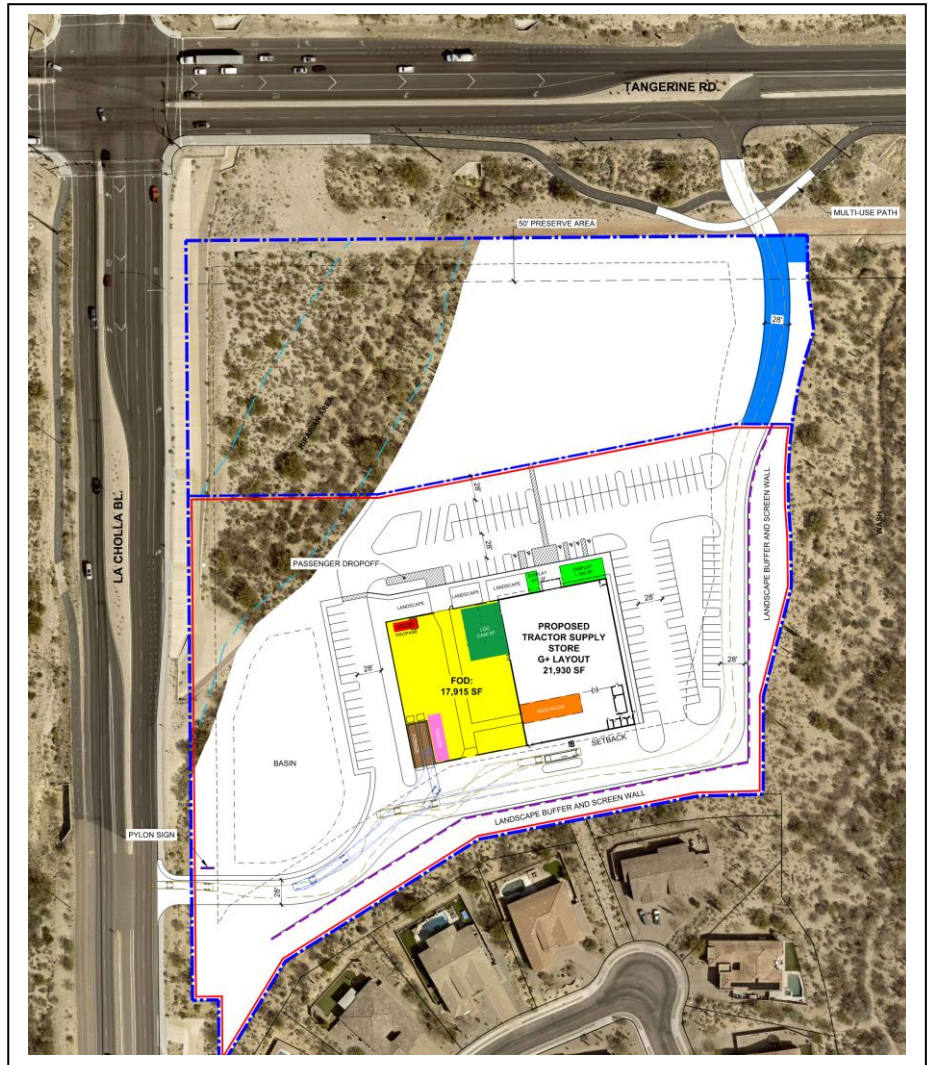


## I. PROJECT OVERVIEW

Members of the Oro Valley Community and Local Government. We appreciate the opportunity to present an overview of a new commercial development proposal for your review. Our team is excited to introduce plans for a Tractor Supply Company retail location proposed for the corner of La Cholla Blvd. and Tangerine Road, within the Town of Oro Valley. This property was previously rezoned to C-N, commercial neighborhood, which permits this development. Tractor Supply Co. is a national retail chain that provides essential products for home improvement, agriculture, livestock, gardening, and outdoor lifestyles. With a strong presence across rural and semi-rural communities, TSC is committed to serving both residential and commercial customers in the Oro Valley area. The store will constitute roughly 21,930 square feet of retail space and 17,915 screened outdoor storage/sales area with 2,640sqft. of garden center.

A landscape buffer and screen wall will be constructed to meet local requirements and provide a buffer to the neighboring residential properties. The store will offer local access to rural and farm supplies, support small businesses and homeowners and contribute to local tax revenue. We are committed to working closely with the Town of Oro Valley to ensure the development aligns with community values, planning regulations, and long-term growth goals. We welcome your feedback and look forward to discussing how this project can positively contribute to Oro Valley's economic and commercial landscape.





