MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 27, 2014, at or after 6:30 PM

Vacant, Chairman
Marcia Jakab, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
Thomas Schnee, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on August 27, 2014, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

MARANA PLANNING COMMISSION
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable

accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.marana.com .

This Notice and Agenda posted no later than Tuesday, August 26, 2014, 6:30 PM, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.marana.com .

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of April 30, 2014 meeting minutes

B. Public Hearings

1. Ordinance No. 2014.XXX: Relating to Development; amending Marana Land Development Code Section 08.08 (Medical Marijuana Uses) to extend the operating hours of medical marijuana dispensaries and to permit medical marijuana dispensaries to deliver medical marijuana to qualifying patients; and establishing an effective date. (Laine Sklar)

2. PUBLIC HEARING: Relating to development; An application submitted by LKB LLC, represented by The Planning Center, to rezone approximately 138 acres of land from 'RR' Resort and Recreation to 'F' Specific Plan for the purpose of establishing the Lazy K Bar Ranch Specific Plan, a master-planned residential development. The rezoning application is accompanied by an application to amend the Town of Marana General Plan, as it applies to the 138 acre property. The application proposes a minor amendment to the existing General Plan land use plan category of Rural Density Residential (RDR) to Master Plan Area (MPA) to accommodate the proposed Specific Plan zoning. The property is generally located at the west end of Pima Farms Road, approximately 3/4 mile south of Twin Peaks Road in Section 29, Township 12 South, Range 12 East.

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

1. Relating to Development; approving a preliminary plat for Gladden Farms Blocks 14 & 15 Lots 1-138 and Common Areas A-1 - A-3 (Landscape/Drainage/Utility/Recreation); B-1 - B-12 (Landscape/Utility) and C-1 (Landscape/Recreation) located approximately at the southeast corner of Tangerine Farms Road and Heritage Park Drive.

D. Informational Items/Possible Action Items

1. Relating to development; discussion pertaining to the update of Title 16 - Signs; Land Development Code Update

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

ADJOURNMENT

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Mayor and Council

From: Terri Byler, Executive Assistant

Date: August 27, 2014

Subject: **Approval of April 30, 2014 meeting minutes**

Attachments: April 30, 2014 meeting minutes

PLANNING COMMISSION
MEETING MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 30, 2014, at or after 6:30 p.m.

Norman Fogel, Chairman
Marcia Jakab, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
Thomas Schnee, Commissioner

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. **Chairman Fogel** called the meeting to order at 6:34 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE. Led by **Chairman Fogel**.

ROLL CALL. **Terri Byler, Planning Commission Secretary** called roll. Commissioner Miller was absent.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve by Vice Chair Jakab, seconded by Commissioner Fehrmann. Passed unanimously 6-0.***

ANNOUNCEMENTS. None

GENERAL ORDER OF BUSINESS. Approval of the March 26, 2014 meeting minutes.

Motion to approve, by Commissioner Schnee, seconded by Commissioner Miklosi. Passed unanimously 6-0.

PUBLIC HEARINGS

1. **SPA-14019 & PCM-14020: Marana Spectrum Specific Plan amendments and development agreement amendment**
Relating to Development; Report and recommendation to the Marana Town Council concerning the proposed Second Amendment to Marana Spectrum Development Agreement and the proposed Marana Spectrum Specific Plan amendments for the development of the "Marana Center" project on property located on the south side of Twin Peaks Road between Interstate 10 and Linda Vista Boulevard.

Frank Cassidy addressed the Commission and stated that when the plan was adopted in 2007, the wording would make you think that the former applicants intended to tie themselves to a very particular product. It became clear that Vintage Partners, the current property owners, have their own vision for the development of the property. Staff fully supports that, but became concerned about some of the language in the Specific Plan and felt that documentation was needed to support what Vintage Partners wants to do. There are a few major things that the Specific Plan amendment does; *first*, it attempts to unlock the proposed development from the layout that is in the 2007 Specific Plan, *second*, it slightly adjusts the boundaries, and *third*, it deals with the signage issues. The 2007 document ties the developer to a particular design for signage. Since 2007, staff revised some of the electronic message board provisions. **Commissioner Schnee** asked if there should be any concerns associated with the UPRR letter, which the Commission received. **Mr. Cassidy** didn't think so. **Paul Baughman** added that the developer has a retaining wall in their plan and there is already a buffer with the TEP property between the railroad and the development, as well as landscaping. **Commissioner Duncan** inquired as to how many traffic signals were planned for the area. **Fernando Prol** stated that there will be a traffic signal at Twin Peaks and Marana Center Blvd., one at Linda Vista and Marana Center Blvd, as well as two internal traffic signals. **Mr. Cassidy** discussed the remaining revisions to the development agreement, stating that the majority are cleanup items.

Motion to approve by Commissioner Duncan, seconded by Vice Chair Jakab. Motion passed unanimously 6-0.

2. **PCZ-13046/GPA-14022 Tangerine Ridge Specific Plan**
Relating to development; approving a rezoning of approximately 117 acres of land located South of Tangerine Road and West of Camino de Oeste from 'R-36' (Residential) to 'F' (Specific Plan) for the purpose of creating the Tangerine Ridge Specific Plan and approving a minor amendment to the General Plan.

Jenna Reilly stated that a minor General Plan Amendment accompanies the rezoning request to change the General Plan Designation from Low Density Residential (LDR) to Master Plan Area (MPA.) The Specific Plan proposes two land use designations; Residential Area and Open Space. The Residential Area plan will contain 225 single-family residential lots with a minimum lot size of 6,000 square feet and a maximum building height of 30 feet. The plan must meet the Twin Peaks Corridor Guidelines and the Town of Marana Residential Design Standards, which limit two-story homes to less than 50% of the lots. Open Space (OS) is the second land use designation which consists of approximately 62 acres of the specific plan area. This area will contain natural open space easements and/or wildlife corridors that will be left undisturbed,

except for necessary utility installations which will later be revegetated. The developer will dedicate 100 feet of right-of-way along the northern boundary adjacent to Tangerine Road for the Tangerine Road widening project. The applicant has also agreed to a voluntary school fee to help the Marana Unified School District offset the cost of new schools or improvements to existing schools that are impacted by the addition of new students to the district as a result of this project.

Linda Morales from the Planning Center, representing Sharpe and Associates addressed the Commission. **Ms. Morales** pointed out similar developments that are in the area; The Preserves at Dove Mountain, Casa Sevilla, and Sky Ranch. The rezoning area covers approximately 117 acres. The maximum number of lots is 225 and the minimum lot size is 6,000 square feet. The access point into the subdivision will be off of Miggity Lane, with the secondary access point off of Angel Drive. A site resource inventory was completed and she worked with staff on a layout that respects the wildlife corridors and washes. The total open space on the site is 54%. A few changes that were made to meet the Twin Peaks Corridor Study guidelines include changing the plan so every lot in the proposed development backs onto open space, enhancing the buffers along St. Patrick and Miggity Lane, and providing enhanced access to the Sky Ranch Park. The project is in line with the Twin Peaks Corridor Study. A neighborhood meeting was held, and a total of four people attended the meeting. They worked with the neighbors by limiting seven lots to single story.

Commissioner Schnee wanted to know if there are improvements planned for Angel Drive. **Mr. Prol** stated the applicant is responsible for making improvements to Angel Drive. Angel Drive will connect to Twin Peaks by the time the 81st home is being built. **Commissioner Schnee** asked if the proposed trail would become the responsibility of the Town to maintain. **Ted Herman** from Sharpe and Associates stated that they anticipate the onsite trail to be an amenity and to be the responsibility of the HOA. **Vice Chair Jakab** wanted to know if Angel Drive is to be used as an emergency access only. **Mr. Prol** stated that it will be a permanent access point out of the development. He anticipated that 70% of the traffic will come off of Tangerine Road and 30% off of Twin Peaks Road.

Commissioner Duncan wanted to know the square footage of the homes. **Ms. Morales** stated that they do not have a home builder at this point so she doesn't have any models to show the Commission. However on a 6,000 square-foot lot you can anticipate homes in the 1,800 to 3,000 square-foot range. As for the price range, they anticipate it being similar to what you see in The Preserves and Sky Ranch; upper $200K to $400K range. **Chairman Fogel** stated that there are no two-story homes in the Preserve. **Ms. Morales** concurred, but stated that the developer would like to have the opportunity for some two-story homes with the limitations proposed. **Commissioner Duncan** relating to the Twin Peaks Corridor Study, shouldn't the homes in the northern boundary of the proposed site be one-story? **Mr. Mahoney** stated that as far as limitation on the two-story homes, that was negotiated at the staff level for the other projects that have been approved along the corridor. There wasn't actual language within the guidelines themselves to limit two-story homes. There is a provision in the Residential Street Standards, within the Land Development Code that limits the overall percentage of two-story homes to 50%. **Commissioner Miklosi** asked when Tangerine Road is expanded to four lanes how will it relate to the buffer zone and the Twin Peaks Corridor Study. Has it all been factored in? **Mr. Mahoney** stated yes, it has been factored in. **Chairman Fogel** requested that no two-story homes be adjacent to <u>any</u> street, which would include the homes along Miggity, stating that is what Commission wanted when they looked at the Twin Peaks Corridor.

Ms. Morales regarding the lots that we indicated, we worked with staff and felt it was in line with the Twin Peaks Corridor. **Mr. Mahoney** with regard to the Twin Peaks Corridor Study, there is no mention of limiting two-story homes along the… **Chairman Fogel** expressed his concern that that is one of the major problems along that streetscape. **Mr. Mahoney** that is why we put in the embellished landscaping requirements; it was to mitigate for… **Chairman Fogel** it doesn't cover two-stories. **Ryan Mahoney** if you recall the visual preference survey, we did show two-story homes that had some nicer treatments. You could see the homes but it was less invasive as far as the hard edge of a development. Adjacent to Miggity you have Casa Sevilla, which is a new development with a similar style of development. They would be held to the 50% maximum for two-story homes. We didn't feel it was a big concern along Miggity - just given the nature of the development adjacent to it. **Chairman Fogel** is staff going to hold the developer to the 50% rule? **Mr. Mahoney** Yes of course. **Chairman Fogel** we have a lot of leeway to work with in terms of where they are going to put two-story homes. It seems to me we should dictate that there not be any two-story homes adjacent to streets, so the streetscape is not flooded with two-story homes. How far are the homes from the street along Miggity? **Ms. Morales** there is a 20-foot landscape buffer yard along there. Miggity Lane is not anticipated to be a major street. Where we were focusing our efforts on limiting to single-story in the areas where existing people are living. As for Miggity Lane, we are improving the street to our entrance and not continuing on. **Chairman Fogel** is that road currently dirt? **Mr. Prol** yes, currently the roadway is dirt. When built, Miggity will be built to our local street standard only to the driveway. **Ms. Morales** Miggity is not going to be a major paved street. **Chairman Fogel** but you still have to limit your two-story homes to 112-113. Where do you plan on putting them? **Ms. Morales** from a standpoint of the attractiveness of the community it would be good in intersperse them throughout. **Commissioner Miklosi** we are only talking about 18 lots. It won't be that much of a major affect. **Chairman Fogel** I don't want to see two-story homes along the streetscapes. I would like to see all of the homes along that entryway limited to one-story. I am not saying that all 112 need to be on the interior, but there are certain areas that I would want to limit it. **Mr. Mahoney** another component of the 50% limitation is that we don't allow more than two two-story homes in a row. That is one additional consideration in the discussion. **Mr. Herman** mentioned a possibility of limiting single-story homes along the northern entrance and along St. Patrick. **Commissioner Schnee** what was the rationale of making the entrance lot a single story? **Mr. Herman** it was a debate of what you want to see when you come in the main entrance. The idea was a stair-stepped approach, which would be more visually attractive.

Chairman Fogel opened the public portion of hearing. **Bart Christian** owns the residence just north of Angel Drive. When we bought our house seven years ago, we bought with the intention of looking for property with land. We researched the zoning to make sure it is what we were looking for, and the R-36 zoning was. I understand there have been some changes and I am not anti-development in any way, but I do have a couple of concerns. First, why are we changing the zoning? I understand that is what the developer would like to have, but what is the purpose of changing the zoning? It does seem to fit in the area where you do have a lot of nice homes, and the Dove Mountain area is fast becoming the place people want to be, in Southern Arizona. When you look at the Preserve, it is all one-story homes. That is one of the concerns that my neighbors have - our views not be devastated by two-story houses being intermingled in. I understand looking at the numbers, you are looking at about 112-115 that are going to be one-story. Even if lots 20-27 are built two-story, it would damage the views that my neighbors are enjoying right now. I am a little more fortunate that.

Chairman Fogel asked Mr. Christian to point to the neighbor's homes on the map. **Mr. Christian** pointed out where his neighbor, Steve, lives. **Chairman Fogel** so how many feet do you think he is away from those two-story homes? **Mr. Christian** I would probably say 50 yards or so. **Chairman Fogel** how many? Probably around 400-500 feet. **Mr. Christian** That is just a concern that we have. With the 117 houses that are set aside, by the code, for the one-story, we just wondered if there could be some thought put into possibly situating those along that area a little bit more and along this backside – lots 70-73. I am not anti-development… **Chairman Fogel** understand that the way our codes are written they can't have two two-stories back to back. You are going to see a variation anyhow in the streetscape and it is not going to block the view. Everybody talks about blocked views and it just doesn't happen. **Mr. Christian** our concern is that the zoning was R-36, so we would like to have some consideration. Why wouldn't we stick to the one house per 36,000 square feet, which is basically a lot per acre? **Chairman Fogel** what you are looking for is no development. **Mr. Christian** This is not the place I am going to live forever, so I am thinking this may help us in some way. **Chairman Fogel** I think there is a great deal of sensitivity to the issues of two-stories and blockage. **Mr. Christian** I appreciate that. Regarding Miggity Lane, knowing the traffic and how the traffic is on Tangerine, those 400 - 600 cars are going to come out of that subdivision and they are all going to dump onto Tangerine. I would like there to be some thought about putting a traffic light at Miggity, because we have enough trouble now getting out of our driveways on Tangerine. If those cars are dumping out, there is no break until you get to Thornydale, it could create some serious hazards. **Mr. Prol** the numbers that we are projecting coming out of Miggity will not warrant a traffic signal, however, there will be a traffic signal installed at Camino de Oeste as part of the Tangerine Road project. Anyone who wants to come out on Miggity can make a right turn and make a U-turn at a traffic signal, or they can go out Angel Drive.

Mark Wasco stated that he has three lots; one is on St. Patrick. He appreciates possibly limiting St. Patrick to single-story. He has a few concerns: open space, changes to flood plain, dust and shortcuts. **Chairman Fogel** does Angel Drive go over to St. Patrick? **Mr. Wasco** it is dirt. **Chairman Fogel** and you think people are going to use that as a shortcut? **Mr. Wasco** I would. I just wanted to voice some concerns about being next to a denser development than we initially have now.

Rick Shafe stated he lives approximately 100 feet from lot 33. He lives there for the views, but understands that progress is progress. **Mr. Shafe** wanted to know if the buffer could be moved back a little more. **Chairman Fogel** stated there is a natural drainage way, so they can't go any further east. **Robert Watson** stated that he wasn't able to make the neighborhood meeting. He requested that both rows of houses nearest him be single story.

Chairman Fogel closed public portion of the hearing. **Commissioner Duncan** wanted to know if the turn lane on Tangerine and Miggity was going to be continued. **Mr. Prol** stated that there will be a left-turn lane into Miggity from Tangerine, and the developer will also be paying for the construction of a right-turn lane as part of the project.

Motion to amend by limiting lots 1-7, 28-35, 69 and 70 to single story, as well as restricting the number of two-story lots to 112, by Chairman Fogel, seconded by Vice Chair Jakab. Motion passed 5-1. Commissioner Fehrmann voting no.

Motion to approve as amended, by Vice Chair Jakab, seconded by Commissioner Miklosi. Motion passed unanimously 6-0.

COMMISSION ACTION

1. **PCM-14021 Development Impact Fee text amendment**

Relating to Development; Consideration of Marana Land Development Code text amendment adding a chapter addressing the implementation and administration of Town of Marana development impact fees.

Motion to approve, by Vice Chair Jakab, seconded by Commissioner Miklosi. Motion passed unanimously 6-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS. None

PLANNING ACTIVITY REPORTS

Monthly Project Report April 2014
Subdivision Lot Report April 2014

FUTURE AGENDA ITEMS. None

ADJOURNMENT

Motion to adjourn at 8:26 p.m. by Vice Chair Jakab, seconded by Commissioner Miklosi. Motion passed unanimously 6-0.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 30, 2014. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Laine Sklar, Senior Assistant Town Attorney

Date: August 27, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2014.XXX: Relating to Development; amending Marana Land Development Code Section 08.08 (Medical Marijuana Uses) to extend the operating hours of medical marijuana dispensaries and to permit medical marijuana dispensaries to deliver medical marijuana to qualifying patients; and establishing an effective date. (Laine Sklar)

Discussion:

The two medical marijuana dispensaries in Marana, Nature Med and The Apothecary, have submitted an application proposing an amendment to the Land Development Code to allow medical marijuana dispensaries to be open from 7:00 a.m. to 9:00 p.m. This is an extension of the currently allowed operating hours of 9:00 a.m. to 5:00 p.m. The dispensaries also request that the Land Development Code be amended to specifically permit the dispensaries to operate delivery services. Delivery services are permitted under state law and regulations, and are not currently prohibited under the Land Development Code.

Staff Recommendation:

Staff recommends the planning commission send a recommendation of approval to the Town Council with the following changes: 1) operating hours of 7:00 a.m. to 7:00 p.m., and 2) removal the provision specifically permitting a delivery service.

Suggested Motion:

I move to recommend Town Council approval of Ordinance No. 2014.XXX approving amendments to Marana Land Development Code Section 08.08 (Medical Marijuana Uses).

OR

I move to recommend Town Council denial of Ordinance No. 2014.XXX approving amendments to Marana Land Development Code Section 08.08 (Medical Marijuana Uses).

OR

I move to recommend Town Council approval of Ordinance No. 2014.XXX approving amendments to Marana Land Development Code Section 08.08 (Medical Marijuana Uses), with the following changes: 1)

operating hours of 7:00 a.m. to 7:00 p.m., and 2) removal of the provision specifically permitting a delivery service.

Attachments: ORD Medical Marijuana

MARANA ORDINANCE NO. 2014.XXX

RELATING TO DEVELOPMENT; AMENDING MARANA LAND DEVELOPMENT CODE SECTION 08.08 (MEDICAL MARIJUANA USES) TO EXTEND THE OPERATING HOURS OF MEDICAL MARIJUANA DISPENSARIES AND TO PERMIT MEDICAL MARIJUANA DISPENSARIES TO DELIVER MEDICAL MARIJUANA TO QUALIFYING PATIENTS; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS the Mayor and Council passed Ordinance 2010.18 on October 19, 2010, permitting medical marijuana dispensaries within the Town, subject to certain conditions; and

WHEREAS medical marijuana dispensaries in surrounding communities have longer operating hours than the operating hours currently permitted in the Town of Marana, resulting in Marana residents having to travel outside of the Town limits purchase medical marijuana; and

WHEREAS extending the operating hours of medical marijuana dispensaries within the Town of Marana will (i) reduce the amount of travel required for Marana residents to purchase medical marijuana, and (ii) increase the potential for tax revenue to be generated by medical marijuana purchases in the Town limits; and

WHEREAS medical marijuana dispensaries are permitted under State law to deliver medical marijuana to qualifying patients; and

WHEREAS not all qualifying patients have access to reliable transportation, or the ability to travel; and

WHEREAS the Mayor and Council of the Town of Marana find that the revisions adopted by this ordinance are in the best interests of the Town of Marana and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Land Development Code Section 08.08(C) is amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

08.08 Medical Marijuana Dispensary.

[No revisions in paragraphs A and B]

C. A medical marijuana dispensary shall:

[No revisions in subparagraphs 1 through 6]

7. Have operating hours not earlier than ~~9:00~~7:00 a.m. and not later than ~~5:00~~9:00 p.m.

8. Be permitted to deliver medical marijuana to qualifying patients, in the manner provided by the Arizona medical marijuana act and the accompanying department of health services Arizona medical marijuana program rules.

[No revisions in paragraphs D through G]

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed as of the effective date of this ordinance; provided, however, that this repeal shall not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

SECTION 3. 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, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. This ordinance is effective 30 days after its passage by the council.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this _____ day of _____, 2014.

_____
Mayor Ed Honea

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Brian Varney, Planner II

Date: August 27, 2014

Strategic Plan Focus Area:
Commerce, Community

Subject: PUBLIC HEARING: Relating to development; An application submitted by LKB LLC, represented by The Planning Center, to rezone approximately 138 acres of land from 'RR' Resort and Recreation to 'F' Specific Plan for the purpose of establishing the Lazy K Bar Ranch Specific Plan, a master-planned residential development. The rezoning application is accompanied by an application to amend the Town of Marana General Plan, as it applies to the 138 acre property. The application proposes a minor amendment to the existing General Plan land use plan category of Rural Density Residential (RDR) to Master Plan Area (MPA) to accommodate the proposed Specific Plan zoning. The property is generally located at the west end of Pima Farms Road, approximately 3/4 mile south of Twin Peaks Road in Section 29, Township 12 South, Range 12 East.

Discussion:

Summary of Application
An application submitted by LKB LLC, represented by The Planning Center, to rezone approximately 138 acres of land from 'RR' Resort and Recreation to 'F' Specific Plan for the purpose of establishing the Lazy K Bar Ranch Specific Plan, a master-planned residential development. The rezoning application is accompanied by an application for a minor amendment to the Town of Marana General Plan. The application proposes to amend the existing General Plan land use plan category of Rural Density Residential (RDR) to Master Plan Area (MPA) to accommodate the proposed Specific Plan zoning.

A development agreement will be entered into by the Town and the property owner to establish agreement upon items such as the dedication of right-of-way, construction and maintenance, and cost sharing for the improvements and construction of Scenic Drive. The agreement will also address the terms for dedication, maintenance, and improvement of public trail easements within the project. These items are touched upon within the specific plan; however, will be addressed in grater detail in the development agreement. It is anticipated that the development agreement will be presented to the Planning Commission as a public hearing item at its September 24, 2014 or later meeting.

Rezoning Request
The rezoning area consists of approximately 138 acres. The Lazy K Bar Ranch Specific Plan proposes two primary land uses: RA (Residential Area) and OS (Open Space). The RA use is proposed to occupy approximately 62 acres of the project area inclusive of lot area and roadways. The OS land use is proposed to occupy approximately 76 acres of the project area inclusive of Natural Undisturbed Open

Space, disturbed open space, and recreation area.

Marana General Plan
The Land Use Plan within the Marana General Plan designates the specific plan area as Rural Density Residential (RDR), which is characterized by single-family detached homes on very large properties at a density range of 0.1 to 0.5 residences per acre. Limited neighborhood commercial development may be allowed within this classification. The rezoning application is accompanied by an application for a minor amendment to the the Land Use Plan from RDR to Master Plan Area (MPA) to accommodate the proposed specific plan zoning. The minor amendment process is supported by the General Plan, as the request would result in a one step increase in density range and will not result in a significant alteration from an area of the adopted Road Network plan within the General Plan. If approved, the density range would increase from 0.1 - 0.5 residences per acre to 0.5 - 2.0 residences per acre. The Lazy K Bar Ranch Specific Plan proposes a density of approximately 1.29 residences per acre, which falls between the 0.5 and 2.0 range. This equates to a Low Density Residential (LDR) designation within the General Plan.

Land Use
The Lazy K Bar Ranch Specific Plan proposes two cohesive land use categories within the 138 acre project area: RA (Residential Area) and OS (Open Space). The plan proposes 178 residential lots, roadway infrastructure, drainage and utility infrastructure, and well as approximately 2.38 acres for recreation not including the planned public trail easements near the north and west boundaries of the project. It is anticipated that approximately 62 acres (45 percent) of the site will be developed for residential lots and related infrastructure, and 76 acres (55%) of the site area will be maintained as open space. Of the 76 acres, it is anticipated that 34.5 acres (25 percent) will remain as Natural Undisturbed Open Space, and the remaining will function as general open space and recreation area.

The specific plan proposes both passive an active open space and recreation in the form of a 2.38 acre community recreation area in the location of the existing ranch house, as well as a multitude of private and public trails. The final subdivision plat for the project will identify an delineate the location of two public trail easements to be granted to the town at such time that similar trail easements are secured for trails on the adjacent property to the west. An easement will be granted on the Lazy K Bar site within the open space area in close proximity to the north property line and extending the full length of the property. Another trail easement will be granted along the west property boundary. The easements will enable the Town to construct and maintain sustainable trails that connect to a larger regional public trail system.

The topography of the site is characterized largely by undulating terrain with rather significant slopes in the west and south portions of the site. There are Level 1 restricted peaks and ridges located in the northwest and southwest corners of the property. Grading will be restricted to lots, roadways, and necessary ancillary grading for improvements within the project. On-site storm water flows drain from the west to the east predominantly as sheet flow and through braided natural channels. Storm water run-off leaves the site and is intercepted by a channel adjacent to the west boundary of Ironwood Reserve. The low-density, rather clustered design of the project will allow for most drainage to flow naturally. Significant drainageways within the project will be preserved in their natural state with minimal encroachments primarily for roadway crossings. The specific plan responds to site conditions with a design that minimizes disturbance to on-site washes and riparian habitat by limiting development in and near those areas and exceeding required setbacks from the restricted peaks and ridges. Wildlife corridors are maintained in the north and southeast areas of the site, and wash/roadway culverts will be sized to accommodate smaller wildlife species.

The proposed development standards are very typical of those used in other quality single-family residential developments. The specific plan proposes three lot size categories within the RA (Residential Area) land use designation that generally increase in size from east to west within the project. The smaller lots at a minimum size of 7,200 square feet are located closest to the project's frontage on Scenic Drive. Lots located near the center of the project are proposed at a minimum of 9,100 square feet, and lots located further west in the upper elevations of the project are proposed to have a minimum lot size of 11,200 square feet. The builder, Mattamy Homes, is anticipating three distinct product types with both one-story and two-story models.

Access and Circulation

The primary and secondary access for the project is provided via Scenic Drive. The primary access is located in the south half of the project's frontage on Scenic Drive in line with the Pima Farms Road alignment. The primary access will provide both ingress and egress for the proposed development. The secondary access is located approximately 100 feet south of the north boundary of the project and will provide egress only. The applicant is proposing a gated development and, thus, private streets to be maintained by a homeowner's association.

The Town of Marana Traffic Engineering Division has accepted both the specific plan and the Traffic Impact Analysis for the project. The applicants submitted a design exception request to reduce the required width of the interior streets in the development. Section 6.0 of the Town of Marana Subdivision Street Standards Manual specifies a residential street section with two 16 foot travel lanes. The Town Engineer has accepted a proposed reduction to 12-foot travel lanes with a two-foot roll curb on both sides of the street. Parking will only be allowed on one side of the street, as approved by Northwest Fire District. Sidewalks will be provided on one side of the street in locations where the streets are single-loaded, that is, houses are proposed on only one side of the street. In locations where houses are to be constructed on both sides of the street, sidewalks will be provided on both sides. Mid-block crossings are provided where needed to allow pedestrians to safely cross the street. A four-foot natural path will be constructed along the main drive in order to maintain a suburban character. The benefits of a narrower street section include reduced maintenance costs, reduction of the urban heat-island effect, reduction in land disturbance, as well as a traffic calming effect. The design exception request will be recommended by the Planning Commission for approval with a favorable recommendation of the specific plan to the Town Council.

Through extensive review and analysis, Town staff has determined that re-opening Scenic Drive is critical to ensure effective and efficient long-term local and regional traffic circulation. Scenic Drive will provide a route north to Silverbell Road and Twin Peaks with direct access to Twin Peaks interchange. Drivers will also have the option to travel east on Pima Farms Road through Continental Reserve Loop to Silverbell and through the Cortaro Road Interchange. The owner/developer will dedicate to the Town the previously abandoned right-of-way for Scenic Drive along the project's frontage, and will fully improve/construct Scenic Drive from Pima Farms Road at the main entrance to the project northward to a point approximately 400 feet south of Silverbell Road. The ultimate right-of way width of the roadway will be 60 feet. An exhibit titled 'Scenic Drive - Proposed Roadway Improvement' has been attached to this report that illustrates the proposed street section. The section depicts two ten-foot travel lanes with two-foot paved shoulders. A detached natural surface shared-use path will be included on the east side of Scenic Drive. The street section will deviate slightly at the wash crossings, at which the paved shoulder width will be increased to four-feet, and the shared-use path will be constructed of concrete. Scenic Drive will also include a minimum of two, but no more than three, traffic calming islands to be constructed in locations recommended by the Town. The development agreement, anticipated to be presented to the Planning Commission at its September meeting, will detail the construction, maintenance, and cost sharing of the improvements.

Utilities

The specific plan area will be served by Marana Water via an existing 12-inch main located within Pima Farms Road ner its intersection with Scenic Drive. It is anticipated that a booster station will be constructed to supply water to the higher elevations within the project. A water service agreement, as well as plans for the water distribution system will be required prior to development. The owner/ developer will be responsible for constructing all on-site and off-site water infrastructure needed to serve potable water and fire protection to the project.

Sewer will be provided to the project by Pima County. The Pima County Regional Wastewater Reclamation Department has indicated that flows from this project can be accommodated in an existing 10-inch sewer line located within Pima Farms Road near its intersection with Sand Dune Place, approximately 2,700 feet east of the project. Other options may be available in nearby existing lines; however, the owner/developer must obtain a Type I capacity response letter from Pima County confirming

that conveyance and treatment capacity is available for these options prior to platting.

The project is located within the Tucson Electric Power (TEP) service area. TEP has indicated that an upgrade to the existing overhead line in Pima Farms Road near Scenic Drive may be required to serve the project. Southwest Gas currently serves the property.

Citizen Participation
The applicants conducted a neighborhood meeting on June 2, 2014 at the Stardance Event Center. The meeting was well attended by approximately 60 community residents and others interested in the proposed plan. The applicant held an additional neighborhood meeting on August 19, 2014 at the Stardance Event Center, with an attendance of approximately 35. The predominant concerns expressed by the participants included: project density; increased traffic on surrounding streets; re-opening of Scenic Drive; the potential for cut-through traffic on Moonfire Drive; environmental impact; impact to local private wells; and visual impact upon surrounding properties. Throughout the review process, the applicants and their consultants have worked diligently in efforts to address such concerns.

The Town has received a number of letters in support of, and in opposition to, the proposed rezoning. A great deal of support has been received for the project, particularly for the re-opening of Scenic Drive. The letters received to date have been included with this staff report for Planning Commission review and consideration.

Public Notification
The required notice for this public hearing was properly noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the proposed specific plan area were noticed by United States Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community.

Recommended Findings of Fact
1. The property is currently zoned ‘RR’ Resort and Recreation. The proposed change in zoning from ‘RR’ to ‘F’ Specific Plan will require a minor amendment to the Marana General Plan from the existing designation of Rural Density Residential (RDR) to Master Planning Area (MPA).

2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.

3. This proposal, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

CASE ANALYSIS
Review criteria
1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
With the acceptance of the recommended conditions the development complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
With the acceptance of the recommended conditions this proposal complies with the requirements of ‘F’ Specific Plan zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
This proposal is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan Master Planning Area (MPA) land use designation.

4. Compatible with the surrounding area, harmonious with character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare

of the inhabitants of the area and the Town :
Based upon the requirements and conditions, this proposal does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends approval of PCZ-13029, Lazy K Bar Ranch Specific Plan, and GPA-13030, General Plan Map Amendment, subject to the following conditions:

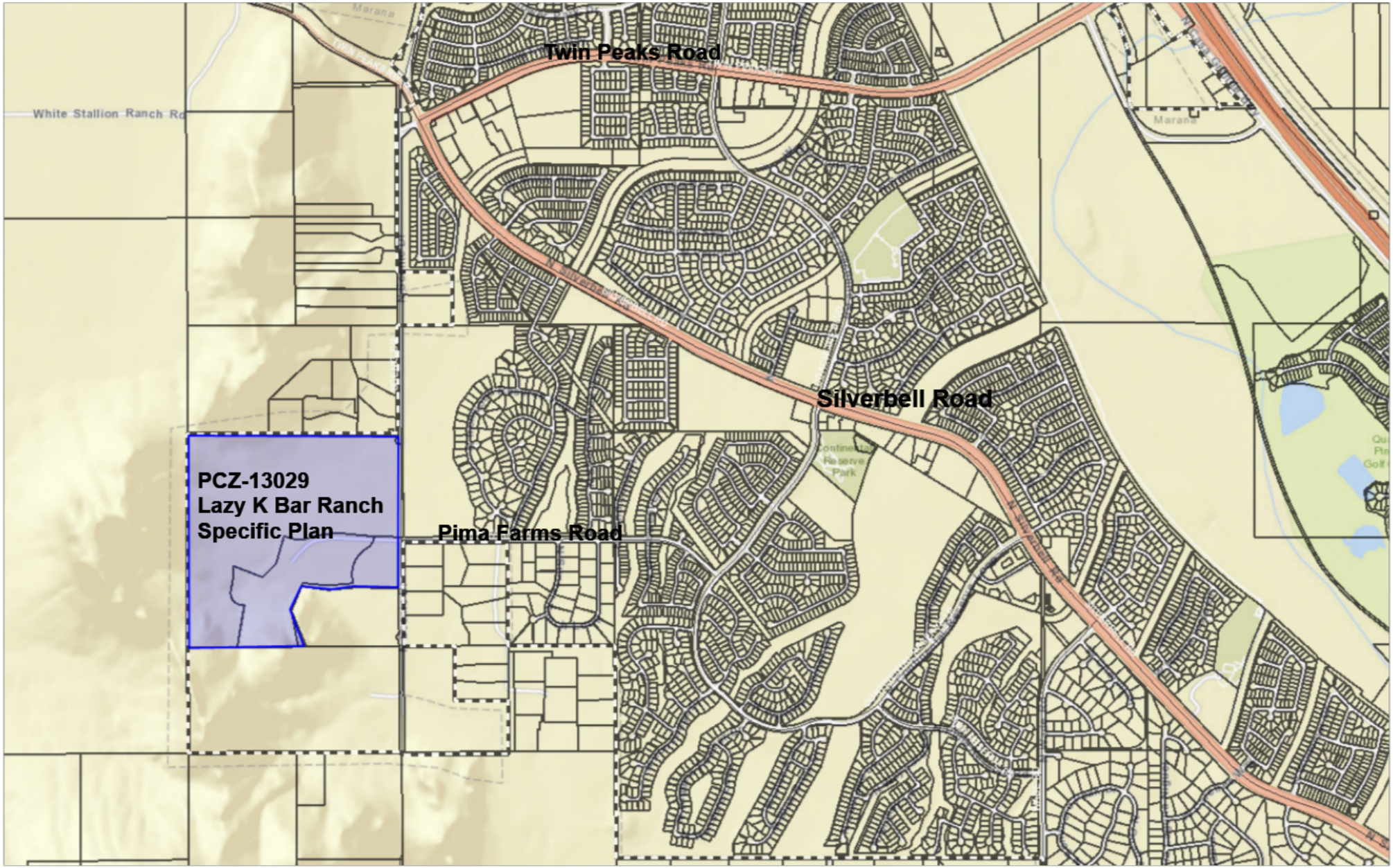
1. Compliance with all applicable provisions of the Town's Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. The owner shall be responsible for the design and construction of the improvements for the extension of Scenic Drive, on and off-site of the owner's land, from a point approximately 400 feet south of Silverbell Road to the intersection of Pima Farms Road. A shared-use path to be included in the improvements will be constructed along the entire length of Scenic Drive from Silverbell Road to the intersection with Pima Farms Road. The details and specifications of construction and the Town's financial contribution for the improvements will be addressed in a forthcoming development agreement.
3. The owner shall dedicate, or cause to have dedicated, the necessary rights-of-way for Scenic Drive with the final subdivision plat or within 60 days of demand by the Town.
4. When there is a public trail easement on the adjacent property located west of the Lazy K Bar Ranch Specific Plan area, the owner of the Lazy K Bar Ranch shall grant to the Town easements for the construction and maintenance of two public trails accessible by the general public through the Lazy K Bar Ranch Property. The general alignment of each of the two trails is delineated in the specific plan; however, the details and specifications will be addressed in a forthcoming development agreement.
5. A drainage report must be submitted by the developer and accepted by the Town Engineer prior to Town approval of a preliminary plat.
6. The final design of all streets and circulation facilities, including the gated access and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of the final plat.
7. The maximum number of residential lots shall not exceed 178.
8. No approval,permit or authorization by the Town of Marana authorizes violation of any Federal or State law or regulation or relieves the applicant or the land owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.
9. The property is within the intended water service area of the Town of Marana. Prior to approval of the preliminary plat, the Developer will submit a Water Infrastructure and Phasing Plan (WIP), identifying water use, fire flow requirements, and all major on-site and off-site water facilities needed to serve the development, including but not limited to, well source, reservoir, and booster station infrastructure. This plan will be the basis for a Water Service Agreement for the project.
10. The property owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to said property. If Type I or Type II is needed on said property, the Town and developer/landowner shall arrive at an agreeable solution to the use of those water rights appurtenant to said land.
11. A Sewer Service Agreement and Master Sewer Plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.
12. Prior to the issuance of any grading permits for this project, evidence shall be submitted to the Town that all federal permit regulations have been met through the Army Corps of Engineers and the State Historic Preservation Office.

13. Prior to the issuance of any grading permits for this project, evidence shall be submitted to the Town that a 100 percent area survey has been completed by a qualified wildlife biologist for the Sonoran Desert Tortoise. Any Sonoran Desert Tortoises found on the site shall be relocated at the expense of the developer.
14. An annual report shall be submitted within 30 days of the anniversary of the Town Council's approval of the Lazy K Bar Ranch Specific Plan in accordance with the requirements defined in the Land Development Code.
15. Upon adoption of the Rezoning Ordinance by the Mayor and Council approving the Lazy K Bar Specific Plan, the applicant shall provide the Planning Department with the following: one non-bound original; twelve bound copies; and, ten electronic copies on CD in PDF format.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PCZ-13029, Lazy K Bar Ranch Specific Plan, and GPA-13030, General Plan Map Amendment, subject to the recommended conditions.

Attachments: Location Map
General Plan Amendment Application
Rezoning Application
Design Exception Application
Lazy K Bar Specific Plan
Scenic Drive Improvements



N
W E
S

500m
1000ft

111° 08' 13.425" 32° 22' 35.708" Scale 1:17,505

PCZ-13029: Lazy K Bar Ranch Specific Plan

This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.

MARANA

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☑ Other General Plan Map Amendment

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	221-22-013B, 221-22-013E, 221-22-013F & 221-22-013G			General Plan Designation (To be confirmed by staff)	Rural Density Residential
Gross Area (Acre/SF)	138 acres			Current Zoning (To be confirmed by staff)	RR (Resort and Recreation)
Development / Project Name	Lazy K Bar Ranch			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 29				
Description of Project*	Single-family residential subdivision				
Property Owner	LKB Ranch LLC, LKB Hotel LLC, and LKB Retained Land LLC				
Street Address	8401 N Scenic Dr				
City Tucson	State AZ	Zip Code 85743	Phone # 520-797-1110	Fax # 520-797-2408	E-Mail Address jamesshiner@gmail.com pevans@bvtravel.com
Contact Person	Jim Shiner & Peter Evans			Phone Number / E-mail 520-797-1110 / jamesshiner@gmail.com pevans@bvtravel.com	
Applicant	Maracay 2012, LLC c/o Maracay Homes				
Street Address	15279 North Scottsdale Road, Suite 300				
City Scottsdale	State AZ	Zip Code 85254	Phone # 480-970-6000	Fax # 480-970-8899	E-Mail Address jweber@maracayhomes.com
Contact Person	Jason Weber			Phone Number / E-mail 480-346-5210 / jweber@maracayhomes.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address lmorales@azplanningcenter.com
Contact Person	Linda Morales			Town of Marana Business License No.	125638

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Linda S Morales — Print Name of Applicant/Agent

Signature

8/22/13 — Date

CaseLog# GPA-13030 Date Received 8/22/13 Signature A. Calabro

CRW# GPA1308-001

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☑ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	221-22-013B, 221-22-013E, 221-22-013F & 221-22-013G			General Plan Designation (To be confirmed by staff)	Rural Density Residential
Gross Area (Acre/SF)	138 acres			Current Zoning (To be confirmed by staff)	RR (Resort and Recreation)
Development / Project Name	Lazy K Bar Ranch			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 29				
Description of Project*	Single-family residential subdivision				
Property Owner	LKB Ranch LLC, LKB Hotel LLC, and LKB Retained Land LLC				
Street Address	8401 N Scenic Dr				
City Tucson	State AZ	Zip Code 85743	Phone # 520-797-1110	Fax # 520-797-2408	E-Mail Address jamesshiner@gmail.com pevans@bvtravel.com
Contact Person	Jim Shiner & Peter Evans			Phone Number / E-mail 520-797-1110 / jamesshiner@gmail.com pevans@bvtravel.com	
Applicant	LKB LLC				
Street Address	8401 N Scenic Dr				
City Tucson	State AZ	Zip Code 85743	Phone # 520-797-1110	Fax # 520-797-2408	E-Mail Address jamesshiner@gmail.com pevans@bvtravel.com
Contact Person	Jim Shiner			Phone Number / E-mail 520-797-1110 / jamesshiner@gmail.com pevans@bvtravel.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address lmorales@azplanningcenter.com
Contact Person	Linda Morales			Town of Marana Business License No.	125638

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Linda Morales	Linda S. Morales	June 27, 2014
Print Name of Applicant/Agent	Signature	Date

CaseLog# PC21308-001 Date Received 6/27/14 Signature CRW

CRW# PC2-13029

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☑ Other Subdivision Design Exception

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	221-22-013E; 013B; 013G; 013F			**General Plan Designation (To be confirmed by staff)**	Commercial / Vacant
Gross Area (Acre/SF)	138 Ac /6,011,280 sq. ft.			**Current Zoning (To be confirmed by staff)**	RR
Development / Project Name	Lazy K Bar Ranch			**Proposed Zoning**	Specific Plan
Project Location	West of I-10 at the Intersection of Pima Farms Rd and North Scenic Dr; Sec 29, T12S, R13E				
Description of Project*	Design Exception for the street cross section for Lazy K				
Property Owner	LKB LLC				
Street Address	8401 N. Scenic Drive				
City Tucson	**State** AZ	**Zip Code** 85743	**Phone #**	**Fax #**	**E-Mail Address** jamesshiner@gmail.com
Contact Person	James Shiner			**Phone Number / E-mail** jamesshiner@gmail.com	PHONE 520-907-6436
Applicant	Same as Above				
Street Address					
City	**State**	**Zip Code**	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Agent/Representative	The WLB Group				
Street Address	4444 E. Broadway Blvd.				
City Tucson	**State** AZ	**Zip Code** 85711	**Phone #** 881-7480	**Fax #** 881-7492	**E-Mail Address** dlittle@wlbgroup.com
Contact Person	David Little			**Town of Marana Business License No.**	128137

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

James Shiverton LKB Retained Land, Ranch & Hotel LLC — Print Name of Applicant/Agent

Signature

6/12/14 — Date

CaseLog# _____ Date Received_____ Signature_____

CRW# _____

The WLB Group Inc.

Engineering • Planning
Surveying • Urban Design
Landscape Architecture

August 12, 2014

Mr. Keith Brann, PE
Town of Marana Engineer
11555 W. Civic Center Drive
Marana, AZ 85653

Subject: **LAZY K BAR RANCH**
STREET SECTION DESIGN EXCEPTION
WLB No. 113021-A-004
PCZ-13029

Dear Keith:

This narrative has been prepared in support of the Subdivision Design Exception required for the proposed Lazy K Bar Ranch local street section. We are requesting relief from the requirements within Section 6.0 of the Town of Marana's Subdivision Street Standards Manual.

STREET WIDTHS

Marana's typical local street detail calls for 16 foot travel lanes. We are requesting approval for 12 foot travel lanes with 2 foot roll curb on both sides. Parking will only be allowed on one side of the street. This cross section is supported by Northwest Fire (see enclosed email correspondence).

Lane widths of 12 feet are consistent with the required local street section lane widths within Pima County and consistent with previously approved reduced width street sections (<16 ft) in the Town of Marana. The proposed reduction in pavement reduces maintenance costs, heat island effect, land disturbance area and slows traffic down within the neighborhoods. A narrower road section also gives the developments a rural feel and generally increases the aesthetic value of the development.

SIDEWALKS

The developer proposes to build sidewalks only on one side of the street within the area designated for 80 foot wide lots in order to enhance the upscale feel of the community and to minimize the development footprint of the roads.

Within areas designated for 60 and 70 foot wide lots, sidewalks will be built along both sides of the street where both sides of the street are fronted by homes. Sidewalks will be built on one side of the street where there are homes on only one side of the street or where there are not homes on either side of the street.

In order to maintain the character of the project, sidewalks will not be included along the entry road, which is not fronted by any homes.

The proposed sidewalk locations are shown in the latest version of the Specific Plan.

Please let me know if you need any further information to process our request. Thank you for your help.

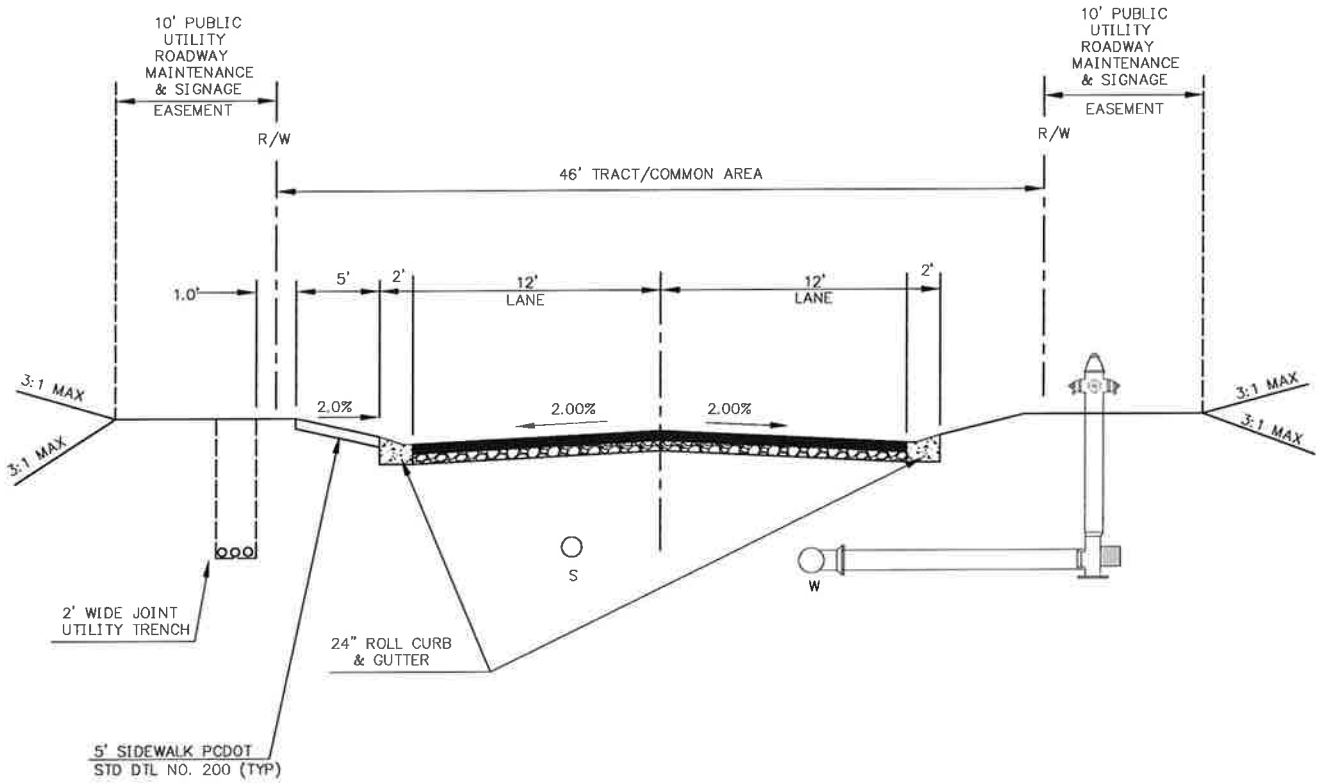
Sincerely,

The WLB Group, Inc.



