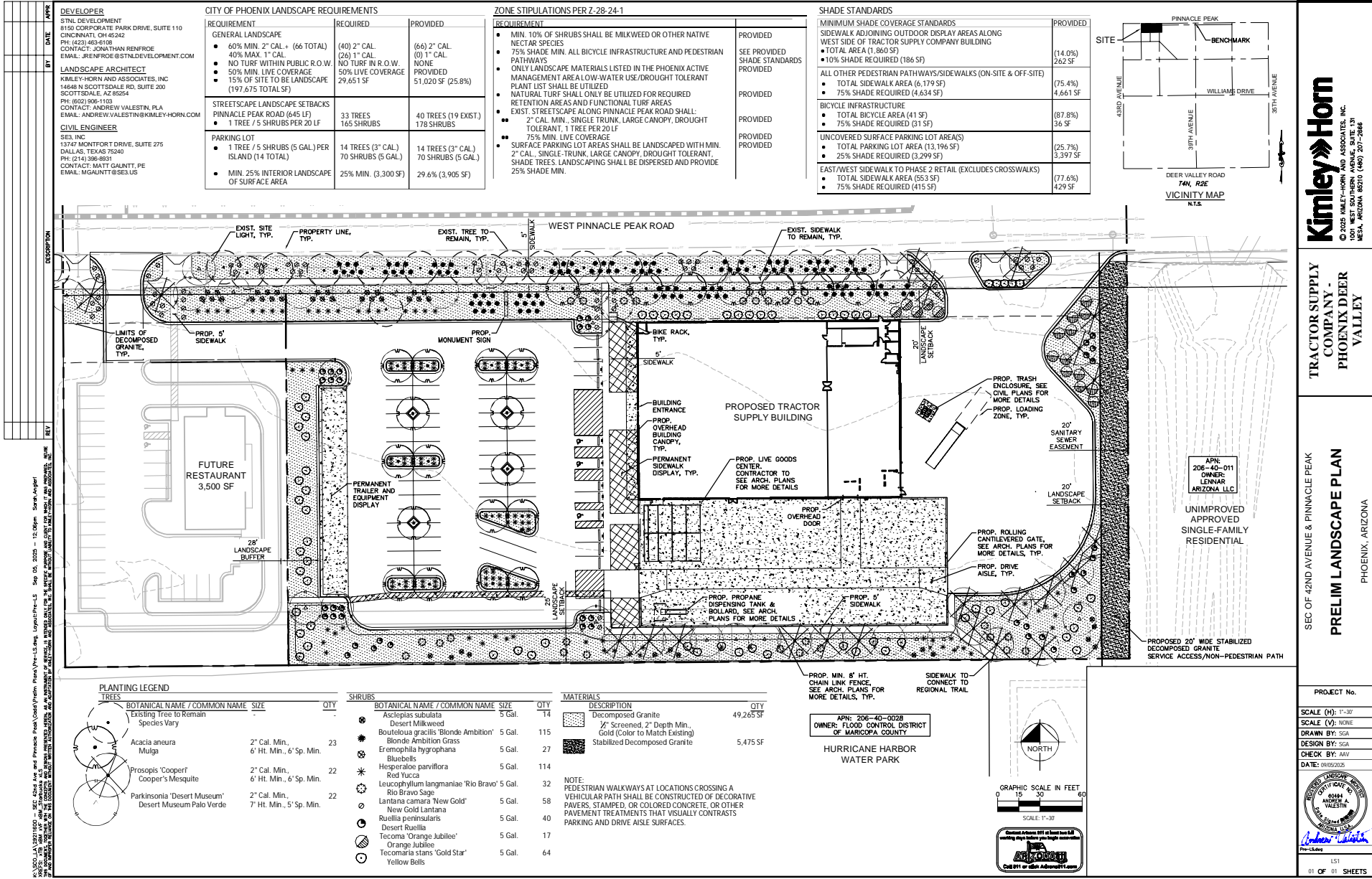
Preliminary Colors and Materials Palette – Phase 1*: East Elevation



*** Colors and Materials for Phase 2 TBD**

Sheet 4 of 4

EXHIBIT 7



Kimley-Horn

TRACTOR SUPPLY COMPANY - PHOENIX DEER VALLEY

SEC OF 42ND AVENUE & PINNACLE PEAK
PRELIM LANDSCAPE PLAN
PHOENIX, ARIZONA

PROJECT No.
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: SGA
DESIGN BY: SGA
CHECK BY: NAV
DATE: 09/05/2025

APPROVED
ANDREW VALESTIN, P.L.A.
KIMLEY-HORN AND ASSOCIATES, INC.