Examples of the architectural styles that are envisioned for this project are shown to the left, all of which will meet or exceed Oro Valley's architectural design guidelines and will go through those normal approval processes as well. (Please note, images to the left are conceptual and have not been adjusted to meet all of Oro Valley's requirements)

QUESTIONS & COMMENTS?  
PLEASE CONTACT:



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(423)463-6108

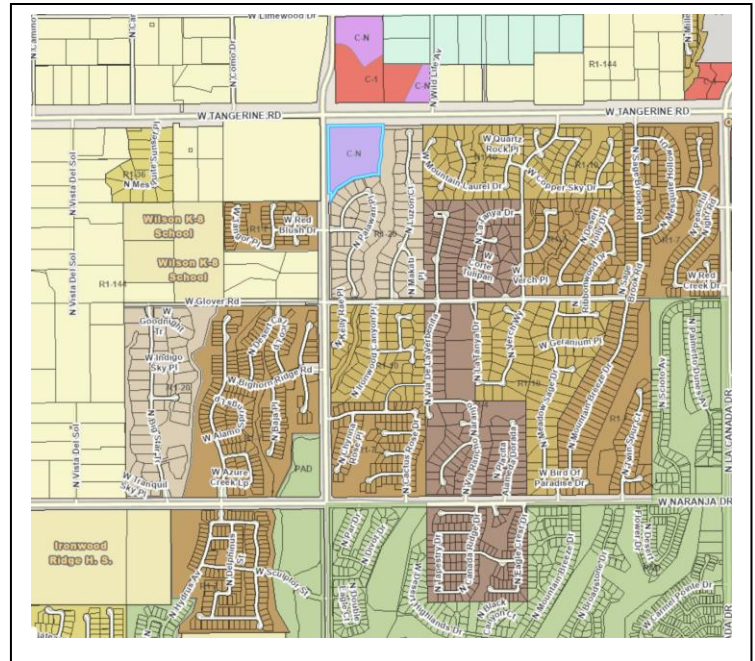
NOVEMBER 13<sup>TH</sup>, 2025



## II. YOUR VOICE, OUR FUTURE CONFORMANCE

Oro Valley's Your Voice, Our Future General Plan includes many goals and policies that support the development of appropriate, transitional, and viable land uses in order to grow and maintain a well-managed community that provides all residents with opportunities for quality living. Below we list several of these policies and how our proposed project works towards this same effort for the Oro Valley community.

- 3.4.B. – A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets, and encourage high-quality growth.
  - A robust economy within Oro Valley will be fueled by successful businesses in Oro Valley. This new store will bring direct employment: store staff, managers, stock/warehouse, maintenance, and customer service. These would be meaningful local jobs. The store staff positions would even offer an opportunity for the local young people attending the nearby school, a place that is in close vicinity to their school and homes, from the nearby residential areas, to work and contribute to the community at a nearby business that would give peace of mind to the local families.
  - The addition of a reputable retailer catering to rural lifestyle, home improvement, garden, and farm goods could capture spending that is now going outside the town limits. For every dollar that will be spent locally, instead of outside, more of the sales tax revenue will stay in Oro Valley, supporting infrastructure, services, and a strong local economy. The store helps diversify retail offerings in the town, meeting resident needs and making Oro Valley a more complete community. This retailer would also support the local hobby-farm, rural lifestyle, and home improvement market, a new emerging niche. Given Oro Valley's surroundings (desert environment, scenic open space, lifestyle orientation) and growth patterns, there may be increasing demand for home-improvement, outdoor living, or garden supplies. A tractor supply would offer these services and the presence of this anchor retailer can attract complementary retail, services, and smaller local business around it.