David W. Little, PE
Senior Project Manager

Attachments:
Application
Street Cross Section Exhibit
Northwest Fire Approval Email



NOT TO SCALE

The WLB Group **WLB**

LAZY K
TYPICAL ROADWAY SECTION

WLB No. 113021-A-004

L:\113021\A-001 Planning\Roadway Sections\Road Section - Typical.dwg Plotted: Jul. 30, 2014

Brian Varney

From: Pratt, James <jpratt@northwestfire.org>
Sent: Friday, August 08, 2014 1:40 PM
To: David Little
Subject: RE: Lazy K Street Sections

Thanks, That sounds like it will meet our requirements as well with the no parking fire lane signage. Jim

From: David Little [mailto:dlittle@wlbgroup.com]
Sent: Friday, August 08, 2014 1:38 PM
To: Pratt, James
Subject: Lazy K Street Sections

Hi Jim - We spoke on the phone as few weeks ago about NW Fire's requirements for the street sections in Lazy K. We are submitting a Design Exception application to the Town to formally get the Town's approval for our request and we'll provide a copy to you as well.

We are proposing 24 feet of asphalt with 2 foot roll curb on both sides, for a total width of 28 feet. One side of the road will be signed as no parking. Town staff has indicated they will support this request. I believe it works for you as well, correct?

Thank you for your help. - David



LAZY K BAR RANCH
SPECIFIC PLAN
TOWN OF MARANA
AUGUST 2014

Lazy K Bar Ranch
Specific Plan
Marana, Arizona

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

LKB LLC
8401 North Scenic Drive
Tucson, Arizona 85743

Prepared by:

The Planning Center
110 South Church Avenue, Suite 6320
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, Arizona 85711
Telephone: (520) 881-7480

PCZ-13029
August 2014

Section I. Introduction 1

A. Background 2

Section II. Development Capability Report 5

A. Purpose and Intent 6

B. Existing Land Uses 6

1. Site Location 6
2. Existing On-Site Land Use and Zoning 8
3. Existing Conditions on Properties within a One-Quarter Mile Radius 11
4. Well Sites within 100 Feet of the property 13

C. Topography and Slope 17

1. Hillside Conservation Areas 17
2. Rock Outcrops 17
3. Slopes of 15% or Greater 17
4. Other Significant Topographic Features 17
5. Pre-Development Cross-Slope 17

D. Hydrology, Water Resources and Drainage 19

1. Off-Site Watersheds 19
2. On-Site Hydrology 19
3. Existing Drainage Conditions along Downstream Property Boundary 20

E. Vegetation 24

1. Vegetative Communities and Associations On-Site 24
2. Significant Cacti and Groups of Trees 25
3. Special-Status Plant Species 26
4. Vegetative Densities by Percentage of Plant Cover 27

F. Wildlife 31

1. Letter from Habitat Specialist 31
2. Arizona Game and Fish Department Environmental Review 31

G. Viewsheds 33

1. Viewsheds Onto and Across the Site 33
2. Area of High Visibility from Adjacent Off-Site Uses 33

H. Traffic Circulation and Road System 38

1. Existing and Proposed Off-Site Streets 38
2. Existing Access and Rights-of-Way 40
3. Roadway Improvements 41
4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site 41
5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools 41

I. Existing Utility Infrastructure 41

J. Recreation and Trails 42

1. Open Space, Recreation Facilities, Parks and Trails 42

K. Cultural Resources 44
1. Location of Resources On-Site 44
L. McHarg Composite Map 45
Section III. Development Plan 47
A. Purpose and Intent 48
B. Design Principles and Vision 48
C. Relationship to Adopted Plans 49
1. Marana General Plan 49
2. Marana Strategic Plan 52
D. Compatibility with Adjoining Development and Location Restrictions 54
1. Adjoining Development Compatibility 54
E. Land Use Concept Plan 54
F. Circulation Plan 57
G. Grading Element 58
H. Post Development Hydrology 58
1. Land Use Concept Plan Response to Hydrologic Characteristics: 58
2. Information and Substantiation for Encroachment/Modification of Drainage Patterns: 59
3. Potential Drainage Impacts to Off-Site Land Use Upstream and Downstream: 59
4. Engineering and Design Features to be used to Address Drainage and Erosion Problems: 59
5. Land Use Concept Plan Conformance with Area Plan, Basin Management Plans and Town Policies: 60
I. Environmental Resources 62
1. Waters of the United States 62
2. Federally Endangered Species and Other Special Species 62
3. Wildlife Corridor 62
J. Landscape & Buffering 62
1. Native Plant Preservation 65
K. Cultural Resources 67
L. Utilities 67
1. Water 67
2. Wastewater 69
3. Private Utilities 69
4. Sanitation and Recycling Services 70
M. Public Services 73
1. Police Service 73
2. Schools 73
3. Fire Service 74
Section IV. Development Regulations 76
A. Purpose and Intent 77
B. General Provisions 77

1. Applicable Codes 77
2. Additional Uses 77

C. Development Standards 78
1. Land Use Standards 78
2. Landscaping 80
3. Landscape Standards 80
4. Parking 81
5. Lighting 81
6. Signage 81

D. Single Family Residential Detached Housing Design Standards 81
1. Individual Lot Landscaping 81

E. Town of Marana Subdivision Requirements 81
1. Provision of Recreational Area 81
2. Open Space Ownership 82
3. Off-Site Trail Access and Maintenance 82

F. Minimum Roadway Development Standards 83
1. Application 83
2. Functional Classifications Defined 83
3. Cul-de-sacs 83
4. Curbing and Sidewalks 83

Section V. Implementation and Administration 85

A. Purpose 86
1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations 86
2. General Implementation Responsibilities 86
3. Interpretation 86
4. Development Review Procedures 87
5. Specific Plan Amendments 87
6. Administrative Change 87
7. Substantial Change 88

Bibliography 89

List of Exhibits

Exhibit I.A.1: Regional Context **4**
Exhibit II.B.1: Site Location **7**
Exhibit II.B.2: Existing On-Site Land Use **10**
Exhibit II.B.3.a: Existing Zoning **14**
Exhibit II.B.3.b: General Plan Designations **15**
Exhibit II.B.3.c: Existing Land Uses **16**
Exhibit II.C.1: Topography and Slope **18**

Exhibit II.D.1: Pre-Development Hydrology **21**
Exhibit II.D.2.b.1: FEMA FIRM **22**
Exhibit II.D.2.b.2: FEMA Floodplain **23**
Exhibit II.E.1: SDCP Vegetative Communities, Associations and Densities **28**
Exhibit II.E.2: Site Resource Inventory **29**
Exhibit II.E.3: Vegetation Densities **30**
Exhibit II.F.1: AGFD Online Environmental Review **32**
Exhibit II.G.1.a: Photo Key Map **34**
Exhibit II.G.1.b: Site Photos **35**
Exhibit II.G.1.b: Site Photos, continued **36**
Exhibit II.G.2: Visibility **37**
Exhibit II.H.1: Traffic **39**
Exhibit II.J.1: Recreation and Schools **43**
Exhibit II.L.1: McHarg Composite Map **46**
Exhibit III.E.1: Land Use Concept Plan **56**
Exhibit III.H.1: Post Development Hydrology **61**
Exhibit III.J.1: Landscape and Buffering **66**
Exhibit III.L.1: Water Service Letter **68**
Exhibit III.L.2.a: Existing Sewer Facilities **71**
Exhibit III.L.2.b: Wastewater Capacity Response **72**
Exhibit III.M.3: Fire Service **75**
Exhibit IV.F.4: Typical Road Section **84**

List of Tables

Table II.B.2: Existing On-Site Structures 8
Table II.D.1: 100-Year Off-Site Peak Discharges 19
Table II.D.2.c: 100 Year Peak Discharge 20
Table II.E.1: Species list of plant species observed on site. 25
Table II.E.3: USFWS List of Plant Species for Pima County 26
Table II.H.2: Roadway Inventory 40
Table III.C.1: Lot Sizes 51
Table III.E: Land Use Data 55
Table III.J: Lazy K Bar Prohibited Plant List 64
Table III.M.2: School Capacities & Enrollments 73





LAZY K BAR RANCH SPECIFIC PLAN

INTRODUCTION

I

A. Background

The Lazy K Bar Ranch (Lazy K Bar) is a 138-acre property located in the Town of Marana, directly west of the Ironwood Reserve subdivision. Lazy K Bar is bound on the east by the Scenic Drive alignment, and by privately held land on the north, west, and south. Topographically, the property is adjacent to the Tucson Mountains to the west and north, and a rocky outcropping to the south. These topographic features create a "valley" setting for the central portion of the property. The site has spectacular views of the Tucson metropolitan area, Sombrero Peak, and the surrounding Tucson Mountains.

Lazy K Bar Ranch represents an opportunity to plan and develop a special and unique community grounded in its heritage. A large portion of the property is proposed to remain as dedicated open space. Significant portions of the proposed open space are contained in the steeper slope areas, a central community recreational area centered around its historic buildings, buffers from existing adjacent residences and preserved wash corridors. A system of trails will provide access to the surrounding hiking and equestrian trails, and will serve as wildlife corridors. Every effort is made to maximize the view opportunities through thoughtful road design, careful slope analysis, and meticulous homesite orientation. The three character areas will provide distinct neighborhood experiences, but will be linked by open space corridors, trails, and a common design theme.

Originally homesteaded in 1928, Lazy K Bar Ranch began operations as a guest ranch starting in 1932. Over the years, as a result of ranching, grazing and guest ranch activities, roads, trails, parking areas, paddocks, pastures, corrals and structures have created significant disturbance of the native desert. In 2006, the Guest Ranch was permanently closed, and attempts to sell to a new resort operator were unsuccessful.

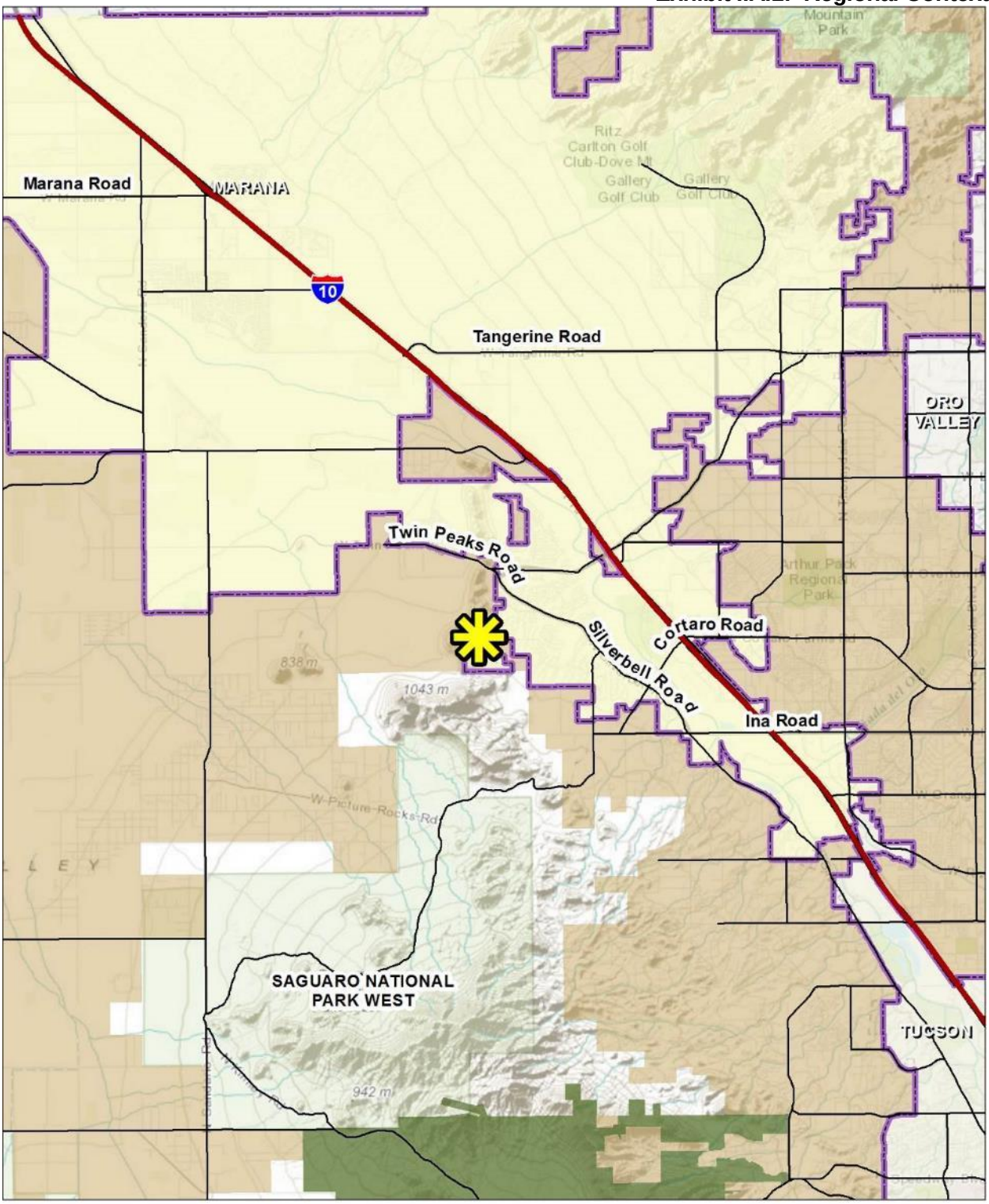
Currently, the Lazy K Bar site has 17 buildings on site, including a ranch office, six adobe guest casitas, the Mountain Pavilion (meeting/ballroom), barn and stables for horses, as well as a swimming pool and tennis court. A caretaker resides on the property, which is fenced, privately gated and closed to the public. At this time, no public access is available anywhere on the site. Trespassing is strictly prohibited.

The current zoning designation on the property, Resort and Recreation, allows for the development of hotels, motels, inns, timeshare projects and resorts, substance abuse and other treatment centers, allowing up to approximately 600 lodging units. This specific plan proposes residential development with modifications to the development standards for lot size, grading, lot coverage and maximum building height. The Lazy K Bar Ranch Specific Plan is proposed to incorporate 178 lots at a gross density of 1.29 residences per acre. The plan also proposes a variation in lot sizes, a community park and natural open space. The proposed open space is approximately 55% of the total project area. The amount of historical disturbance from 85+ years of use on the property is approximately 67 acres, or 49% of the entire project area. While much of the proposed project is located on existing disturbance areas, other previously disturbed areas that are not proposed for new development present opportunities for reclamation and revegetation.

Additionally, the Lazy K Bar Ranch Specific Plan is intended to protect a portion of the historic elements of the property. Portions of the ranch house, particularly the stone house portion built by the original homesteaders, will be preserved and serve as a primary focal point and gathering place for the community. The thematic elements of the community will respect and celebrate the ranching culture and rich history of Lazy K Bar Ranch. Prominent cultural artifacts are intended to be preserved on-site. The current owners intend, upon adoption of the Specific Plan, to catalogue possible constituent items for a heritage display center. In connecting the Lazy K Bar Ranch to its heritage, it becomes connected to its neighborhood and its town. The “Mountain Pavilion Terrace” (referred to herein as event lawn) just south of the Mountain Pavilion, will be preserved as an informal gathering space for future residents, and will be an excellent location to capture the vistas and the nearby rock formations.

See *Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context





LAZY K BAR RANCH SPECIFIC PLAN

DEVELOPMENT CAPABILITY REPORT

II

A. Purpose and Intent

The primary purpose of the Development Capability Report section of the Lazy K Bar Ranch Specific Plan is to identify the site's opportunities, constraints and various physical characteristics, the analysis of which will provide a means whereby development is designed in a sensitive and responsive manner to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the local jurisdictions. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana Land Development Code.

Pursuant to such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

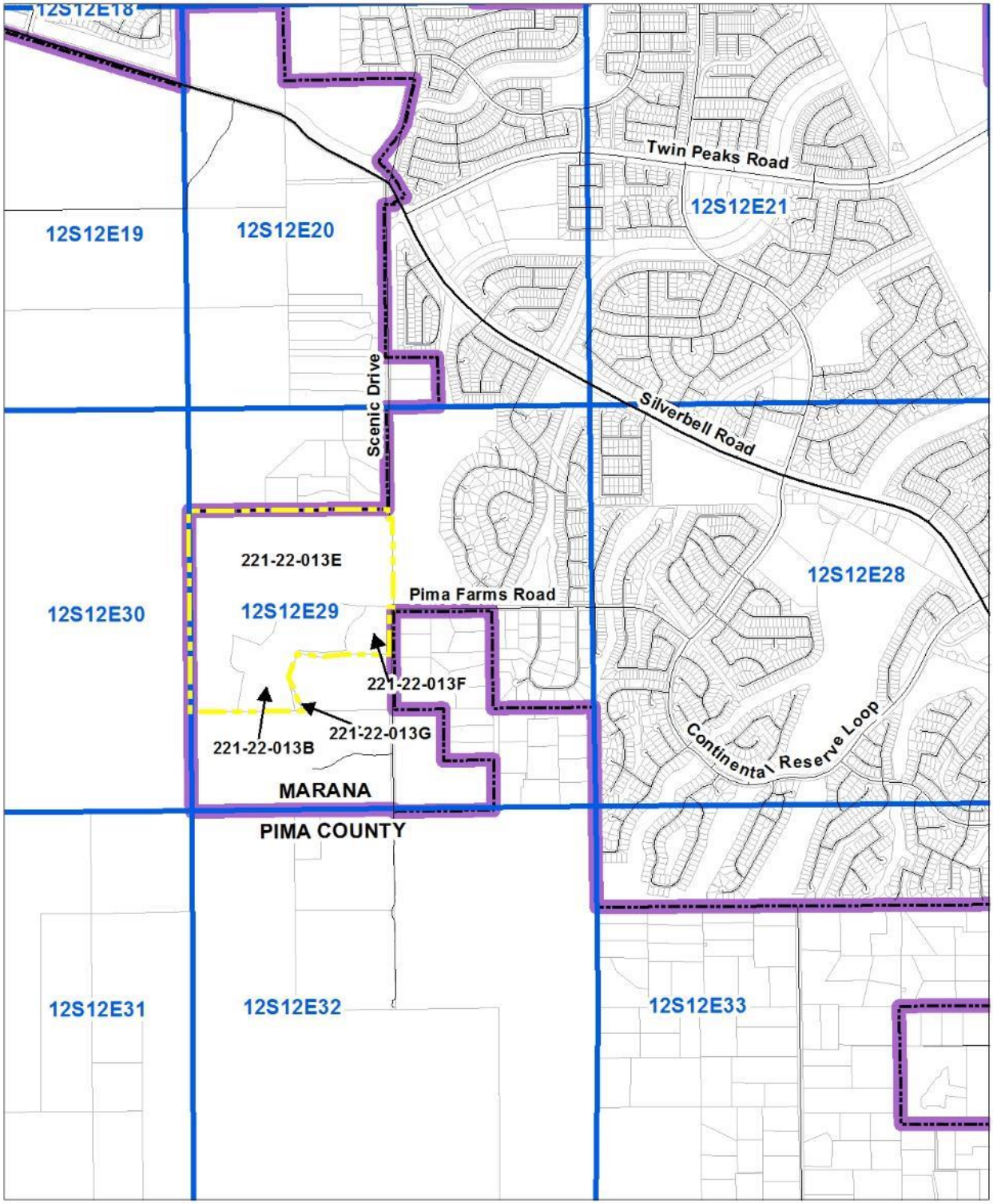
B. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The project is situated within the southwestern limits of the Town of Marana in the west-central portion of Section 29, Township 12, Range 12 East. The property lies approximately three-quarters of a mile west of Interstate 10 just west of Continental Reserve, at the intersection of Pima Farms Road and North Scenic Drive. In total, the site area is approximately 138-acres. *See Exhibit II.B.1: Site Location*.

Exhibit II.B.1: Site Location



LEGEND

- Site Boundary
- Township, Range & Section
- Jurisdictional Boundaries

NOTES:

Project Site is located at:
Township 12S, Range 12E, and Section 29
Site Acreage: Approx. 138 AC
Parcel ID #'s:
221-22-013B, 221-22-013E,
221-22-013F & 221-22-013G

NORTH 0' 1000' 2000'

FILE NAME:MAR-04_location_6x8.mxd
SOURCE: Pima County GIS, 2013

2. Existing On-Site Land Use and Zoning

The existing zoning designation on the property is "RR", Resort and Recreation, which would potentially allow for the development of a large resort with up to 600 lodging units. The following accessory uses may be established in the RR zone if they are a part of, or accessory to a permitted use such as a resort, hotel, motel, inn, timeshare project or guest ranch: restaurants, bars, cocktail lounges, beauty and barbershops, spas, treatment centers, outdoor pavilions for outdoor events, live entertainment, and conference and gathering facilities designed to serve 200 people or less in a single room. See *Exhibit II.B.2: Existing Zoning*. In addition, the Lazy K Bar's historic uses, including its equestrian, bull riding and the like, remain grandfathered. The *Existing On-Site Structures* table demonstrates the total number of existing buildings, with designated uses and height. There are 17 buildings on the specific plan site including staff housing, storage, an historic lodge, swimming pool, (7) casitas for guests, covered parking, horse stalls, tack room, and barn. See *Exhibit II.B.2: Existing On-Site Structures*.

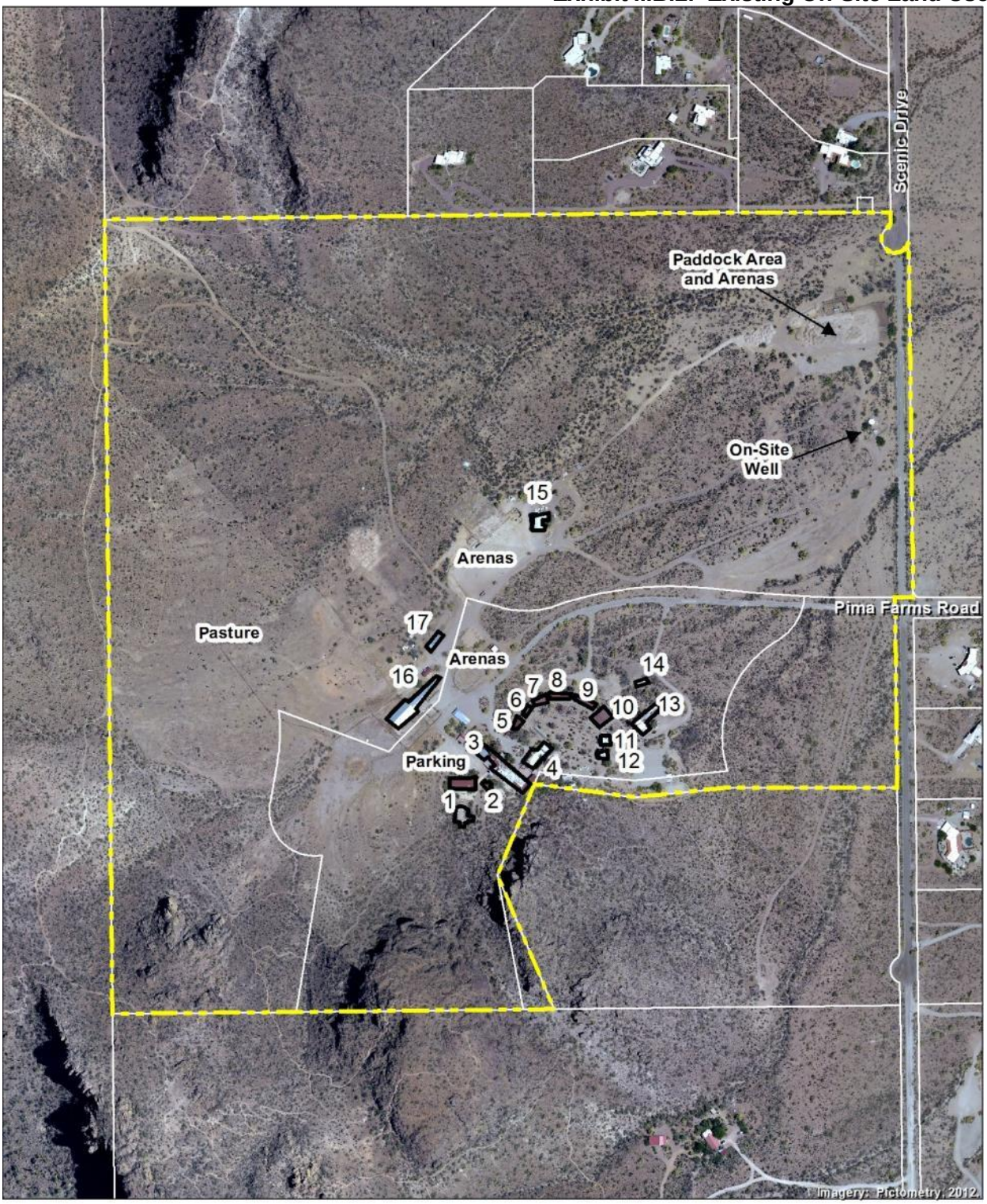
Table II.B.2: Existing On-Site Structures

Existing Building	Current Square Footage	Building Height (Stories)
Building 1 Mountain Pavilion & Mountain Pavilion Terrace (event lawn)	5431	1
Building 2 Storage	667	1
Building 3 Ranch House 8401 N Scenic Drive	7,940	1
Building 4 Swimming Pool	1,045	1
Building 5 Casita	1,905	1
Building 6 Casita	851	1
Building 7	1,102	1

Casita		
Building 8 Casita	1,692	1
Building 9 Casita	2,022	1
Building 10 Casita	2,586	1
Building 11 Casita	1,120	1
Building 12 Casita	1,115	1
Building 13 Casita + Covered Parking	3,195	1
Building 14 Casita	1,100	1
Building 15 Barn	1,829	1
Building 16 Stable/Tack Room	2,290	1
Building 17 Horse Stall	1,192	1
Total On-Site	**37,082**	

After years of heavy grazing and other high-impact ranching and recreational activities, the Lazy K Bar property has experienced significant disturbance. The paddock area, pasture, horse trails and roadways have the highest amount of disturbance. However, many other on-site areas have varying degrees of disturbance as well. In total, approximately 67 acres, 49% of the project area, is historically disturbed. The current owners, even when the ranch was still operating, restricted ground disturbing activities in some areas. A partial recovery, particularly in wash areas, is evident.

Exhibit II.B.2: Existing On-Site Land Use



LEGEND

Specific Plan Boundary

NORTH 0' 250' 500'

FILE NAME: ex_cond_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a* are as follows:

North: Pima County SR (Suburban Ranch Zone)

South: Town of Marana R-144 (Single Family Residential)

East: Town of Marana F (Pima Farms Specific Plan), RR (Resort and Recreation) and Pima County SR (Suburban Ranch Zone)

West: Pima County RH (Rural Homestead Zone)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Rural Density Residential. The surrounding general plan designations within one-quarter mile of the site, as depicted in Exhibit II.B.3.b are as follows:

North: Rural Density Residential

South: Rural Density Residential

East: Master Planning Area and Rural Density Residential

West: Rural Density Residential

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c.: Existing Land Uses* are as follows:

North: Vacant and Unsubdivided Single-Family Residential

South: Vacant and All Creeds Brotherhood Sanctuary Cove

East: Ironwood Reserve Single-Family Residential Subdivision and Unsubdivided Single-Family Residential

West: Rural Homestead

Separating the west edge of Ironwood Reserve and the rear yards of the proposed homes along the eastern boundary of Lazy K Bar is:

- A 60-acre dedicated open space (approximately 615-feet wide at its narrowest point);
- Half of the former Scenic Drive 60-foot right-of-way (equal to 30 feet); and
- A 50-foot setback from the eastern boundary.

d. Number of Stories of Existing Structures

There are 17 existing structures currently on the site, all of which are one-story. There are one-story single-family residential homes and some two-story single-family residential homes located east of the site in the Ironwood Reserve subdivision. All other homes within one-quarter mile of the site are one-story.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated April 2013, there are no pending or conditional rezonings within a one-quarter mile radius of the project site.

f. Subdivision/Development Plans Approved

There is one approved subdivision plat within a one-quarter mile radius of the project site. Ironwood Reserve, an adjacent subdivision to the east of Lazy K Bar, was developed by Diamond Ventures, Inc. in 2004. The development has a gross area of 125 acres and a total of 246 lots, yielding an approximate density of 2.0 residences per acre (RAC). Similar to Lazy K Bar, Ironwood Reserve consists of three different lot sizes, with the largest lots positioned along the west boundary, mid-sized lots in the middle of the development and the smallest lots located in the eastern portion of the subdivision. The minimum lot sizes range from 6,122 square feet for lots in the eastern portion of Ironwood Reserve to 7,179 for lots near the middle of the development and 12,435 square feet for the lots situated in the western portion of the subdivision.

Continental Crossing Marketplace, Continental Crossing Condos and Tucson III Retail Center CR Lot 15c located further east of the site are currently in development plan review, DPR-08022, DPR-06135 and DPR-07048, respectively. Additionally, the Townhomes at Coachline Boulevard, PRV-07027, is currently in the preliminary plat stage.

Three additional approved subdivisions are located nearby the site, but are outside the one-quarter mile radius. Twin Peaks Subdivision, a single family residential subdivision to the northeast of Lazy K Bar, was developed by Twin Peaks Development Corporation in 1997. The development has a gross area of 22.91 acres with a total of 78 lots and a gross density of 3.4 RAC.

Twin Peaks Highland, another residential subdivision to the northeast of the site, was developed in 2004 by D.R. Horton. The development has a gross area of 29.78 acres, a total of 119 lots and a density of 4.0 RAC.

Sunset Ranch Estates, a single family residential subdivision to the southeast of Lazy K Bar, was developed in 1995 and is owned by Stardance Land, LLC. The development has a gross area of 34.58 acres, with a total of 30 lots, with 0.87 RAC.

g. Architectural Styles of Adjacent Development

Existing homes in the area are rural custom-home type single-family residences with southwest and ranch architectural style. Homes in the Ironwood Reserve subdivision east of the site are more typical of the conventional tract subdivision production built single-family detached housing.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, well #634473 is located on-site near the Scenic Drive and Pima Farms Road alignment. Well #804829 is located within 100 feet of the property in the center of the northern property boundary. There are no other wells located on-site, or within 100 feet of the property. *See Exhibit II.B.3.c: Existing Land Uses*.



Exhibit II.B.3.a: Existing Zoning

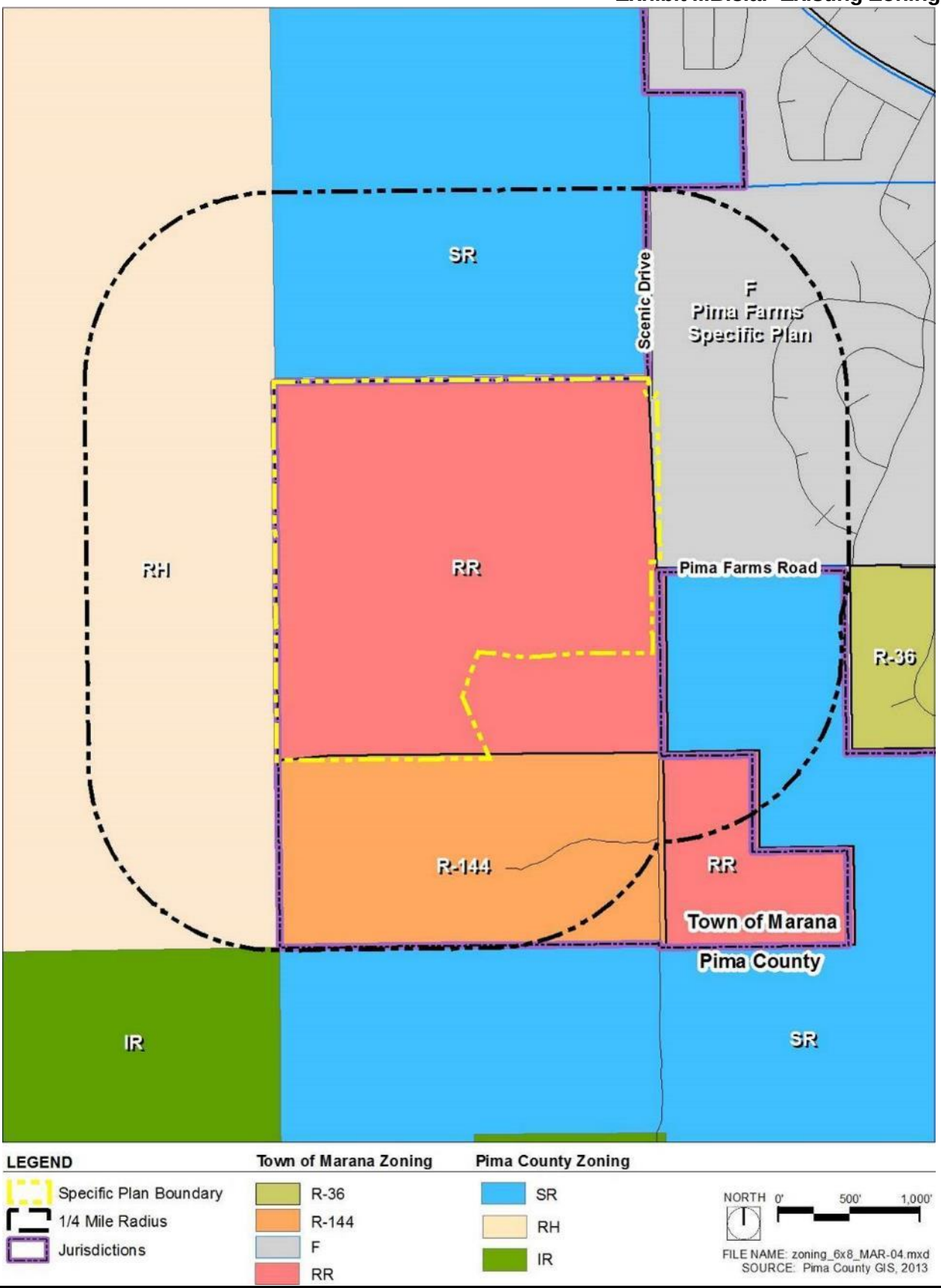


Exhibit II.B.3.b: General Plan Designations

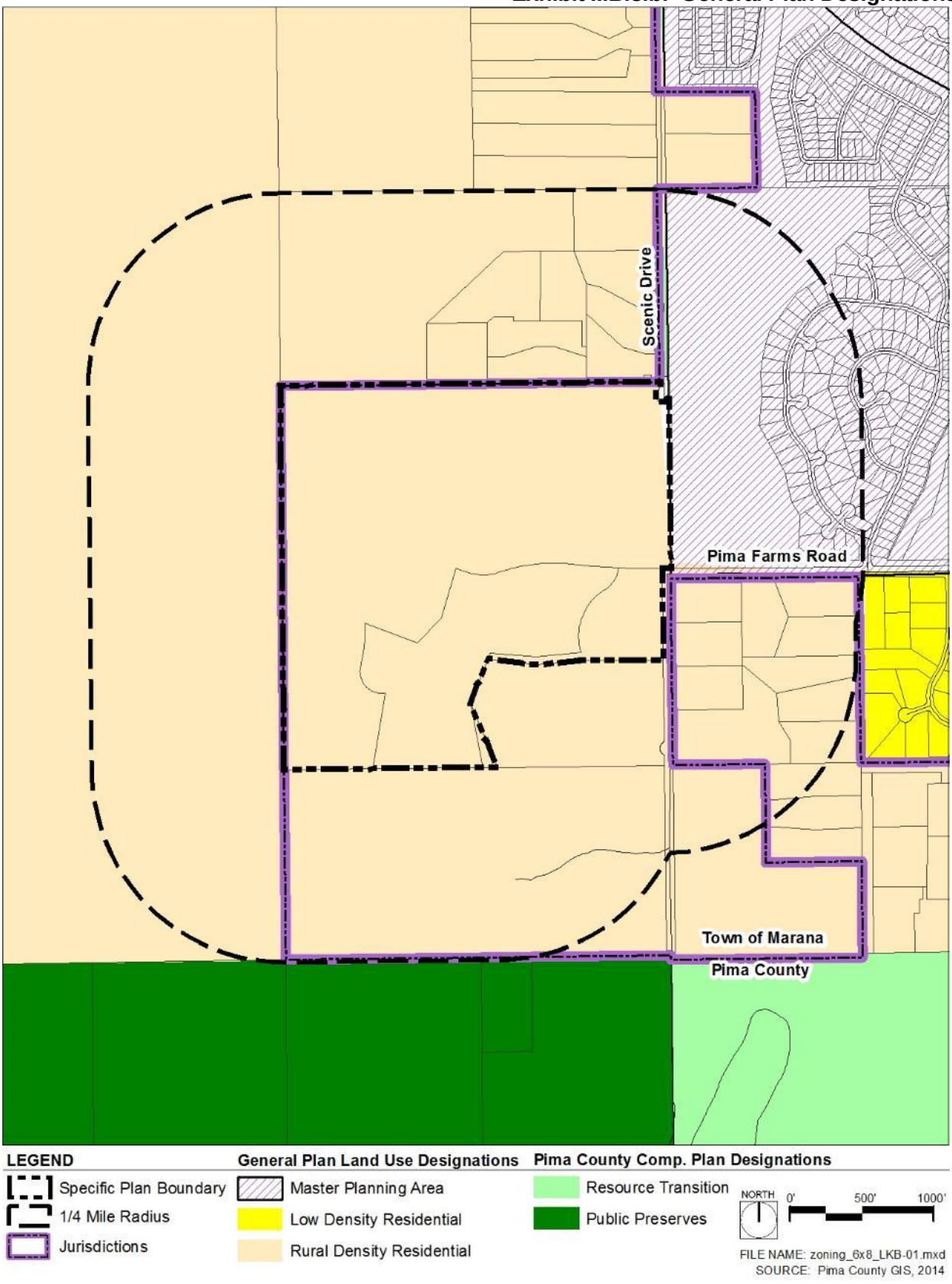
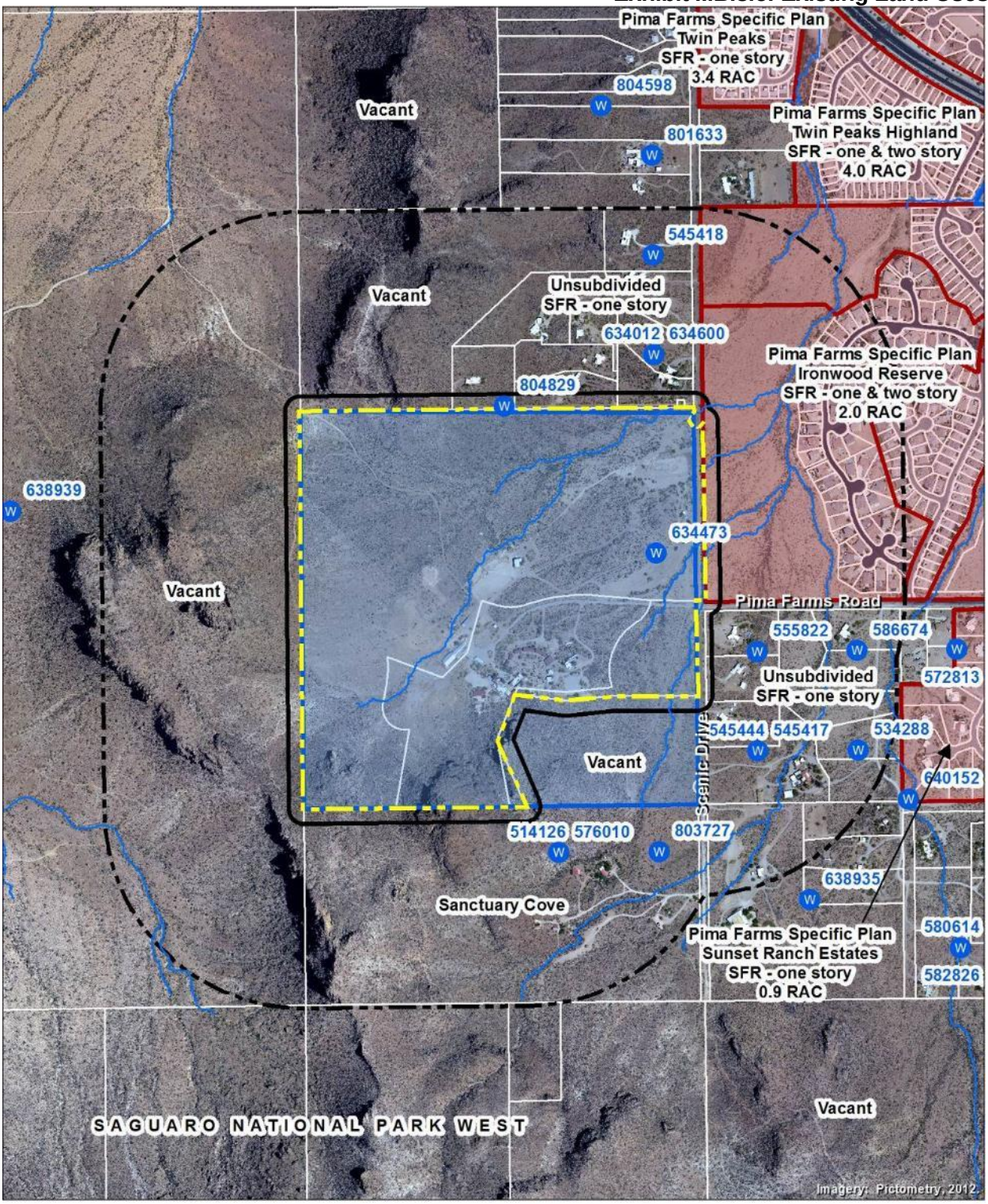


Exhibit II.B.3.c: Existing Land Uses



LEGEND

- Specific Plan Boundary
- 100 Foot Radius
- 1/4 Mile Radius
- Approved Subdivision Plat
- Approved Development Plan
- Wells (Registry ID Number labeled)
- Washes

NORTH 0' 500' 1000'

FILE NAME: ex_cond_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013

C. Topography and Slope

The elevations on the property range from approximately 2,410 feet at the southwestern corner to approximately 2,154 feet at the northeastern corner. Three un-named washes exit the property at the northeast corner and along the eastern boundary with flows under 500 CFS. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

There are level 1 restricted peaks and ridges located at the northwest and southwest corners of the property. Please see *Exhibit II.C.1: Topography and Slope*. According to Title 19 of the Town of Marana Land Development Code, all development is subject to a 300 foot setback from each peak or ridge designated as protected.

2. Rock Outcrops

There are rock outcrops along the southern and western boundaries of the subject site. As noted on the SRI, a small unique rock outcrop is located outside, but within close proximity to the northwest corner of the property.

3. Slopes of 15% or Greater

There is a small area along the western boundary with slopes between 15 and 25 percent. The southern portion of the site has slopes between 15 and 25 percent, as well as a large area with slopes greater than 25 percent. The surface slope of the property is shown on *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

There are two small rocky peaks approximately 2466 feet and 2422 feet in elevation located outside the project area near the middle of the southern boundary.

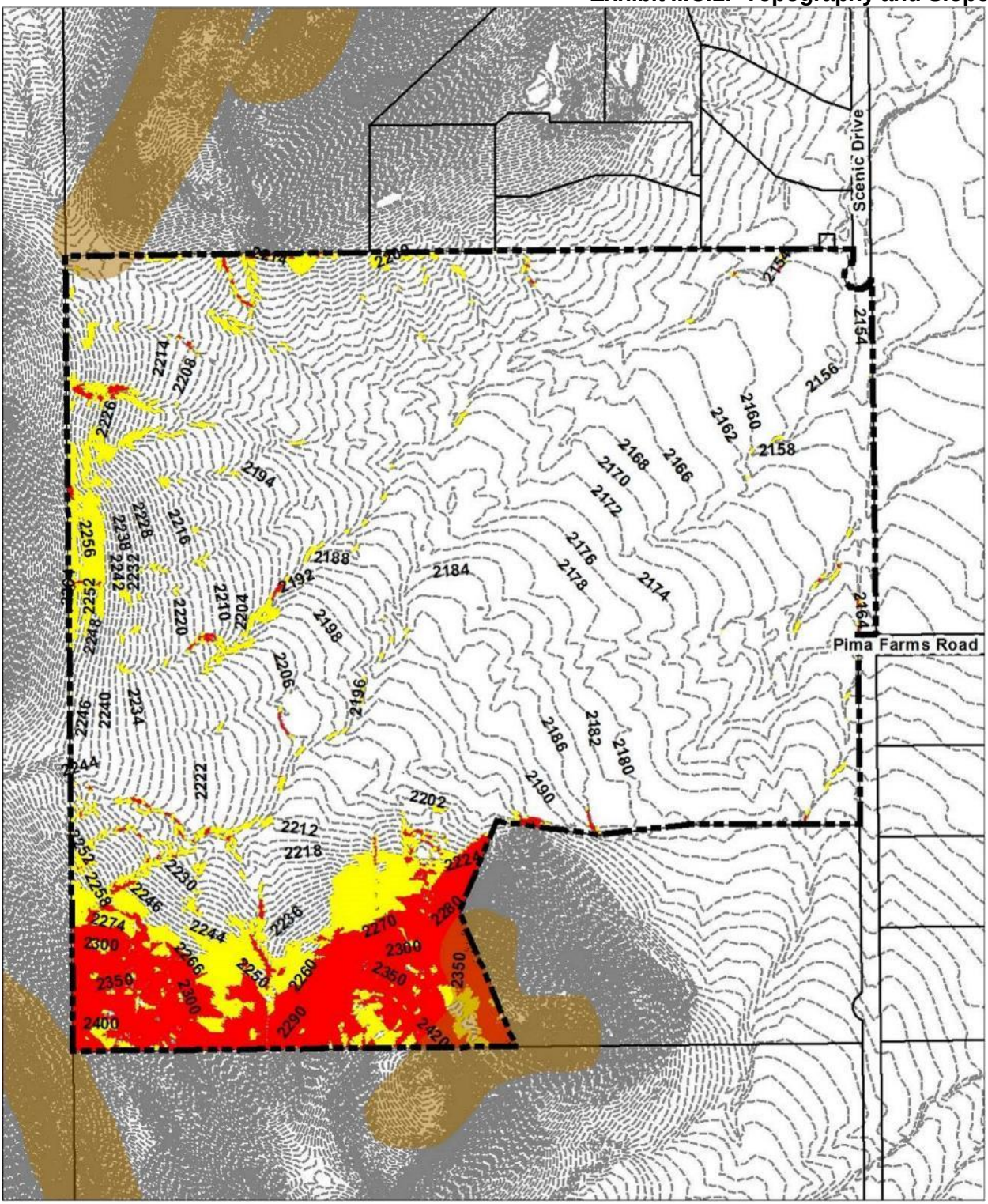
5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 10.47% from the southwest boundary of the site to the northeast corner.

