

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 11	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-59-25-1 (Tractor Supply Company – Phoenix Deer Valley PUD)
Location:	Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road
From:	C-2
To:	PUD
Acreage:	5.81
Proposal:	PUD (Planned Unit Development) to allow a neighborhood commercial center
Applicant:	STNL Development
Owner:	Lennar Arizona, LLC
Representative:	Stephen Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 7/15/2025 Information only.

Deer Valley 9/16/2025 Approval, per the staff recommendation, with modifications and a deletion. Vote: 9-0.

Planning Commission Recommendation: Approval, per staff memo dated October 6, 2025.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-59-25-1, per the staff memo date stamped October 6, 2025.

Maker: Matthews
Second: James
Vote: 8-0
Absent: Hu
Opposition Present: No

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 6, 1. General Development Standards, Table 1: General Development Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows:
~~Placement of minimum 8’ high black vinyl coated chain link fence within Phase I to be in general conformance with fenced outdoor display area / plant nursery shown on south side of Tractor Supply Company store building in Exhibit 3 and to be setback a minimum of 145 feet from north perimeter property line. This screening / access control does not apply to permanent outdoor sidewalk display areas nor permanent outdoor trailer and equipment display areas within Phase I~~
The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8’, or the height of the material being screened, except that the southern edge may utilize black vinyl coated chain link fence when parallel to and within 25’ of the southern property line. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.

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

- 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 48 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:

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

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

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

Revised language shall also be expressed in bold font.

2. There shall be direct accessible pedestrian connectivity between the Phase 1 building and the Phase II building independent of the required connection to the city walk on Pinnacle Peak Road as approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified and assigned in the Traffic Impact Study approval letter dated April 24, 2025.
4. ~~A PROPORTIONATE AMOUNT OF THE FUNDS TOTALING \$2.3 MILLION DOLLARS FOR THIS 5.81 ACRE SITE~~ Funds totaling \$2.3 million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse the City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval. ~~THE PROPORTIONATE AMOUNT FOR THIS 5.81 ACRE SITE SHALL BE DETERMINED BASED ON THE 80.31 TOTAL~~

~~ACRES OF PROPERTY, INCLUDING THIS 5.81 ACRE SITE, COVERED BY
REZONING CASE NO. Z-28-24-1.~~

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

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.