- 3.4.D. – A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.
  - Tractor Supply offers a mix of home improvement, agricultural/hobby-farm, pet/supply, outdoor living, lawn & garden goods — this expands the shopping and services available locally beyond typical grocery/department stores. By capturing local demand for these kinds of goods, Oro Valley residents would have fewer reasons to travel elsewhere — meaning more convenience and more complete community retail. The presence of such a store increases the diversity of retail categories in town, helping the town deliver on the “range of ... shopping and dining opportunities” portion of the town goal. For residents who have homes, properties or enjoy outdoor/hobby-farm type living, having a retailer like Tractor Supply nearby supports that lifestyle. This is important for future residents with varying types of housing (townhomes, single-family, small acreage). When retail amenities are near housing, such as this property, quality of life is improved — e.g., shorter drives, more local jobs, more vibrant streets. This supports the town’s character in being a desirable place to live.
- 3.5. E.4.– Support the Oro Valley workforce and residents through education and training programs and needed services and amenities.
  - Tractor Supply has an established internal training structure: their “TractorUniversity” provides formal onboarding, mentoring, e-learning and job-shadowing for new team members. They support scholarships and trade education programs nationally aimed at agriculture and skilled-trade studies. For the town of Oro Valley, a Tractor Supply would provide: Entry-level job opportunities in retail, stocking, customer service, and outdoor-goods/hobby-farm support; Mid-level advancement opportunities (assistant manager, department lead) leveraging the retailer’s leadership development framework; or a local site that could partner with community colleges, high schools or vocational programs (for example, animal-care, landscaping, outdoor living/hobby-farm retail) to provide internships, job-shadowing or apprenticeships, drawing on the retailer’s scholarship and trade-education support. In relation to amenities, the store offers needed services and goods for homeowners, hobby-farmers, pet-owners, outdoor-living enthusiasts — a broadening of amenities that the town seeks. By having these goods locally, residents avoid long commutes for supplies, increasing convenience, supporting local spending, and creating local jobs. The store’s presence also fosters ancillary retail/amenity development which further increases local service/training opportunities.
- 5.5 LU..5. – Provide diverse land uses that meet the Town’s overall needs and effectively transition in scale and density adjacent to neighborhoods.
  - Oro Valley’s planning studies (e.g. retail gap analysis) show that the town has unmet demand for building materials, outdoor living supplies, pet care, and farm/hobby goods — all core to what Tractor Supply provides. Adding this type of retail use diversifies the land use mix beyond existing grocery, restaurant, and service uses. It supports the town’s goal of having

- complete, self-sufficient communities* where residents can meet daily needs locally. Tractor Supply's business model is especially relevant in areas with rural or large-lot housing — common in Oro Valley's outer neighborhoods — by supporting needs like animal feed, tools, garden equipment, and small-scale agriculture. The site design of this development is engineered to create a well-integrated space to incorporate into this mixed-use corridor in order to provide these services to the nearby residential properties, without any hindrance to them.
- 5.5 L.U.6. – Maintain the small-town, neighborly character and improve the design and safety of the built environment.
    - Tractor Supply caters to outdoor living, gardening, pets, hobby farms, and self-reliance — all values that resonate with the semi-rural, lifestyle-oriented feel of Oro Valley. By supporting residents who care for their land, animals, and homes, the store reinforces a culture of *hands-on, community-minded living* — often associated with small-town values. Tractor Supply stores often host **community events**, pet adoption days, and educational workshops (e.g., gardening, livestock care, or tool safety), which bring people together and foster community interaction. These events create opportunities for neighborly interaction and local partnerships with schools, 4-H clubs and animal shelters — reinforcing the town's sense of connectedness. Providing essential goods and supplies locally helps **residents rely on their own town**, not nearby cities like Tucson, for everyday needs. That supports a complete community where relationships are built around shared places and services — key to sustaining small-town character. Stores typically hire **local staff**, which means familiar faces behind the counter strengthening community ties and maintaining a *"neighbors serving neighbors"* feel.

- 5.5 LU.8. – Encourage the development of master planned communities which include suitable residential and commercial uses.
  - Master planned communities are designed to offer residents convenient access to housing, jobs, shopping, and services — reducing the need to drive long distances. A Tractor Supply store provides a retail anchor that meets practical, everyday needs (e.g., pet supplies, gardening tools, hardware, farm/hobby goods), making a master planned community more self-sufficient. This kind of essential, service-oriented retail strengthens the “complete community” model — which is a core planning principle in Oro Valley. Tractor Supply is **not a high-traffic big box** like a warehouse club or regional mall. Its smaller footprint and moderate customer flow make it more compatible with low- and medium-density residential neighborhoods — the kinds often found in master planned developments. As shown on our site layout, landscaping, setbacks, and desert-compatible design features will help integrate it with surrounding residential areas, contributing to a cohesive development pattern.

III. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project.

IV. PROPOSED NEIGHBORHOOD MEETING PROCESS

The following schedule is proposed:

October 29, 2025 .....	Informational Video Posted
November 13 <sup>th</sup> , 2025 (@6pm local time) .....	Neighborhood Meeting #1
TBD .....	Neighborhood Meeting #2 (if required)