The pre-development cross slope calculation and values used are as follows:

Cross-slope = (I x L x 0.0023) / A
Where:
I = contour interval (2')
L = total length of contours (314,152)
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (138 AC)

Exhibit II.C.1: Topography and Slope



D. Hydrology, Water Resources and Drainage

The following site hydrology information was analyzed and prepared by The WLB Group, Inc. All hydrology information is for illustrative purposes only and is subject to verification/modification via the drainage report with supporting calculations based on then existing and proposed conditions at the time of application.

1. Off-Site Watersheds

The off-site areas impacting the project site are from the Tucson Mountains located north, south, and west of the site. The site is nested within a small valley along the east side of the Tucson Mountains. The off-site flows are discharging across the west, north, and south property line in a sheet flooding fashion on mountain slopes greater than 10 percent. In the approved drainage study titled "Ironwood Reserve Final Drainage Report" prepared by Morrison-Maierle, Inc. dated February 4, 2004; these off-site watershed analyses were evaluated and verified within this report. This stormwater runoff is fast moving with erosive velocities and sheet flooding throughout. See *Exhibit II.D.1: Pre-Development Hydrology*.

Acreage of Upstream Off-site Watersheds with 100-year Discharge Greater Than 100 CFS

Table II.D.1: 100-Year Off-Site Peak Discharges

Concentration Point	Drainage Area (AC)	Q_{100} (CFS)
OS1	27.4	184
OS5	20.5	151

2. On-Site Hydrology

a. On-site drainage flow conditions are characterized by:

On-site storm water flow drains from the west to the east predominately by sheet flow and braided natural channels. The average slope of the site is greater than 4 percent. Storm water runoff that exits the site is conveyed across vacant desert landscape until it is intercepted by a channel adjacent to the western boundary of Ironwood Reserve residential development. This channel directs the flows north in a constructed channel through a single residential subdivision named Twin Peaks Highlands until it is ultimately intercepted by the Santa Cruz River located approximately three miles to the northeast.

All on-site hydrologic analysis will be performed using PC Hydro Method V5.3.1, dated March 2007. The Pima County PC-Hydro software uses rainfall depths derived from the Upper Bound of the 90% confidence interval from the NOAA Atlas 14. This data is available from the NOAA's National Weather Service Hydrometeorological design studies center precipitation frequency data server, which relies on the latitude and longitude of the project site. The soil types were provided from the Natural Resource

Conservation Service (NRCS) soils study. Within this report, hydrologic soil types B, C, and D are present within the project boundary. Using the Pima County Hydrology Manual, the weighted basin factors range in size from 0.035 to 0.050. The vegetative cover and density will be determined using recent aerial photographs and site visits.

b. Federally Mapped Floodways and Floodplains:

The development site is located within Zone X, which states "areas determined to be outside of the 500-year flood hazard area" as defined by FIRM Panels 04019C1650-L, effective date June 16, 2011. See *Exhibit II.D.2.b.1: FEMA FIRM* and *Exhibit II.D.2.b.2: FEMA Floodplain*. According to the Town Of Marana Floodplain Ordinance, all non-FEMA washes greater than 50 cfs need to be mapped on-site for stormwater flows exiting and entering the project site. There are nine watercourses on-site under existing conditions that exceed 50 cfs.

c. 100-Year Peak Discharge Exceeding 50 cfs:

The peak discharge rates for washes having a 100-year event flow greater than 50 cfs are shown below:

Table II.D.2.c: 100 Year Peak Discharge

Concentration Point	Drainage Area (AC)	Q_{100} (CFS)
1E	28.8	171
2E	44.0	249
3E	22.5	96
4E	3.0	14
5E	160.0	829
5.1E	48.0	319
5.2E	21.0	146
5.3E	27.0	190
5.4E	15.7	111
5.5E	22.8	168

See *Exhibit II.D.1: Pre-Development Hydrology*

3. Existing Drainage Conditions along Downstream Property Boundary

The foothills of The Tucson Mountains are a series of alluvial fans where storm water runoff is generally conveyed via sheet flow in ill-defined channels. The developments throughout the watersheds collect and redirect all sheet flow from these alluvial fans and ultimately deliver it to the Santa Cruz River. The land downstream of the project site is predominantly comprised of residential and commercial developments. Furthermore, the downstream parcels also exist within various FEMA flood hazard zones.

Exhibit II.D.1: Pre-Development Hydrology

Exhibit II.D.2.b.1: FEMA FIRM

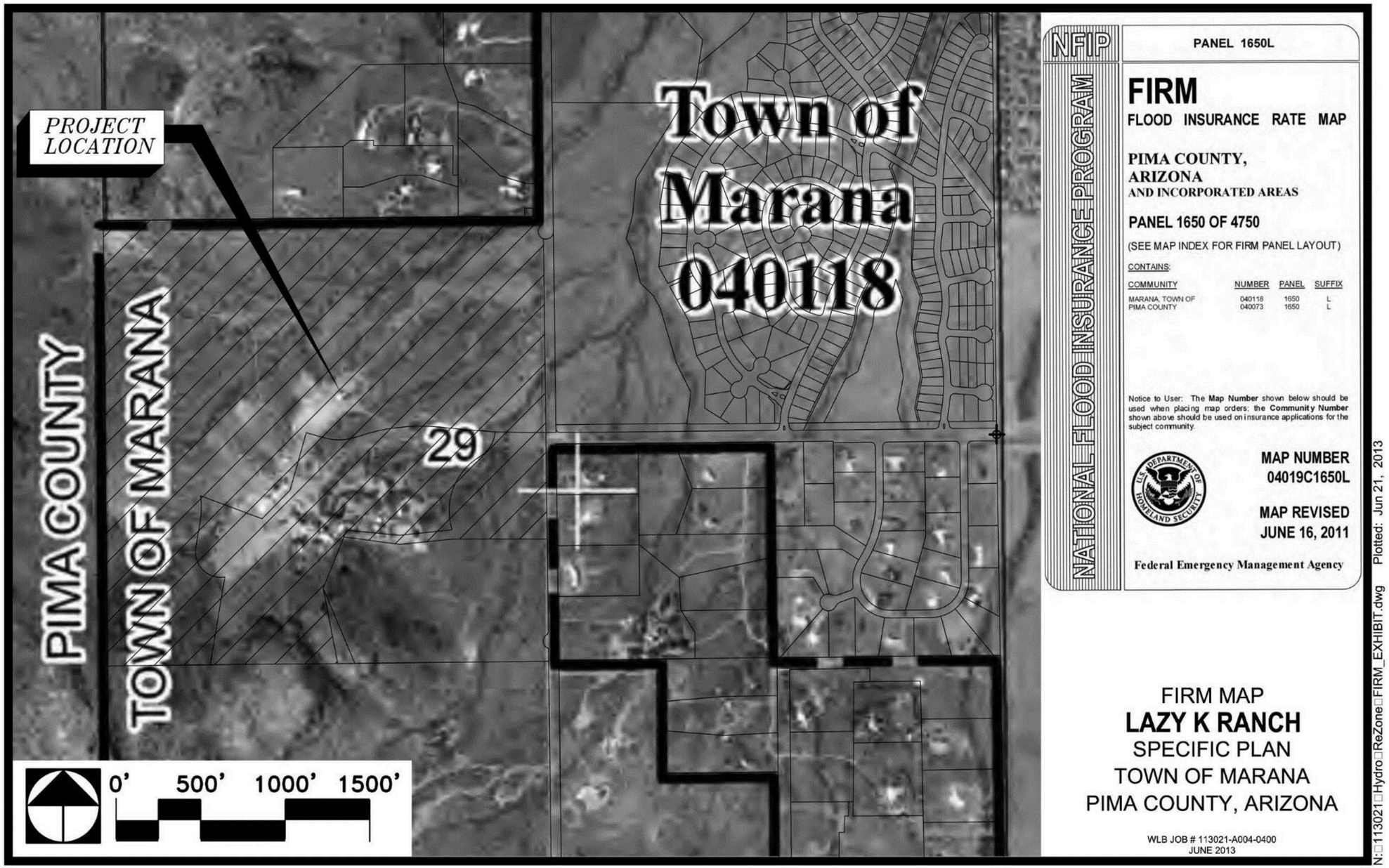
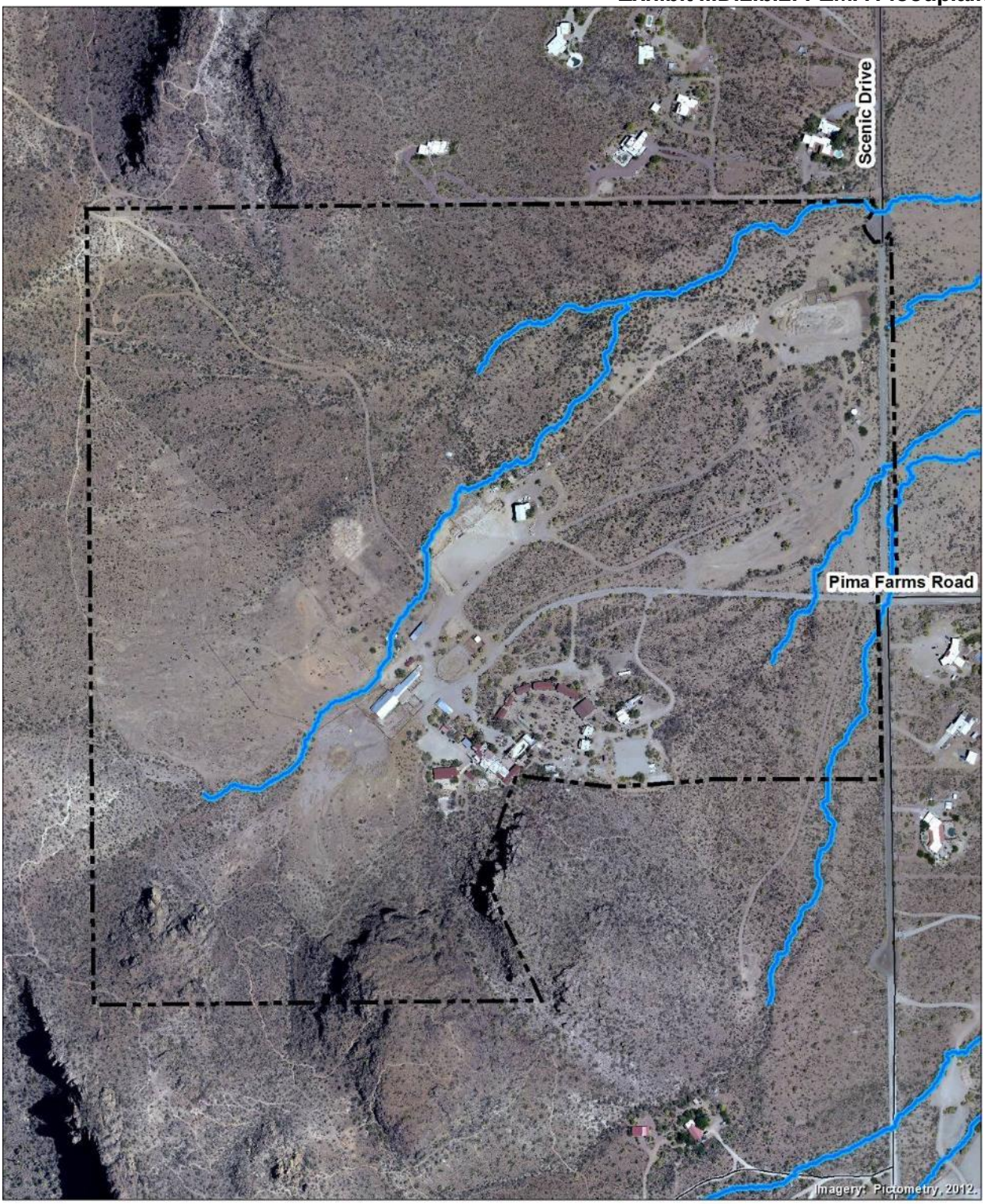


Exhibit II.D.2.b.2: FEMA Floodplain



LEGEND

Specific Plan Boundary

Washes

NOTE: FEMA Zone X (outside 100-year flood limits) covers entire map area

NORTH 0' 250' 500'

FILE NAME: hydro_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013

E. Vegetation

1. Vegetative Communities and Associations On-Site

The project site is located on the eastern flank of the Tucson Mountains and contains native vegetation that is typical of that found in the Arizona Sonoran Desert. The site drains from the southwest to the northeast and there is one well-defined wash running through the northeastern portion of the property. The property occurs within the Arizona Upland subdivision of the Sonoran Desertscrub biotic community (Brown and Lowe 1980[1]). Existing vegetation is categorized into two distinct communities; Palo Verde – Mixed Cacti, in the uplands, and Sonoran Riparian Scrub growing along the wash (Pima County GIS 2013). See *Exhibit II.E.1: SDCP Vegetative Communities, Associations and Densities*

a. Arizona Upland Subdivision, Palo Verde-Mixed Cactus series:

A Site Resource Inventory was completed in accordance with Town of Marana requirements (See Exhibit II.E.2). Existing upland vegetation across the property is diverse in vegetation species composition and structure. Dominant species on the property include foothill palo verde (Parkinsonia microphylla), creosotebush (Larrea tridentata), triangle-leaf bursage (Ambrosia deltoidea), brittle bush (Encilia farinose), ocotillo (fouquieria splendens), barrel cacti (Ferocactus wislizenii), saguaro (Carnegiea gigantea), cholla species (Opuntia sp.), prickly pear species (Opuntia sp.) and a variety of other small cacti. Smaller numbers of blue palo verde (Parkinsonia florida) and desert ironwood (Olneya tesota) trees are also present. Mature ironwoods were not noted on the property.

The health of undisturbed upland vegetation on site is generally good to fair. The saguaro age structure is healthy. Many of the upland trees are exhibiting some signs of stress due to current drought conditions.

Portions of the site that have been accessed by clearing operations and/or grazing vary in condition from denude of any significant vegetation to minimal native understory vegetation. These areas are largely associated with previous ranching operations and/or grazing limits dictated by fencing.

b. Sonoran Riparian Scrub vegetation:

Sonoran Riparian Scrub vegetation is associated with the wash running through the northeast portion of the property. This community is dominated by mesquite trees (*Prosopis velutina*), whitethorn acacia (*Vachellia constricta*), and foothills paloverde (Parkinsonia michrophyla).

[1] Brown, D.E., and C. Lowe, 1980. Biotic communities – Southwestern United States and Northwestern Mexico. Map. University of Utah Press. Salt Lake City, Utah.

The exclusive defining factor of the existing riparian vegetation on site is density. This vegetation is largely the same species makeup as the upland vegetation but with a greater density of plant coverage due to the concentrated runoff from rainfall. There are no species more typically defined as riparian in nature such as Hackberry (Celtis reticulate) or Cottonwood (Populus sp).

Exhibit II.E.3: Vegetation Densities, illustrates the extent of the two vegetative communities found on the Lazy K Bar property. Table II.E.1 presents a list of plants observed during a June 2013 site visit. Also observed, but not listed, were various bunch grasses and forbs.

Table II.E.1: Species list of plant species observed on site.

SCIENTIFIC NAME	COMMON NAME
Ambrosia deltoidea	Triangle-leaf bursage
Baccharis sarothroides	Desert broom
Carnegiea gigantea	Saguaro cactus
Echinocereus sp.	Hedgehog cactus
Ferocactus wislizenii	Barrel cactus
Fouquieria splendens	Ocotillo
Larrea tridentata	Creosotebush
Mammillaria microcarpa	Pincushion cactus
Olneya tesota	Desert ironwood
Opuntia engelmannii	Prickly pear cactus
Opuntia fulgida	Chain fruit cholla
Opuntia versicolor	Staghorn cholla
Parkinsonia microphylla	Foothills palo verde
Parkinsonia florida	Blue palo verde
Prosopis velutina	Velvet mesquite
Senegalia greggii	Catclaw acacia
Vachellia constricta	White thorn acacia

2. Significant Cacti and Groups of Trees

The saguaro population appears to have a stable age structure, with many young plants scattered throughout the site, as well as plants well over 30 feet in height, although the saguaro population on the property is typical for the area. No unusual groups of native trees or other native vegetation were noted on the property.

A portion of the site associated with the previous guest ranch facilities contains some introduced non-native plants such as palm trees, non-native agaves, and ornamental shrubs.

3. Special-Status Plant Species

The U.S. Fish and Wildlife Service (USFWS) identifies five plant species in Pima County that have protection under the Endangered Species Act (ESA) (Table II.E.3)[2]. None of these species are expected to occur on the property. In addition, the Arizona Game and Fish Department's (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The HDMS also includes records for numerous other species that do not have Endangered Species Act (ESA) protection (special-status species), and of lands of environmental concern, such as critical habitat for species with ESA protection and wildlife linkage corridors. The HDMS does not include records for any plant species with ESA protection. The summary page from the HDMS review has been included as *Exhibit: II.F.1: AGFD Online Environmental Review*.

The HDMS does identify two special-status species within 3 miles of the property; the Stag-horn Cholla or *Opuntia versicolor* and the Pima Indian Mallow or *Abutilon parishii*. The species are designated *salvage restricted* (SR), and *sensitive* (S), *salvage restricted* and *species of concern* (SC) respectively, under the Arizona Native Plant Law.

Marana's draft Habitat Conservation Plan (HCP) does not include any plant species to consider.

Table II.E.3: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Plants		
Acuña cactus	*Echinomastus erectocentrus var. acunensis*)	Proposed Endangered
Gooding's onion	*Allium gooddingii*)	Conservation Agreement
Huachuca water umbel	*Lilaeopsis schaffneriana* ssp. *recurva*)	Endangered
Kearney's blue star	*Amsonia kearneyana*)	Endangered
Pima pineapple cactus	*Coryphantha scheeri* var. *robustispina*)	Endangered
Nichol Turk's head cactus	*Echinocactus horizonthalonius* var. *nicholii*)	Endangered

[2] http://www.fws.gov/southwest/es/arizona/Documents/CountyLists/Pima.pdf

4. Vegetative Densities by Percentage of Plant Cover

The Pima County GIS (2013) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property as medium density, and the Sonoran Riparian Scrub vegetation along the washes as high density. According to 2013 Pima County GIS data, the Palo Verde – Mixed Cacti accounts for 112.6 acres and the Sonoran Riparian Scrub accounts for 12.6 acres. On the site, the high density vegetation appeared restricted to the limits of the revised IRA. *Exhibit II.E.3: Vegetation Densities*, illustrates the vegetative community densities found on the property.

Exhibit II.E.1: SDCP Vegetative Communities, Associations and Densities

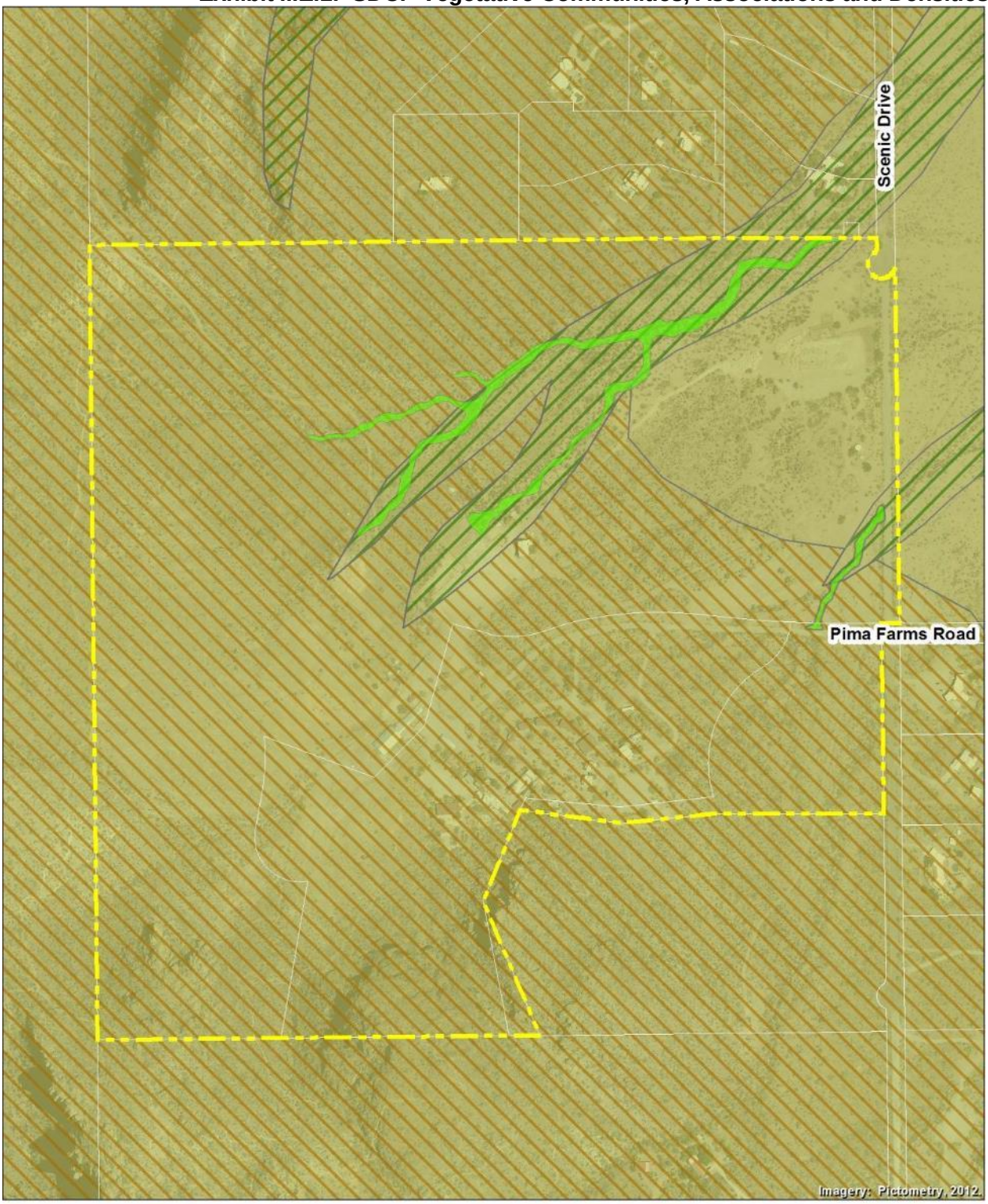


Exhibit II.E.2: Site Resource Inventory

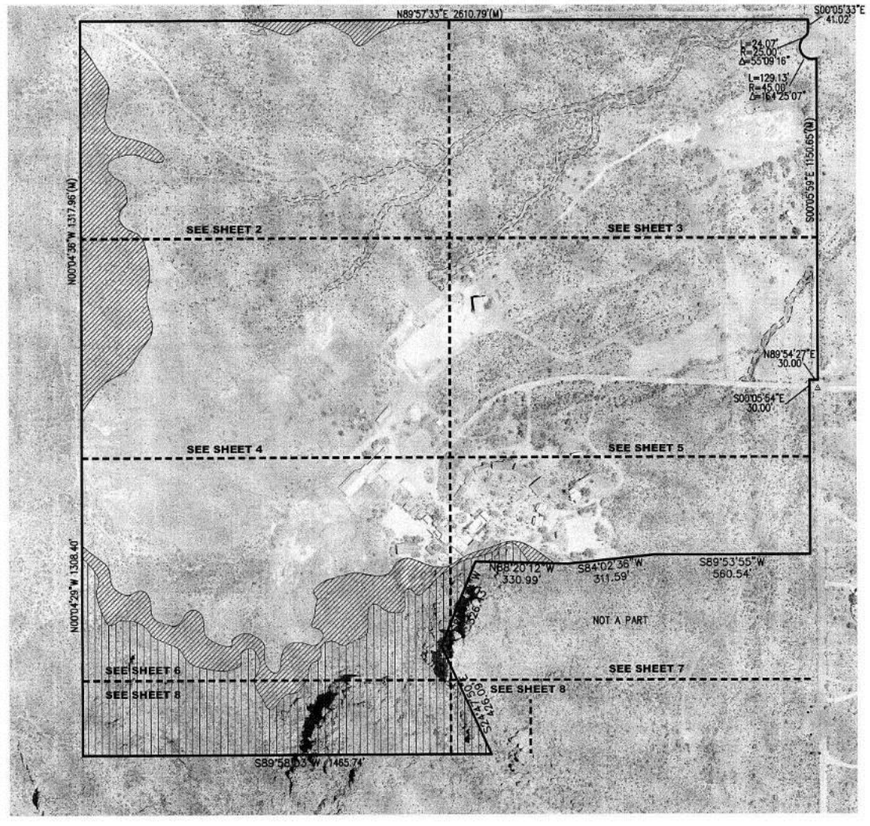
SITE RESOURCE INVENTORY
LAZY K BAR RANCH

SRI LEGEND

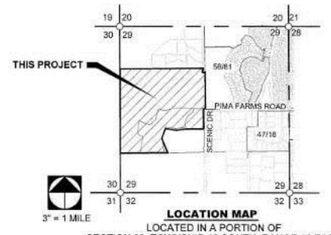
- UNIQUE SIGNIFICANT VEGETATION (NONE)
- RIPARIAN AREAS (FIELD VERIFIED)
- WILDLIFE CORRIDORS (NONE)
- UNIQUE ROCK OUTCROPPINGS **
- STEEP HILLSIDE SLOPES >15% - 25% SLOPES * (15%)
- STEEP HILLSIDE SLOPES >25% SLOPES * (25%)
- FEMA 100 - YEAR REGULATORY FLOOD LIMITS (NONE)

*APPROXIMATE LOCATION - FOR PLANNING PURPOSES ONLY

** NOTE: ROCK OUTCROPS IN THE STEEP SLOPES NOT SHOWN ON PLAN



PROJECT LAYOUT
SCALE 1"=200'
AERIAL PHOTO DATE = 2012



LOCATION MAP
LOCATED IN A PORTION OF
SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DEVELOPER
MARACAY HOMES
ATTENTION: JEN RUBY
15279 N. SCOTTSDALE ROAD #300
SCOTTSDALE, AZ 85254
PHONE: 480.346.2691

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2 THRU 8	AERIAL PHOTO

SITE RESOURCE INVENTORY
LAZY K BAR RANCH
LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

The WLB Group Inc. **WLB**
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, Arizona, and Las Vegas, Nevada
4444 East Broadway
Tucson, Arizona (520) 881-7480

LAZY K BAR RANCH
8401 N SCENIC DR
MARANA, ARIZONA 85743
Project

SITE RESOURCE INVENTORY
COVER SHEET
Sheet Title

No. Date Item
Revisions

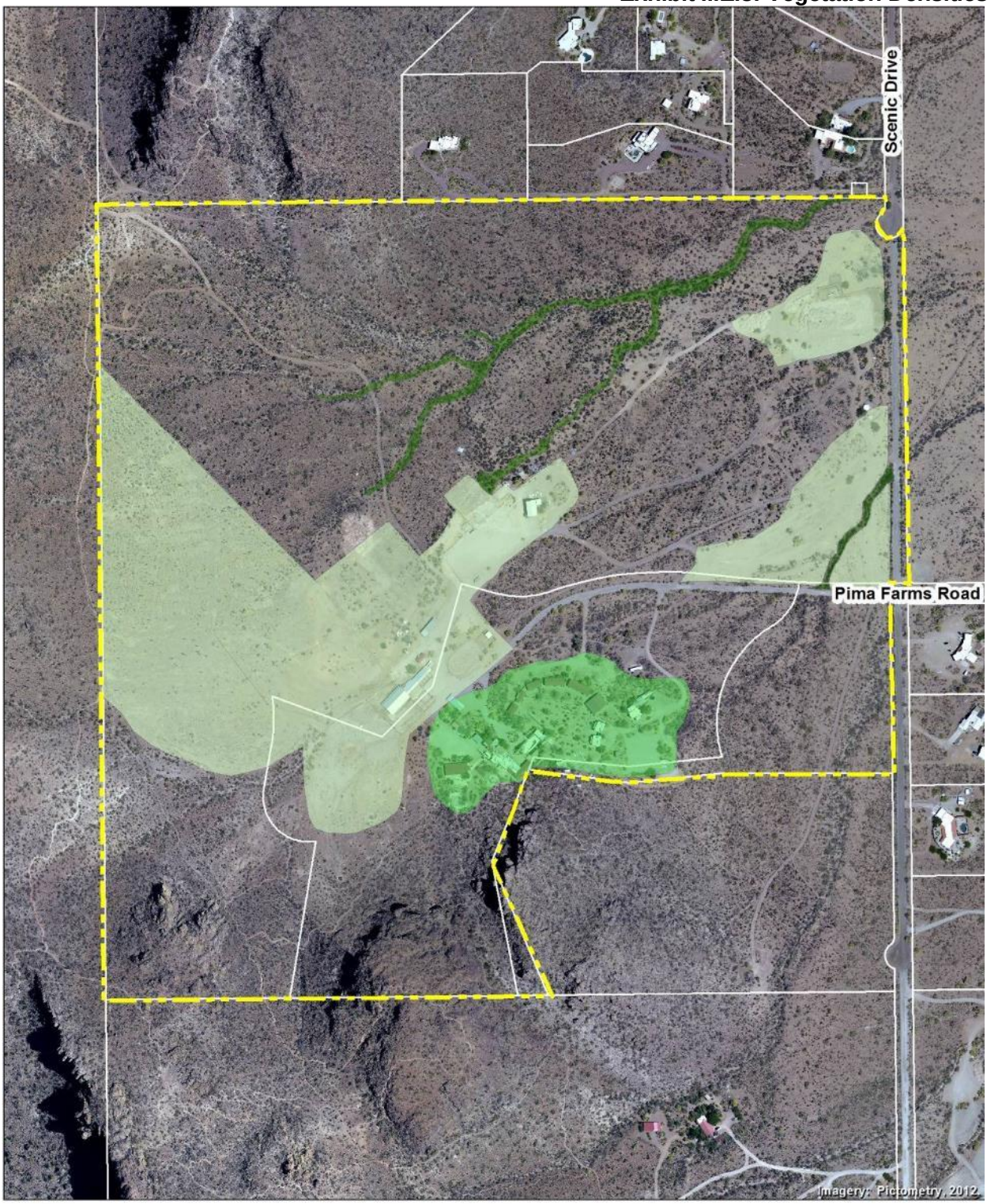
Scale AS SHOWN
Job No. 113021A001
Date JUNE 2013
Designed By CB
Checked By GLG

Sheet 1 of 8

SITE RESOURCE INVENTORY LAZY K BAR RANCH

N:\113021\cad\113021 lazy k sri1.dwg Plotted: Jun. 13, 2013 - 2:49pm

Exhibit II.E.3: Vegetation Densities



LEGEND

- Specific Plan Boundary
- Parcels
- Manicured/Introduced Vegetation
- High Density
- Medium Density
- Low Density

NORTH 0' 250' 500'

FILE NAME: Veg_Dens_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013

F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

The Sonoran Desert Tortoise (*Gopherus morafkai*) is a candidate for ESA protection. The HDMS search found that the tortoise occurs within 3 miles of the property. The tortoise carries *sensitive* and *wildlife of special concern* designations.

The Fulvous Whistling-Duck or *Dendrocygna bicolor* occurs within 3 miles of the specific plan area and carries a *species of concern* status.

There are 2 wildlife corridors within 3 miles of the project, including: Coyote – Ironwood – Tucson Linkage Design and the Tucson – Tortolita – Santa Catalina Mountains Linkage Design.

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

2. Arizona Game and Fish Department Environmental Review

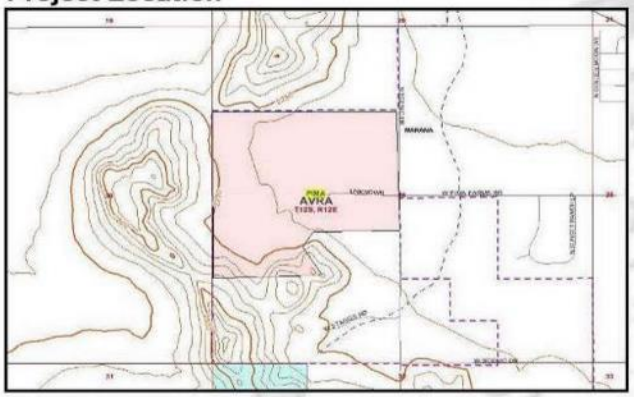
In support of this analysis, the AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as Exhibit: II.F.1: AGFD Online Environmental Review.

The HDMS does include records for one species that does not have Endangered Species Act (ESA) protection: the Cactus Ferruginous Pygmy-owl (Glaucidium brasilianum cactorum), which used to have ESA protection. The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a sensitive (S), species of concern, and Wildlife of Special Concern (WSC).

Exhibit II.F.1: AGFD Online Environmental Review

Arizona's On-line Environmental Review Tool
Search ID: 20130603020456
Project Name: MAR-04
Date: 6/3/2013 10:04:05 AM

Project Location



Project Name: MAR-04
Submitted By: Kelly Lee
On behalf of: CONSULTING
Project Search ID: 20130603020456
Date: 6/3/2013 10:04:01 AM
Project Category: Development Within Municipalities (Urban Growth),Residential single dwelling and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 486400.745, 3580309.885 meter
Project Area: 131.991 acres
Project Perimeter: 3201.910 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1725
Quadrangle Name: AVRA
Project locality is currently being scoped

Location Accuracy Disclaimer
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Abutilon parishii	Pima Indian Mallow	SC	S	S	SR
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor				
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC
Opuntia versicolor	Stag-horn Cholla				SR
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				

Page 1 of 7 APPLICATION INITIALS: _____

G. Viewsheds

1. Viewsheds Onto and Across the Site

The Lazy K Bar Ranch project area is located on the edge of a developing area within the Town of Marana limits. Residential developments exist in the vicinity to the north, south and east of the site, with one residence to the west on the other side of the mountains in the Avra Valley, almost a half-mile away. Topography within the project area contains slopes that are greater than 15 percent along the west boundary and in the southwest portion of the site. Just outside the west boundary, there are steep cliff-sides and significant topographic features, including a mountain range to the southwest of the site. The general landscape is dominated by natural desert upland vegetation with three washes crossing through the project area. Viewsheds onto and across the site are dominated by mature native trees, cacti, and shrubs. Views of the middle ground are partially obstructed by vegetation in the foreground. Views of the background (greater than eight miles) include the Tortolita, Tucson, and Catalina Mountains.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

North: The northern boundary of the specific plan area slopes up to a hillside at the northwestern corner, which allows for increased visibility south onto the site; the top of the hill provides increased visibility of homes located just north of the specific plan.

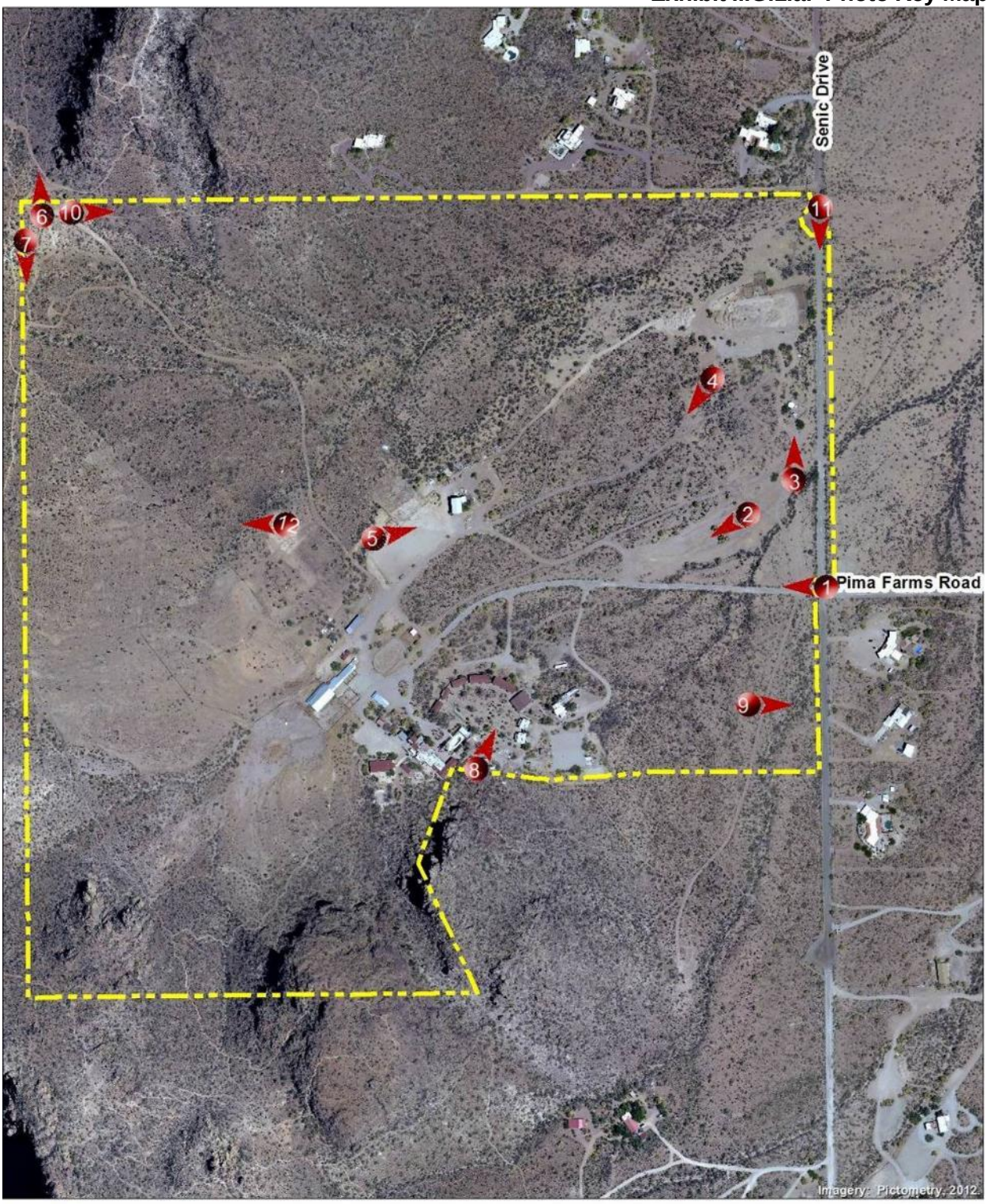
South: The Tucson Mountains, including Brown Mountain, provide increased elevation, allowing for increased visibility when looking north, across the site; vegetation is not a limiting factor.

East: The eastern portion of the specific plan area is relatively flat with slightly changing topography and varying vegetation densities that limit the views to the west.

West: The Tucson Mountains provide increased elevation, allowing for increased visibility when looking east, across the site; vegetation is not a limiting factor.

See Exhibit II.G.2: Visibility.

Exhibit II.G.1.a: Photo Key Map



LEGEND

Specific Plan Boundary

Photo ID & location photo was taken

NORTH 0' 250' 500'

FILE NAME: PhotoKeyMap_6x8_MAR-04.mxd
SOURCE: Pima County DOT GIS, 2013

Exhibit II.G.1.b: Site Photos



Photo 1: View looking west onto the site from the eastern property boundary, Scenic Drive.



Photo 2: View near eastern boundary looking west across the site and disturbed area.



Photo 3: View looking north from the eastern portion of the site towards well and water storage.



Photo 4: View looking southwest from the northeast corner of the site.



Photo 5: View looking east from the center of the site.



Photo 6: View looking north from the northwest corner of the site.

Exhibit II.G.1.b: Site Photos, continued



Photo 7: View looking south along the western boundary from the northwest corner of the site.



Photo 8: View looking northeast from the south-central part of the site.



Photo 9: View looking east from the eastern portion of the site.



Photo 10: View looking east from northwestern corner of the site.

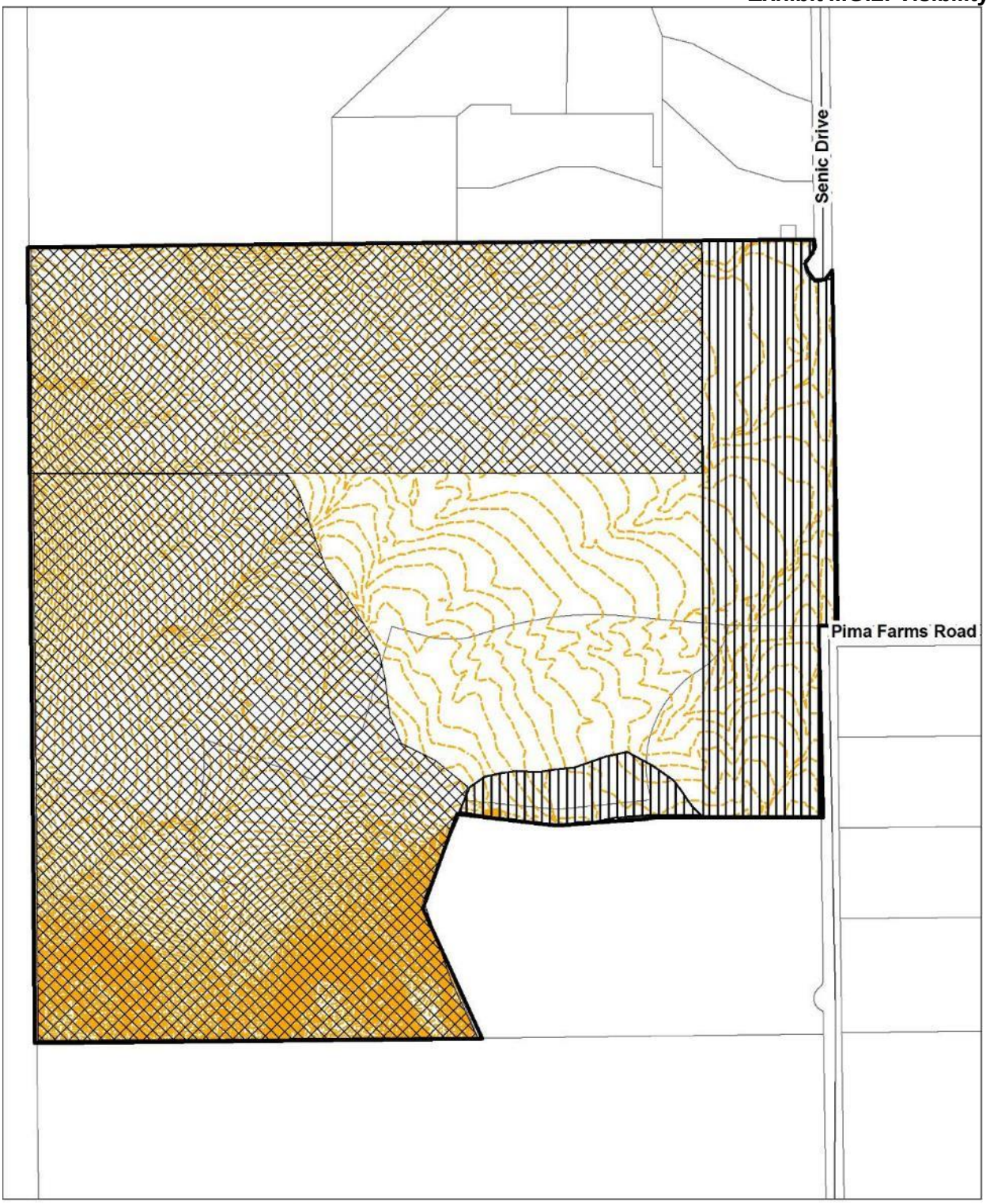


Photo 11: View looking south along Scenic Drive from northeast of the site.



Photos 12: View looking west from a location near the center of the site.

Exhibit II.G.2: Visibility



H. Traffic Circulation and Road System

A Traffic Impact Analysis is being prepared by Southwest Traffic Engineering, LLC and will be submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Scenic Drive is adjacent to the eastern boundary of the project area. Pima Farms Road intersects Scenic Drive, providing access to the site from the east.

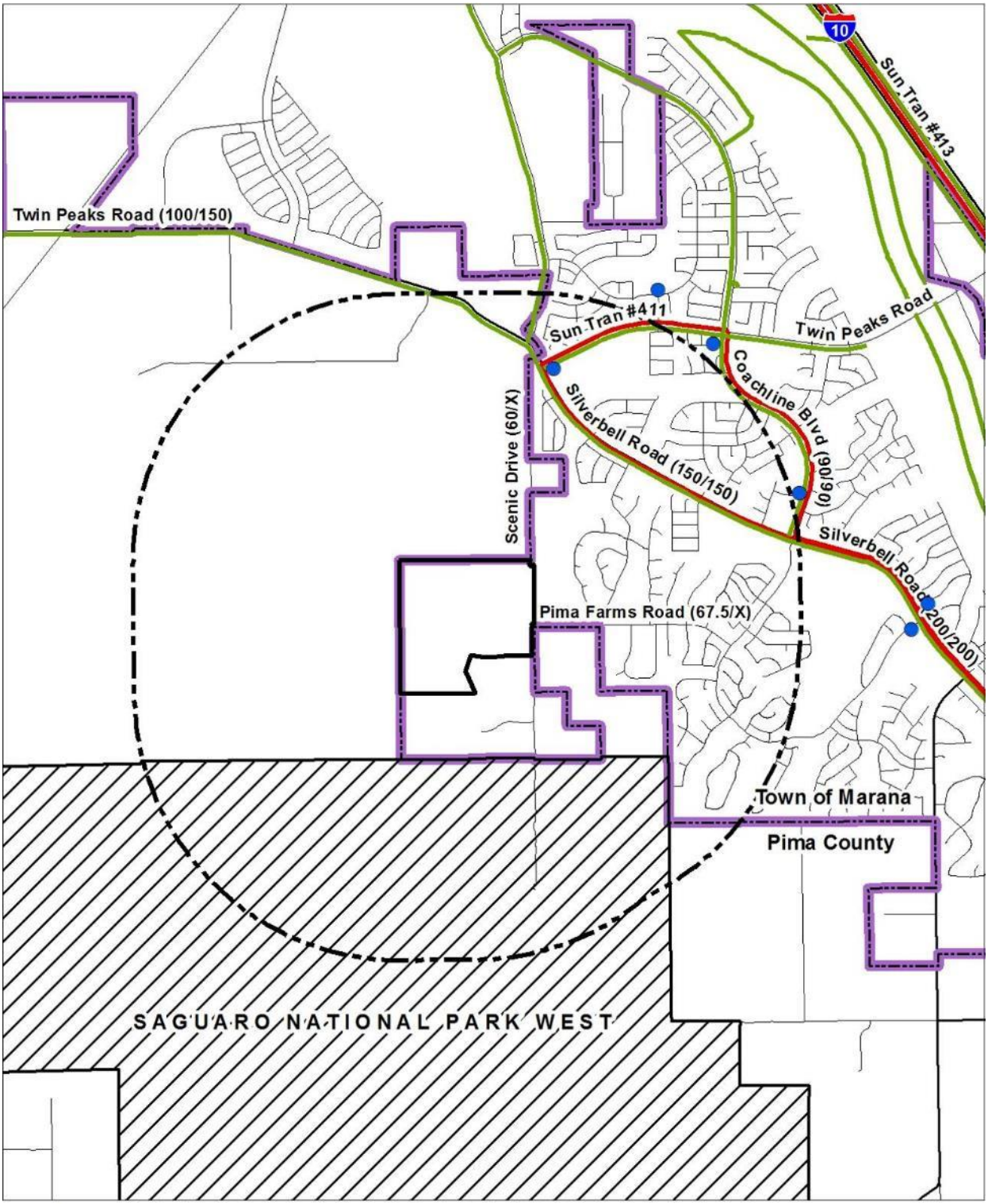
No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

Scenic Drive
Scenic Drive is a 2-lane minor collector with a 60' right-of-way (R-O-W). The road is paved north of the Pima Farms Road alignment. However, northbound Scenic Drive terminates at Pima Farms Road and a small segment of the roadway between there and the single-family residences to the north is currently closed to thru traffic. North of the road closure, Scenic Drive continues until it reaches Silverbell Road. South of Pima Farms Road, Scenic Drive is a 2-lane dirt road. Southbound Scenic Drive terminates shortly before entering Saguaro National Park West.