151
01 OF 01 SHEETS

EXHIBIT 8



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



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



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



**OXFORD
ARCHITECTURE**

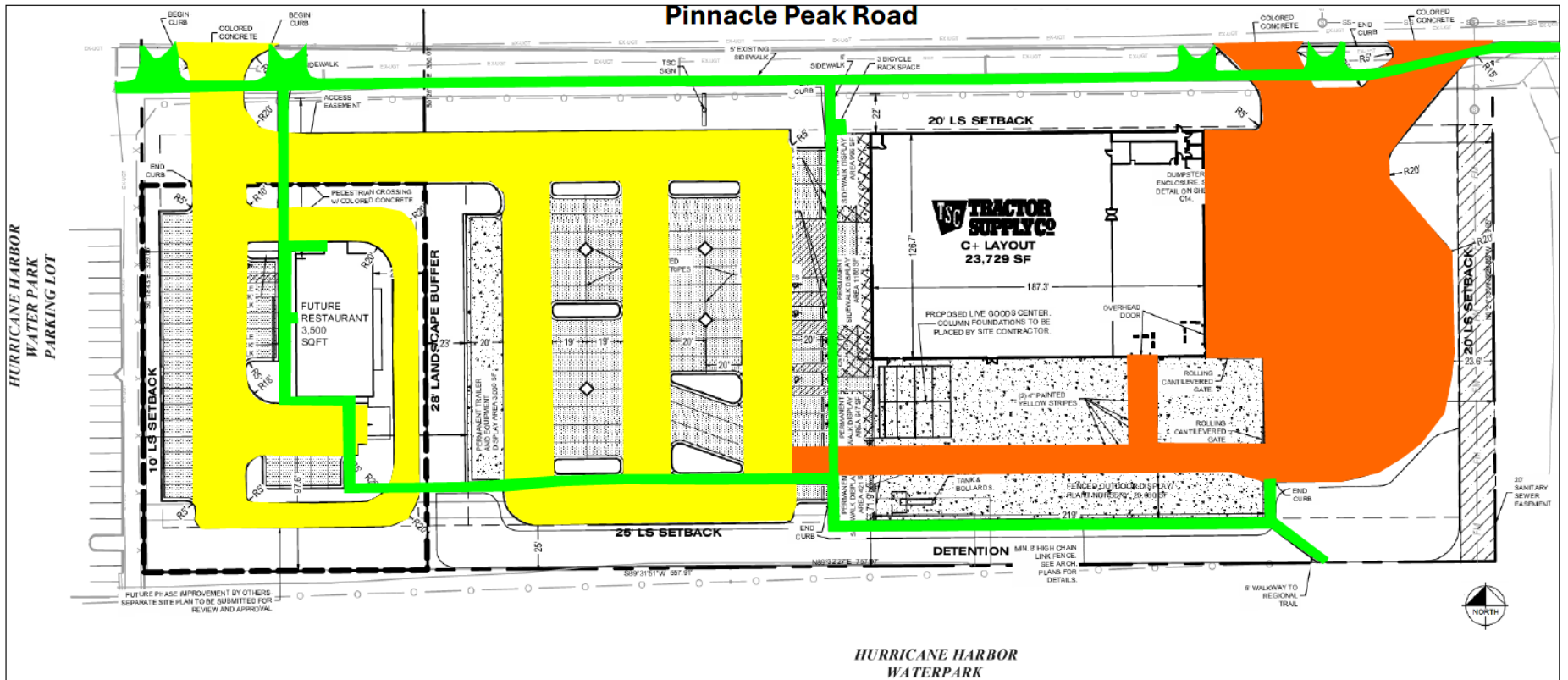
2894 Sola Drive
Suite 100
Buckeye, AZ 85254
Architecture Planning
Interior Architecture



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

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
Overall Development			
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.

C-2 Zone Area			
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.	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.	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.
R1-6 Zoned Area		Not applicable to subject site.