



City of Maricopa,

My name is Garret Howicz and I'm writing on behalf of STNL Development. I'm the Development Project Manager for the proposed Tractor Supply Company (TSC) project in Maricopa, AZ. STNL is a preferred developer for TSC assigned to develop stores in Nevada, Arizona, & Utah. For those of you who are unfamiliar with Tractor Supply, they are the largest farm & ranch retailer in the U.S; operating over 2,000 store locations.

TSC wants to bring their newest prototype to the city of Maricopa. This new prototype includes a 21,702 SF building and 21,528 SF of fenced outdoor display area (which includes a 3,744 SF greenhouse and 1,250 SF forage shed). In addition, this proposed TSC location will have 3,000 SF of permanent trailer display, 3,812 SF of permanent sidewalk display, and a pet grooming/washing facility. STNL is also working with Staff to abide by the City's screening requirements, and we are taking measures to provide sufficient plantings (1 tree + 3 shrubs in every island) to mitigate the "heat island" effect.

STNL is under contract to purchase a 3.41-acre portion of Lot 16 in The Wells (APN 510120510). TSC will be the first in-line retailer for Phase 2 of this development with a zero-lot line connection point for future retailers to the west. STNL feels a TSC is this location will kick-start additional development in this area.

With regards to parking, Tractor Supply is one of the lowest traffic generating retailers in the U.S. because many of their customers drive 30-40 miles (either weekly, bi-weekly, or monthly) to shop their stores and purchase products they might need for their homes, pets, and/or animals. Although STNL does not feel 93 parking spaces will be used by TSC customers (per the TSC Traffic Generation statistics), STNL has met the city's required parking count (calculation shown below):

TSC Maricopa, AZ - Required Amount of Vehicle Parking 1 Parking Space for every 250sf of GFA			
	<u>Area</u>	<u>SF</u>	<u>Required Parking</u>
TSC Building		21,702	86.81
TSC Maricopa, AZ - Required Amount of Vehicle Parking 1 Parking Space for every 5,000sf of outdoor display			
FOD		21,528	4.31
Permanent Trailer & Equipment Display		3,000	0.60
Permanent Sidewalk Display		3,812	0.76
Total		50,042	92.48

If you have any questions about this project, please feel free to contact me at ghowicz@stnldevelopment.com or via phone 630-464-8832.

Thanks,

Garret Howicz