The posted speed limit is 25 MPH. There currently is no average daily trip (ADT) data for Scenic Drive.

Pima Farms Road
Pima Farms Road is a paved 2-lane road with a 60' and 67.5' R-O-W. The posted speed limit is 30 MPH.

Exhibit II.H.1: Traffic



2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Silverbell Road	Twin Peaks Road	Scenic Drive	Pima Farms Road	Coachline Blvd	Continental Reserve Loop
Major Routes Classification	Arterial	Arterial	Minor Collector	Minor Collector	Minor Collector	Minor Collector
Existing R.O.W. (Feet)	150-200	100-150	60	67.5	90	75
Future R.O.W. (Feet)	150-200	150	N/A	N/A	90	N/A
Current Number of Lanes (proposed)	4	4	2	2	4	2
Speed Limit	45	35-45	25	30-35	45	45
Ownership	Marana	Marana	Marana	Marana	Marana	Marana
ADT (Source, Year)	14,800 (TOM, 2011)	7,300 (TOM, 2011)	N/A	N/A	7,000 (PAG, 2010)	N/A
Capacity (Florida Dept. of Transportation, 2002)	32,900	15,600	N/A	15,600	15,600	15,600
Conforms to Width Standards	Yes	No	Yes	Yes	Yes	Yes
Surface Conditions	Paved	Paved	Dirt/Paved	Paved	Paved	Paved

Source: Pima Association of Governments (PAG), Town of Marana General Plan, and Site Visit – 3.11.13

3. Roadway Improvements

There are two projects listed in the adopted 2040 Pima Association of Governments Regional Transportation Plan (PAG RTP) within the project area. Both projects are for the Twin Peaks Corridor and one has already been completed. These projects are:

- Twin Peaks Road #1 – Sidewinder Lane to Silverbell Road, Widen roadway to 4-lanes, Middle Timeframe (2020-2030), Pima County, $30,000,000
- Twin Peaks Road #2 – Silverbell Road to new Interstate 10 TI, Construct 4-lane roadway and bridge over the Santa Cruz River, Early Timeframe (2010-2020), Marana, $21,456,000 – COMPLETED

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

Pima Farms Road at Continental Reserve Loop will be used by vehicles generated by the project. Continental Reserve Loop intersects Silverbell Road which acts as the main arterial for the site and provides access north and south to Twin Peaks Road and Cortaro Road.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

Four of the project area roads that are within one mile of the project site are designated on the Tucson Bike Map as bike routes. Coachline Road and Continental Reserve Loop are designated as bike routes with a striped-shoulder. South of the Silverbell Road and Twin Peaks Road alignment, both roads have a bike route with a striped shoulder that extends south and east, respectively. North of the intersection of Twin Peaks Road and Silverbell Road both roads are listed as key connecting streets for bicyclists. There are no sidewalks adjacent to the project area.

I. Existing Utility Infrastructure

There are 2 wells located on the site or within 100-feet of the site. A 12-inch water main exists within the Pima Farms Road right-of-way east of Lazy K Bar and was installed as an off-site improvement associated with the development of Ironwood Reserve. The main is stubbed out to the intersection of Scenic Drive and Pima Farms Road. Public sewer infrastructure exists to the north and east. Overhead utility lines exist along Pima Farms Road and Scenic Drive.

J. Recreation and Trails

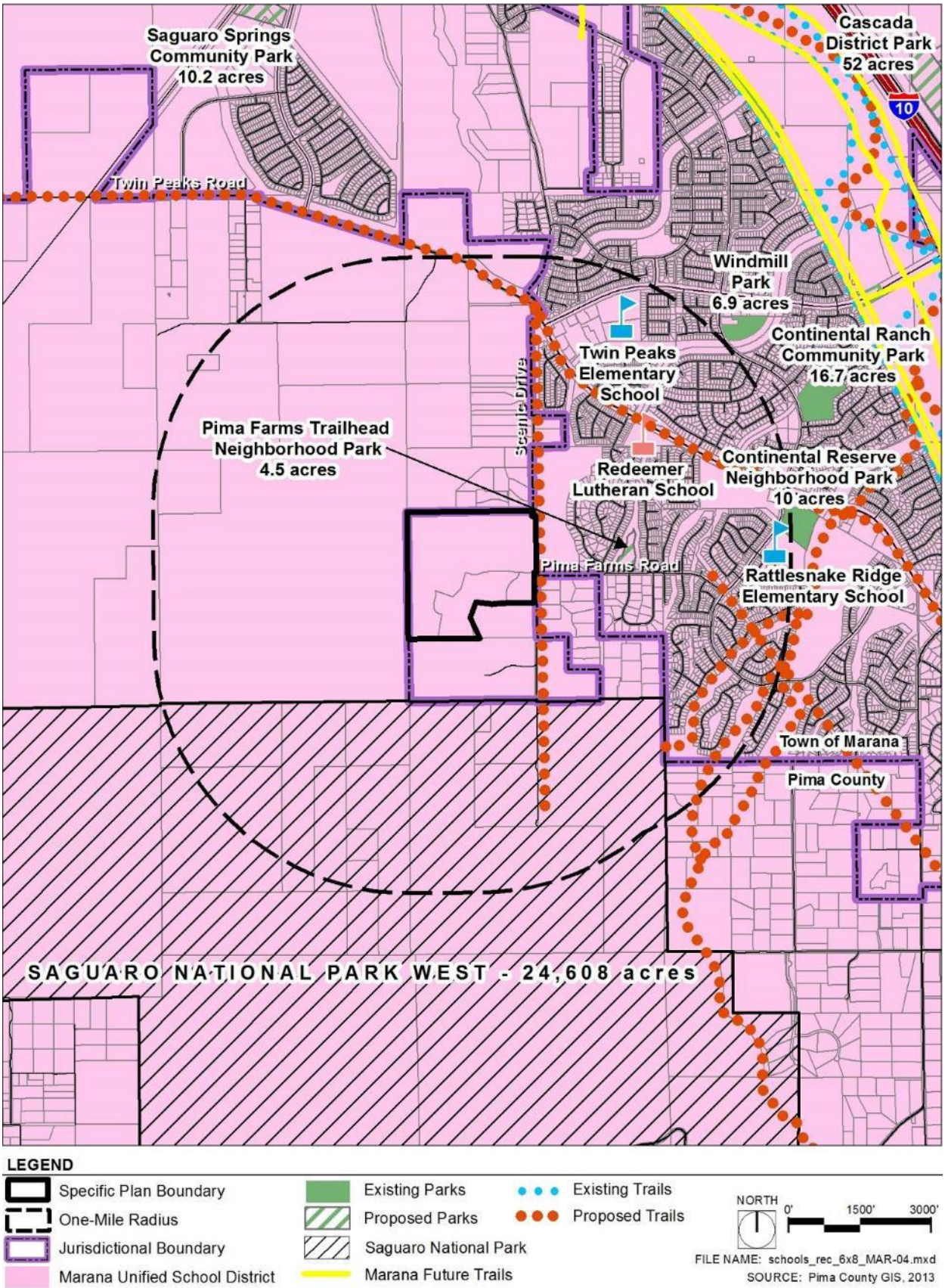
1. Open Space, Recreation Facilities, Parks and Trails

As shown on *Exhibit II.J.1* there is one park, Continental Reserve Community Park, within one mile of the project site. The Pima Farms Trailhead Neighborhood Park, located less than a half mile to the east, is undeveloped and is planned to provide access to Saguaro National Park West from Continental Reserve. Windmill Park and Continental Ranch Neighborhood Park are located northeast of the site, approximately 1.1 miles away. Additionally, the proposed Cascada District Park is located approximately 2.25 miles northeast of the project area. According to the Cascada Specific Plan, the district park will include sports fields, park amenities such as picnic areas and an integrated system of trails providing connectivity to the regional trail system.

According to the Town of Marana's Comprehensive Parks, Trails and Open Space Master Plan, there are no existing trails within one-mile of the project site. Approximately one-half mile to the south is the boundary of Saguaro National Park, which features an extensive trail system. The Pack Rat Trail, Scenic Trail and Passey Loop Trail are all located in the northeast corner of the park boundary, east of Scenic Drive. There are multiple proposed trails, including the Anza Trail, within one-mile of the project site and 3 proposed unpaved, single-track trails, concentrated to the east of the development. The three single-track trails are clustered around the southern portion of Ironwood Reserve. There is an existing greenway along Silverbell Road, which is proposed to extend west along Twin Peaks Road.

There is an existing offsite north-south trail located west of the property boundary which connects to Sanctuary Cove directly south of Lazy K Bar and eventually to Saguaro National Park (West) and the Tucson Mountain Park. This trail at the base of the adjacent rock outcrops traverses rough and rugged, and at times, steep terrain as it travels further north and especially south toward the base of Sombrero Peak. There are also several remaining on-site pedestrian and equestrian trails throughout the property that were used by the ranch and its guests in the past. None of these trails were ever formally granted public access, nor are they shown on *Exhibit II.J.1: Recreation and Schools*. A detailed depiction of the existing on-site trails is shown on *Exhibit III.E.1: Land Use Concept Plan*, which also shows an existing trail leading up the steep rock cliffs in the southernmost portion of Lazy K Bar to connect the ranch house area with existing off-site trail networks.

Exhibit II.J.1: Recreation and Schools



K. Cultural Resources

1. Location of Resources On-Site

SWCA Environmental Consultants (SWCA) conducted a Class I cultural resources records review of a 138-acre property (Lazy K Bar Ranch) in April of 2013. More specifically, SWCA conducted the review to identify potential historic properties (i.e., properties listed in or eligible for listing in the National Register of Historic Places [NRHP]) that have the potential to be affected by the property development.

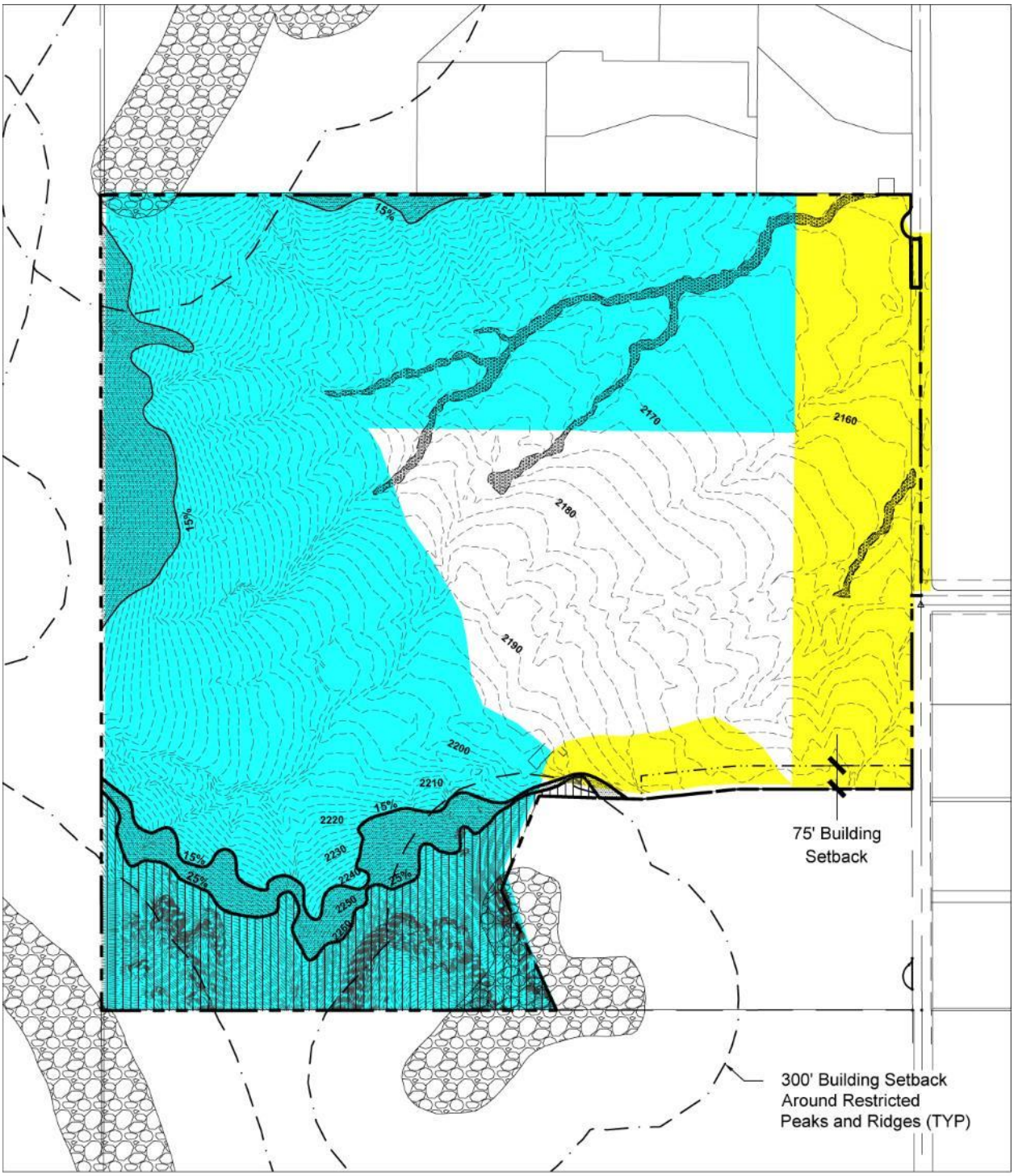
As part of their research on the property, SWCA consulted the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University, the Arizona State Historic Preservation Office, and the Bureau of Land Management, for previously conducted surveys and previously recorded sites in the project area.

The records search showed that two archaeological surveys (ASM Accession Nos. 1981-174.ASM and 1999-81.ASM) have been conducted in the current project area. No archaeological sites have been previously recorded within the project area (see Figure 2). Project 1981-174.ASM was conducted as part of the Northern Tucson Basin Surveys (Madsen et al. 1993) and covered the entire current project area. The second survey, 1999-81.ASM, was conducted in 1999 by Old Pueblo Archaeology as a part of the Pima Farms Development Project (Jones 1999) and overlapped the eastern portion of the current project area. Neither survey identified any cultural resources within the current project area.

L. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.L.1*. The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Development Plan for more information on how the site plan responds to the site's physical constraints.

Exhibit II.L.1: McHarg Composite Map





LAZY K BAR RANCH
SPECIFIC PLAN
DEVELOPMENT PLAN

III

A. Purpose and Intent

The Lazy K Bar Ranch Specific Plan establishes the framework for the development of a 138-acre residential community within the Town of Marana, Pima County, Arizona. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Development Plan responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this Specific Plan are shown on *Exhibit II.B.1*.

B. Design Principles and Vision

The Lazy K Bar Ranch Specific Plan is intended to be developed in keeping with the following goals and objectives:

- Preserve and feature the natural beauty of the site, including the washes, riparian areas and rock outcroppings.
- Maximize the spectacular views of Sombrero Peak and the other surrounding peaks and ridges to the south and west, as well as city views to the east from all lots throughout the proposed community.
- Minimize cut and fill and avoid development on slope areas to preserve vistas from other properties.
- Preserve and feature the historic ranching and guest ranch heritage of the site through preservation of the Mountain Pavilion Terrace (event lawn) and those portions of the ranch house with the highest historical significance, as well as through the use of many of the Lazy K Bar Ranch documents, photographs and objects of interest such as furnishings, a stage coach, signage and other mementos. These items will be catalogued by the owners of the Ranch.
- Provide a variety of lot sizes and price ranges of homes through a mix of offerings that are targeted toward “move-up buyers”.
- Offer recreational and social opportunities for a variety of age ranges and needs through open space, active and passive recreation areas and neighborhood gathering spaces.
- Provide pathways and trails throughout neighborhood affording pedestrian connectivity and access to local public trails and the Saguaro National Park.
- Provide buffering for existing residents adjacent to the property through the provision of natural open space adjacent to these areas and on the north through adequate grade differential to reduce the visibility of proposed homes from the sight lines of adjacent residences.
- Focus development on existing disturbed areas and selectively revegetate previous disturbance where appropriate.

- Provide meaningful open space that allows for wildlife movement across the site while preserving a large portion of the remaining native vegetation.
- Create visually appealing focal points throughout the community.
- Provide view openings of the majestic mountain backdrop to foster a sense of place and allow for visual amenity.

C. Relationship to Adopted Plans

1. Marana General Plan

The proposed Specific Plan will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting.

Lazy K Bar is located within the Planning Area boundary of the Town's General Plan directly west of the Southern Growth Area. Designed to help meet the current and future needs of the Town, the Specific Plan establishes goals and polices that are in line with the Town's General Plan and Strategic Plan.

The Lazy K Bar Ranch Specific Plan is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: Adopt sustainable development as a unifying goal to secure Marana's future

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting undisturbed land promotes an increase in the general welfare and wellbeing of local residents by providing trails for recreation and sport. Open space, including natural vegetation, provides ecosystem services that reduce negative storm water runoff effects like erosion, protect wildlife habitat, and improve water quality by allowing debris and pollution to deposit over undisturbed land.

- General Plan Policy: Preserve and protect our natural resources in order to promote a sustainable community.
- General Plan Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.

Specific Plan Conformance: The Lazy K Bar Ranch Specific Plan leaves a considerable amount of the site undisturbed, preserving nearly 55% of the native vegetation on-site and minimizing the impact on washes. Similar to the Ironwood Reserve subdivision to the east, Lazy K Bar will utilize cluster development to avoid environmentally sensitive areas and provide open space amenity to residents.

General Plan Goal, Land Use and Growth Element: Provide opportunities for diverse developments that maximize the benefits to the community

The provision of a range of housing types and affordability is necessary to create a thriving community that can accommodate residents of any socio-economic class. By providing housing for residents of all income levels, land uses such as industrial, commercial and office space are complemented with a variety of skilled workers; thus, attracting future development and employment opportunities to the Town.

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.
- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.

Specific Plan Conformance: Lazy K Bar is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and is adjacent to the Southern Growth Area. The land use designation on the property is Rural Density Residential, 0.1-0.5 residences per acre (RAC). The proposed RAC for Lazy K Bar is 1.29 residences per acre. Marana's 2010 General Plan states that a two-step increase change of the current land use designation will result in a major amendment to the General Plan. The proposed density of 1.29 RAC is a one-step increase change of the current land use designation and is therefore considered a minor amendment to the General Plan. A minor general plan amendment to Master Planning Area to reflect the proposed "F", Specific Plan zoning is being processed concurrently with this Specific Plan.

Lazy K Bar will feature high-quality design and development that is compatible with what exists in the area, as well as a range of lot sizes and housing types to accommodate homebuyers at varying "move-up buyer" income levels. According to the 2010 General Plan, there is Rural Density Residential immediately surrounding the site and the vast majority of land to the east is designated as Master Planned Area and is developed at higher densities than what is being proposed by this specific plan. Several residential subdivisions exist within the master planned area east of Lazy K Bar. The property is positioned west of a single-family residential subdivision, Ironwood Reserve, and directly south of unsubdivided, single-family residential large lot homes. To the northeast are the Twin Peaks and the Twin Peaks Highland subdivisions; both are single-family residential, one- and two-stories. Several other subdivisions exist east of the site at varying densities.

Table III.C.1: Lot Sizes

Developments	Lot Square Footage		
Ironwood Reserve	6,122	7,179	12,435
Lazy K Bar Ranch (Proposed)	7,200	9,100	11,200

The move-up and second move-up homes proposed for Lazy K Bar Ranch will have pricing that starts above Continental Reserve and Ironwood Reserve. It is a product not currently offered in the area and thus meets a plan goal of expanding the upper end price range of housing offered in the area.

General Plan Goal, Parks and Recreation Element: Provide a system of developed parks and recreational facilities throughout the community.

Access to parks and recreational facilities is an important part of well-functioning communities. Given today's sedentary lifestyles, people need opportunities to engage in outdoor activities. Providing trails and neighborhood parks improves the health of community residents while allowing them to experience the natural beauty of the Sonoran Desert. Improving the general welfare and wellbeing of communities through outdoor recreation helps instill a unique sense of place, and pride in their community, for residents that enjoy the provided amenities.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
- General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.
- General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
- General Plan Action: Require Homeowner's Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.

Specific Plan Conformance: Lazy K Bar will feature public trail access and active recreation areas. Maintenance of the parks and trails within the project will be the responsibility of the Homeowner's Association, regulated by Covenants, Codes and Restrictions (CC&Rs). For more information, see section IV.E.1.

General Plan Goal, Open Space and Trails Element: Protect and preserve natural open space.

The vast array of wildlife species that persist along the Tucson Mountains help to create the unique desert landscape so beloved by those in the Town of Marana. Maintaining critical wildlife habitat and linkages for species movement is an important part of their persistence in the future, especially considering that each species has its own unique habitat requirements, migration patterns and range.

- General Plan Policy: Develop a connected system of natural open space preserves that protect wildlife habitat, wildlife linkages, and cultural resources.
- General Plan Action: Preserve, protect, or conserve areas of high-value habitat and wildlife movement linkages as identified in the Marana Draft Habitat Conservation Plan (HCP) and the Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Preserve Natural Undisturbed Open Space (NUOS) to maintain wildlife access and movement within and through development sites that are subject to discretionary land use actions, as described in the Draft HCP.
- General Plan Action: Preserve and protect existing natural drainage systems as identified in the Marana Draft HCP riparian map.
- General Plan Policy: Create protected continuous open space linkages and viable wildlife corridors throughout the community.
- General Plan Action: Protect the viability of wildlife corridors mapped in the Draft HCP, using innovative site planning and design.

Specific Plan Conformance: Lazy K Bar is designed to concentrate grading activities towards already disturbed areas of the site. Focusing development efforts away from greenfield development (undisturbed, naturally occurring areas) helps avoid encroaching onto the streams that traverse the property, protects wildlife corridors identified in the Town of Marana's Habitat Conservation Plan, and preserves native vegetation and drainageways. The total amount of open space in Lazy K Bar is 55%.

2. Marana Strategic Plan

The Lazy K Bar Ranch Specific Plan is a master planned community in the Town of Marana consisting of 138 acres of property just west of the Continental Reserve and Ironwood Reserve residential communities. The purpose of the Specific Plan is to establish a development plan, regulations and performance standards specific to providing the flexibility and specificity needed to guide the property's development in a manner befitting its unique setting and character.

The Lazy K Bar Ranch Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce – Construction of proposed community will provide jobs as well as revenue to the Town through construction sales tax and development services fees.

Community – This new residential community will provide new housing choices in the popular Continental Ranch area, attracting new residents to the Town. Offering larger lots and higher end housing options creates a logical transition in housing product type and price when moving west through Continental Ranch past the Continental Reserve and Ironwood Reserve communities. Careful development of the site as a gated enclave will ensure the preservation of the more environmentally sensitive areas beyond the site, as well as the suburban lifestyle of existing residents.

Heritage – The historic ranching and guest ranch heritage of the site will live on through the continued use of the Lazy K Bar name, the preservation of the Mountain Pavilion Terrace and hardscape, those portions of the original ranch house with the highest historical significance, and through the use of many of the Lazy K Bar Ranch documents, photographs, objects of interest, signage and other mementos.

Progress/Innovation – Dedication to a conscientious approach to responsible development, high-performing homes and cost saving for potential future homebuyers reflects the intent of the Lazy K Bar Ranch Specific Plan. The community will strive to incorporate sustainable building practices such as the use of energy efficient construction materials and appliances as well as innovative site design conservation techniques to decrease energy usage, minimize impact to the environment, conserve water and promote healthy lifestyles.

Recreation – The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to natural open space areas and trails. The trail located along the western boundary at the base of the rock outcrop provides excellent connectivity to Sanctuary Cove to the south and eventually to Saguaro National Park (West) and the Tucson Mountain Park. Two proposed trail spurs, one located along the western boundary and another from a point further within the community and connecting to the trail along the northern boundary, will provide direct access to this trail, offering ample opportunity to enjoy a superb hike and breathtaking views. Although short, the trail along the northern boundary proposed for preservation follows a path through an existing stand of saguaros, many of which will be preserved through the undisturbed open space provided along the northern boundary. The trail will also be slightly lengthened through the provision of both an internal trail connection and a public trailhead located at the northeast corner of Lazy K Bar. The trail along the north boundary will connect to other offsite trails and will be the only publically accessible trail located onsite.



D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

The specific plan area is located on the western edge of a master planned area with several subdivisions within one-mile of the project site. The master planned communities Continental Ranch and Continental Reserve comprise much of the developed land to the east. Other subdivisions in close proximity to Lazy K Bar include Ironwood Reserve, Twin Peaks Highland, Silver Moon, Twin Peaks, Sierra Crest, Sunset Ranch Estates and the Stoneridge subdivision. Coupled with retail and big box stores near Cortaro Road, these subdivisions lend themselves to improving economic development within the Town of Marana. Sanctuary Cove, owned and operated by All Creeds Brotherhood, is a scenic area with trails and a chapel for the public to enjoy. The chapel is located over 500 feet south of the rock outcrops along the south boundary of the project area. Ironwood Reserve, a single-family residential subdivision, with one- and two-story homes and 2.0 RAC, is immediately adjacent to the east of Lazy K Bar. Similar to Lazy K Bar Ranch, Ironwood Reserve successfully implemented open space into the subdivision's design while preserving environmentally sensitive areas like washes running through the site. In comparison, however, Lazy K Bar Ranch will be less dense with a gross density of 1.29 RAC. Both Twin Peaks and Twin Peaks Highland, located to the northeast of the site, are single-family residential subdivisions with one- and two-story homes. The gross density of those two subdivisions is 3.4 and 4.0 RAC, respectively.

E. Land Use Concept Plan

The Lazy K Bar land use concept plan responds to site-specific conditions and environmental constraints as identified in the site analysis. The plan consists of 178 single-family residential units with a density of approximately 1.29 designated units per acre *(See Exhibit III.E.1: Land Use Concept Plan*). The developer proposes three distinct product types on varying lot sizes to meet the unique needs, preferences and lifestyles of Arizona homebuyers. The smallest proposed lot size, located in the eastern portion of the site, is 7,200 square feet with dimensions of 60'x120'. Homes in the middle of the site have a proposed lot size of 9,100 square feet (70'x130') and the higher elevation lots in the western portion of the site have the largest lot size; 11,200 square feet with dimensions of 80'x140'. Consistent with the goal of creating three distinct neighborhoods with individual character, the developer's product designs will consider current homebuyer lifestyle preferences, timeless rather than trendy exterior styling, incorporation of popular elements drawn from the developer's extensive customer experience, and a commitment to crafting inviting neighborhoods and distinctive places. The developer will build energy efficient homes using innovative construction techniques and materials.

Lazy K Bar Ranch already exhibits 49% disturbance from previous grading and development. The greatest areas of disturbance are concentrated around the center of the specific plan site, extending west and northeast. Currently, the center of the site is dedicated to infrastructure for supporting ranch operations, including: covered horse stalls and stables for housing livestock,

tack room for storing supplies, housing for staff, casitas for guests, a barn, store and pool to accommodate guests using the ranch.

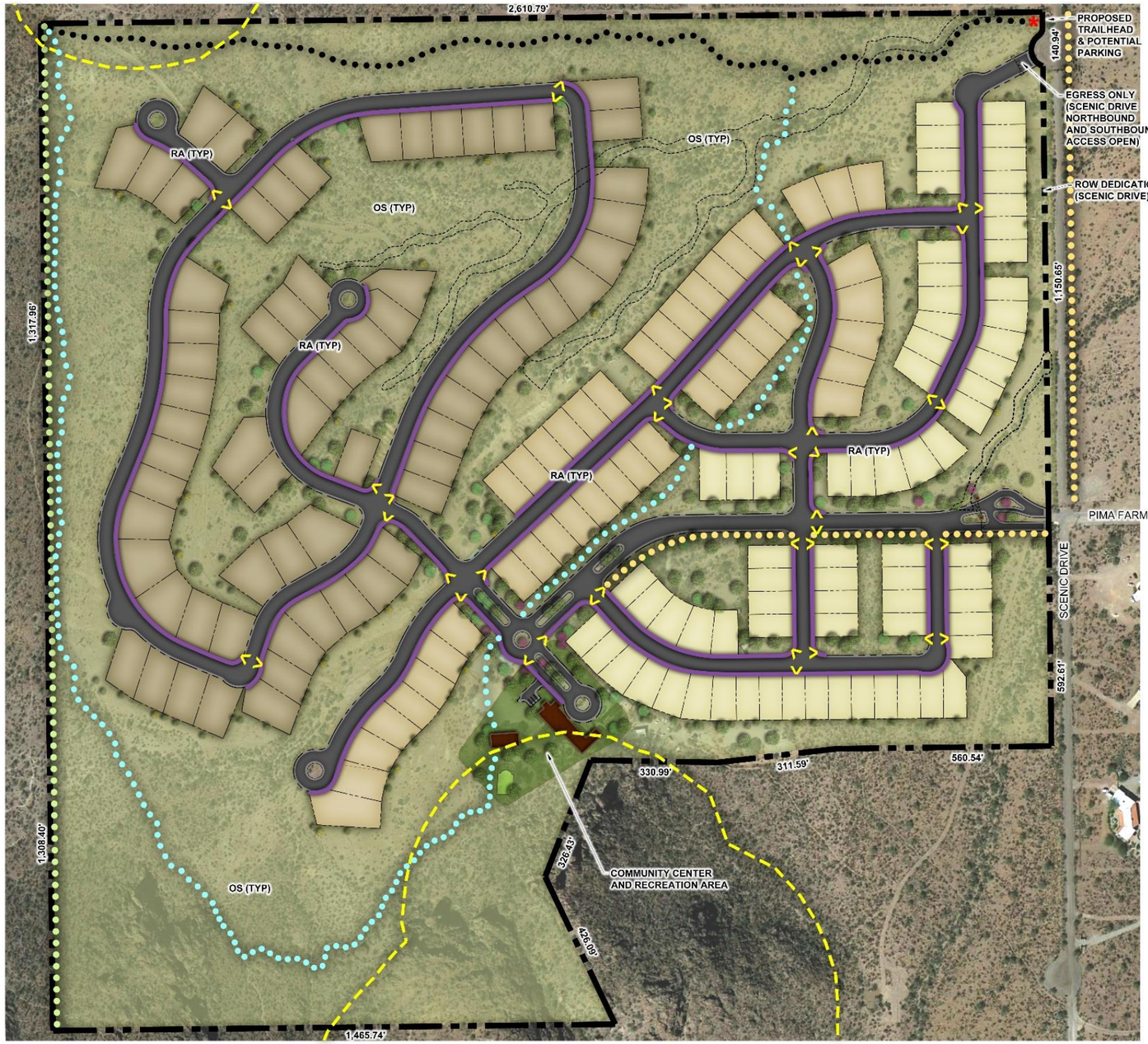
The proposed development of Lazy K Bar includes setting aside a large portion, approximately 55% of the total project area for open space. The development is designed to minimize disturbance of the on-site washes and riparian habitat by limiting development in those areas to wash crossings for roadways, and focusing residential development on the remainder of the site and primarily on already disturbed areas. Native plant species left intact will serve as habitat for Sonoran Desert fauna, providing visual amenity to residents in Lazy K Bar. Every lot in the community will have a backyard facing natural desert open space; this open space will be complemented by avoiding development on areas with slopes greater than 15%, preserving wildlife corridors, reducing development that encroaches on the two drainageways that lead out of the specific plan area to the north, and concentrating development on areas that have already been historically disturbed. A community recreation area, surrounding the existing ranch house, will serve Lazy K Bar residents along with the other preserved open spaces and trails. The Lazy K Bar Ranch Specific Plan will safeguard a portion of the historic nature of the property. The plan preserves, at a minimum, the original stone house portion of the larger ranch house lodge. This historic structure anchors the community to tie it to the property and Marana's rich historic past.

The community will be accessed from Pima Farms Road, a 2-lane minor collector, to the east of the site. Pima Farms is intersected by Scenic Drive, immediately adjacent to the eastern boundary of the specific plan. The only point of public access to Lazy K Bar is serviced by Pima Farms Road; therefore existing residents to the east including those in the Ironwood Reserve development will be affected by traffic from Lazy K Bar. By driving towards Silverbell Road, away from the site, Lazy K Bar residents will have access to Interstate 10 and other north-south major arterials, providing a range of alternate routes for shopping, work, and leisure activities.

Table III.E: Land Use Data

Area Description	Area (acres)	Percent Area
Total Site Area	138.2	100
Residential Lots	45.79	33.1
OPEN SPACE • N.U.O.S. • General Open Space • Recreation Area	76.01 34.55 39.08 2.38	55 25.0 28.3 1.7
Private Streets	16.40	11.9

Exhibit III.E.1: Land Use Concept Plan



LEGEND

- PROPERTY BOUNDARY
- IMPORTANT RIPARIAN AREA (IRA)
- 300' SETBACK: PROTECTED PEAKS AND RIDGES
- PUBLIC TRAIL (FUTURE TRAIL EASEMENT 1)
- PUBLIC TRAIL (FUTURE TRAIL EASEMENT 2)
- PRIVATE TRAIL
- NATURAL PATH (4')
- SIDEWALK (4')
- CURB RAMP
- RECREATION AREA = 2.38 AC
- OPEN SPACE
- RESIDENTIAL AREA, 80'140' = 66 LOTS
- RESIDENTIAL AREA, 70'X130' = 45 LOTS
- RESIDENTIAL AREA, 60'X120' = 67 LOTS

TOTAL LOTS = 178

NOTES

1. AREA OF SUBJECT PROPERTY = 138.2 AC
2. EXISTING ZONING = RECREATIONAL RESORT
3. PROPOSED ZONING = LAZY K BAR RANCH SPECIFIC PLAN
4. OPEN SPACE (OS) = 76.01 AC, 55% OF SITE
5. NUOS = APPROX 25% OF SITE
6. RESIDENTIAL AREA (RA) = 62.19 AC, 45% SITE

LAZY K BAR RANCH

F. Circulation Plan

Ingress/Egress will be provided at a main gated location at Pima Farms Road and Scenic Drive. It is approximately 1.25 miles from Silverbell Road. A gated egress-only street, which will be the full proposed right-of-way width, is located at the northeastern corner of the site, providing a secondary access to Scenic Drive. All electronically controlled access gates including the main gate, shall be provided with an optical pre-emptive device with key switch back up approved by the fire code official. In accordance with the 2012 International Fire Code, the developer will also be responsible for installing no parking signage in accordance with the fire code and inclusion of the optical pre-emptive device and key switch for all street sections not meeting minimum widths including all cul-de-sac turnarounds. Either minor modifications to the proposed road layout will be needed to meet the separation requirements for fire apparatus access roads outlined in Section D 107.1 of the 2012 International Fire Code or all new homes will be equipped with an automatic fire sprinkler system to qualify for the design exception in the adopted fire code.

Interstate 10 is approximately 3 miles east of the site. North/south movements can be made by utilizing Scenic Drive (southbound travel terminates at base of the Tucson Mountains) or Silverbell Road to the east of the site. There are no off-site right-of-ways proposed for the site because access is already established through Pima Farms Road, with more than adequate existing capacity.

It is worth noting that the average daily trips (ADT) entering and exiting Lazy K Bar Ranch based on 178 single-family detached homes is vastly lower than the ADT associated with a 600-room hotel. The current zoning designation of Resort and Recreation would allow a 600-room hotel or resort on the property. According to the 9th Edition of the Institute of Traffic Engineers (ITE) *Trip Generation Manual*, a 600-room hotel would result in 5,352 vehicle trips per day (solely for the hotel, without consideration of activities geared toward non-overnight guests in the ballrooms and restaurants) compared to 1,780 daily trips for 178 single-family detached residences.

In order to improve regional circulation and to enhance project access, a 60 foot right of way will be dedicated along the eastern boundary of the project to provide for the reconnection of Scenic Drive to Pima Farms Road. The developer will enter into a development agreement with the Town of Marana providing for the developer to construct a new 24 foot width two lane public roadway connecting Pima Farms Road to Silverbell Road. The development agreement will additionally provide for reimbursement for a portion of the costs associated with constructing the new roadway and will additionally provide for construction of an earthen trail along Scenic Drive and for public trail easements within the project.

A Traffic Impact Analysis was prepared by Southwest Traffic Engineering, LLC and submitted under separate cover.

G. Grading Element

Grading is directed to selected areas of the Lazy K Bar Ranch Specific Plan project area. After 85 years of intense guest ranch use on this site, it is impossible to credibly identify any significant undisturbed areas on this property. Grading will impact 45% of the site, leaving approximately 55% of the specific plan area undeveloped. The following indicates the size of each area graded and the percentage of the site. The overall allowable grading and related disturbance includes internal roadways and their right-of-way, building pads, driveways, accessory structures, utility crossings of natural washes, emergency access and other areas needed for infrastructure and utilities. Barriers such as temporary yellow rope or similar methods will be provided for machinery in order to ensure that the grading limits will not be exceeded and will be constrained to the areas designated for disturbance. The grading will be done in conformance with the Land Use Concept Plan and the Development Regulations of Lazy K Bar. In accordance with Title 25 of the Town of Marana *Land Development Code*, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to ADEQ for coverage under the Arizona Pollution Discharge Elimination System (AZPDES) Construction General Permit is required and will be submitted to the Town for review and acceptance prior to commencement of grading activities.

H. Post Development Hydrology

1. Land Use Concept Plan Response to Hydrologic Characteristics:

The primary design components for the project drainage structures will be for the facilities to convey off-site drainage through the project site. The project will utilize constructed channels or storm drain pipes and on-site detention basins. Ultimately, on-site stormwater runoff to the downstream project boundaries will be conveyed in a way that closely mimics existing drainage patterns. Finished floor elevations will be one foot above the established base flood elevations of adjacent floodplains.

The off-site flows from the Tucson Mountain watersheds will be collected in channels directing the runoff around the project site. The post-developed 100-year floodplains within the project boundaries will be contained within the constructed channel. These channels will vary in depth from 3 to 6 feet below existing grade and have a longitudinal slope greater than 0.5% (min). The channels will have side slopes ranging from 3:1 to 1:1. For the slopes steeper than 3:1 or greater, slope protection such as dumped rock, gunite or grouted rock riprap will be provided for erosion control (See *Exhibit III.H.1: Post-Development Hydrology*). The constructed channels will direct the stormwater flows to the northeast corner of the project site where it uniformly sheetflows off the project site into natural channels.

This project is located within The Town of Marana and is required to comply with all drainage requirements set forth by the Town. This project is located within a balanced basin. As a result of being in a balanced basin, reduction of the post-developed runoff, to pre-developed levels, by means of retention and/or detention will be required for this

project to the extent necessary to ensure that, at a minimum, the post-development 2-, 10-, and 100-year peak discharges from the site will not exceed the pre-development conditions. Also, the project is a residential development larger than one acre in size, but has a density less than three units per developed acre. Therefore, the project site will not be required to meet the design requirements for the 5-yr threshold retention. The detention volumes for the project will be addressed during the platting and improvements plans within the Lazy K Bar Ranch Specific Plan area. A master drainage report will be a requirement for the development of this project.

2. Information and Substantiation for Encroachment/Modification of Drainage Patterns:

The project site is located in a Zone X as illustrated on the Revised Preliminary Flood Insurance Rate Map (FIRM) panel 04019C1650L, June 16, 2011 (see *Exhibit II.D.2.b.1: FEMA FIRM*). Although there is no on-site FEMA floodplain encroachments; according to the Town Of Marana Floodplain Ordinance, all non-FEMA washes greater than 50 cfs need to be mapped on-site for stormwater flows exiting and entering the project site. The encroachments into these non-FEMA floodplains for purposes of this ordinance, adversely affects means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one (1) foot where the owner of the land doing the development owns both sides of the floodplain and no more than 0.1 foot where only one side is owned. In no case shall the development increase the water surface elevation more than 0.1 foot on the properties owned by others that are located upstream and downstream.

3. Potential Drainage Impacts to Off-Site Land Use Upstream and Downstream:

The post-developed stormwater runoff discharges will be the same as it is under existing conditions. The channelization of the off-site stormwater flows will concentrate the stormwater within the channel. These channels will be designed to release the stormwater downstream mimicking the existing floodplain width, depth, and velocity. The peak discharge flow rates exiting the project site will not increase since the project will comply with the Town of Marana retention/detention requirements. This development will not increase the water surface elevation to downstream facilities more than 0.1 foot.

4. Engineering and Design Features to be used to Address Drainage and Erosion Problems:

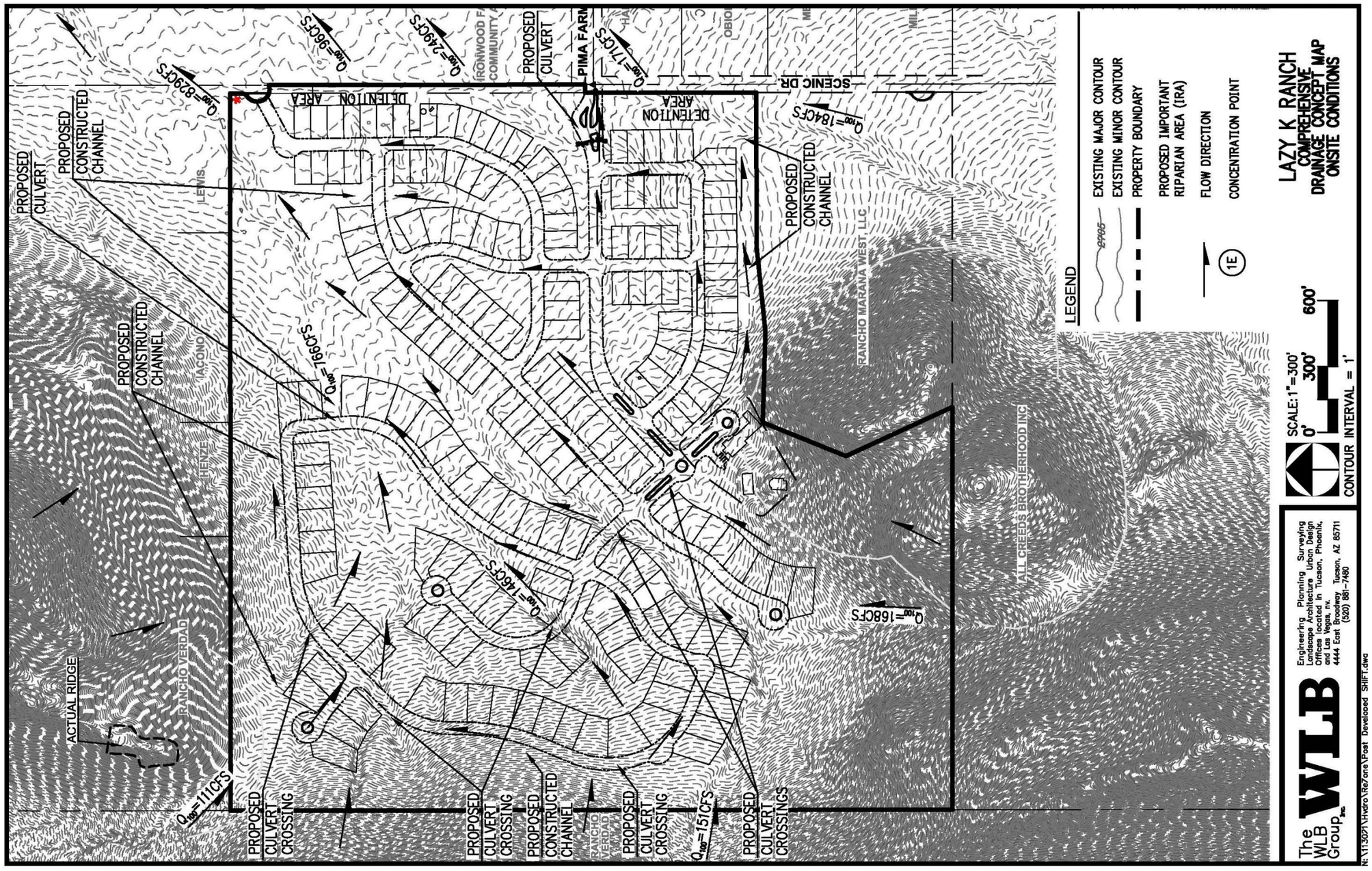
The lot layout was designed to largely maintain existing drainage patterns. No lots shall be platted within the locally regulated, developed conditions floodplain or erosion hazard setback areas as delineated in the final accepted drainage report. The maximum increase in the existing water surface elevations due to encroachment is

limited to one (1) foot where the owner of the land doing the development owns both sides of the floodplain and no more than 0.1 foot where only one side is owned. Surface drainage will be prohibited from draining onto the roadway surfaces within Lazy K Bar. The conveyance of runoff through the proposed development will be accomplished by a system of concrete, metal or H.D.P.E. pipes and concrete box culverts, channels, catch basins, sidewalk scuppers, and retention/detention basins. All hydraulic structures, constructed drainage channels, and retention/detention basins will be calculated in conjunction with the platting and improvement plans. Riprap aprons may be used to control erosion at culverts, channels, or basin outlets. Vegetation may also be used to enhance channels, but preservation of natural channels is not possible since none exist on the site.

5. Land Use Concept Plan Conformance with Area Plan, Basin Management Plans and Town Policies:

The design and management of all hydraulic structures and facilities will be in compliance with the Town of Marana drainage standards and policies. The development will not adversely impact the parcels up and downstream of the site and retention will be provided.

Exhibit III.H.1: Post Development Hydrology



I. Environmental Resources

1. Waters of the United States

The applicant is currently preparing a request to the U.S. Army Corps of Engineers (Corps) to make a determination of the jurisdictional status of drainage features on the property under Regulatory Guidance Letter (RGL) 08-02, in which the Corps determines only which features have the potential to be waters of the U.S. (Waters) in a preliminary jurisdictional determination (PJD). If a Corps of Engineers 404 Clean Water Permit is required, the project will have a federal nexus and all cultural resource reviews will need to be sent to the State Historic Preservation Office (SHPO) for review. Grading permits will not be issued by the Town until it is determined that all federal permit requirements have been met.

2. Federally Endangered Species and Other Special Species

There are no federally endangered species or other special species present on the project site.

3. Wildlife Corridor

The site has been designed to preserve remnant wash areas and vegetation that may be utilized as corridors for the movement of wildlife. To enable wildlife use of the washes, culverts shall be sized to accommodate smaller wildlife species. A search of the AGFD HDMS identified the presence of 2 wildlife corridors within 3 miles of the specific plan site; the Coyote – Ironwood – Tucson Linkage Design and the Tucson - Tortolita – Santa Catalina Mountains Linkage Design. This link is depicted by Beier et al. (2006) [3] as covering broad areas, without specific paths through the areas defined. The Town of Marana HCP states that the Tucson – Tortolita corridor extends from the western portion of Saguaro National Park to the Tortolita Fan to the east. Thirty days before grading, a 100% area survey must be completed, by a qualified wildlife biologist, for the Sonoran Desert Tortoise, with a copy of the survey form sent to the Town prior to issuance of a grading permit.

J. Landscape & Buffering

The overall landscape theme will reflect the best attributes of the Sonoran Desert and the site's surrounding environment. Native and low-water use plant material (that is deemed non-invasive in character), as well as regionally appropriate hardscape materials will be used within the park, landscape buffers, and common areas. Nearly 55 percent of the site will be preserved.

[3] Beier, P., E. Garding, and D. Majka. 2006. Arizona Missing Linkages: Tucson – Tortolita – Santa Catalina Mountains Linkage Design. Report to Arizona Game and Fish Department. School of Forestry, Northern Arizona University.



Buffers and common areas will reflect the plant palette and appearance of the native desert that dominates the site and honor the cultural and historical relevance of the previous Lazy K Bar. All planting in common areas as well as on private property will adhere to the Lazy K Bar Prohibited Plant List (Table III.J).

Residents and visitors to the Lazy K Bar community will be greeted by a mixture of rustic amenities and materials aesthetically balanced with the appropriate low water use vegetation. Landscape amenities may include items such as:

- Custom gated entry (reflecting cultural heritage of the ranch)
- Landscaped roadways and medians
- Lazy K Bar Community Ranch House (preserved original stone ranch house)
- Lazy K Bar Mountain Pavilion Terrace (event lawn) preserved for gatherings
- Pathways and trails throughout neighborhoods providing pedestrian access to local public trails

To the extent practical, the majestic views of the surrounding rock formations, Tucson Mountains, and the city lights will be preserved and given high priority.

The conservation of water will be an important priority with the landscape design. Underground drip irrigation will serve the low water use plants within the park and selected common areas.

Screening will be accomplished through the use of preserved and planted vegetation as well as site layout and orientation. Homes backing up to natural areas with sufficient existing vegetation and screening will have the option of installing view fences along the rear of the lot.

Lazy K Bar development shall prohibit the planting of desert adapted plant species that have been proven to have the potential for invasive characteristics. Such plants shall be prohibited in public common areas as well as on private property (front, back or side yards).

The following plant species are prohibited in Lazy K Bar development within common areas and private areas for both environmental and aesthetic reasons.

Table III.J: Lazy K Bar Prohibited Plant List

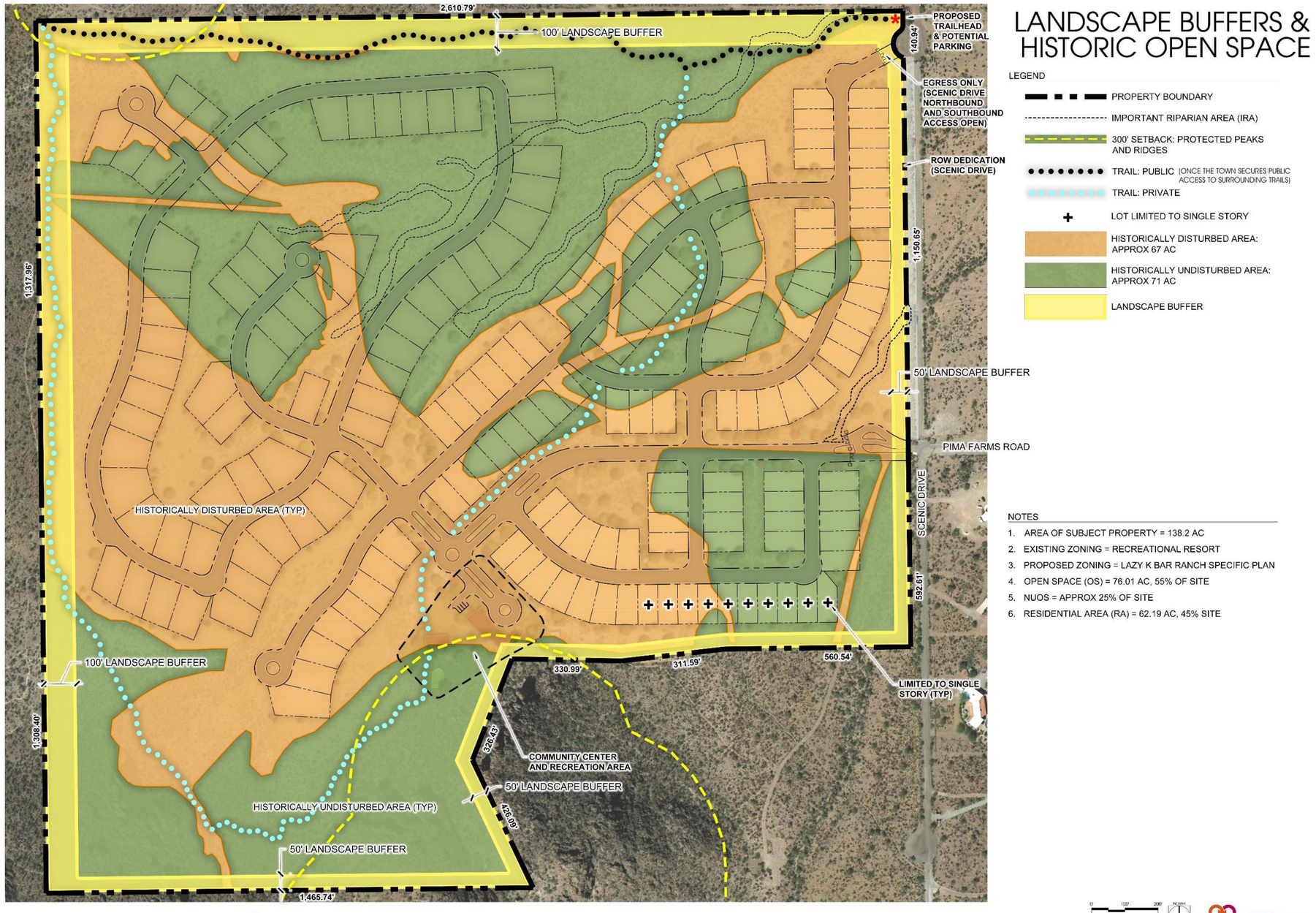
Botanical Name	*Common Name*
TREES	
Ailanthus altissima	Tree of Heaven
Cedrus sp.	Cedars
Cupressus semperviren	Cypress
Eucalyptus sp.	Eucalyptus
Gleditsia triachanthos inermis	Honey Locust
Grevillea robusta	Silk Oak
Olea europaea	Olives
Oleander sp.	Oleander
Parkinsonia sp. (non-natives)	Non-native Palo-Verdes
Phoenix sp.	Date Palms
Pinus sp.	Pine Trees
Populus Sp.	Cottonwood Trees
Proposis sp. (non-natives)	Chilean, Argentinean or hybrid Mesquites
Rhus lancea	African Sumac
Tamarix aphylla	Athel
Tamarix ramosissima	Salt Cedar
Washintonia sp.	Fan Palms
SBRUBS/ACCENTS	
	Non-native Ice Plants
Arundo donax	Giant Reed
Asteraceae sp.	African Daisy
Baccharis sp.	Desert Broom
Brassica tournefortii	Sahara or African mustard
Bromus rubens	Red Brome
Caesalpinia gillesii	Yellow Bird of Paradise
Caesalpinia pulcherimia	Red Bird of Paradise
Casuarina sp.	Beefwood
Centaurea melitensis	Malta starthistle
Cortaderia selloana	Pampas Grass
Cynodon dactylon	Non-hybrid bermuda
Eragrostis lehmanniana	Lehmann lovegrass
Eragrostis barrelieri	Mediterranean grass
Erodium sp.	Filaree
Hydrilla sp.	Hydrilla
Lantana camara	Lantana
Myriophyllum aquaticum	Feather Top or Parrott Feather
Myriophyllum spicatum	Eurasian watermilfoil
Peganum harmala	African Rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain Grass

Pennisetum sp.	Pennisetum
Rhynchelytrum repens	Natal grass
Salvinia molesta	Giant salvinia
Schismus arabicus	Arabian grass
Sorghum halepense	Johnson grass
Thevetia sp.	Thevetia
Vinca Minor	Periwinkle

1. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared in accordance with the provisions set forth in the Town of Marana Land Development Code. The site layout has been designed with concern for the site's topography, hydrology, and the riparian washes running through the site.

Exhibit III.J.1: Landscape and Buffering



LANDSCAPE BUFFERS & HISTORIC OPEN SPACE

LEGEND

- PROPERTY BOUNDARY
- IMPORTANT RIPARIAN AREA (IRA)
- 300' SETBACK: PROTECTED PEAKS AND RIDGES
- TRAIL: PUBLIC (ONCE THE TOWN SECURES PUBLIC ACCESS TO SURROUNDING TRAILS)
- TRAIL: PRIVATE
- LOT LIMITED TO SINGLE STORY
- HISTORICALLY DISTURBED AREA: APPROX 67 AC
- HISTORICALLY UNDISTURBED AREA: APPROX 71 AC
- LANDSCAPE BUFFER

NOTES

1. AREA OF SUBJECT PROPERTY = 138.2 AC
2. EXISTING ZONING = RECREATIONAL RESORT
3. PROPOSED ZONING = LAZY K BAR RANCH SPECIFIC PLAN
4. OPEN SPACE (OS) = 76.01 AC, 55% OF SITE
5. NUOS = APPROX 25% OF SITE
6. RESIDENTIAL AREA (RA) = 62.19 AC, 45% SITE

0 100' 200' SCALE: 1" = 200'

PROJECT: LKB-0 DATE: 06/25/14
FILE NAME: LKB01 RENDERBASE-E1.DWG

THE PLANNING CENTER

LAZY K BAR RANCH

K. Cultural Resources

On April 8, 2013, SWCA, Inc., Environmental Consultants conducted an archaeological survey of approximately 138 acres of the subject property. Prior to fieldwork, SWCA conducted a site field search of the on-line AZSITE database for records of previously conducted cultural surveys and known archaeological sites within or near the project area. The search revealed that the project area had previously been surveyed twice, in 1981 and 1999. No previously recorded sites were located within the parcel. SWCA recommends no further archaeological work for the surveyed parcel.

Although no archaeological sites were discovered on the property, the developer plans to preserve cultural artifacts representative of the site's heritage as a ranch and homestead. Some features, such as the bench with stagecoach wheels, may serve as functional components for the use and enjoyment of community residents. Others items such as the blacksmith's anvil with stand or the horse drawn coach, may be on display in the outdoor recreational areas to provide historic interpretation of the Lazy K Bar heritage. The original stone ranch house, which is being preserved on-site, may also display historic photographs, wrought-iron ranch implements, antique furniture and light fixtures (wagon wheel chandeliers) and historic signage.

L. Utilities

1. Water

As shown on *Exhibit II.B.4. Existing Land Uses*, there are 2 wells located on the site or within 100-feet of the site. The water supply for the Lazy K Bar site will be provided by the Town of Marana which has been designated by the state of Arizona Department of Water Resources as having an assured water supply; therefore, water supply is assured. A water service agreement, *Exhibit III.L.1: Water Service Letter*, is required to establish service to the property. Off-site improvements to connect to the existing system, well sites and storage tanks will need to be considered along with the infrastructure to serve the proposed development.

A 12-inch main exists within the Pima Farms Road right-of-way east of Lazy K Bar. This main was installed as an off-site improvement associated with the development of Ironwood Reserve. The main is stubbed out to the intersection of Scenic Drive and Pima Farms Road and is intended to serve development up to an approximate elevation of 2216-feet. Construction of a booster station is anticipated to be necessary to serve the higher elevation portion of the site.

Fire flow for residential construction shall be provided by fire hydrants that have been designed, installed, tested and approved for delivering the minimum fire flow as required by Section B 105.1 of the 2012 International Fire Code prior to the introduction of combustible construction on the site.

Exhibit III.L.1: Water Service Letter

MARANA

TOWN OF MARANA
WATER DEPARTMENT

May 9, 2013

Jason Weber
Maracay Homes
15160 N. Hayden Rd.
Scottsdale, AZ 85260

Project: Lazy K Bar Ranch
142.36 acres

Dear Mr. Weber:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply. This does not mean that water service is currently available to the proposed development. The development lies boundary of the Town of Marana water service area. Therefore, water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water development agreement identifying water use, fire flow requirements and all major on-site and off-site water facilities.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system. The developer shall have the cost responsibility to construct both the onsite and offsite facilities required to serve the potable water and fire protection demands for your development.

The comments herein made are valid for a period of one year only. If you have any questions, please call our office at 520-382-2570.

Sincerely,

John Kmiec
Utilities Director

5100 W. INA ROAD ■ TUCSON, ARIZONA 85743 ■ PH: (520) 382-2570 ■ FAX: 382-2590 ■ TTY: 382-3499

2. Wastewater

The plan is to be served by public sewer. The project site is tributary to the Ina Road Wastewater Reclamation Facility, via the Continental Ranch Interceptor. There are a few apparent options available to provide sewer service for the Lazy K Bar project.

The first option is construct approximately 3,200 lineal feet of 8-inch sewer north within the Scenic Drive alignment and tie into the 8-inch sewer (G-97-128) stub constructed as part of the Twin Peaks subdivision. This option allows the entire Lazy K Bar project to be served by the construction of only one outfall off-site sewer line. Capacity within the G-97-128 line will need to be confirmed. This option is the most straightforward approach to providing sewer service to Lazy K Bar.

The second option is to tie into the 10-inch gravity main sewer (Manhole #4431-33) line, G-2000-001 at the intersection of Sand Dune Place and Pima Farms Road. This option requires constructing approximately 2,700 lineal feet of 10-inch sewer within Pima Farms Road. The majority of Lazy K Bar can be served by constructing this off-site line. There are, however, approximately 50 lots within the northeast corner of Lazy K Bar that will likely be too low in elevation to be served by this outfall sewer. We understand that capacity is limited within the 8-inch sewer G-2004-054 within Ironwood Reserve. Connection to this sewer through the Ironwood Reserve common area may be a viable alternative to constructing the Option One Scenic Drive sewer to serve the lots in the northeast corner of Lazy K Bar. The G-2004-054 sewer appears to be of sufficient depth and the Ironwood Reserve common area allows for public sewer installation as stated within the Final Plat dedication language. A thorough review of the conservation easement and Pima Farms Road vegetation buffer dedication language should be conducted to confirm feasibility for this option.

A Sewer Service Agreement will be needed prior to development, see *Exhibit III.L.2.a: Existing Sewer Facilities* and *Exhibit III.L.2.b: Wastewater Capacity Response*. The sewer master plan and agreement will be reviewed and approved by Pima Regional Wastewater Reclamation Department.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property, but shall not be required. It is anticipated that service would be provided by Southwest Gas.



Electricity, natural gas, telecommunications and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Tucson Electric Power
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

4. Sanitation and Recycling Services

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.

Exhibit III.L.2.a: Existing Sewer Facilities

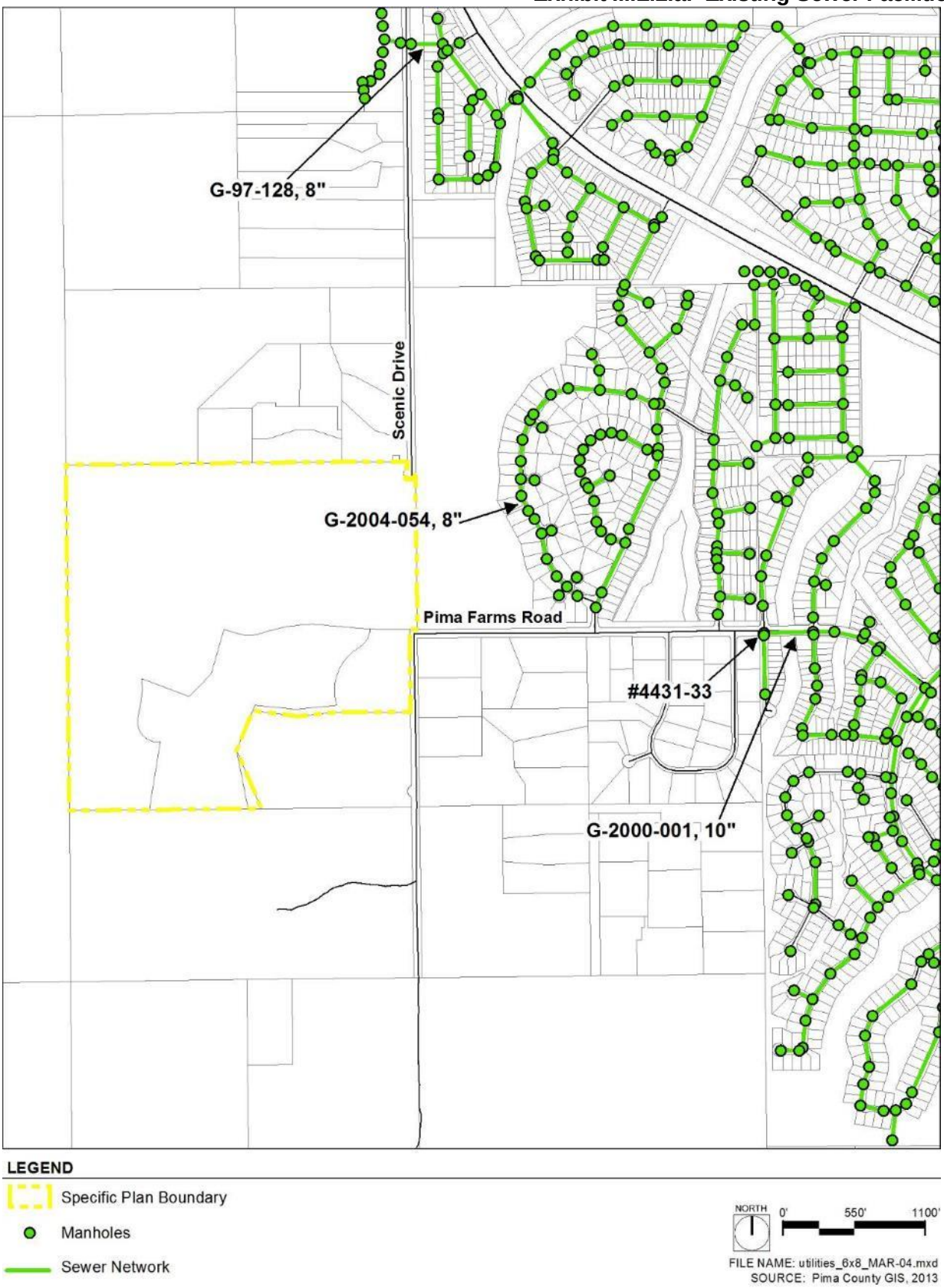


Exhibit III.L.2.b: Wastewater Capacity Response

Pima County
Regional Wastewater Reclamation Department
201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Jackson Jenkins
Director

Website:
http://www.pima.gov/wwm

May 22, 2013

Linda Thompson
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

Sewerage Capacity Investigation No.13-108 Type I

RE: **Lazy K Bar Ranch**, 209 Residential Lots on Parcel # 221-22-013B, -013E & -013F
Projected ADWF of 45,144 gpd.

Greetings:

The above referenced project is tributary to the Ina Road Wastewater Reclamation Facility, via the Continental Ranch Interceptor.

Capacity is not available for the flows from this proposed development in the 8-inch public sewer G-2004-052. Flows can be accommodated in the 10-inch public sewer G-2000-001 downstream from manhole #4431-33, at Pima Farms Road and Sand Dune Place. The developer will need to extend the public sewer approximately 2,700 feet to the project.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system and valid for one year. A Type II Response is required prior to submittal of the development plan or tentative plat. Allocation is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 740-6534.

Respectfully,

Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T12S, R12E, Sec. 29

M. Public Services

1. Police Service

The project site will utilize the Town of Marana's police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 7.2 miles northwest of the project site at 11555 West Civic Center Drive.

2. Schools

It is anticipated that this project will generate approximately 178 residential units if fully developed at the target residential densities. Lazy K Bar is located within the Marana Unified School District (MUSD).

MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 178) = 45 students
Junior High & High School: 0.10 students per home (0.10 x 178) = 18 students

The site will be served by Marana High School, Marana Middle School and either Rattlesnake Ridge Elementary or Twin Peaks Elementary.

There are two public schools within one-mile of the project site and one private school, Redeemer Lutheran School located approximately one half-mile mile east of the site at 8845 N. Silverbell Road. See *Exhibit II.J.1: Recreation and Schools*. The nearest public schools are Twin Peaks Elementary School, located approximately 0.8 miles from the project area at 7995 W. Twin Peaks Road, and Rattlesnake Ridge Elementary School located approximately 0.9 miles from Lazy K Bar at 8500 N. Continental Reserve Loop; both schools serve grades K-6.

Table III.M.2: School Capacities & Enrollments

School	School Capacity	Current Enrollment (2013-2014)
Marana High School	1900-2200	1864
Marana Middle School	1200	1150
Rattlesnake Ridge Elementary	800+	660

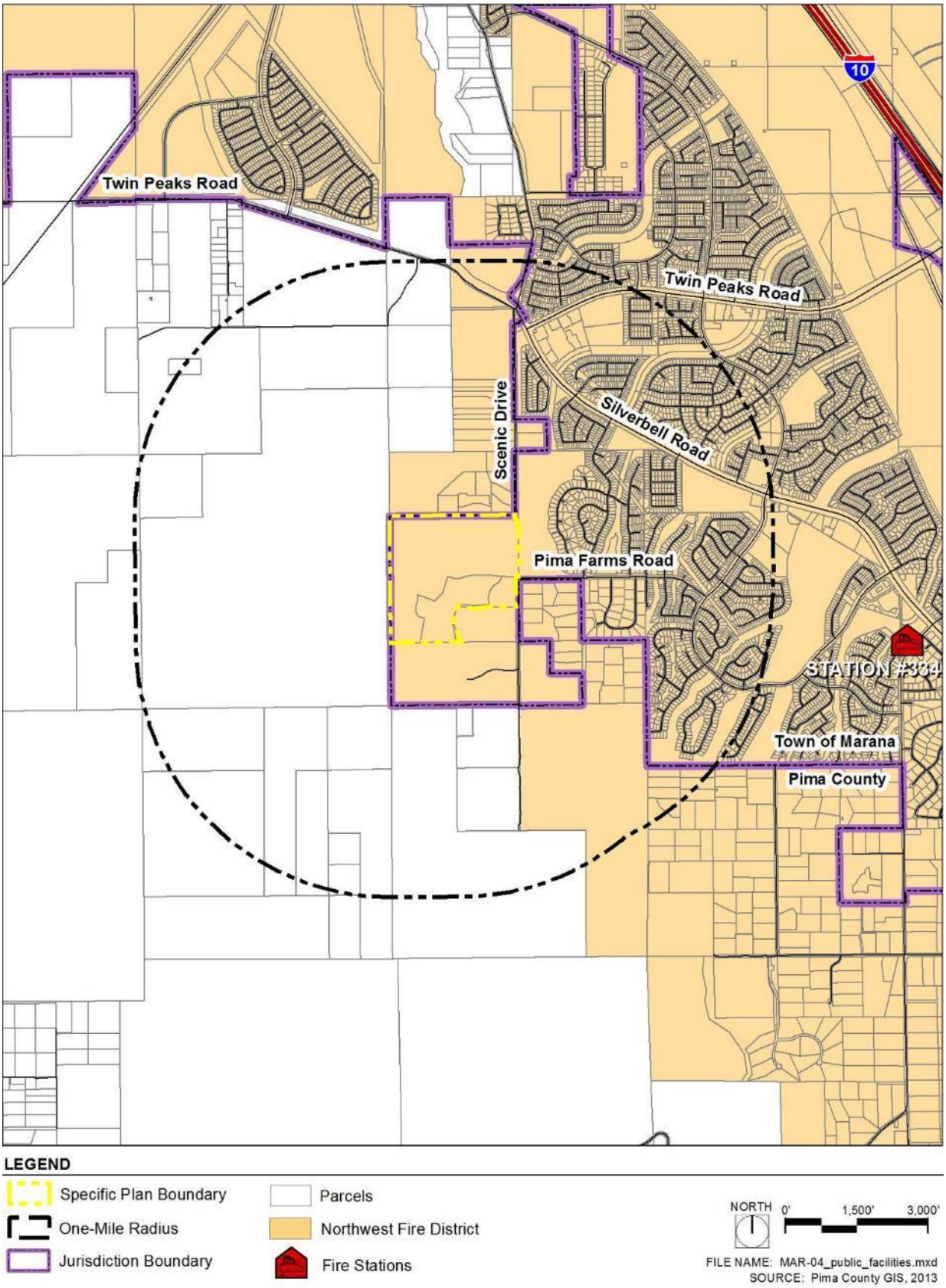
Twin Peaks Elementary	800+	510
Redeemer Lutheran School	200	135

3. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south, and west of the site.

As depicted in *Exhibit III.M.3: Fire Service*, the nearest fire station (Northwest Fire District Station #334) is located at 8165 N. Wade Road, approximately 1.55 miles east of the project site.

Exhibit III.M.3: Fire Service





LAZY K BAR RANCH SPECIFIC PLAN

DEVELOPMENT REGULATIONS

IV

A. Purpose and Intent

These regulations will serve as the primary mechanism for the implementation of the Lazy K Bar Ranch Specific Plan. The Lazy K Bar Ranch Specific Plan Development Regulations apply to the development of buildings, landscape borders and performance criteria for all permitted uses within the Specific Plan. The regulations contained within this section provide visual mitigation strategies to ensure appropriate transitioning to surrounding development.

These development regulations apply to the 138 acres of land in the Lazy K Bar Ranch Specific Plan. Land use designations within the Specific Plan shall be as follows:

- Residential Area (RA)
- Open Space (OS)

The development regulations will govern and provide regulatory zoning provisions for the land use intensities and location criteria within the Lazy K Bar Ranch Specific Plan. This section includes standards related to land use, building setbacks, height restrictions and lot coverage. The intent of these standards is to establish clear minimum development regulations, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

If an issue, situation, or condition arises that is not addressed by this Specific Plan, the applicable portions of the Town of Marana *Land Development Code* that are in place at the time of development shall apply.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses.

C. Development Standards

1. Land Use Standards

a. Residential Area Designation (RA)

Residential Area regulations shall apply to the Residential Area Designation (total land outside of the open space (OS) Area). The lands within the Residential areas may be developed with the following permitted uses.

Permitted Uses:

- Site Built Single-Family Detached Residential Dwelling Units
- Community Recreation Facilities
- Parking
- Utilities
- Emergency Access Drive
- Community Buildings

Accessory Uses:

Accessory buildings located on the same lot within the permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential uses are compatible with the residential character of the neighborhood.

- Children's playhouse
- Greenhouse
- Non-commercial hobby shops
- Patios and cabanas
- Swimming pools, spas and related structures
- Tool sheds
- Guest casitas

Project Accessory Uses:

- One temporary nursery
- Neighborhood Park and other recreational uses

Development Standards — Residential

- Minimum Lot Area: 7,200 sf
- Minimum Lot Width: 60 feet
- Minimum Lot Depth: 120 feet
- Minimum Building Separation: 10 feet (if the adopted fire code requires a separation of more than 10 feet, the greater distance will apply)
- Minimum Setbacks:
    - Front yard: 20 feet from the property line to face of garage; 10 feet for side entry garages and/or livable and architectural components
    - Side yard: 5 feet
    - Street side yard: 10 feet
    - Rear yard: 15 feet



- Maximum Building Height: 30 feet
- Maximum Lot Coverage: 70%
- Maximum Number of Lots: 178

b. Open Space (OS)

Open Space regulations shall apply to the Open Space Designation (total land outside of the developed portion of the RA Area). Not all lands within the Open Space areas will be preserved as natural areas. Some will be developed as usable open space.

Permitted Uses:

- Trails
- Stormwater Basin
- Landscaping/Revegetation
- Utility Crossings

Project Accessory Uses:

- Community recreation uses, including tennis courts, recreation building patio shelters and other community facilities common to a homeowner association
- One temporary nursery
- Neighborhood Park and other recreational uses
- Trails

Environmental Standards

- Natural Open Space Areas of vegetation designated to be preserved shall be protected during grading and construction activities by fencing and flagging.

Maintenance

- A Homeowners Association regulated by CC&R's shall manage all Open Space areas and undeveloped Residential Areas to ensure continued preservation of these lands.

Development Standards- Open Space

- Minimum Lot Area: None
- Minimum Lot Width: None
- Minimum Lot Depth: None
- Maximum Lot Coverage: None

2. Landscaping

Natural open space will cover nearly 55 percent of the site. The majority of the Landscape Buffers will be comprised of Natural Desert. Disturbed areas will be revegetated with native and low water use plants.

a. Landscape Buffers will be comprised of natural desert and revegetated areas consisting of regionally appropriate and predominately native species. See Table III.J: Lazy K Bar Prohibited Plant List. A mixture of upper story (trees) and middle and lower story (shrubs) will be used to closely mimic the natural vegetative patterns throughout most of the landscape buffers. In some locations, it may be necessary to increase the plant density and/or plant species make-up for functional purposes such as screening. In other areas, accent species (agaves, ocotillos, yuccas, etc.) and specimen plants may be introduced to highlight important areas such as entries and visual termini.

b. The average width of the Landscape Buffer shall be 50' along the east and south sides of the property. The average width of the Landscape Buffer shall be 100' along the west and north sides of the property. The site contains (4) landscape buffers: north, south, east, and west.

c. On-site landscaping and revegetation will be in conformance with the Marana Land Development Code. Any disturbed areas will be revegetated with native plants. Disturbed areas shall be planted at a minimum rate of (2) plants per 100 square feet (or equivalent thereof). Plants used for revegetation may be potted, boxed, plugs, or hydroseed.

d. All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted.

3. Landscape Standards

a. Minimum plant sizes shall be - trees: 15 gallon, shrubs & accents: 5 gallon, ground covers: 1 gallon.

b. Turf is prohibited in private front yards and common areas outside the Recreation Area. Turf is permitted for community parks and open space associated with the ranch house and the Mountain Pavilion Terrace.

c. The majority of plants shall be low water use. A minimal use of moderate water use plants may be used in oasis areas near gathering spaces such as community parks and the open space associated with the former ranch house.

d. Plants requiring irrigation shall be irrigated via an underground drip irrigation system. Turf within the park may be irrigated via underground drip tubing, sprays, or rotors.

4. Parking

The Lazy K Bar shall comply with the Land Development Code, Title 22 Off-Street Parking. Additionally, a minimum of 4 spaces will be provided near the original stone ranch house to accommodate for park area parking.

5. Lighting

All lighting will be in accordance with the Marana Land Development Code, Title 18 – Outdoor Lighting Code.

6. Signage

All signage shall comply with Title 16 of the Marana land Development Code; however, the Town agrees to make all reasonable exceptions to accommodate the use of historical signage currently existing on the site as a means of commemorating the heritage of the Lazy K Bar Ranch. Such signage will be confined to common areas within the project and shall also be permitted on the developer's on-site models and sales center to create consistent signage and theming throughout the community.

D. Single Family Residential Detached Housing Design Standards

All single-family residential lots are subject to the Residential Design Standards contained in the Town of Marana Land Development Code if any one lot within the Lazy K Bar Ranch is 16,000 square feet or smaller.

1. Individual Lot Landscaping

Per Town of Marana Land Development Code Requirements

E. Town of Marana Subdivision Requirements

1. Provision of Recreational Area

Per the Town of Marana *Land Development Code* requirements, residential projects with a gross density greater than or equal to 3.0 residences per acre and containing 50 or more dwelling units shall provide an improved on-site recreation area, constructed at the project developer's expense. Although it is not required, Lazy K Bar intends to provide recreational spaces to enhance the quality of life for its residents.

Lazy K Bar will feature one main recreational area consisting of the historically significant portions of the ranch house that will be preserved and the former Lazy K Bar event lawn "Mountain Pavilion Terrace" (See *Exhibit III.E.1: Land Use Concept Plan*). Other buildings located near the southwest corner of the ranch house may also be preserved, including the "Boardroom" building and the larger "Mountain Pavilion" building located directly north of the event lawn. The original stone Ranch House will be preserved and serve as a focal point of community gatherings. This location will consist of indoor space with interpretation and display of historical elements and artifacts from the guest ranch. The ranch house and Mountain Pavilion Terrace will also act as a visual focal terminus for residents as they drive through the community looking southwest toward the backdrop of the majestic rock formations surrounding Sombrero Peak. The former Lazy K Bar event lawn "Mountain Pavilion Terrace" (southwest of the ranch house and directly south of the "Mountain Pavilion" building) will be preserved and function as an informal outdoor gathering space for residents. A small but adequate number of off-street parking spaces, no less than 4, will be provided within the proposed recreational area.

The Lazy K Bar recreational area will be located in the area surrounding the stone ranch house and will be the first focal terminus as residents and guests enter the community. The expected amenities and uses of the park may include: informal turf area, seating and shade, historic interpretation of preserved ranch elements, desert landscaping, walks and paths.

2. Open Space Ownership

Preservation of natural open space, as well as maintenance of modified open space (common area) within Lazy K Bar, shall be the responsibility of the Master Association and respective HOA's and regulated by CC&R's approved by the Town.

3. Off-Site Trail Access and Maintenance

As shown on Exhibit III.E.1, an existing trail leads up the steep rock cliffs in the southern portion of Lazy K Bar. The existing trail will be extended through the proposed recreation area and the central portion of the site to connect with the trail along the northern boundary at a point near the northeast corner of the property. There is also a connection to an existing on-site trail along the west boundary to form a complete on-site loop trail. A portion of the trail along the west boundary is not existing and is proposed. The western boundary trail eventually leads to a junction at the northwest corner of the property with the equestrian trail that exists along the northern boundary. A trail shall be provided within the buffer area along the northern property line and an area shall be set aside for a trail head at the northeastern corner of the property. The trail shall be open to the public at such times as the Town secures access rights for the trail to continue beyond the property's northwest corner. Public trail easements will be provided in accordance with the provisions of the Development Agreement. These preserved and constructed trails throughout the community are expected to be informal

in nature and predominately composed of raked earth to mimic the existing trails throughout the region. All other onsite trails will be private trails for the use and enjoyment of Lazy K Bar residents.

F. Minimum Roadway Development Standards

1. Application

These minimum street standards are per Town of Marana street standards. All internal roadways shall be private roadways, and maintained by the Lazy K Bar Ranch Homeowner's Association.

2. Functional Classifications Defined

Within Lazy K Bar, the local streets may carry an Average Daily Traffic Volume of up to 1,858 trips per day. Design speed for these local streets is 25 miles per hour. The directional distribution is estimated at 50% entering and 50% exiting.

3. Cul-de-sacs

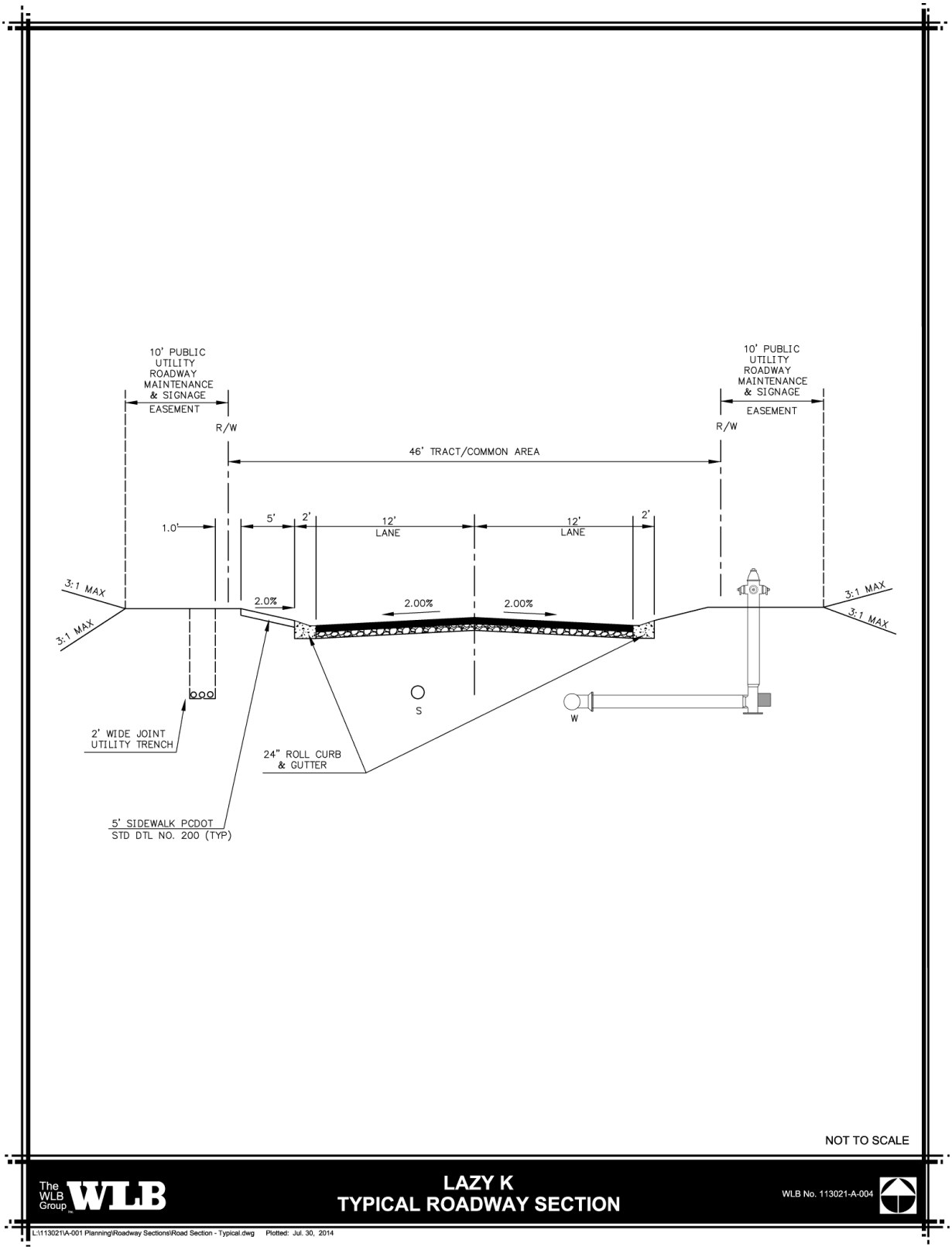
Restrictions on the length of cul-de-sacs contained within the Town of Marana Street Standards do not apply to Lazy K Bar. There is no restriction on cul-de-sac length, provided Northwest Fire District is satisfied with the proposed access.

4. Curbing and Sidewalks

Roadway layouts in Lazy K Bar should have a minimum effect on existing drainage patterns in either sheet flow areas or defined channels. Rolled curbs are appropriate for Lazy K Bar and will be a minimum of 2.0 feet wide. The design exception request from David Little, P.E., dated August 12, 2014 has been approved by the Town Engineer to allow the use of an alternate street section; the Northwest Fire District approves this section as well.

All internal roads will utilize the roadway section shown in Exhibit IV.F.4. See *Exhibit III.E.1: Land Use Concept Plan for the location of proposed sidewalks.*

Exhibit IV.F.4: Typical Road Section





LAZY K BAR RANCH SPECIFIC PLAN

IMPLEMENTATION AND ADMINISTRATION

V

A. Purpose

This section of the Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the duration of the project. This section also provides guidance regarding the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana *Land Development Code*. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana *Land Development Code* that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of the Lazy K Bar Ranch Specific Plan is the responsibility of the Master Developer and the Town of Marana.

The Master Developer is the entity responsible for providing the basic infrastructure needs, including roads and utilities, buildings, improvements and site development.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more successors. Associated responsibilities of the Master Developer would also be transferred to the future Homeowner's Association at that time.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in the Specific Plan.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within fifteen (15) days from the date of the interpretation.

4. Development Review Procedures

All development shall be conducted substantially in accordance with the development regulations outlined in Section IV of this document. All development plans and subdivision plats for Lazy K Bar shall be subject to and implemented through the review and approval process adopted by the Town of Marana. In addition, all development is subject to the building permit process as outlined by the Town of Marana.

5. Specific Plan Amendments

Amendments to the Lazy K Bar Ranch Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing any of the foregoing may request amendments to the approved Specific Plan.

6. Administrative Change

The Planning Director's decision regarding administrative changes and determination of substantial change, as outlined below, shall be subject to appeal to the Board of Adjustment. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;
- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan.
- Any comparable interpretations of the list of permitted and temporary uses of the property set forth in the Specific Plan.
- Changes in land use designation boundaries, division of plan areas or combinations of areas.
- Minor changes or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan.
- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.

7. Substantial Change

This Specific Plan may be substantially amended by the same procedure as it was adopted. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Each request shall include all sections or portions of the plan that are affected by the change. The Planning Director shall determine if the amendment would result in a substantial change in plan regulations, as defined in the Town of Marana Land Development Code. After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after public hearing, shall approve, reject, or modify the proposed amendment.

Bibliography

Aerial Photographs, Pima Association of Governments, 2012.

Town of Marana Land Development Code, Title 8 - General Development Regulations, revised May 2011.

Town of Marana Land Development Code, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana Land Development Code, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

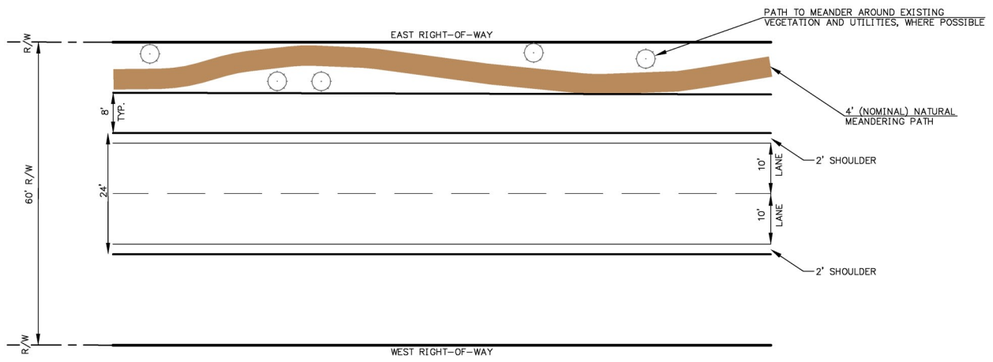
FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

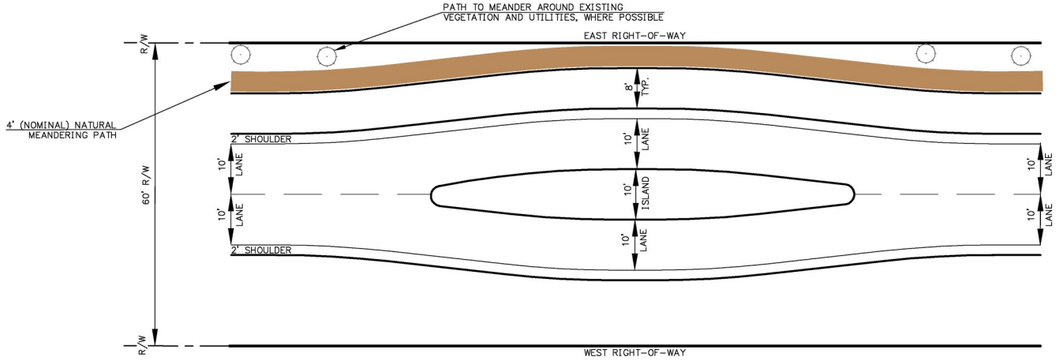
MapGuide, Pima County Geographic Information Systems, 2013.

Pima Regional Trail System Master Plan, revised May 2012.

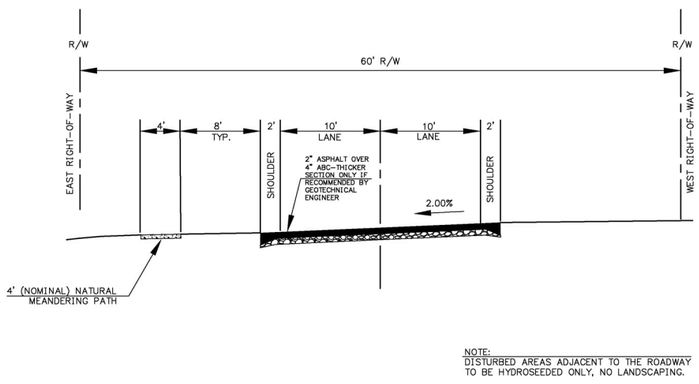




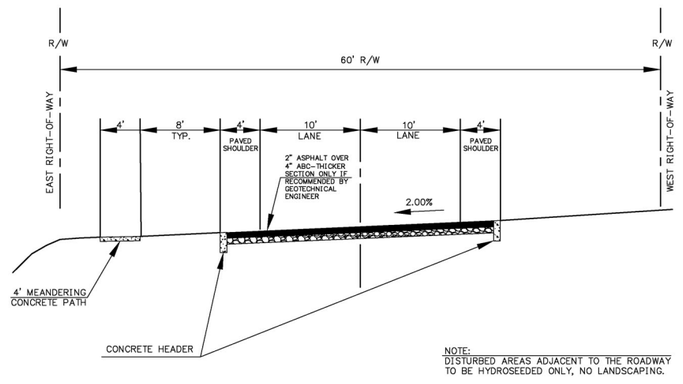
SCENIC DRIVE – STREET SECTION PLAN VIEW (TYPICAL) NOT TO SCALE



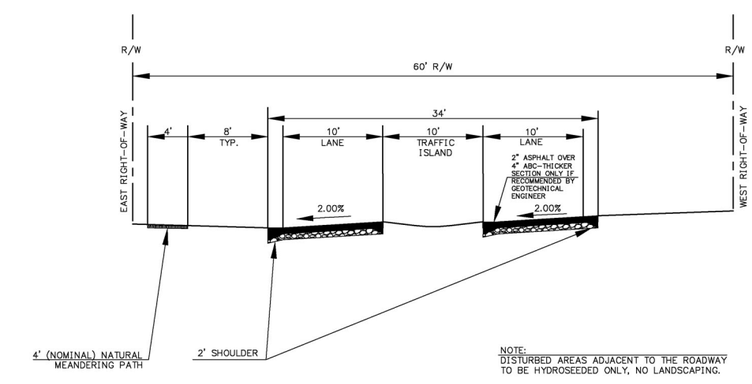
SCENIC DRIVE – TRAFFIC CALMING ISLAND PLAN VIEW NOT TO SCALE



SCENIC DRIVE – CROSS SECTION (TYPICAL) NOT TO SCALE



SCENIC DRIVE AT GRADE WASH CROSSING – CROSS SECTION NOT TO SCALE



SCENIC DRIVE TRAFFIC CALMING ISLAND – CROSS SECTION NOT TO SCALE

The WLB Group Inc. WLB

SCENIC DRIVE
PROPOSED ROADWAY IMPROVEMENT

2014.08.15
Aerial Photo Date = 2013
WLB No. 113021

0' 500'

L:\113021\A-001 Planning\Scenic Drive Imp Exhibit.dwg Plotted: Aug. 15, 2014

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Steven Vasquez, Planner I

Date: August 27, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Development; approving a preliminary plat for Gladden Farms Blocks 14 & 15 Lots 1-138 and Common Areas A-1 - A-3 (Landscape/Drainage/Utility/Recreation); B-1 - B-12 (Landscape/Utility) and C-1 (Landscape/Recreation) located approximately at the southeast corner of Tangerine Farms Road and Heritage Park Drive.

Discussion:

Request
Rick Engineering, on behalf of KB Home Tucson, is requesting the approval of a preliminary plat consisting of 138 lots and common areas on 34.59 acres within the Gladden Farms development.

Location
The subdivision will be located in Blocks 14 and 15 of the Gladden Farms block plat, approximately at the southeast corner of Tangerine Farms Road and Heritage Park Drive.

Zoning
The zoning for Blocks 14 & 15 is R-3.5 (Single Family Residential - minimum lot size of 3,500 square feet); however, the lots will be platted at a minimum size of 6,000 square feet in order to waive the requirement for an on-site community pool facility per Ordinance No. 2013.025. The minimum lot size is 6,000 square feet (lots 51, 52, 79-82, 101-108, 119-121 and 135-138) with an average lot size of 6,157 square feet.

Transportation
The subdivision will have two entries off of Tangerine Farms Road. The primary entrance will be located within the southern portion of the subdivision with a 60 foot wide right-of-way with a divided entry (Identified on the plat as Street "A"). The secondary entrance will be located north with a 52 foot wide right-of-way (Identified on the plat as Street "D"). The typical internal street section is a 46 foot wide right-of-way.

Park Requirements and Trail Connectivity
Blocks 14 & 15 require a minimum of 25,530 square feet of improved recreation area. The active recreation area has been planned for a portion of Common Area "A-1" which is located at the northeast corner of the subdivision between lots 14 and 15. Pedestrian trails are located along the western portion of the subdivision and will provide connectivity to Heritage Park on the north and to Gladden Farms Community Park on the south.

Neighborhood Design Plan

Per the Residential Design Standards (RDS) found in Title 8 of the Land Development Code, a neighborhood design plan needs to be submitted as part of the preliminary plat submittal and approved by Town Council. The neighborhood design plan is intended to regulate aesthetic quality in the development and construction of the subdivision. Prior to the adoption of the RDS, the Gladden Farms Design Standards document was administratively accepted by the Planning Director in March of 2004. This document has served as a neighborhood design plan for Gladden Farms throughout its entire development. The RDS also state where a neighborhood design plan has been adopted for a block plat that may be further subdivided into lots, it shall apply to all subsequent subdivisions and resubdivisions. The previously accepted Gladden Farms Designs Standards document will serve as the neighborhood design plan for Blocks 14 & 15.

Recommended Findings of Fact

1. The property is currently zoned R-3.5, Single Family Residential - minimum lot size of 3,500 square feet. The proposed subdivision is in compliance with all other development standards and requirements of the Marana Land Development Code and the Gladden Farms Design Standards.
2. The General Plan land use designation for this area is Medium Density Residential (MDR) with a density range of 2.1 - 8.0 residences per acre. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis

Review Criteria:

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: The proposed subdivision will be in compliance with the requirements of all agencies prior to action by the Town Council.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the requirements of the Land Development Code and the conditions of the rezoning ordinance.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
4. Compatible with the surrounding area, suitable with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety or welfare of the inhabitants of the area and the Town: The proposed subdivision is within an established residential community and is consistent with existing and planned development adjacent to the site and in the surrounding neighborhood area. This proposal does not appear to be detrimental to the immediate area or to the general health, safety and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code, the Gladden Farms Design Standards and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations and design guidelines and staff recommends approval to the Town Council.

Suggested Motion:

I move to recommend to the Town Council approval of Case No. PRV-14028, a Preliminary Plat for Gladden Farms Blocks 14 & 15, Lots 1-138 and Common Areas A-1 - A-3 (Landscape/Drainage/Utility/Recreation); B-1 - B-12 (Landscape/Utility) and C-1 (Landscape/Recreation).

Attachments: PRV-14028 GF 14 & 15 PP App

PRV-14028 GF 14 & 15 PP Map
PRV-14028 GF 14 & 15 PP
GF Design Stnds

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☑ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	217-53-8060; 8070			**General Plan Designation (To be confirmed by staff)**	
Gross Area (Acre/SF)	34.59 AC. or 1,506,740.4 SF.			**Current Zoning (To be confirmed by staff)**	R-3.5
Development / Project Name	Gladden Farms Blocks 14 & 15			**Proposed Zoning**	
Project Location	South of Tangerine Farms Road east of Heritage Park Drive				
Description of Project*	138 single family residential subdivision				
Property Owner	Fidelity National Title Agency, Inc., an Arizona Corporation Trust No. 60,421				
Street Address	1721 W. Rio Salado Park Way				
City Tempe	**State** AZ	**Zip Code** 85281	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person	Judy Kaiser			**Phone Number / E-mail** (520) 751-2927 / jukaiser@fnf.com	
Applicant	KB Home Tucson, Inc. an Arizona Corporation				
Street Address	1546 E. Southern Avenue				
City Tempe	**State** AZ	**Zip Code** 85282	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person	John Ward			**Phone Number / E-mail** (520) 241-9110 / jward@kbhome.com	
Agent/Representative	Rick Engineering Company				
Street Address	3945 E. Fort Lowell Road, Suite 111				
City Tucson	**State** AZ	**Zip Code** 85712	**Phone #** 795-1000	**Fax #**	**E-Mail Address** dcastro@rickengineering.com
Contact Person	Dan Castro			**Town of Marana Business License No.**	119013

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Rick Engineering Company		5/14/14
Print Name of Applicant/Agent	Signature	Date

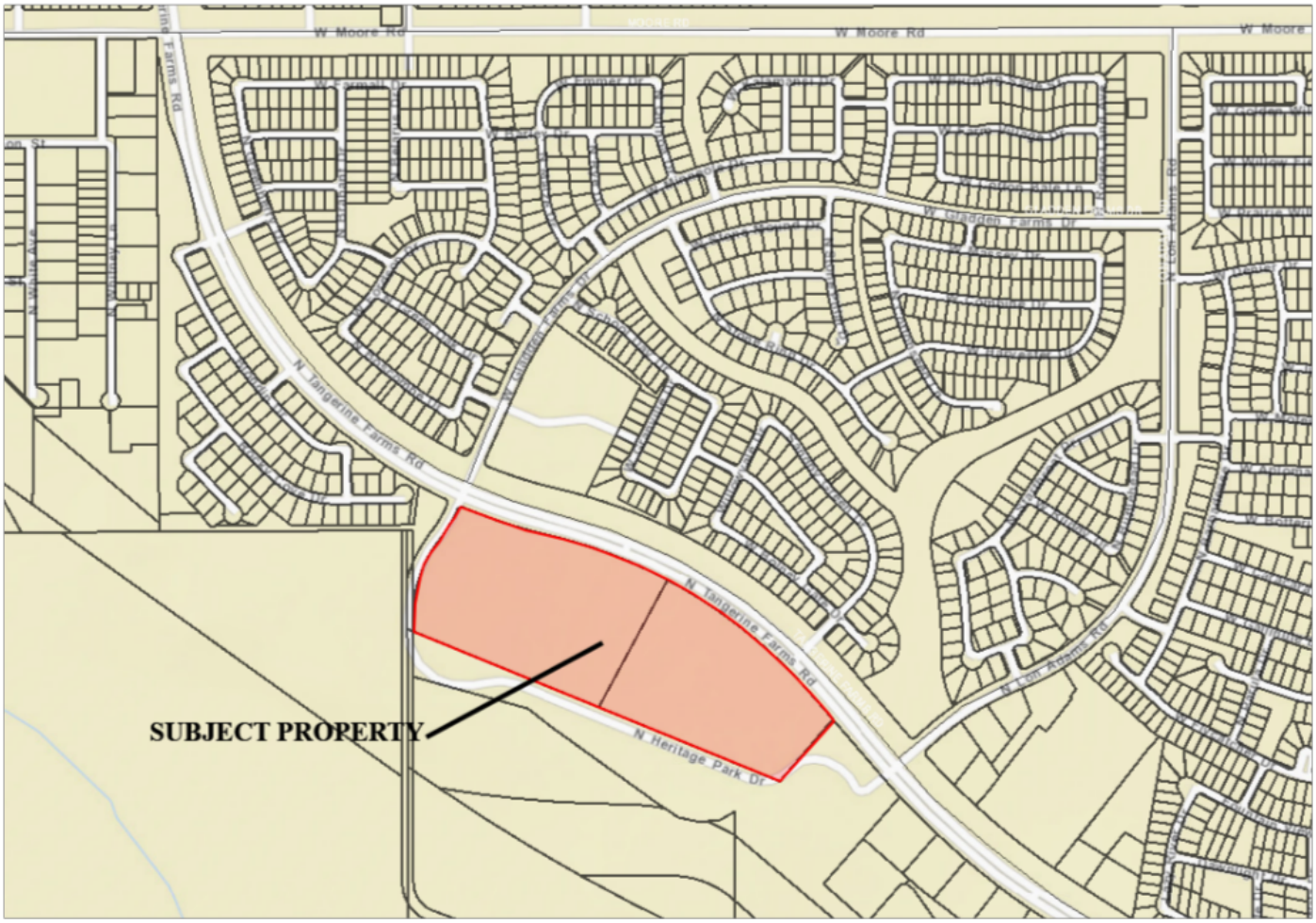
CaseLog# PRV-14028 Date Received 5-23-14 Signature _____

CRW# PRV1405-003

05-23-14 P04:09 IN

Gladden Farms Blocks 14 & 15
Lots 1-138 & Common Areas
Preliminary Plat

Case PRV-14028





A request for preliminary plat approval for a 138-lot detached single family residential subdivision on 34.59 acres within Blocks 14 & 15 of the Gladden Farms development.

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 1,506,740.4 SQUARE FEET, 34.59 ACRES.

   COMMON AREA "A" (LANDSCAPE/DRAINAGE/PUBLIC AND PRIVATE UTILITIES/ RECREATION) IS 322,629 SF, 7.41 AC.
   COMMON AREA "B" (LANDSCAPE/PUBLIC AND PRIVATE UTILITIES) IS 15,888 SF, 0.36 AC.
   COMMON AREA "C" (LANDSCAPE/RECREATION) IS 19,362 SF, 0.44 AC.

2. THE EXISTING ZONING IS R-3.5 (SINGLE FAMILY-3,500 SF MINIMUM LOT SIZE).

3. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 138; DENSITY IS 3.99 RAC.

4. THIS SUBDIVISION IS SUBJECT TO TOWN OF MARANA REZONING CONDITIONS AS FOUND IN CASE NUMBER PCZ-07116 AS APPROVED ON JANUARY 22, 2008 AND AMENDED ON DECEMBER 4, 2013. THE CONDITIONS PER MARANA ORDINANCE NO. 2008.03 AND 2013.025 AFFECT THE ISSUANCE OF BUILDING PERMITS. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT AND AMENDMENTS THERETO AS RECORDED IN DOCKET 11738, PAGE 1900; DOCKET 12242, PAGE 1055; DOCKET 12350, PAGE 5025, DOCKET 12455, PAGE 1506, DOCKET 12537, PAGE 3948, AND DOCKET 12841, PAGE 3659 OF THE PIMA COUNTY RECORDER'S OFFICE.

5. THE DEVELOPER SHALL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

6. DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

7. DRAINAGEWAYS SHOWN ON THIS PLAT ARE TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FROM THE TOWN OF MARANA.

8. A HOMEOWNER'S ASSOCIATION, GLADDEN FARMS COMMUNITY ASSOCIATION, HAS BEEN FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

9. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.

10. ALL REQUIRED PARKING SHALL BE OFF STREET, ONSITE.

11. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 552 SPACES.

12. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.

13. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM THE AUTHORIZED PUBLIC SEWER UTILITY (TOWN OF MARANA UTILITIES DEPARTMENT, THROUGH DEVELOPMENT ENGINEERING) BEFORE BEGINNING ANY WORK ON THIS PROJECT.

14. THE WATER COMPANY THAT SHALL SERVICE THIS SUBDIVISION IS THE TOWN OF MARANA WATER UTILITY.

15. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

16. THIS PLAT FALLS UNDER THE REQUIREMENTS AND GUIDELINES OF THE GLADDEN FARMS DESIGN STANDARDS AS WELL AS THE TOWN OF MARANA LAND DEVELOPMENT CODE.

17. PER THE TOWN OF MARANA LAND DEVELOPMENT CODE, SECTION 06.03.02.I.2, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE, FOR SINGLE FAMILY RESIDENTIAL, 185 SQUARE FEET PER UNIT, FOR SUBDIVISIONS OVER 50 UNITS. THIS PROJECT SHALL REQUIRE 25,530 SQUARE FEET OF DEVELOPED RECREATION AREA. A TOTAL OF 333,738 SQUARE FEET OF DEVELOPED RECREATION AREA IS PROVIDED.

18. ASSESSOR'S PARCEL NUMBER IS 217-53-8060 AND 217-53-8070.

19. TOTAL MILES OF NEW PUBLIC STREET IS 1.05 MILES. (ALL STREETS ARE PUBLIC)

20. ALL WEATHER ACCESS SHALL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION. THIS SHALL ALSO APPLY DURING CONSTRUCTION.

21. PER SECTION 1.2 OF THE SECOND AMENDMENT TO THE GLADDEN FARMS DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF $900.00 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

22. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PCRWRD ENGINEERING DESIGN STANDARDS, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, DATED 2012, EXCEPT AS MAY BE MODIFIED/ACCEPTED HEREIN.

23. ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.

24. THE RELOCATION OF ANY UTILITIES SHALL BE AT NO EXPENSE TO THE PUBLIC, THE TOWN OF MARANA, OR THE CORTARO MARANA IRRIGATION DISTRICT.

25. MINIMUM REQUIRED LOT SIZE IS 3,500 SF PER THE ZONING CODE. TYPICAL LOT DIMENSIONS ARE 50' X 120'. MINIMUM LOT SIZE IS 6,000 SF PER ORDINANCE NO. 2013.025 REVISED CONDITION #5. MAXIMUM LOT SIZE IS 9,267 SF. AVERAGE LOT SIZE IS 6,157 SF.

GENERAL NOTES - CONTINUED

26. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

27. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.

28. NO MORE THAN 30% (OR A TOTAL OF TEN) OF THE HOUSES ALONG TANGERINE FARMS ROAD MAY BE TWO STORY.

29. DEVELOPMENT STANDARDS
    MAXIMUM BUILDING HEIGHT = 30' OR 2 STORIES
    SETBACKS:
    FRONT = 10' (WHERE FRONT ENTRY GARAGES ARE RECESSED TEN FEET OR MORE FROM THE LIVABLE PORTION OF THE DWELLING)
    20' (WHERE GARAGES OPEN OR FACE DIRECTLY ONTO ABUTTING STREET)
    * A MAX OF 50% OF THE LOTS MAY HAVE REDUCED SETBACK, WITH THE BALANCE OF THE SETBACKS BEING TWENTY FEET OR GREATER.
    SIDE = 5' (10' SIDEYARD/STREET SETBACK FOR CORNER LOTS)
    REAR = 10'

30. THIS PROPERTY LIES WITHIN THE GLADDEN FARMS COMMUNITY FACILITIES DISTRICT.

31. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AS DELINEATED IN THE NORTHWEST MARANA AREA PLAN AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIGATION EASEMENT HAS BEEN BE RECORDED ON THIS PROPERTY AT DOCKET 12483, PAGE 1904.

32. PER THE DEVELOPMENT AGREEMENT 2.6 BANK PROTECTION, IN COMPLIANCE WITH CONDITION 16 OF THE ORDINANCE AND TOWN ORDINANCE No. 99.02, DEVELOPER SHALL PAY $500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS $273,500 ($500 x 547 AFFECTED ACRES). DEVELOPER SHALL PAY THIS OBLIGATION AT THE RATE OF $11,892 PER BLOCK, FOR EACH OF THE 23 RESIDENTIAL BLOCKS ACCORDING TO THE APPROVED PRELIMINARY BLOCK PLAT. THIS PAYMENT SHALL BE PAYABLE UPON THE RELEASE OF ASSURANCES OR ISSUANCE OF SUBSTITUENT ASSURANCES POSTED TO ASSURE THE COMPLETION OF IMPROVEMENTS SET FORTH ON THE FINAL PLAT, FOR EACH BLOCK OF DEVELOPMENT DELINEATED ON THE APPROVED PRELIMINARY BLOCK PLAT.

33. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY DWELLING HAVING LIMITED ACCESS IN EXCESS OF 150-FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES.

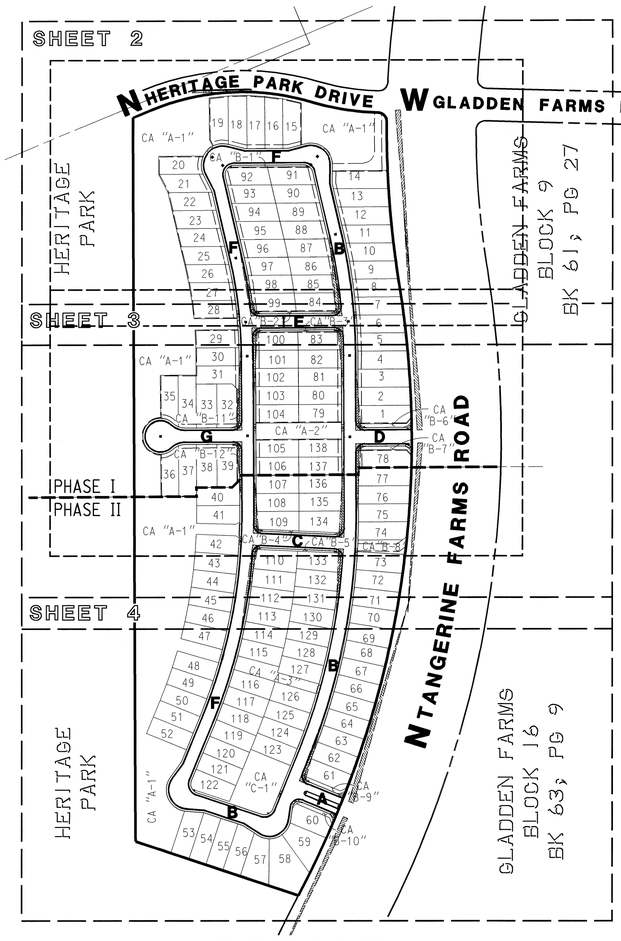
34. ALL COMMON AREAS SHALL BE ADDITIONALLY DEDICATED BY FINAL PLAT FOR TOWN OF MARANA ACCESS FOR SIGNAGE, MAINTENANCE AND PUBLIC AND PRIVATE UTILITIES.

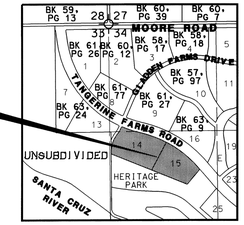
35. SOME OR ALL OF THE LANDS WITHIN THIS PROJECT SHALL CONTINUE TO BE SUBJECT TO TAX AND/OR ASSESSMENTS BY THE CORTARO-MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION.

36. AN AGREEMENT FOR THE CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.

37. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT.

38. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM THE AUTHORIZED PUBLIC SEWER UTILITY (TOWN OF MARANA UTILITIES DEPARTMENT) BEFORE BEGINNING ANY WORK ON THIS PROJECT.





SCALE: 1"= 200'

SCALE: 3" = 1 MILE

LOCATION MAP
SECTION 34, T 11 S, R 11 E
G & SRM, TOWN OF MARANA
PIMA COUNTY, ARIZONA

OWNER

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION
AS TRUSTEE UNDER TRUST NO. 60,421
ATTN: GLADDEN PHASE I LLC
1350 AVENUE OF THE AMERICAS, SUITE 3000
NEW YORK, NY 10019-4801

DEVELOPER

KB HOME TUCSON, INC., AN ARIZONA CORPORATION
1546 EAST SOUTHERN AVENUE
TEMPE, AZ 85282
(520) 241-9110
CONTACT: MR. JOHN WARD

LEGEND

ITEM	SYMBOL
CENTERLINE	
SECTION LINE	
SUBDIVISION BOUNDARY	
LOT LINE	
EXISTING ROW LINE	
EASEMENT BOUNDARY	
EXIST CONTOUR LINE	2750
DAYLIGHT LINE	
EXIST PAVEMENT EDGE	
EXIST SEWER LINE W/MH	S
EXIST WATERLINE W/VALVE	W
EXIST RECLAIMED WATER	RW
EXIST ELECTRIC LINE	E
EXIST GAS LINE	G
EXIST FENCING	X X X
PROPOSED DRY WELL	
PROPOSED STORM DRAIN	
PROPOSED SEWER W/MH	
FLOW ARROW	
FLOW CONDITIONS	Q_{100}= 75 cfs
APPROX FINISH SURFACE	FS 00.0
EXIST GRADE	(0.00)
APPROX FINISH GRADE	FG 00.0
LOT NUMBER	19
VIEW FENCE (SEE DETAIL G/5)	
DECORATIVE WALL (SEE DETAIL E/5)	
PROPOSED SLOPE	
DRIVEWAY ORIENTATION ON LOTS	*
CURB ACCESS RAMPS	
SIGHT VISIBILITY TRIANGLE	

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, T 11 S, R 11 E, FROM THE P.C.D.O.T. AND FLOOD CONTROL DISTRICT, SANTA CRUZ RIVER LOWER BANK PROTECTION PLANS W.O. NUMBER 4F918A, SAID BEARING BEING N89°25'06"E.

BASIS OF ELEVATION

A 1/2" REBAR AT THE INTERSECTION OF MOORE ROAD & POSTVALE ROAD, SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 11 EAST. ELEVATION BEING 2006.43 (NAVD 88).

ACCEPTANCE

BY: _____ P.E.
MARANA DEVELOPMENT/TOWN ENGINEER DATE

BY: _____
MARANA PLANNING DIRECTOR DATE

BY: _____
NORTHWEST FIRE DISTRICT DATE

Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed ARIZONA U.S.A. Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCKS 14 & 15

LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV-14028P
SHEET 1 OF 6

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
J-3659A
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

© 2014 Rick Engineering Company

TOWN OF MARANA
HERITAGE PARK
UNSUBDIVIDED
217-51-001B
A

TOWN OF MARANA
HERITAGE PARK
R-144

GLADDEN FARMS
BLOCK 13, 14, 15
BOOK 59, PAGE 31
VC

GLADDEN FARMS
BLOCK 9
BOOK 61, PAGE 27
SCHOOL SITE
R-6

SCALE: 1"= 50'
CONTOUR INTERVAL = 1'
0' 25' 50' 100'

W 1/4 COR
FOUND 1/2" IRON
PIN 1' BELOW
GROUND NO TAG

N0°34'43"W 2639.13'

SECTION CORNER 28|27
FOUND BRASS DISK - 33'34
IN STREET WELL

33|34 SECTION CORNER
04|03 FOUND 2" ALUMINUM
CAPPED PIN, RLS 9432

S0°30'26"E 2653.66'
S0°30'25"E 2653.66'
N0°30'16"W 2112.75'
53.42'
N89°28'38"E 222.86'
S57°07'05"E

NEW TYPE 1G C&G
NEW 5' SIDEWALK
UP TO TRAIL CONNECTION

POINT OF CONNECTION
EXIST MH #5 PN G-04-060
RIM 1997.84
NW IE 1986.96)
(E IE 1987.16)
EXIST MH #2
PN G-04-060

N HERITAGE PARK DRIVE
(PUBLIC STREET)
BOOK 59, PAGE 31

Δ=39°05'11" R=670.00' L=491.06'
Δ=14°56'53" R=730.00' L=190.45'

W GLADDEN FARMS DRIVE
(PUBLIC STREET)
BOOK 55, PAGE 60

N TANGERINE FARMS ROAD
(PUBLIC STREET)
BOOK 55, PAGE 60

Δ=88°48'17" R=25.00' L=38.75'

STREET "E"
STREET "F"
STREET "B"
(PUBLIC STREET)

CA "A-1" 303,585 SF
CA "B-1" 1077 SF
CA "B-2" 1058 SF
CA "B-3" 1053 SF

14/15-1A
14/15-1B
14/15-2A
14/15-2B
14/15-2C
14/15-2D

8' AC TRAIL PER LANDSCAPE PLAN

(3) TYPE 3 SCUPPER
Q_{100} = 21 cfs
BASIN 1
VOLUME=1.02 AC-FT
WSEL= 1993.3
BASIN TOP=1994.5
BASIN BOTTOM=1991.7

(2) TYPE 3 SCUPPER
Q_{100} = 15 cfs

(2) TYPE 3 SCUPPER
Q_{100} = 11 cfs

(1) 36" SRP
Q_{100} = 35 cfs

(1) 36" RCP
Q_{100} = 35 cfs

MODIFIED TYPE 4 CATCH BASIN W/9 EF-1 GRATES PER SD 309
Q_{100} = 35 cfs

BASIN 2
VOLUME=3.96 AC-FT
WSEL= 1992.9
BASIN TOP=1995.5
BASIN BOTTOM=1991.4

MH #1 RIM = 1995.75, W IE = 1987.79, S IE = 1987.99
MH #2 RIM = 1994.33, N IE = 1988.59, SE IE = 1988.79, SW IE = 1988.69
MH #3 RIM = 1995.55, NE IE = 1989.12, SW IE = 1989.22
MH #4 RIM = 1995.72, NE IE = 1990.08, SE IE = 1990.28
MH #5 RIM = 1996.47, NW IE = 1990.75, E IE = 1990.85
MH #6 RIM = 1997.52, W IE = 1991.49, E IE = 1991.59
MH #7 RIM = 1997.95, W IE = 1993.00
MH #8 RIM = 1995.26, NW IE = 1989.14, E IE = 1989.24
MH #9 RIM = 1998.31, W IE = 1990.48, E IE = 1990.58
MH #10 RIM = 1998.01, W IE = 1990.91, S IE = 1991.11, E IE = 1991.01
MH #12 RIM = 1997.75, N IE = 1992.35, E IE = 1992.55

20' PUBLIC SEWER EASEMENT

LOT	SF	PAD
1	6555	98.9
2	6585	00.6
3	6458	99.9
4	6488	00.4
5	6885	00.6
6	6718	00.6
7	6787	98.1
8	7118	97.8
9	7500	97.4
10	7784	96.9
11	6153	99.7
12	6138	98.4
13	6095	99.3
14	6060	99.8
15	6668	97.6
16	7034	98.2
17	7283	98.5
18	7353	98.0
19	6932	97.4
20	6040	96.0
21	6190	96.7
22	6157	97.0
23	6157	97.4
24	6157	97.7
25	6157	98.1
26	6137	98.4
27	6088	98.4
28	6051	98.4
29	6016	98.4
83	6070	99.7
84	6073	99.8
85	6060	99.8
86	6095	99.3
87	6138	98.4
88	6157	98.0
89	6157	97.8
90	6157	97.5
91	6131	97.1
92	6037	98.3
93	6157	98.8
94	6157	99.1
95	6157	99.4
96	6153	99.7
97	6114	00.0
98	6072	00.2
99	6120	99.7
100	6054	99.7

1,654' 8" PVC @ 0.44% (PUBLIC)
0.70% 196.04 LF 8" PVC @ 0.44% (PUBLIC)
97.35 LF 8" PVC @ 0.44% (PUBLIC)
137.22 LF 8" DIP @ 0.44% (PUBLIC)
442' LF 8" DIP @ 0.44% (PUBLIC)
305.89 LF 8" PVC @ 0.44% (PUBLIC)
0.10% 146.00 LF 8" PVC @ 0.44% (PUBLIC)
0.60% 140.00 LF 8" PVC @ 0.44% (PUBLIC)
0.60% 280.84 LF 8" PVC @ 0.44% (PUBLIC)
0.10% 305.25 LF 8" PVC @ 0.44% (PUBLIC)
280.32 LF 8" PVC @ 0.44% (PUBLIC)
403 LF 8" PVC @ 0.44% (PUBLIC)

SEE SHEET 3

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOMEOWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT GRANTED BY FINAL PLAT
2. 240' X 15' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
3. 190' X 15' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
4. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
5. 60' PUBLIC RIGHT-OF-WAY, SEE B/5 AND H/5
6. 52' PUBLIC RIGHT-OF-WAY, SEE H/5
7. VIEW FENCE, SEE G/5
8. DECORATIVE WALL, SEE F/5
9. 600' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
10. 470' SIGHT VISIBILITY TRIANGLE (FAR SIDE)

Registered Professional Engineer
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed
ARIZONA, U.S.A.
Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCKS 14 & 15

LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV-14028P
SHEET 2 OF 6

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
J-3659A
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

© 2014 Rick Engineering Company

SEE SHEET 2

TOWN OF MARANA
HERITAGE PARK
R-144

PHASE I EMERGENCY ACCESS TO BE CLOSED TO VEHICULAR ACCESS WITH THE COMPLETION OF PHASE II. PEDESTRIAN PATH TO REMAIN

PHASE I
PHASE II

TOWN OF MARANA
HERITAGE PARK
R-144

GLADDEN FARMS
BLOCK 9
BOOK 61, PAGE 27
R-6

GLADDEN FARMS
BLOCK 16
BK 63, PG 9
R-7

SCALE: 1"= 50'
CONTOUR INTERVAL = 1'
0' 25' 50' 100'

EAST 1/4 CORNER
FOUND ALUMINUM
CAPPED PIN
RLS 7599

1/2" REBAR
RLS 17479
POINT OF CONNECTION
EXIST MH #17 PN G-05-065
RIM 2001.22
(NE IE 1987.09)
(SE IE 1987.29)
8" PVC PER G-04-100
EXIST MH #3662-03
PN G-04-100
28.00 LF 8" PVC @ 0.44% (PUBLIC)
MH #16
RIM = 2001.10
NW IE = 1987.41
SW IE = 1987.61

BASIN 3
VOLUME=3.02 AC-FT
WSEL= 1995.0
BASIN TOP=1995.9
BASIN BOTTOM=1992.7

SEE SHEET 4

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOMEOWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT GRANTED BY FINAL PLAT
2. 240' X 15' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
3. 190' X 15' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
4. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
5. 60' PUBLIC RIGHT-OF-WAY, SEE B/5 AND H/5
6. 52' PUBLIC RIGHT-OF-WAY, SEE I/5
7. VIEW FENCE, SEE G/5
8. DECORATIVE WALL, SEE E/5
9. 600' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
10. 470' SIGHT VISIBILITY TRIANGLE (FAR SIDE)

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
J-3659A

© 2014 Rick Engineering Company

Registered Professional Engineer (Civil)
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed
ARIZONA U.S.A.
Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCKS 14 & 15

LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV-14028P
SHEET 3 OF 6

\\srv_tuc1\RickStandards\Bentley_2006\workspace\projects\CorpStds_2005_TUC\iplot\CorpStds_2005_TUC.pen G:\GLADDEN\3659A_bk14_15_Corp\Civil\3659App03.dgn 07-AUG-2014 09:09

SEE SHEET 3



KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOMEOWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT GRANTED BY FINAL PLAT
2. 240' X 15' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
3. 190' X 15' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
4. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
5. 60' PUBLIC RIGHT-OF-WAY, SEE B/5 AND H/5
6. 52' PUBLIC RIGHT-OF-WAY, SEE 1/5
7. VIEW FENCE, SEE G/5
8. DECORATIVE WALL, SEE E/5
9. 600' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
10. 470' SIGHT VISIBILITY TRIANGLE (FAR SIDE)

Registered Professional Engineer Group
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 5-7-14
ARIZONA U.S.A.
Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCKS 14 & 15

LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

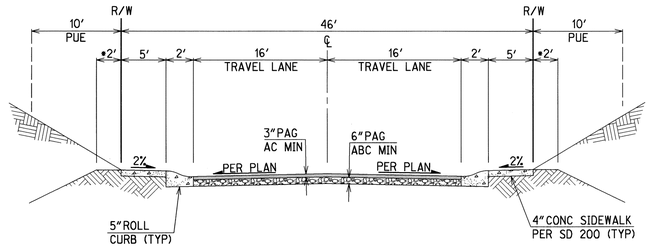
RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV-14028P
SHEET 4 OF 6

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
J-3659A

© 2014 Rick Engineering Company

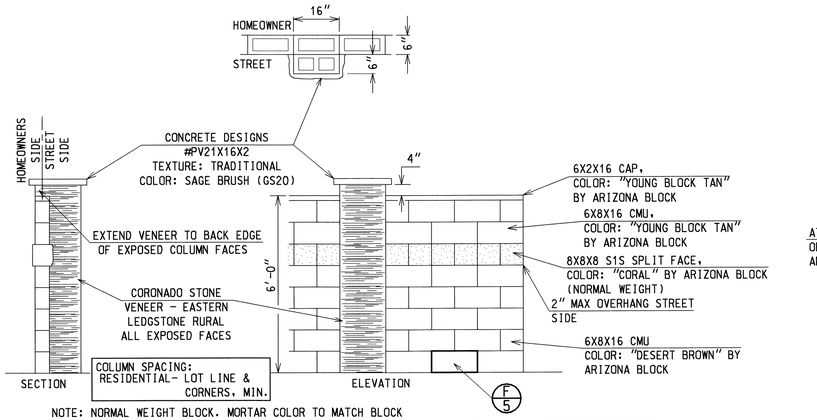
\\srv_tuc1\RickStandards\Bentley_2006\workspace\projects\CorpStds_2005_TUC\lplt\CorpStds_2005_TUC.pen G:\GLADDEN\3659A_blk14_15_Corp\Civil\3659App04.dgn 07-AUG-2014 09:09



•2' OVERBUILD WHERE ADJACENT TO DOWN SLOPE

A TYPICAL STREET SECTION

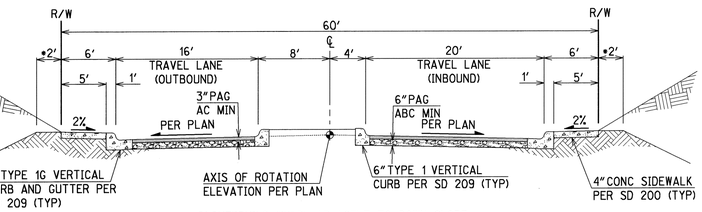
DTL: TOM46XSRC — NO SCALE



NOTE: NORMAL WEIGHT BLOCK. MORTAR COLOR TO MATCH BLOCK

E RESIDENTIAL AND COMMERCIAL DECORATIVE WALL

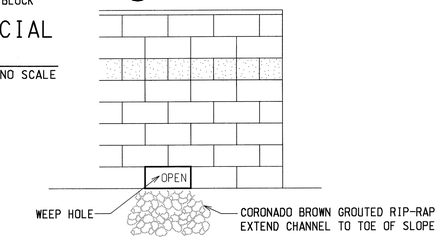
NO SCALE



•2' OVERBUILD WHERE ADJACENT TO DOWN SLOPE

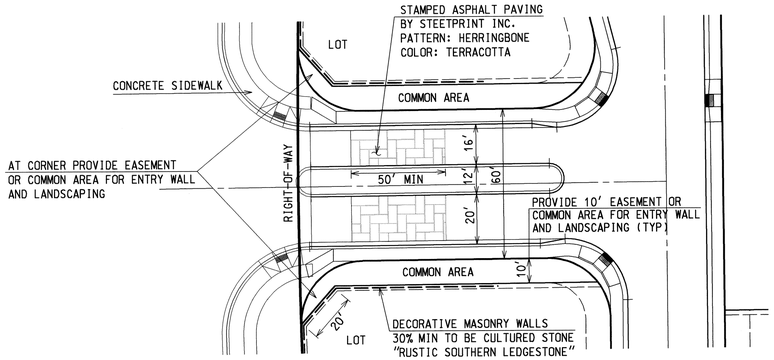
B ENTRY STREET SECTION

DTL: TOM60XSVCG-MED — NO SCALE



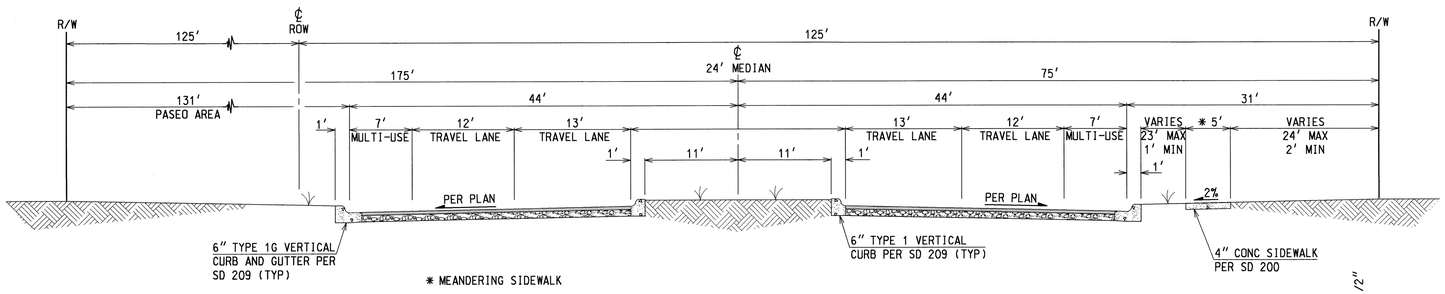
F WEEP HOLE DETAIL

NO SCALE



H PRIMARY ENTRANCE

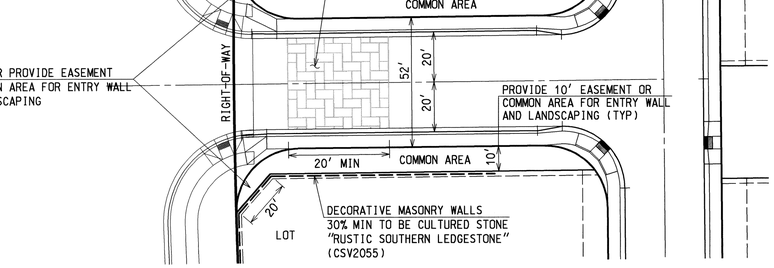
NO SCALE



* MEANDERING SIDEWALK

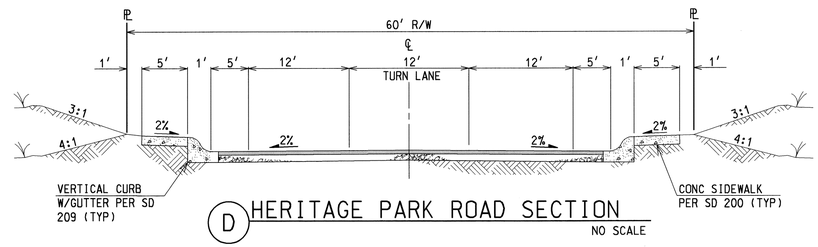
C TANGERINE FARMS ROAD

NO SCALE



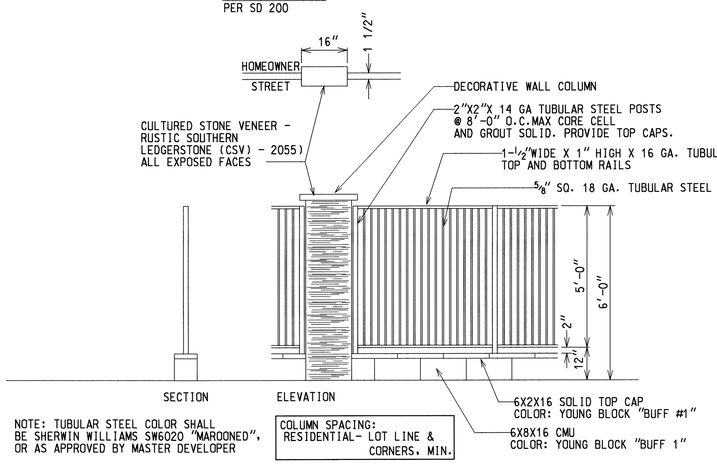
I SECONDARY ENTRANCE

NO SCALE



D HERITAGE PARK ROAD SECTION

NO SCALE



NOTE: TUBULAR STEEL COLOR SHALL BE SHERWIN WILLIAMS SW6020 "MAROONED", OR AS APPROVED BY MASTER DEVELOPER

G RESIDENTIAL VIEW FENCE

NO SCALE

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
J-3659A

© 2014 Rick Engineering Company

Registered Professional Engineer — CERTIFICATE NO. 28674 — BRUCE PATON — Civil — ARIZONA U.S.A. — Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

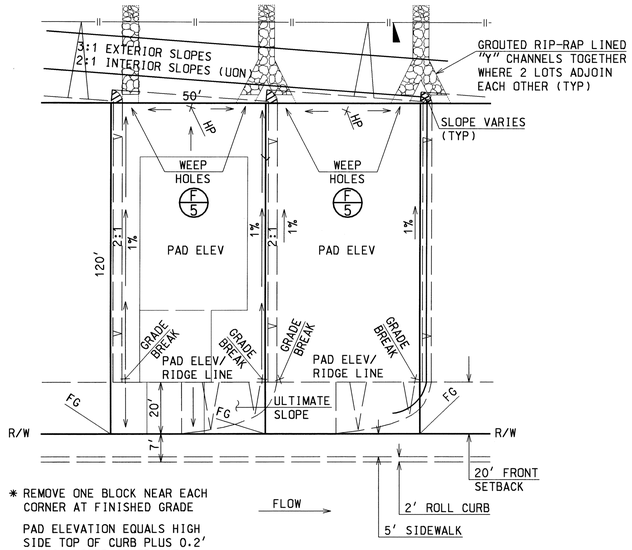
PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCKS 14 & 15

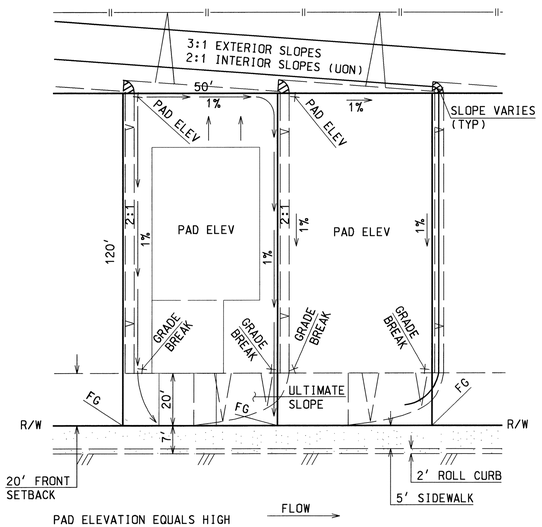
LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

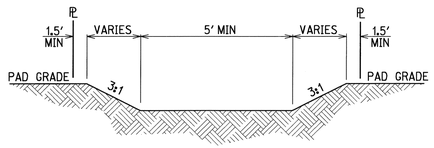
PRV-14028P
SHEET 5 OF 6



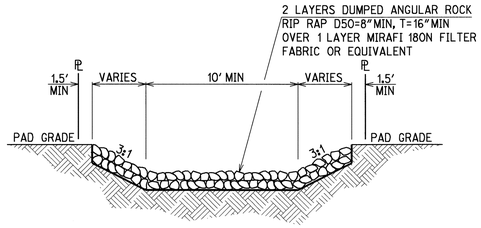
J TYPICAL BACK DRAINAGE LOT GRADING
DTL: LOT DRAIN-GF — NO SCALE



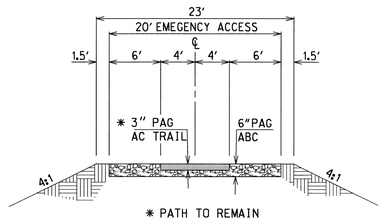
K TYPICAL FRONT DRAINAGE LOT GRADING
DTL: LOT DRAIN-TOM — NO SCALE



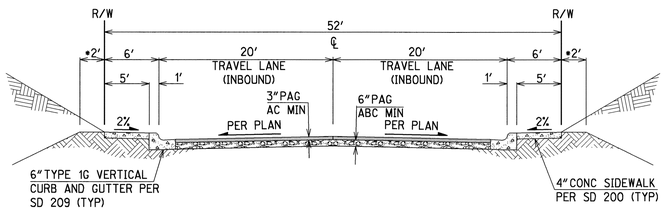
L CHANNEL SECTION
NO SCALE



M CHANNEL SECTION
NO SCALE



N TEMPORARY EMERGENCY ACCESS SECTION



*2' OVERBUILD WHERE ADJACENT TO DOWN SLOPE

O SECONDARY STREET SECTION
NO SCALE — NO SCALE

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
J-3659A

©2014 Rick Engineering Company

Registered Professional Engineer — CERTIFICATE NO. 28674 — BRUCE PATON — Date Signed 6-17-14 — ARIZONA U.S.A. — Expires 3/31/16

RELATED CASES:
PCZ-07116
PRV-04047
PCZ-99103

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCKS 14 & 15

LOTS 1-138 & COMMON AREAS:
"A-1"-"A-3" (LANDSCAPE/DRAINAGE/UTILITY/RECREATION)
"B-1"-"B-12" (LANDSCAPE/UTILITY)
"C-1" (LANDSCAPE/RECREATION)

RESUBDIVISION OF BLOCKS 14 & 15 OF GLADDEN FARMS BOOK 59, PAGE 31
SECTION 34, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV-14028P
SHEET 6 OF 6

Revised

GLADDEN FARMS

DESIGN STANDARDS

January 22,2001
Rev. March 5, 2001
Rev. April 6, 2001
Rev. March 7, 2003
Rev. May 2, 2003
Rev. March 5, 2004

Prepared for:

Gladden Forest, L.L.C.
333 E. Wetmore Road
Suite #250
Tucson, Arizona 85702

Prepared by:

The WLB Group, Inc.
4444 East Broadway Blvd.
Tucson, Arizona 85711

TOWN COUNCIL

Bobby Sutton, Jr., Mayor
Herbert Kai, Vice Mayor
Jim Blake
Carol McGorray
Ed Honea
Tim Escobedo
Patti Comerford

TOWN PLANNING AND ZONING COMMISSION

David Parker, Chair
Bob Allen
Billy Schisler
Russell Clanagan
Trish Berg
Thomas Hestwood
Richard Purcella

TOWN MANAGER

Michael A. Reuwsaat

DEVELOPMENT SERVICES DIRECTOR

Jim DeGrood

INTERIM PLANNING DIRECTOR

Kevin Kish

GLADDEN FOREST, L.L.C.

Dean Wingert
OK Rihl
Mike Etter

THE WLB GROUP, INC.

Gary L. Grizzle, Manager of Landscape Architecture

ACCEPTANCE:

_____ 3-12-04

TOWN OF MARANA, PLANNING DIRECTOR, Interim **DATE**

TABLE OF CONTENTS

Page

I. INTRODUCTION 1

II. ADMINISTRATION 4

III. LANDSCAPE DESIGN STANDARDS 6
- A. Arterial and Collector Streetscapes 7
- B. Residential Parcels 14
- C. Commercial Parcels 25
- D. Open Space 28
- E. Screening and Buffering 32
- F. Hardscape and Paving 32

IV. ARCHITECTURAL DESIGN 33
- A. Residential Design Principles 33
- B. Residential Design Standards 34
- C. Commercial Design Principles 41
- D. Commercial Design Standards 42

V. LAND USE STANDARDS 44

VI. SIGNS 46

APPENDIX A – PLANT PALETTE
APPENDIX B – MAIL BOX DESIGN/LAYOUT
APPENDIX C – RIGHT-OF-WAY LANDSCAPE AREA GRADING EXHIBITS
APPENDIX D – DESIGN REVIEW APPLICATION

EXHIBITS

FIGURE 1. LOCATION MAP 1
FIGURE 2. DEVELOPMENT PLAN 2
FIGURE 3. VILLAGE CORE AREA 3
FIGURE 4. ENTRY FEATURE LOCATIONS 7
FIGURE 5. PROJECT ENTRY FEATURE - PLAN 8
FIGURE 6. PROJECT ENTRY FEATURE - ISOMETRIC 8
FIGURE 7. MASTER TREE PLAN 10
FIGURE 8. GLADDEN FARMS DRIVE 10
FIGURE 9. TANGERINE FARMS DRIVE 11
FIGURE 10. TANGERINE FARMS DRIVE CROSS-SECTION 11
FIGURE 11. MOORE ROAD 12
FIGURE 12. MOORE ROAD CROSS-SECTION 12
FIGURE 13. LON ADAMS ROAD - NOT ADJACENT PASEO 13
FIGURE 14. LON ADAMS ROAD - ADJACENT PASEO 13
FIGURE 15. PRIMARY PARCEL ENTRY WITH PASEO 16
FIGURE 16. PRIMARY PARCEL ENTRY WITH NO PASEO 16
FIGURE 17. SHARED PRIMARY PARCEL ENTRY 17
FIGURE 18. SECONDARY PARCEL ENTRY FEATURE 18
FIGURE 19. TERTIARY PARCEL ENTRY FEATURE 18
FIGURE 20. RESIDENTIAL PARCEL STREETSCAPE 19
FIGURE 21. CORNER LOT STREETSCAPE 19
FIGURE 22. RESIDENTIAL AND COMMERCIAL DECORATIVE WALL 22
FIGURE 23. RESIDENTIAL AND COMMERCIAL DECORATIVE WALL COLUMN 23
FIGURE 24. RESIDENTIAL VIEW FENCE 23
FIGURE 25. RESIDENTIAL WALL & FENCE LOCATIONS 24
FIGURE 26. PASEO SECTION 28
FIGURE 27. ORCHARD CONCEPT 30

ARCHITECTURAL STYLES ..... PAGES 36 THRU 39

SIGNS

P-1 PRIMARY COMMUNITY ENTRANCE DEVICE 50

P-2 PRIMARY & SECONDARY PARCEL ENTRANCE DEVICE 51

P-3 AMENITY IDENTIFICATION DEVICE 52

P-4 FREESTANDING IDENTIFICATION SIGN 53

P-5 RETAIL CENTER SIGN 54

P-6 ONSITE DIRECTIONAL SIGN 55

P-7 WALL SIGN 56

T-1 TEMPORARY PARCEL MARKETING SIGN 57

T-2 PARCEL MARKETING SIGN 58

T-3 PUBLIC FACILITY OR AMENITY INFORMATION 59

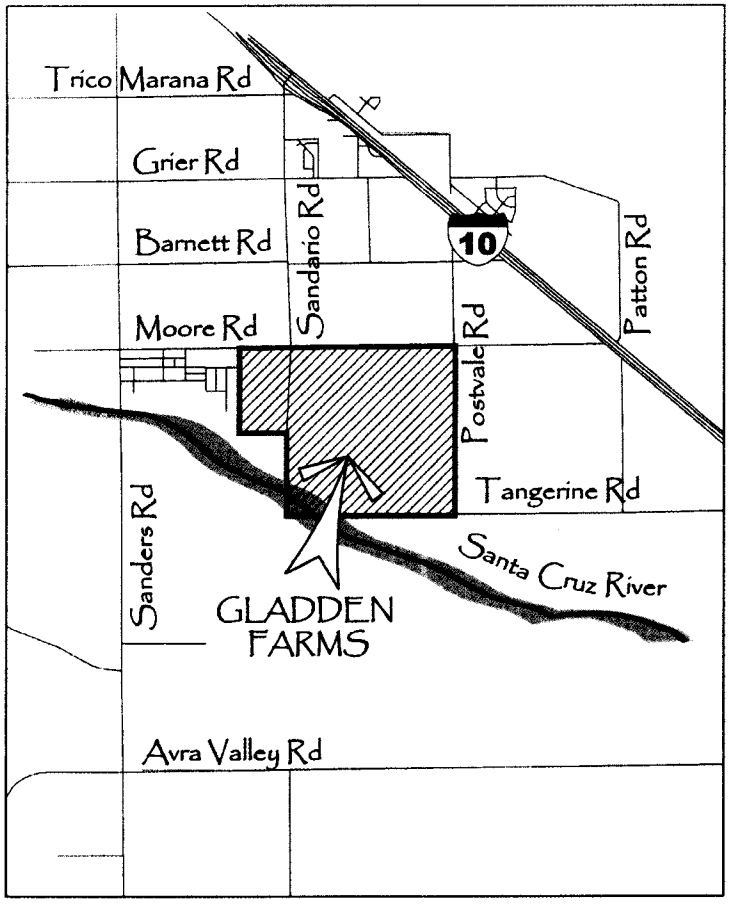
T-4 MULTIPLE BUILDER DIRECTIONAL PYLON 60

I. INTRODUCTION

The purpose of this document is to provide for specific design criteria and standards for the Gladden Farms planned community. The location and approved land use plan for Gladden Farms are illustrated in Figures 1 and 2. This Design Standards document establishes logical standards to ensure that the development is an asset to the community and proceeds in an orderly, attractive manner which meets the expectations of the owners and Town officials. Further, these standards serve to provide compliance with the Town of Marana General Plan, Northwest Marana Area Plan, and the Gladden Farms rezoning stipulations (Ordinance No. 2000.09).

The design of Gladden Farms is based on the land use provisions of the Northwest Marana Area Plan for Residential/Commercial Villages (see Figure 2). A village core is identified as the primary activity center for the project (see Figure 3). At Gladden Farms, the village core includes a large community park, two commercial sites, residential uses and significant open space. In the village core, public pathways and open spaces in central areas will be enhanced with features, such as seating and drinking fountains that invite pedestrians.

The project embraces agrarian themes to unify and give identity to the village and village core features of Gladden Farms.



Location Map
Figure 1.



Development Plan
Figure 2.



Village Core Area
Figure 3.

II. ADMINISTRATION

A. Both the Master Developer and the Town of Marana shall be responsible for the implementation of these development standards. They shall be applied, in addition to the Town's applicable zoning, subdivision and development requirements, to the review of all development in Gladden Farms.

B. Being specific to the Gladden Farms project, and in the case of a conflict with other regulations, the provisions contained herein shall prevail.

C. The Master Developer, as referenced herein, is Gladden Forest, L.L.C., 333 E. Wetmore Rd., Suite 250, Tucson, Arizona 85705.

D. The Master Developer has formed the Gladden Farms Community Association and within the Community Association has created two separate committees designated as the New Construction Review Committee and the Modification Committee. These Committees shall review all proposed development in Gladden Farms. The New Construction Committee shall review submittals from builders for all original construction. The Modification Committee shall review submittals from subsequent property owners making modifications to existing construction.

E. Amendments to this Design Standards document may occur from time to time. Amendments to the provisions contained herein may be approved by the Master Developer and forwarded for review and acceptance to the Planning Director.

F. If any provision herein is considered ambiguous or unclear, the Committees shall be responsible for interpreting the intent of these Design Standards.

G. All items not specifically addressed by these design guidelines will automatically be covered by the Town of Marana Development Code.

H. New construction as well as proposed modifications to existing improvements within Gladden Farms shall be subject to Design Review by the Gladden Farms Community Association. All related plans and documents for such construction, as deemed neccessary by the Association, shall be submitted to the Association along with a Design Review Application (refer to Appendix D) and the required design review fee.

Fees shall be as follows:

- New construction - $500 per floor plan.
- Modifications to existing improvements - No fee with the following exception: The Association reserves the right to require plan review by an outside consultant, in which case the applicant will be responsible for fees charged by the outside consultant.

Design Review Applications may be submitted to:
Gladden Farms Community Association
c/o CCMC
333 E. Wetmore Road, Suite 250
Tucson, AZ 85705-1758

III. LANDSCAPE DESIGN STANDARDS

The Gladden Farms landscape concept is based on the philosophy of compatibility with the historic agricultural/rural setting and the suburban community. Gladden Farms incorporates coordinated landscaping through the entire village and village core and provides landscaping standards for streetscapes, residential and commercial parcels and community open space. The standards contained herein embrace and build upon the policies of the Marana Northwest Area Plan. Agricultural themes and icons will be interwoven into the project to achieve unity and identity for the village and village core components of Gladden Farms.

Plant materials appropriate for this climate will be used and will contribute toward the creation of a community that is modern but still maintains the rural feel. Landscape plant materials shall be either indigenous vegetation or agricultural vegetation that is resistant to cotton root rot. All proposed plant materials must be selected from the Gladden Farms approved plant list (see Appendix A).

The landscape design standards are intended to ensure the achievement of the unique landscape character for Gladden Farms. There are four major landscape zones which have been identified throughout Gladden Farms: Residential Parcels, Commercial Parcels, Arterial and Collector Streetscapes, and Open Space. Standards for the project also include a section for Screening and Buffering.

A. Arterial and Collector Streetscapes

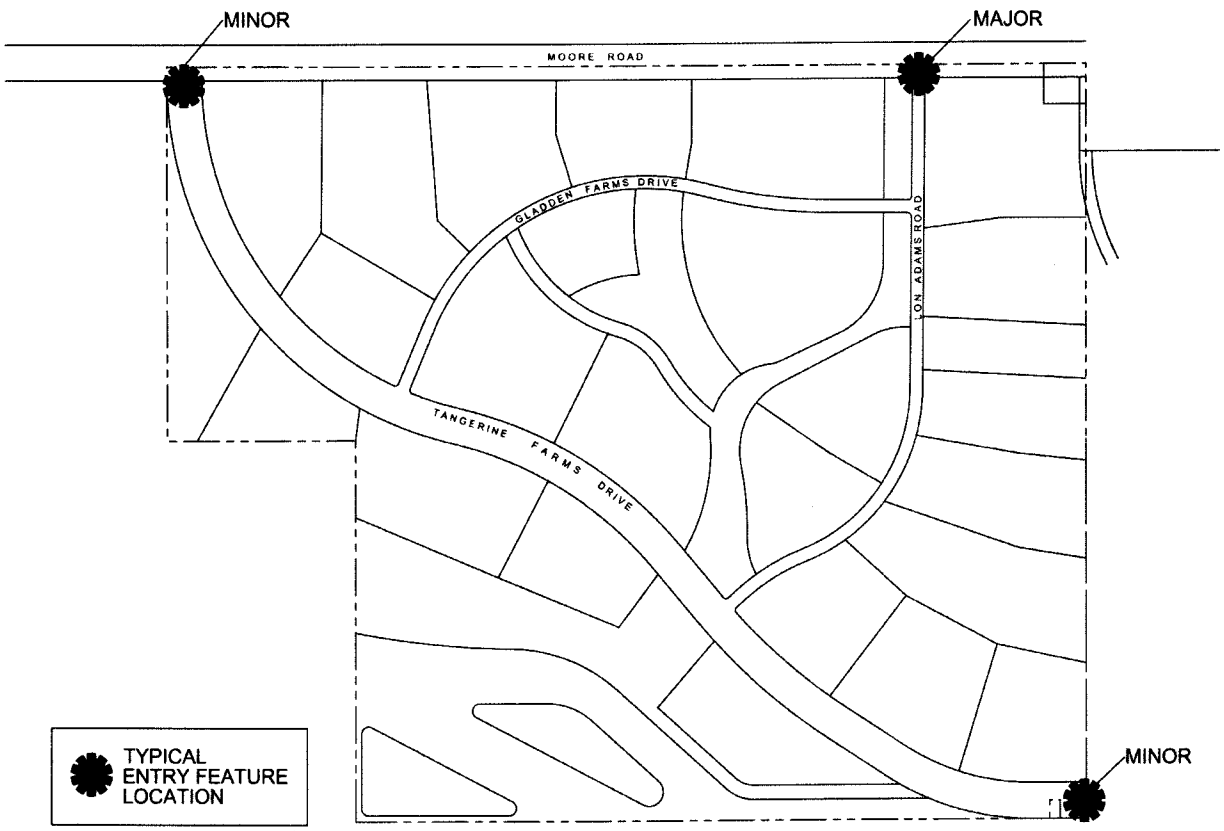
1. Project Entry Monumentation

Project entry monuments for Gladden Farms will be constructed by the Master Developer. There will be two types of entry monuments, Major and Minor. The Major monument will announce the primary entrance to the development and will generally be the first and only entrance to be seen by visitors to the development. The Minor monuments will announce the secondary entries to be used mainly by residents of the development. See Figure 4.

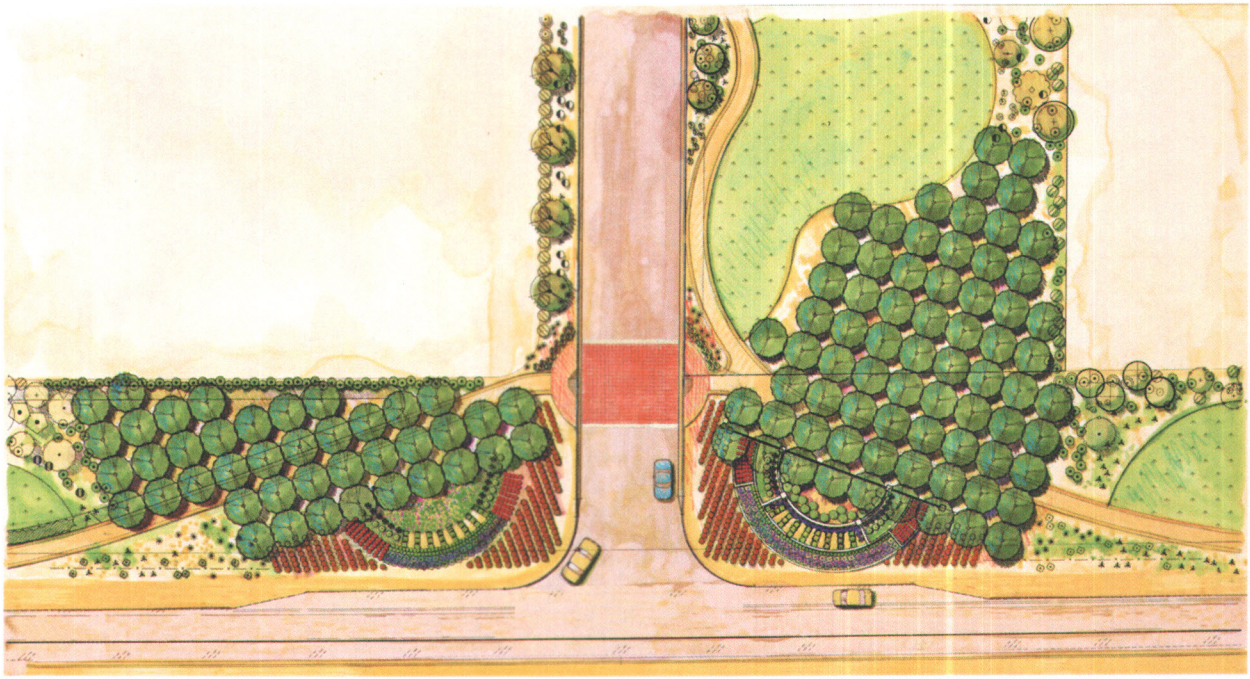
a. The project entry features, including walls, signs, landscaping and pavement treatments, will be designed and installed by the Master Developer. Entries shall be developed in general conformance with the design portrayed in Figures 5 and 6.

b. Project entry monuments for the Gladden Farms project will be located at Lon Adams and Moore Road, and Tangerine Farms Drive and Moore Road, and Tangerine Farms Drive at the southeast entrance to the property.

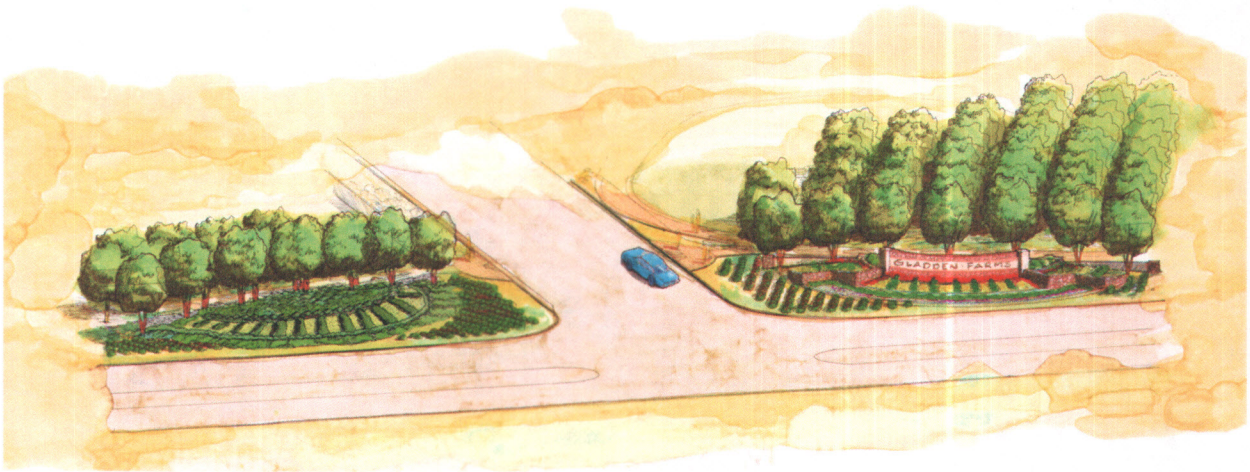
c. For traffic visibility purposes, no structure higher than 3 feet shall occur in the "clear zone."



Entry Feature Locations
Figure 4.



Project Entry Feature (Major)
Figure 5.



Illustrative Isometric View (Major)
Project Entry Feature
Figure 6.

2. Landscaping

a. Street trees are required on all arterial and collector streets with the intent of establishing distinctive street scenes for each roadway.

b. The Master Tree Plan (see Figure 7) indicates areas of differing tree treatments. Street tree selection will be in accordance with the Master Tree Plan. Tree selection for roadway medians will be in accordance with the plant palette for medians contained in Appendix A.

c. Trees are to be located at 40 feet on center plus or minus.

d. Street trees are to be a minimum of 24 inch box or 20 gallon size.

e. Figure 8 illustrates general landscape design of Gladden Farms Drive. Figures 9 & 10 illustrate general landscape design for Tangerine Farms Drive. Figures 11 & 12 illustrate general landscape design for Moore Road. Figures 13 & 14 illustrate general landscape design for Lon Adams Road.

f. Decomposed granite and decorative rock to be "Apache Red" color.

g. Rip rap to be "Coronado Brown" color. Hand place to match finish character in existing rip rap areas.

3. Walls and Fencing

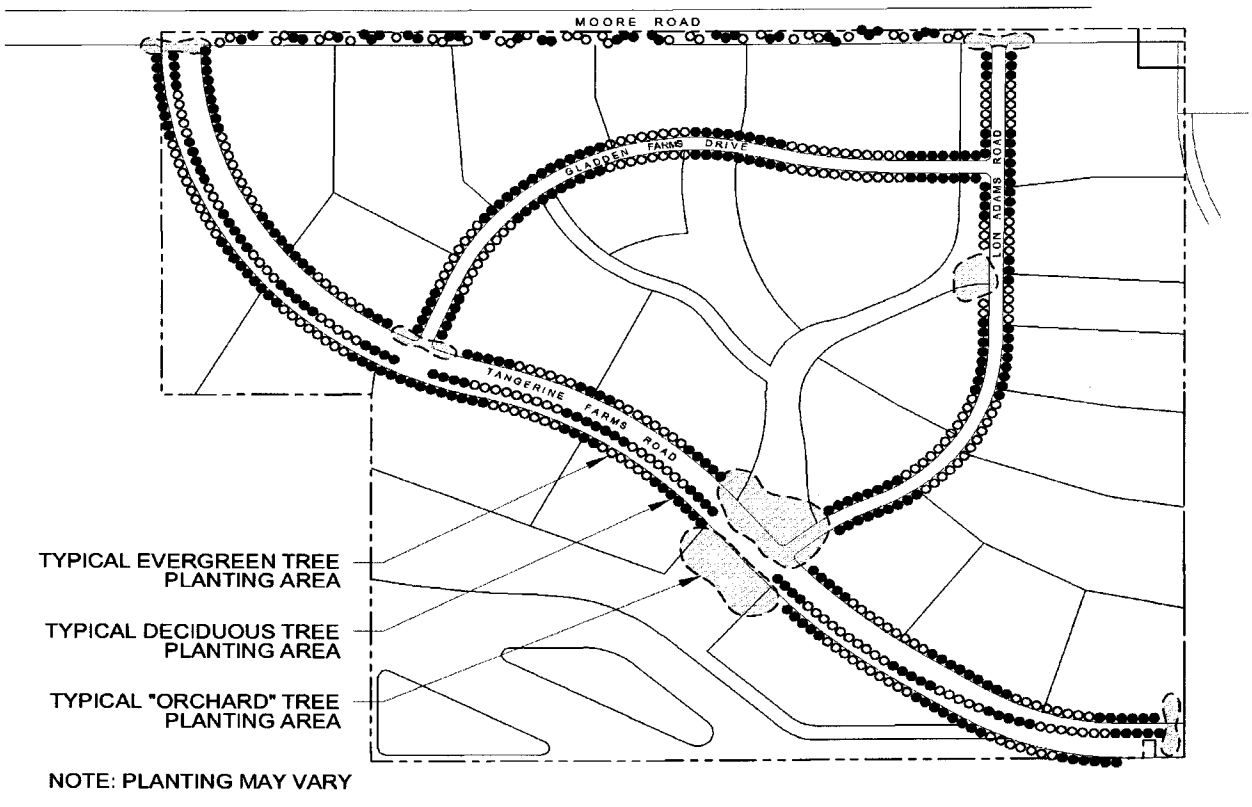
a. Wall design shall be in accordance with Figures 22, 23, 24 and 25. Alternative wall designs may only be approved by the Master Developer.

b. Two-rail white vinyl fencing may be used in conjunction with certain landscape treatments including orchard areas and other formal tree plantings. Other fence types must be approved by the Master Developer.

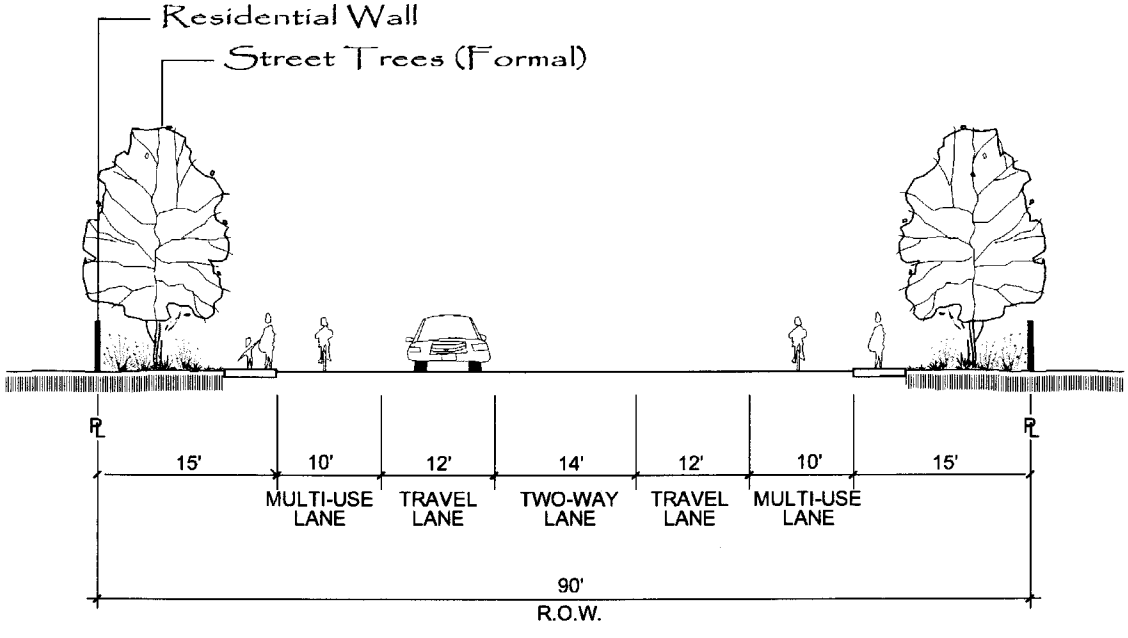
c. Grading between curb and perimeter wall on Lon Adams Drive and Gladden Farms Road to be in accordance with Appendix C.

4. Irrigation

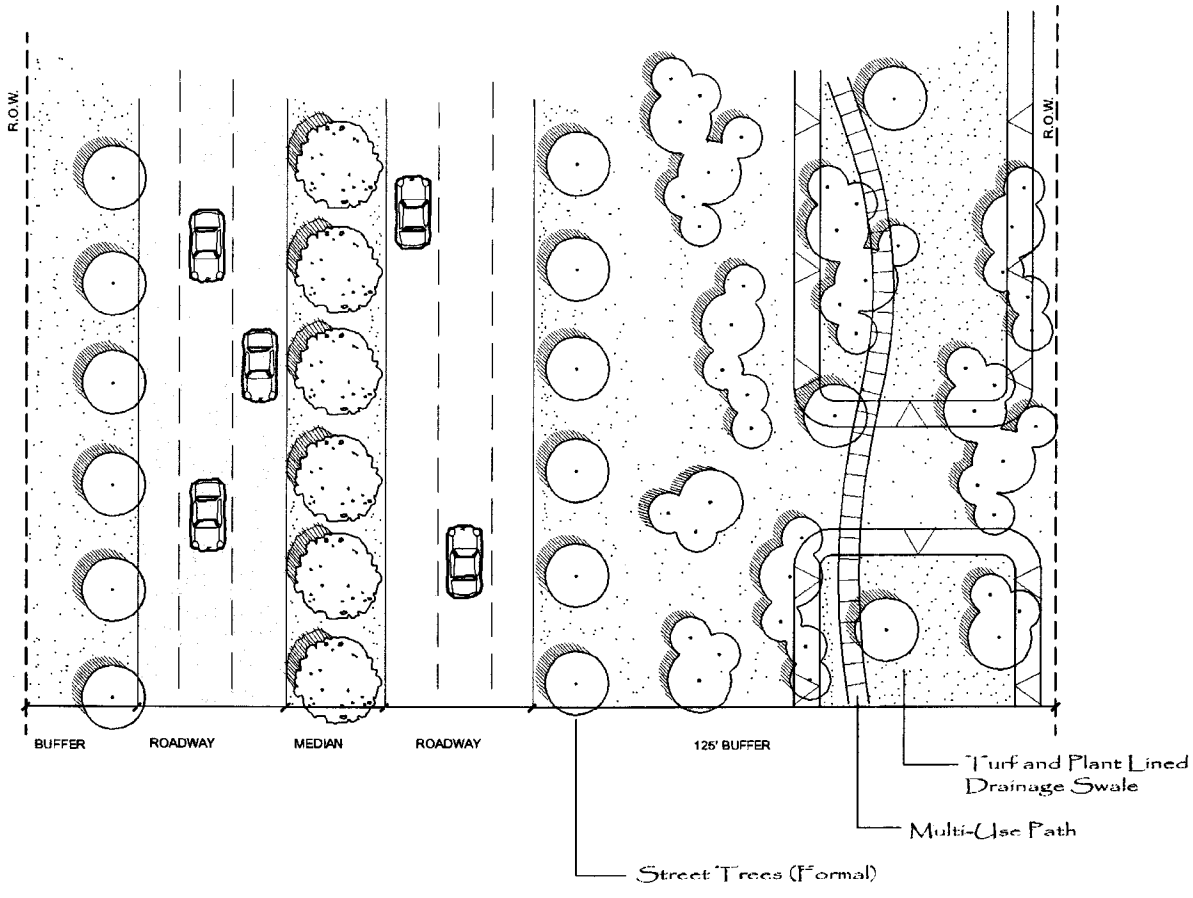
Non-potable water will be provided by the Town of Marana or CMID and made available for landscaped open areas, including the buffer and streetscape areas along arterial and collector roads. Until the supply is in place, potable water may be used.



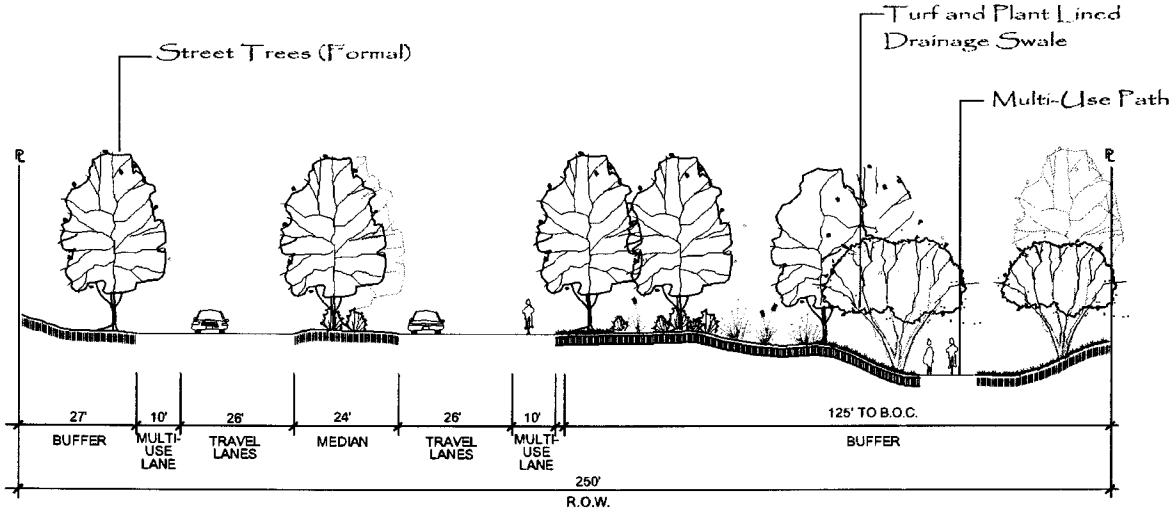
Master Tree Plan
Figure 7.



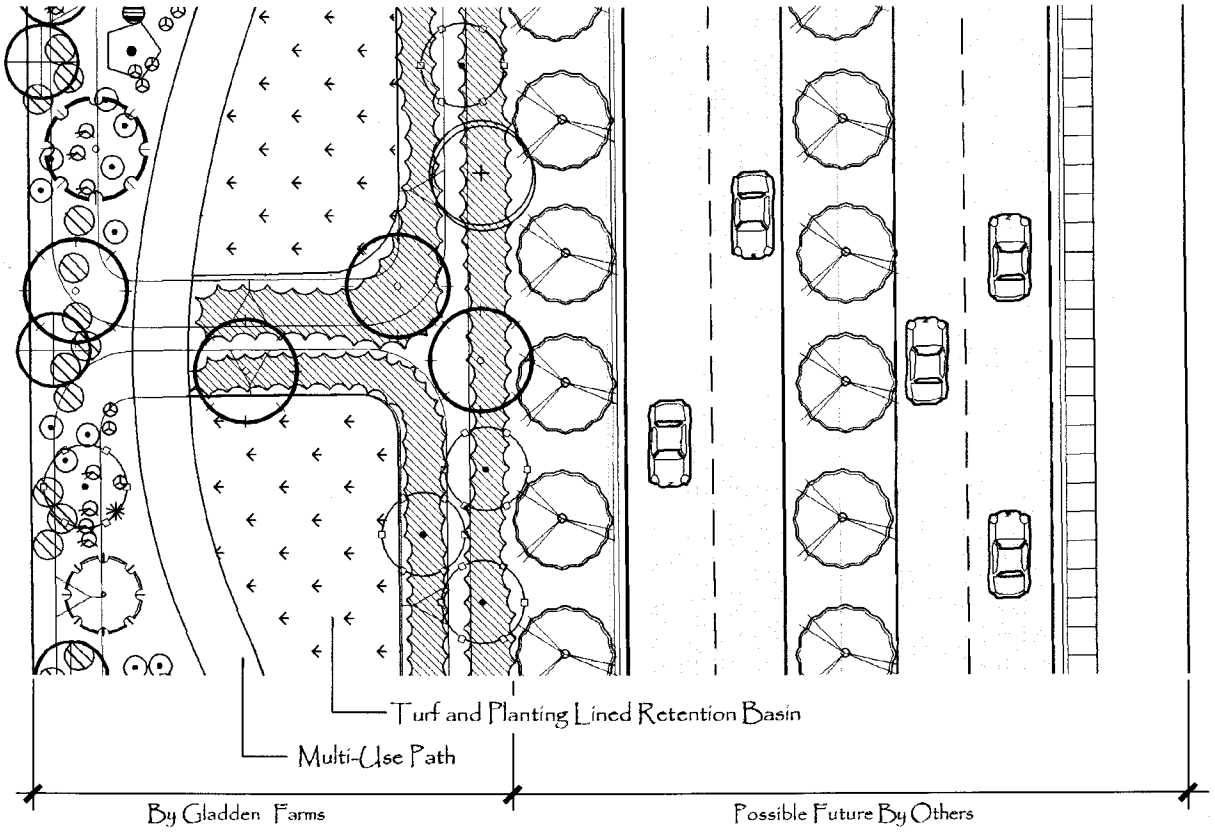
Gladden Farms Drive
Figure 8.



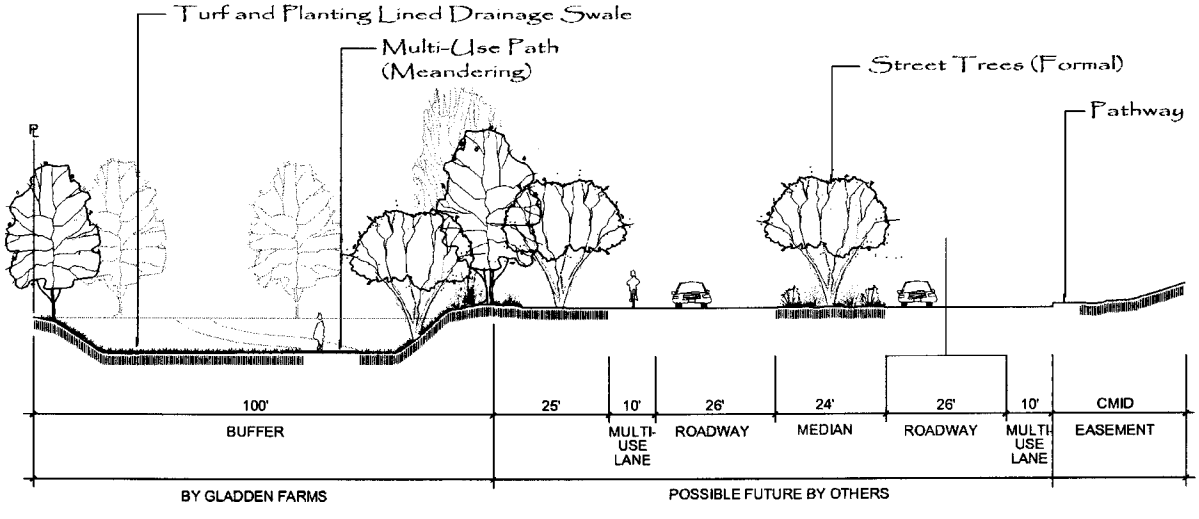
Tangerine Farms Road
Figure 9.



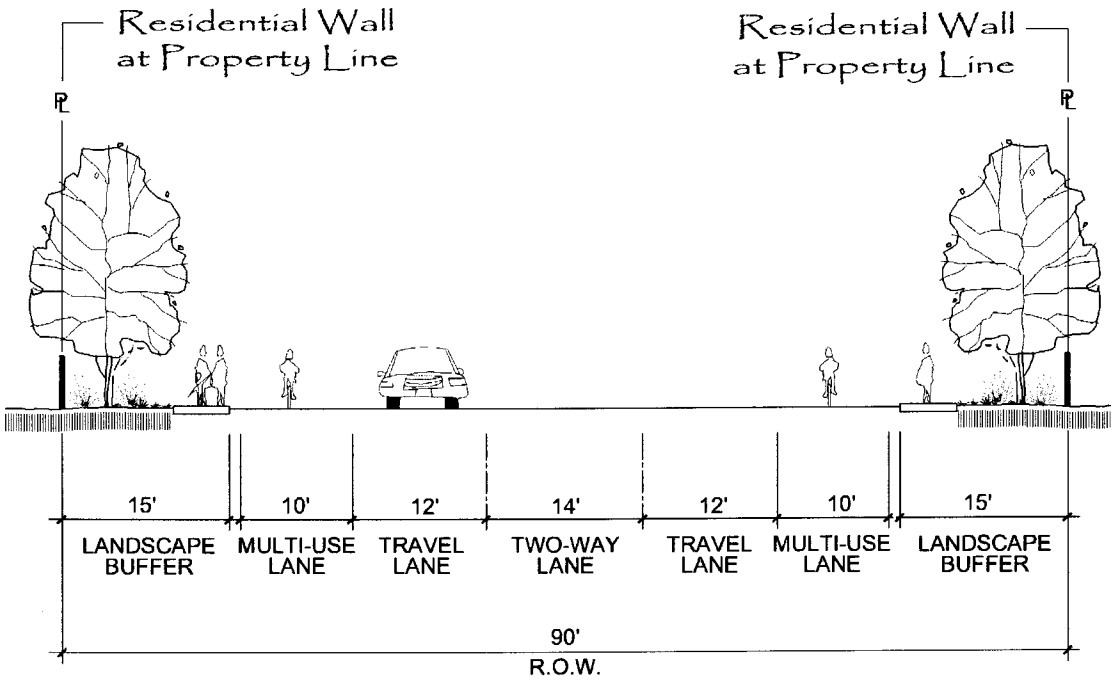
Tangerine Farms Road
Figure 10.



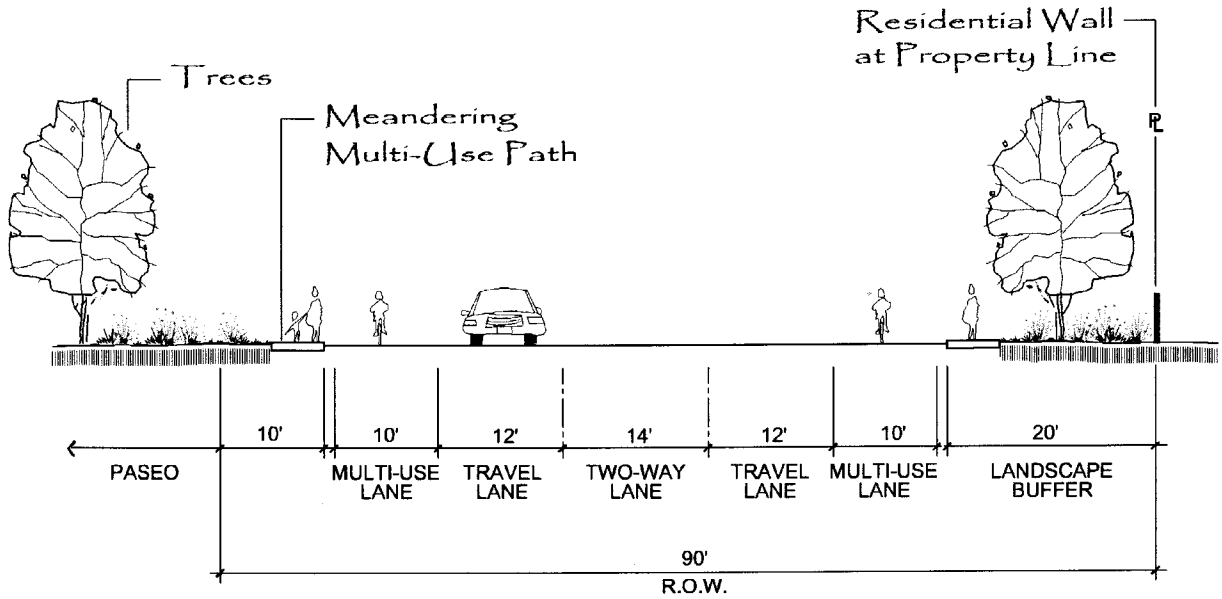
Moore Road
Ultimate Buildout
Figure 11.



Moore Road
Ultimate Buildout
Figure 12.



Lon Adams Road
(Not Adjacent to Paseo)
Figure 13.



Lon Adams Road
Adjacent to Paseo
Figure 14.

B. Residential Parcels

1. Entry Feature

Each entry into a subdivision shall be uniquely designed with common elements that bind the entire Gladden Farms community together. Each subdivision shall have a minimum of one primary entry feature which will be either with a paseo (Figure 15.), without a paseo (Figure 16.), or a shared common entry (Figure 17.) depending on its location in the master development. Furthermore, each subdivision may have one or more secondary (Figure 18.), and tertiary entry features (Figure 19.). In all instances, primary, secondary and tertiary entrances shall conform to the design standards herein. The elements of the sign program (Section VI) shall be incorporated in entry designs. Approval by the Master Developer for all primary, secondary and tertiary entries is required. Entry features shall comply with Town of Marana sight visibility triangle requirements. The following is a list of required elements and standards for each entry.

a. Primary Parcel Entry Feature

i. Copy Size: The maximum area of sign copy for each entry feature wall is 64 square feet, total.

ii. Height: Maximum height for entry feature walls is 8 feet.

iii. Location: Entry features shall include both corners at parcel entries. Sign copy may be placed on either or both corners. The Master Developer shall approve the location, size and design of all entry features.

iv. Required components of the primary entry feature:

a) Decorative masonry walls with stone veneer and sign copy. Stone veneer to be Coronado Stone, Eastern Ledge Rural.

b) Landscaped Median - the minimum width is 12 feet and minimum length is 75 feet.

c) Landscaping: trees (24" box minimum), shrubs and organic and inert groundcovers.

d) Stamped asphalt paving in a herringbone pattern, in accordance with Figures 15, 16, & 17, color to be Terracotta.

v. The design of primary entries should be in general conformance with Figure 15, 16, & 17.

b. Secondary Parcel Entry Feature

i. Copy Size: The maximum area of sign copy size for entry feature will be 45 square feet.

ii. Height: Maximum height for secondary entry walls is 6 feet.

iii. Location: May include one or both corners at parcel entries.

iv. Required components of the secondary entry features:

a) Decorative masonry walls with stone veneer (signage optional). Stone veneer to be Coronado Stone, Eastern Ledge Rural.

b) Landscaping: trees (24" box minimum), shrubs, organic and inert groundcovers.

c) Stamped asphalt paving in a herringbone pattern, in accordance with Figure 18, color to be Terracotta.

v. The design of secondary entries should be in general conformance with Figure 18.

c. **Tertiary Parcel Entry Feature**

i. Height: Maximum height for column is 6 feet.

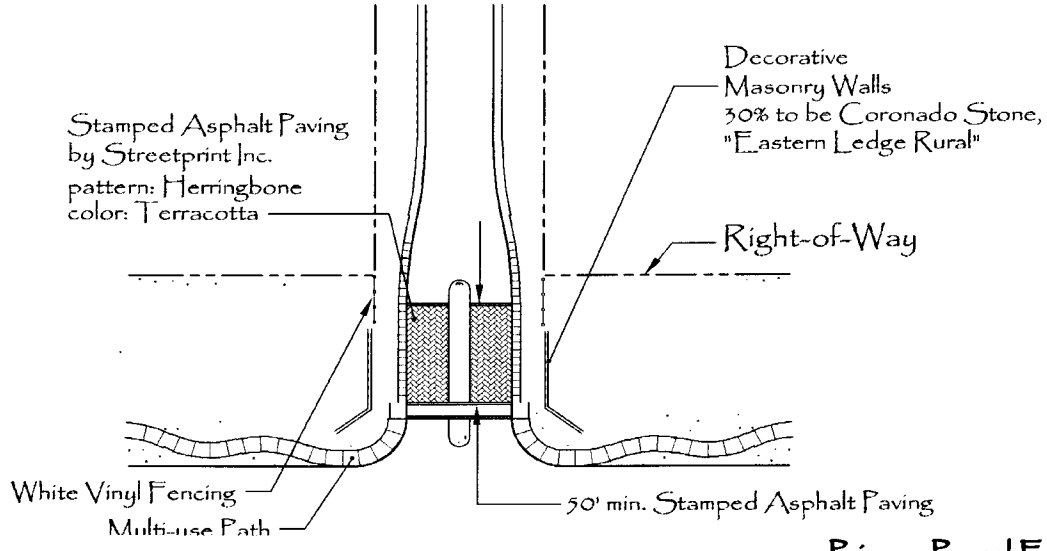
ii. Location: Shall include both sides of roadway at residential parcel boundary.

iii. Required components of the tertiary entry feature:

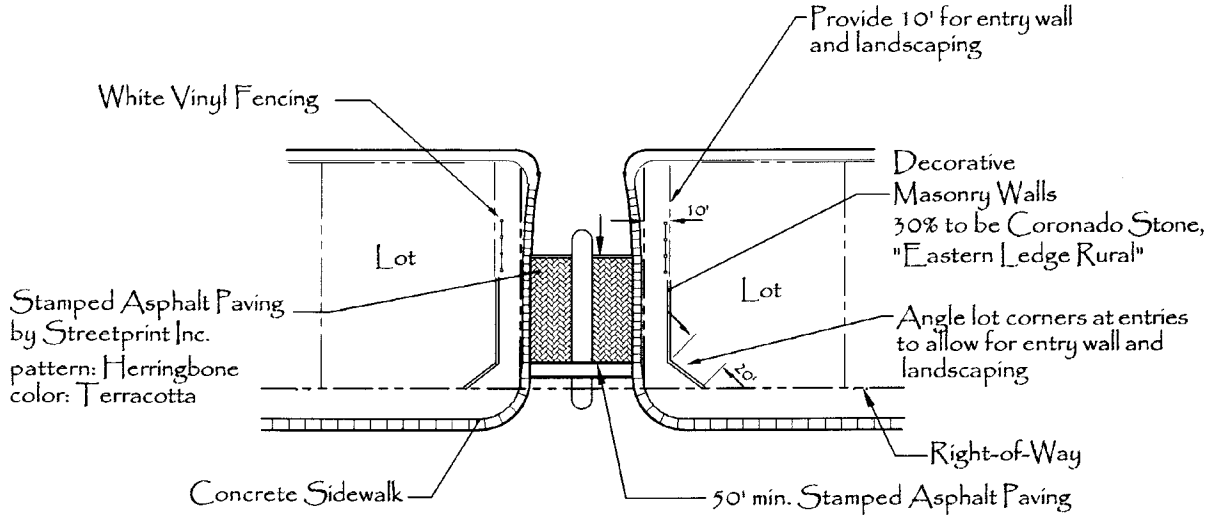
a) Landscaping: trees (20 gal. minimum), shrubs, organic and inert groundcovers.

b) Decorative masonry feature with stone veneer. Stone veneer to be Coronado Stone, Eastern Ledge Rural.

c) Stamped asphalt paving in a herringbone pattern, in accordance with Figure 19. Color to be Terracotta.

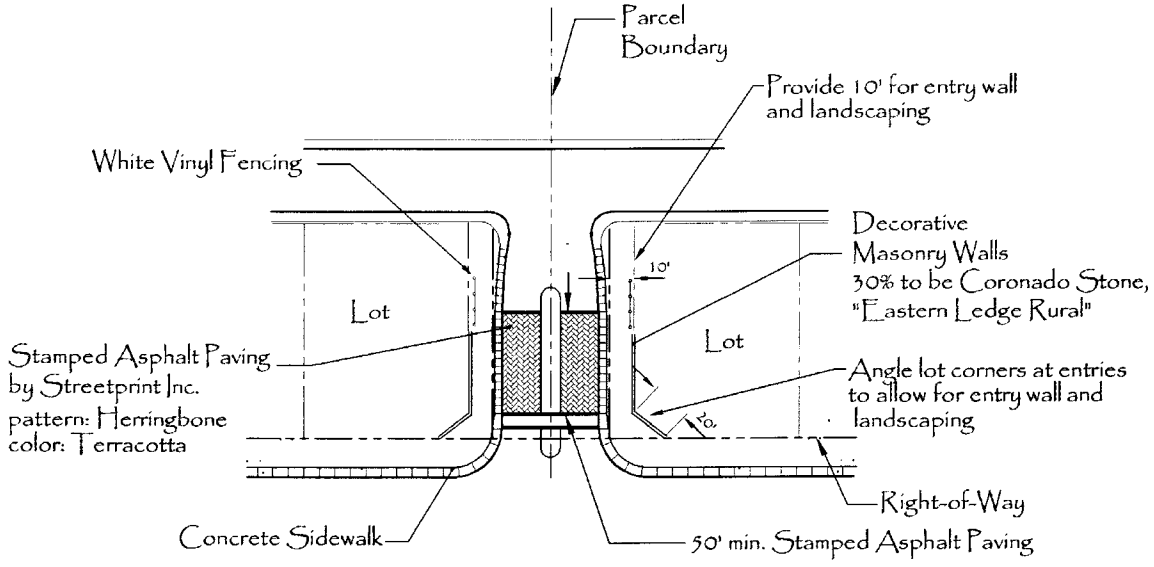


Primary Parcel Entry Feature with Paseo
Figure 15.



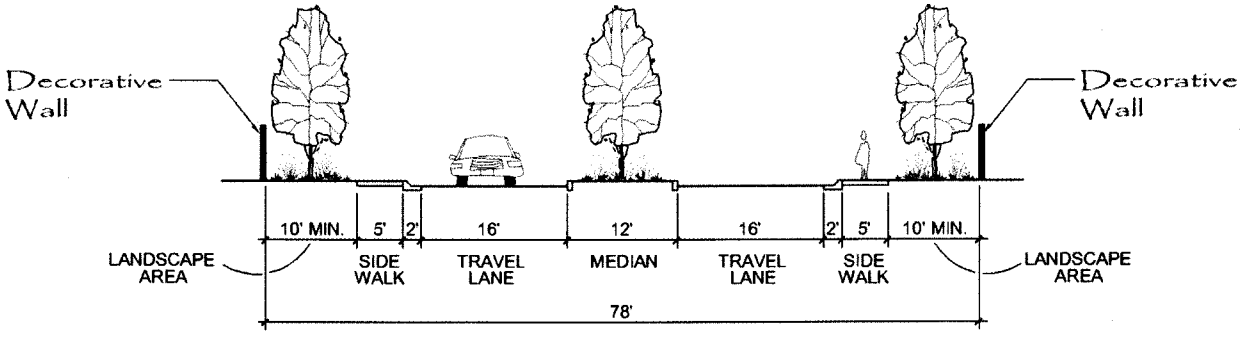
Note: Lots may not front directly onto parcel entries where there is a landscaped median.

Primary Parcel Entry Feature without Paseo
Figure 16.

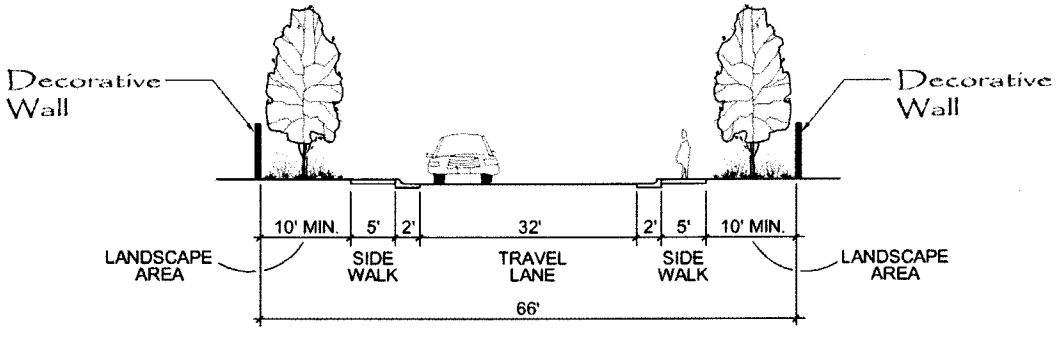


Note: Lots may not front directly onto parcel entries where there is a landscaped median.

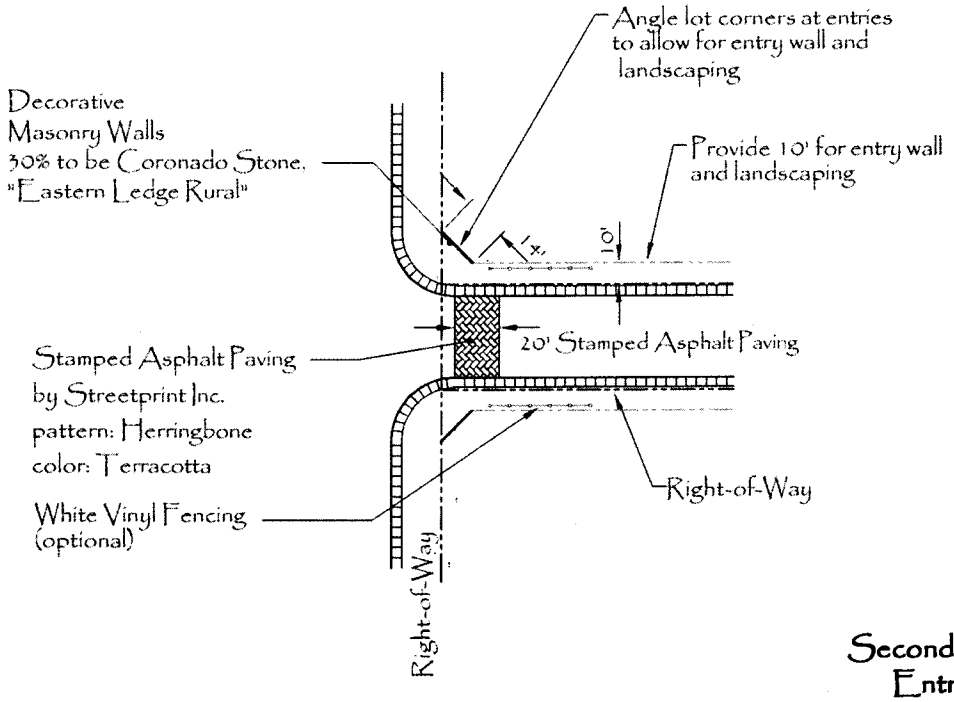
Shared Primary Parcel Entry Feature
Figure 17.



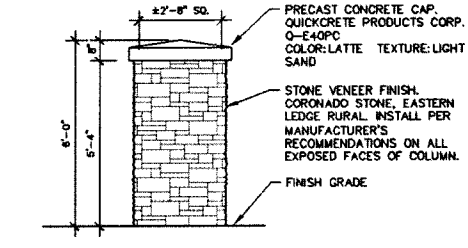
Primary Parcel Entry
Typical Section
Figure 17a.



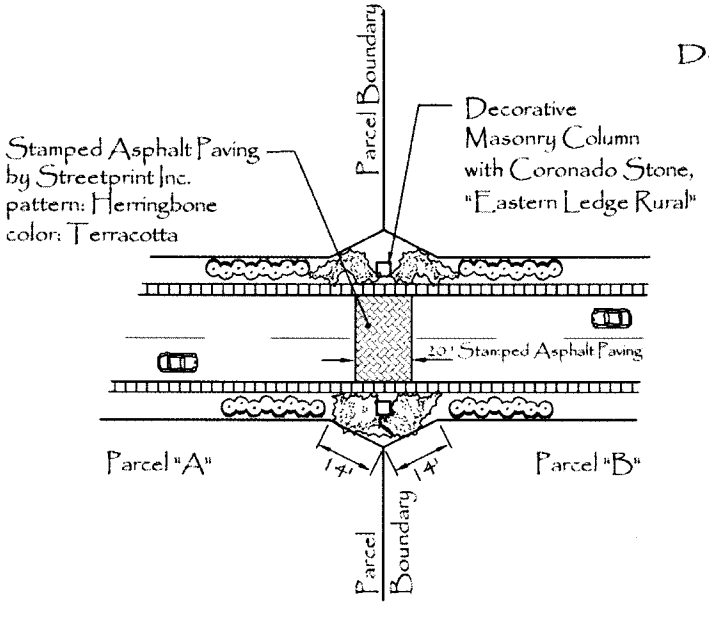
Secondary Parcel Entry
Typical Section
Figure 17b.



Secondary Parcel Entry Feature
Figure 18.



Decorative Masonry Column

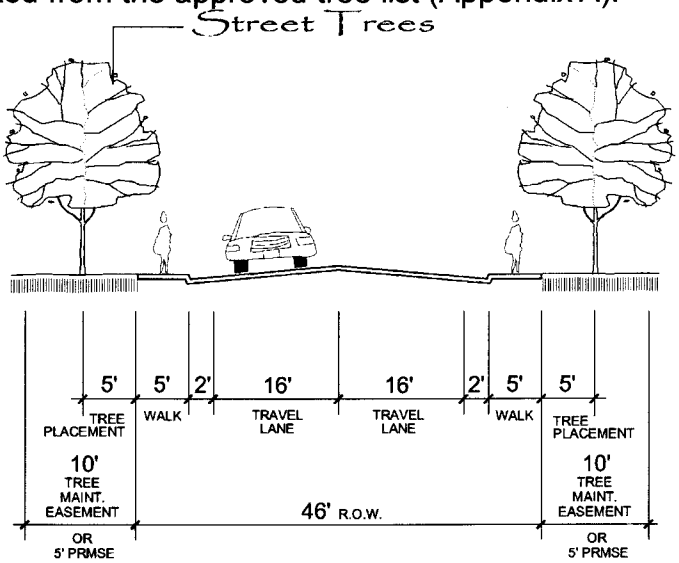


Tertiary Parcel Entry Feature
Figure 19.

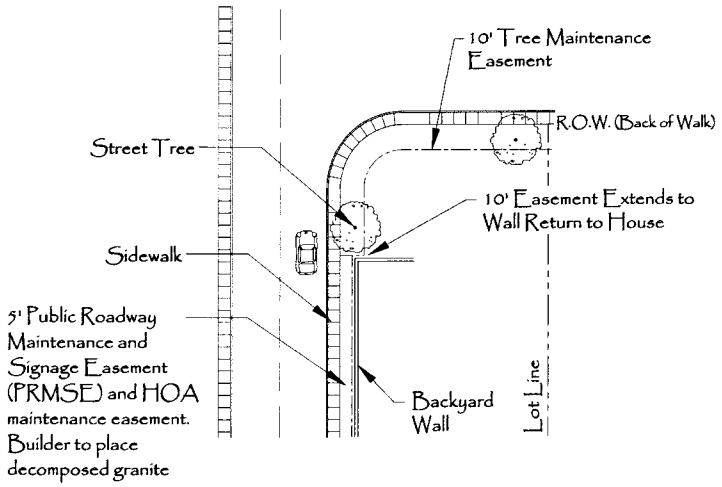
iv. The design of tertiary entries should be in general conformance with Figure 19.

2. Residential Parcel Streetscape

a. Street trees are required on all internal streets as shown in Figure 20. Trees are to be located 5 feet from the back of sidewalk within the 10 foot tree maintenance easement and appropriately spaced based on tree species and lot size. While street tree spacing may vary from neighborhood to neighborhood, spacing shall be consistent within each residential parcel with a minimum of one tree per lot. The Master Developer may require two or more street trees per lot within individual neighborhoods, based upon residential product and lot size. For corner lots, a minimum of one street tree per lot frontage (see Figure 21) is required. Trees are to be 15 gallon minimum size. Along the entire length of a given street, trees are to be the same species as approved by the Master Developer. All street trees shall be selected from the approved tree list (Appendix A).



Residential Parcel Streetscape Figure 20.



Corner Lot Streetscape Figure 21.

b. The parcel developer or builder shall be responsible for tree installation and the prompt replacement of diseased or dead specimens for a period of 1 year from the date of occupancy permit issuance. Streetscape zones shall be well maintained year round. Deceased plants shall be replaced promptly with materials comparable in size to existing plants.

c. Installation of street trees, including automatic irrigation, shall be completed prior to the issuance of occupancy permit for the residence. The Master Developer, at their discretion, may require the installation of street trees on vacant lots in order to further the logical, orderly development of the project.

d. Mailboxes shall conform to the design standards set forth in Appendix B.

e. Trash receptacles in detached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.

f. Above-ground trash receptacles in housing project areas must be fully enclosed with walls (matching the finish of the home) with wood doors on metal frames with landscape materials on at least two sides.

g. Front Yard of Homes - All front yards are to be landscaped with trees, shrubs, organic and inert ground covers. In addition to the required street trees, each front yard to have a minimum of one additional tree and six shrubs or ground cover informally planted. Turf is an acceptable ground cover. Decomposed granite, where used, shall be not larger than 3/4 inch and the

color shall be an earth tone approved by the Master Developer. The trees are to be 15 gallon minimum and shrubs are to be 1 gallon minimum. Tree selection shall conform to the approved plant palette in Appendix A.

3. Walls and Fencing

a. There will be two types of wall design incorporated into residential areas (walls viewed by public area). They are "decorative" and "view" and will be in accordance with Figures 22, 23, 24 and 25 respectively. Alternative wall designs may only be approved by the Master Developer. Location of residential fence types are shown in Figure 25.

b. Fence design shall be two-rail white vinyl fencing. Other fence types must be approved by the Master Developer.

c. Subdivision walls shall be built adjacent to arterial and collector streets and as otherwise designated by the Master Developer. All subdivision walls and fences are to be approved by the Master Developer.

d. Alternative walls and fences within the project area shall be consistent with the architectural theme of the planned area, reflecting materials and design of the architectural theme and must be approved by the Master Developer.

e. Walls constructed at major community entry points and along community streets shall be consistent with the project's theme area in materials and design.

f. Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections. Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fence are specifically prohibited.

g. The Master Developer shall determine where walls and fencing may be placed in Gladden Farms, with the ideal to eliminate walls and fencing as appropriate.

h. All block for residential & commercial decorative walls and view fence shall be manufactured by Arizona Block. Block must be normal weight. Split face

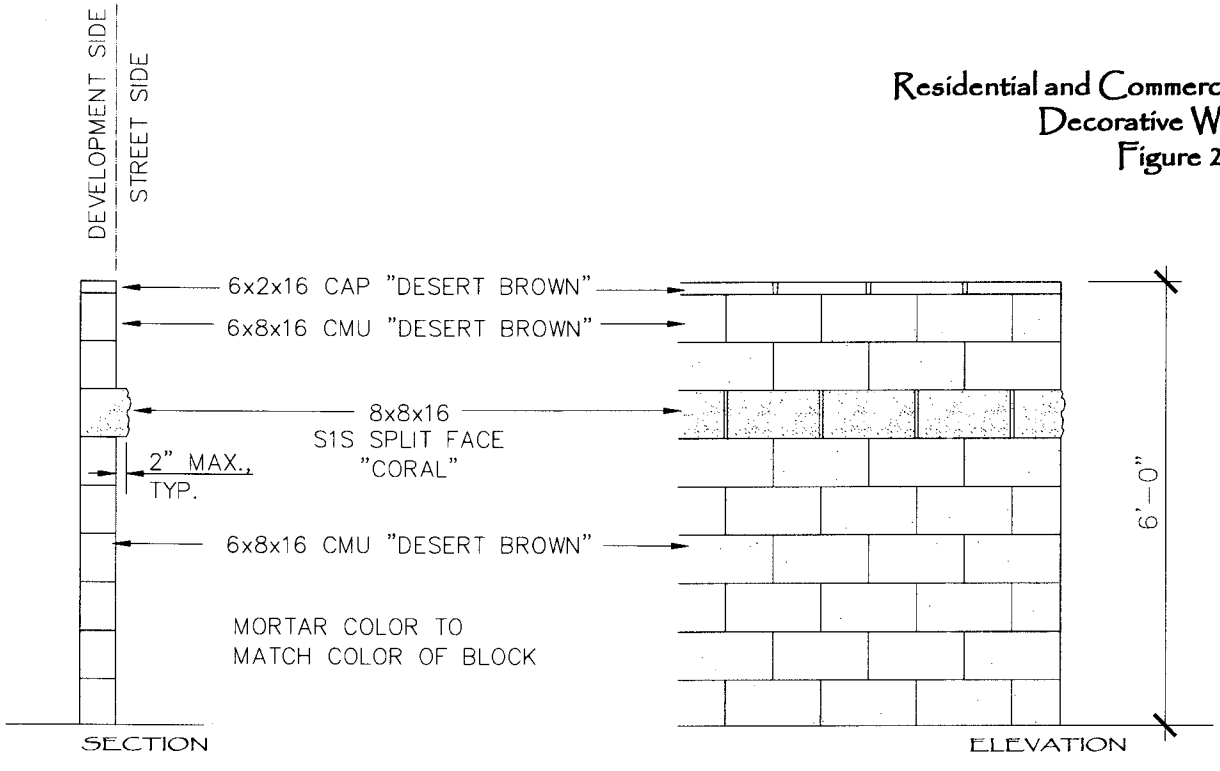
4. Irrigation

The Gladden Farms project will develop the non-potable water infrastructure for landscape irrigation. The non-potable water source provides many benefits to the Gladden Farms community. Most importantly, the non-potable water source is an environmentally sensitive system because it can use reclaimed, Central Arizona Project, Cortaro Marana Irrigation District surface water, recovered High plains pilot project recharged appropriated effluent or any combination.

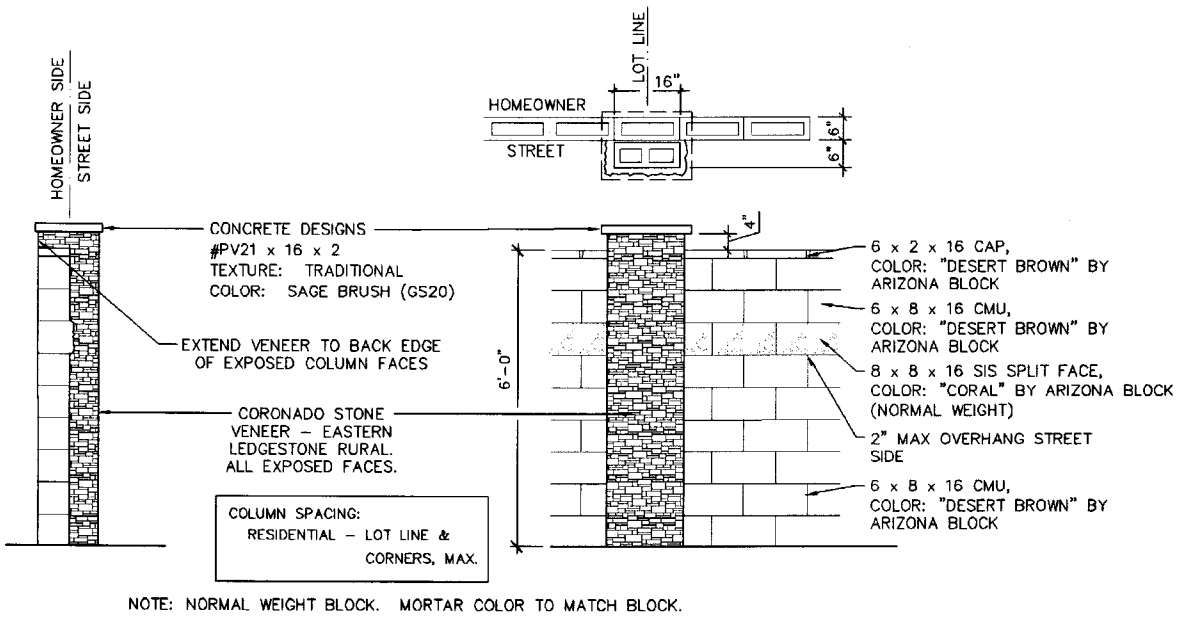
Another benefit is that the non-potable water provides a much less expensive water supply for the home-owner for irrigating their landscaping. The Master Developer will provide non-potable irrigation water lines (purple lines) to all development parcels. The individual home builders or homebuilder will be required to provide non-potable water system infrastructure, purple pipeline, shut-off boxes etc. to individual parcel lots and builder provided landscaping from the non-potable source. All common areas will be irrigated from the non-potable water supply, purple pipeline, and shut-off boxes. Any common areas with sod area in excess of one acre will require its own individual meter. Homeowners will be required to use this non-potable water for any subsequent landscape additions or modifications they may make.

Meter and Shut Off Boxes: According to Tucson Water specification 1433.0301 or Town of Marana approved equal, boxes will have purple lids marked (R.W.) reclaimed water, and be of purple color inside and out.

Potable Water Supply: The home builders will also be required to install a backflow prevention device on the potable water service in an underground utility box.

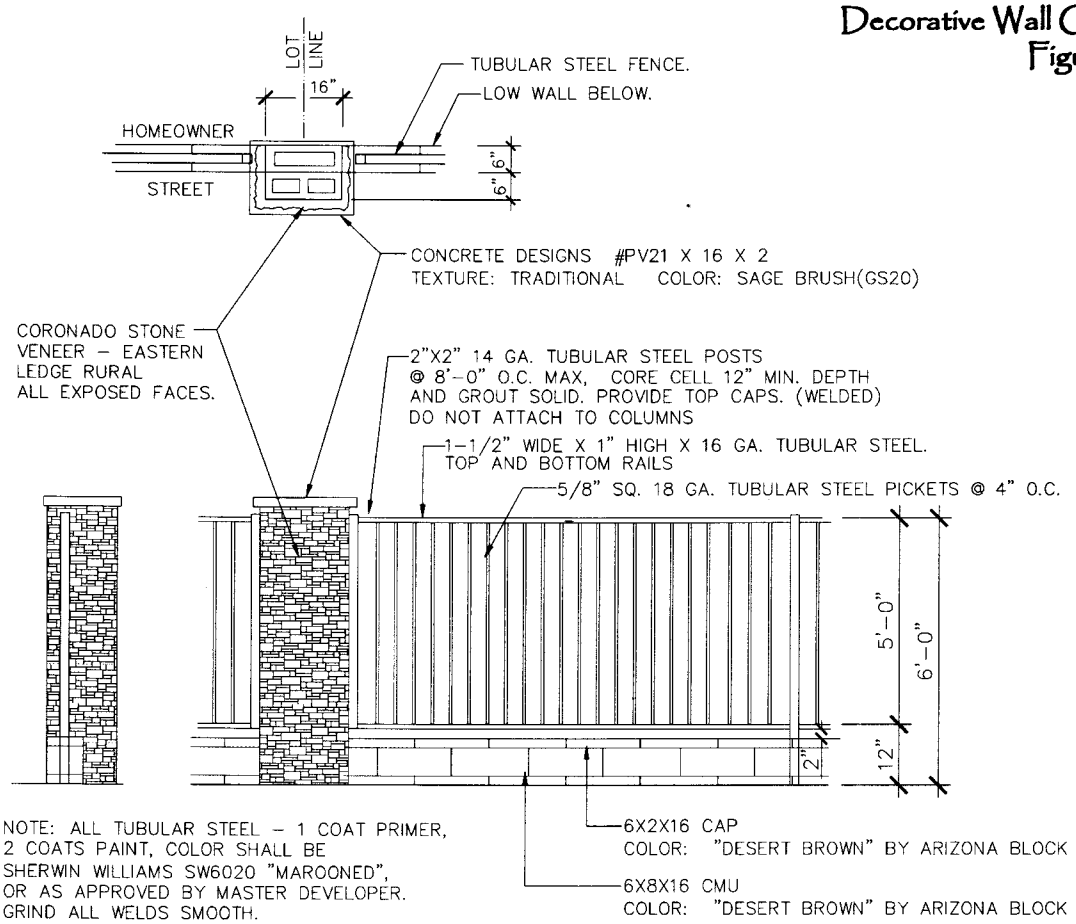


Residential and Commercial
Decorative Wall
Figure 22.



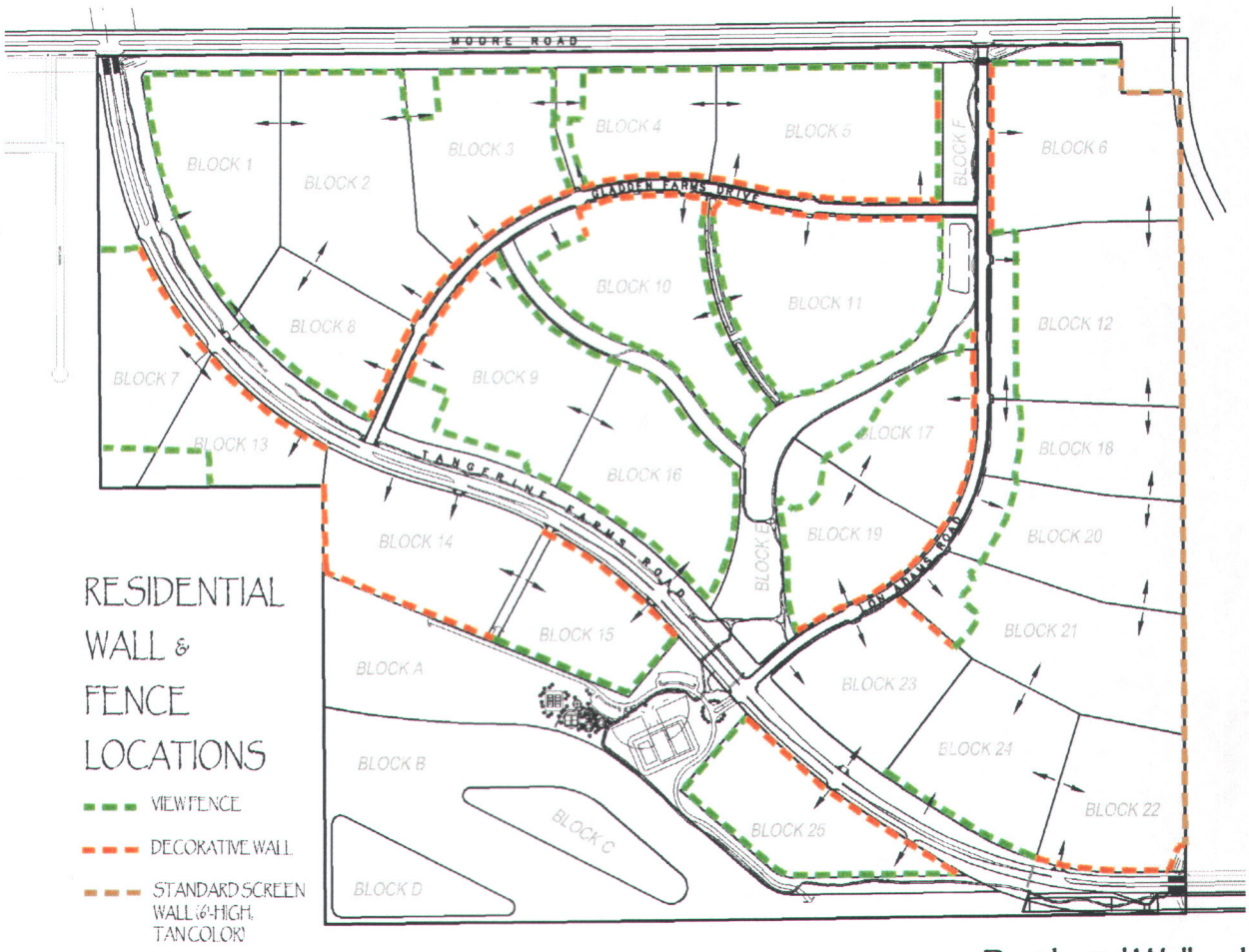
NOTE: NORMAL WEIGHT BLOCK. MORTAR COLOR TO MATCH BLOCK.

Residential and Commercial Decorative Wall Column Figure 23.

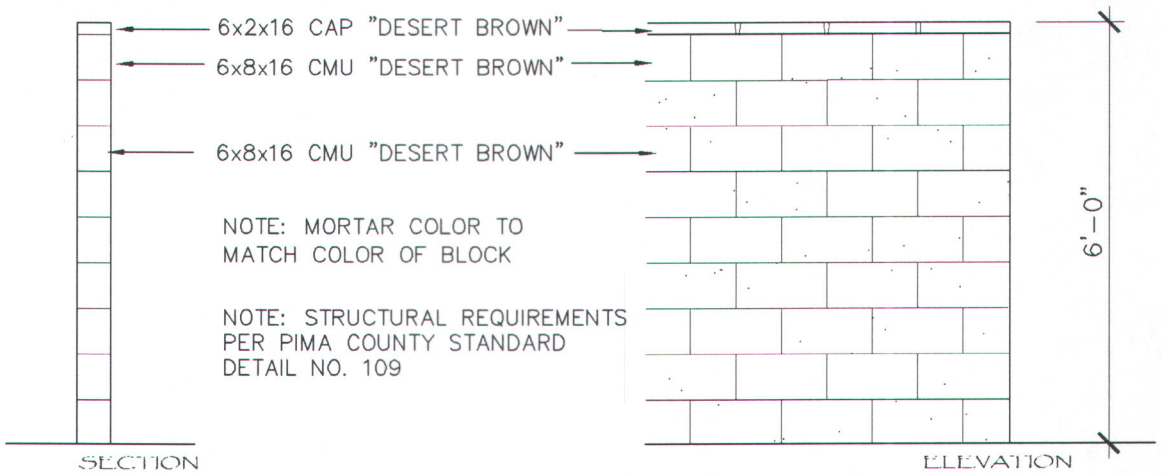


NOTE: NORMAL WEIGHT BLOCK. MORTAR COLOR TO MATCH BLOCK.

Residential View Fence Figure 24.



Residential Wall and Fence Locations
Figure 25.



Standard Screen Wall
Section and Elevation
Figure 26.

C. Commercial Parcels

1. Project Monumentation and Signage

Signage must comply with the sign standards contained herein. Village perimeter walls that are developed along the arterial or collector edge shall be compatible with entry monumentation by incorporating similar materials.

2. Landscaping

The following landscape requirements apply to commercial development in Gladden Farms:

a. Trees will be placed in parking lots in accordance with the Marana Zoning Code. There shall be one tree per every six parking stalls or as required by the Northwest Marana Area Plan.

b. A minimum of 30 percent of the trees are to be 24 inch box size and the balance are to be 15 gallon size minimum.

c. Plant selection shall conform to the plant palette in Appendix A.

d. Parking lot trees shall be geometrically arranged in regularly spaced planter bays to create a formal look. Additional trees may be planted in front of stalls.

e. No trees or shrubs shall be planted within 10 feet of any entry driveway.

f. Shading of asphalt areas will be in accordance with the Marana Zoning Code.

g. Informal groups of trees shall be planted next to structures.

h. Trees shall be located in islands to provide shading effect to the adjacent parking spaces. Additional shrubs can be planted in planter islands to further reduce large areas of unbroken paving.

i. Shrubs, walls and berms are to be used in planter areas to screen cars from street frontages, property lines, entry drives and pedestrian walkways. All other surfaces within planting areas are to be covered by ground

j. Landscape berms shall be undulating and no more than 4 feet in height.

k. Visitor parking and drop-off areas shall be clearly defined with landscape materials and enriched paving.

l. Service areas shall be screened with a 6-foot minimum dense landscape screen and a five-(5) foot minimum buffer wall with landscaping materials.

m. Prior to the preparation of a final landscape plan, a landscape architect must review impacts on underground utilities.

n. Accent plant materials or specimen trees are recommended at formal building entries but not allowed to encroach into the streetscape setback at the site entries or at sign locations.

o. Adjoining parcels for future phase development will have the required streetscape fully implemented when the first phase of development occurs. This will include the planting of street trees and the shrubs, walls and berms for parking lot screening.

2. Walls and Fencing

a. Wall design shall be in accordance with Figures 22, 23, and 26. Alternative wall designs may be approved by the Master Developer.

b. Two-rail white vinyl fencing may be used in conjunction with certain landscape treatments including orchard areas and other formal tree plantings. Other fence types must be approved by the Master Developer.

c. Walls and fences within the project area shall be consistent with the architectural theme including materials and design of the project and any developed areas located adjacent to such wall or fence.

d. Walls shall be of adequate height to function as a screening device as determined by the Master Developer.

e. Walls constructed at major community entry points and along community streets shall be consistent with the project's theme area in materials and design.

f. Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited.

g. Limit the use of solid walls along arterials and collectors to contribute to a more open feeling.

4. Trash Areas

Trash areas shall be retained in central locations. These locations shall be completely enclosed by a minimum height of five feet with a wall that is architecturally compatible with the structures being served.

5. Irrigation

The Gladden Farms project will develop the non-potable water for landscape irrigation of commercial property. The Master Developer will provide non-potable water for landscape irrigation. The Master Developer will provide non-potable irrigation water lines (purple lines) to all development parcels. Parcel development must use Non-potable water for all landscape irrigation including any subsequent landscape modifications or additions, according to Tucson Water specification 1433.0301 or Town of Marana approved equal. Purple boxes inside and out and purple lids marked (R.W.) or reclaimed water will be used. Meters needed for those areas will be painted purple.

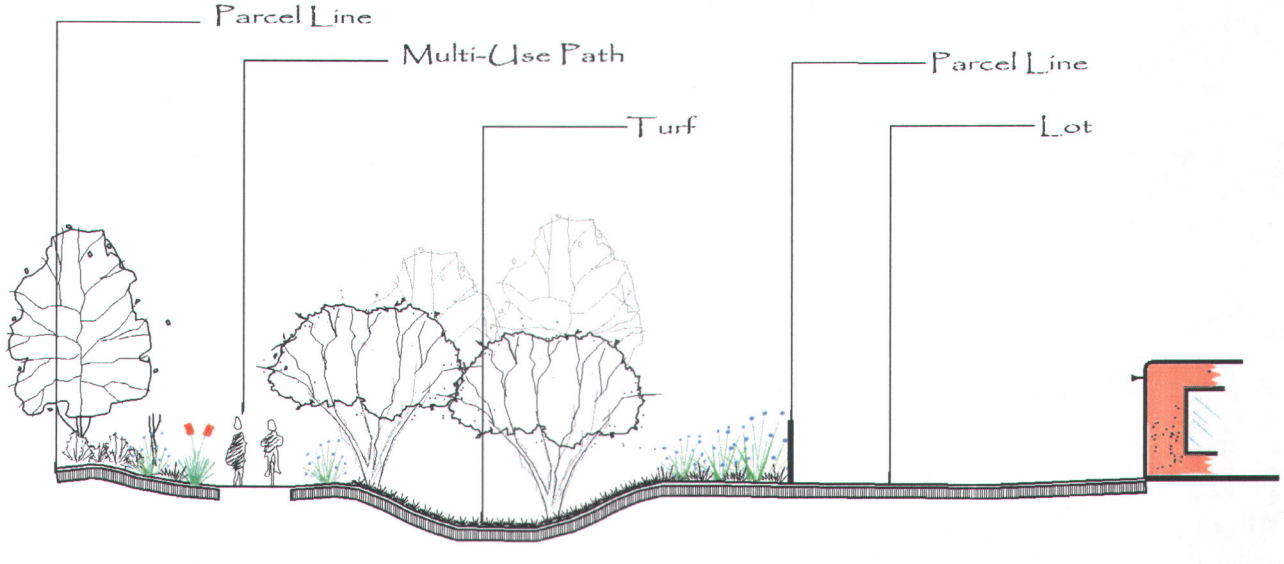
D. OPEN SPACE

Open space is a vital amenity contributing to and enriching the quality of livable spaces. It provides a refuge from urban development, creates recreational opportunities and establishes buffers between varying land use intensities.

The Gladden Farms project will provide residents with a quality environment as well as functional open space in the form of a paseo system. The intent of the open space concept is to provide a system of open space linkages to the residents of the Gladden Farms community. Access to the paseo from individual lots via backyard gates is strictly prohibited. A 1-foot No Access Easement shall be recorded. Public (common) access from the parcels is required. (See Figure 27.)

1. Multi-Use Trail

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Multi-use trails should be laid out in such a manner as to permit free and safe access for all residents to amenities within the project area. Multi-use trails shall be a 12 foot wide minimum hard surface with 2 foot shoulders.



Paseo Section
Figure 27.

2. Landscaping

a. Design – The majority of the paseos and buffers should be planted with drought resistant plants. "Green" drought tolerant plant material is preferred and cactus should be minimized. More water intensive plants shall be used in limited areas to maintain the agricultural character.

Standards

i. Trees are to be a minimum of 15 gallon size with 25 percent of them being 24 inch box or 20 gallon size.

ii. Shrubs are to be a minimum of 5 gallon size.

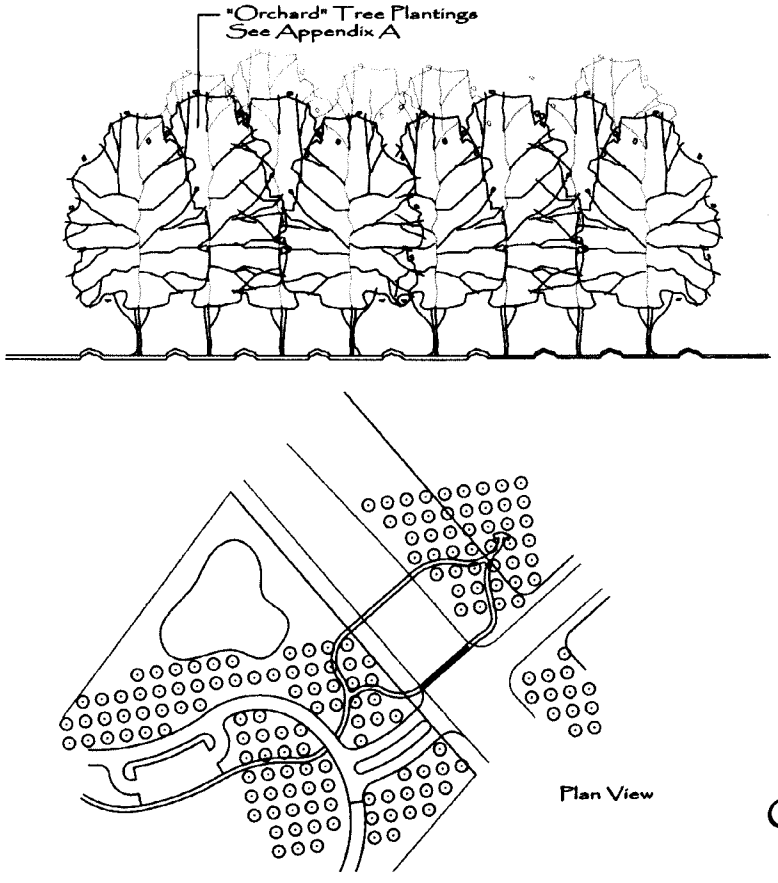
iii. Groundcover is to be a minimum of 1 gallon size.

iv. Landscape berms shall be undulating and no more than 4 feet in height.

b. Orchard – Agriculture trees shall be planted in an orchard grid arrangement in several locations along the paseo. Furrows could be placed in between rows of trees and tree trunks painted white. Orchard areas shall contain a minimum of 20 trees. Trees permitted in the orchard areas are listed in Appendix A. (See Figure 28.)

c. Plant Palette – The paseo planting design shall be compatible with streetscape and adjacent development improvements. Plant materials shall visually identify and separate development areas while blending them into the overall visual environment. With the exception of the "orchard" planting areas and accent points, the trees and shrub planting groups shall be informal. The plant materials which are permitted to be used are listed in Appendix A.

d. Contiguous Open Space - As development progresses, additional open space may be located within residential parcels and adjacent to the primary paseo, buffer and park areas. In this instance, such contiguous open spaces shall be designed in a manner that is consistent and compatible, as determined by the Master Developer, with the adjacent paseo, buffer or park design including plant materials, hardscape and engineering features.



Orchard Concept
Figure 28.

3. Drainage

Within each paseo, a partially grass-lined drainage facility will likely be developed. The grass edge is to be smooth and sweeping but not following the actual edge of the drainage improvement. The improvements shall have smooth, curving edges – not engineered straight lines. The slope of the sides of the channel are to vary and, in most cases, be not more than 6:1. For drainage basins requiring security fencing, the fencing shall conform to the residential view fence design illustrated in Figure 24.

4. Irrigation

Non-potable water will be provided by the Town of Marana or CMID and will be available for landscaped open areas, including the buffer and streetscape areas along arterial and collector roads. Until non-potable supply is available, potable water may be used.

5. Outdoor Furniture

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays. The following principles and standards shall be applied to the selection and placement of outdoor furniture.

Principles

- Street furniture should be conservative in use of sidewalk space and where possible located to the edge of or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.

- It should be simple in function and the design should reflect the character of the project area.

- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets, one bollard style is recommended.

- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closest distance they will approach the bollards.

Standards

a. Street furniture shall be constructed of long-wearing, vandal resistant materials.

b. The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements, shall be deferred to the Master Developer.

c. Street furniture shall be incorporated in park areas or landscaped spaces and off-street areas.

6. Walls and Fencing

Standards

a. Wall design and locations shall be in accordance with Figures 22, 23, 24, 25, and 26. Alternative wall designs may be approved by the Master Developer.

b. Two-rail white vinyl fencing may be used in conjunction with certain landscape treatments including orchard areas and other formal tree plantings. Other fence types must be approved by the Master Developer.

c. For drainage basins requiring security fencing, the fencing shall conform to the residential view fence design illustrated in Figure 24.

E. Screening and Buffering

Standards for screening and buffering are established below for Gladden Farms. These standards closely reflect the provisions of the Northwest Marana Area Plan.

Standards

1. A landscaped buffer of a minimum width of 100 feet along functionally classified collector or arterial roadways, measured from the property line, is provided as shown on the approved land use plan. The 100-foot buffer may include stormwater management facilities for on-site retention. Under this option, the Home Owner's Association (HOA) is required to maintain the buffer. The 100-foot buffer can be dedicated to the Town, in which case, stormwater management facilities will need to be included within the development in accordance with the requirements provided within the Drainage Element of the Northwest Marana Area Plan.

2. On the opposite side of collectors and arterials from the 100-foot buffer, a landscaped buffer of a minimum of 20 feet wide, measured from the back of the curb will be provided.

3. All screening devices such as walls and fences shall be integrated with the architectural character of the surrounding properties.

F. Hardscape and Paving

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged.

Standards

1. The appropriate selection of materials shall be based on the established architectural theme of the project area.

2. Delineate areas of intense pedestrian activity with accent pavement and specialty lighting.

3. Materials and colors for hardscape and paving shall be approved by the Master Developer.

IV. ARCHITECTURAL DESIGN

The purpose of establishing Architectural Design Standards is to provide a reference for the planning and designing of residential, commercial, recreational, and public facility structures within the project area. The architectural character intended for Gladden Farms will emulate in style and character the agricultural and rural heritage of the Town of Marana. It will incorporate the existing and historical styles in the Town of Marana by proposing similar facades, styles and materials. Presently, there are a mix of architectural styles present in the Town of Marana, which include the following: Territorial, Santa Fe, Pueblo, Spanish Colonial, Spanish Eclectic and Mission.

All proposed structures in Gladden Farms shall be consistent with the standards contained herein and shall require architectural approval from the Master Developer.

The intent of these standards is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the standards are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These standards are divided into residential and commercial criteria for the planned project area.

A. Residential Design Principles

- A particular style should not dominate the entire project area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.

- The architectural character of each planning area should be visually perceived from the street. The aim of the standards is to create interest through uniformity in the use of architectural elements such as windows, doors, balconies and roofs, as well as consistency with established Town of Marana character.

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation and education facilities and pedestrian access features.

- Residential buildings shall be designed and oriented to take advantage of solar access.

B. Residential Design Standards

1. Layout

a. Utilities will be located, underground rather than overhead.

b. All antennas within residential areas shall be restricted to the attic or interior of the residence. Satellite "dish" antennas (over 1 meter in diameter) are specifically prohibited in all lots except lots over 10,000 square feet. Where allowed, such antennas shall not be visible from any street.

c. Where parcel configuration and size allow, consideration shall be given to north/south orientation of residential lots.

2. Design

a. All mechanical equipment shall be screened from view of streets and pedestrian areas using walls or parapets similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.

b. Chimneys shall be rock, stone, brick or of a finish material (such as stucco) identical to the accompanying structure and shall include a chimney cap.

c. All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

d. Consistent architectural detail and features shall be provided on side elevations for structures on corner lots.

e. Residential and educational facilities must be provided with insulation or otherwise designed to reduce the interior noise level to Ldn 45 or less.

f. Ducts, pipes, gutters, downspouts, and similar equipment are to be painted to match the surface of the building or may be painted a complementary accent color.

g. Encourage shading devices and techniques such as recessed windows, overhangs, and interior shading devices such as blinds.

h. Exterior design theme and detailing shall be extended a minimum of 8' on the sides of houses.

i. Detailing of fenestration on sides and rears of homes shall be submitted to the New Construction Review Committee for approval.

j. Additional detailing of architectural style must be reflected on sides and rears of all two-story homes, and on sides of single-story corner lot homes that are exposed to public view.

3. **Roofs**

   a. Roof design shall be visually integrated into the overall building architecture.

   b. Every single-family residence shall have a roof constructed of a composition in compliance with the Fire Safety Section of the Uniform Building Code.

   c. Roofs shall be made of clay tile, slate, concrete shingles or tile, metal or other similar material compatible with the architectural style and approved by the Master Developer.

   d. Screen roof mounted equipment from all sides.

   e. Sloped and curved forms may be used at entries or other focal areas as long as they are not the dominant roof theme.

   f. All-flat roofs shall include proportionately sized parapet features.

4. **Colors**

   a. Colors shall be light desert tones which are complementary to each other and to adjacent buildings in general. Primary color to be LRV of 65 or less. Accent colors shall be used to add interest at focal areas and entries. Subtle changes in wall color to avoid a monotonous facade are allowed but such practice should be used in a limited manner.

5. **Exterior Finish Materials**

   a. Acceptable building materials include wood, masonry, stucco, stone veneer, and earth. The Master Developer shall approve all finish materials.

6. **Styles**

   a. The following pages conceptually illustrate several different architectural styles to be used in Gladden Farms. All styles, including alternatives to those illustrated, must be approved by the Master Developer.

   b. Approved architectural elevations shall provide varied rooflines.

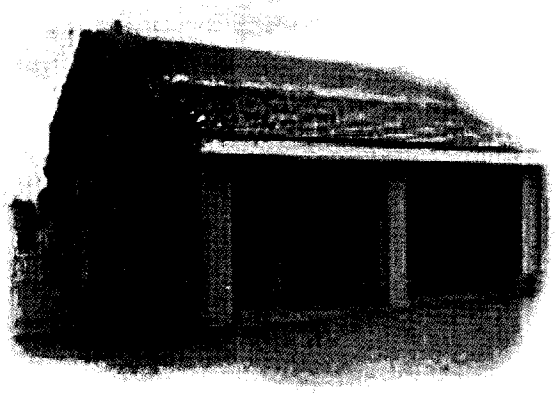
   c. Architecture styles to reflect the "Southwest" and agrarian theme.

SPANISH COLONIAL ARCHITECTURAL STYLE

This style is normally characterized by a single story form with a low-pitched or flat roof. The pitched roof is composed of half-cylindrical tiles, while the flat roof has horizontal timbers embedded in parapated masonry walls, with cylindrical rainspouts projecting through the parapaet along one or more of the walls to provide drainage. The thick masonry walls are composed of adobe brick or rubble stone (usually covered with stucco).



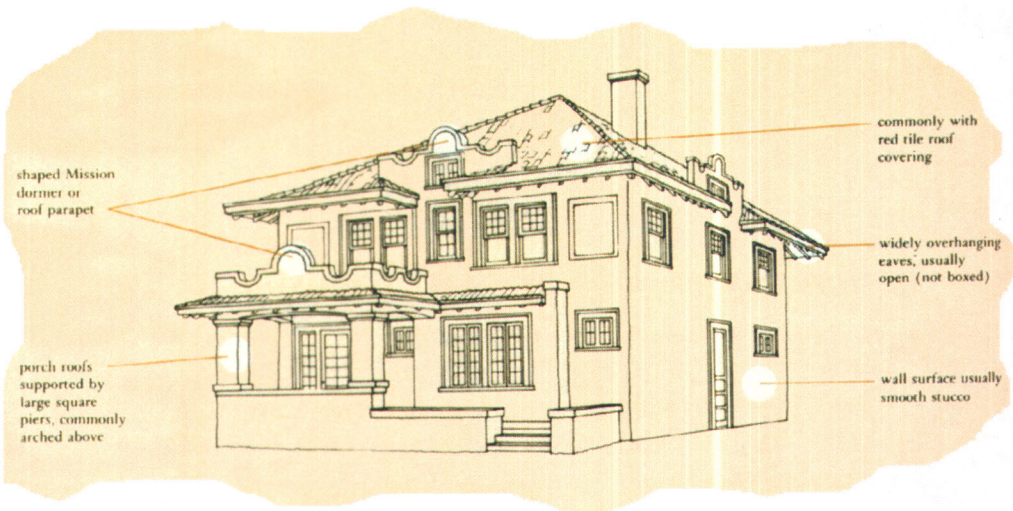
A sub-variety of the Spanish Colonial style is known as the Territorial style. This style was developed in New Mexico, West Texas, and Arizona, and is characterized by relatively flat roofs, single story forms, porches with overhangs, and a protective topping of fired brick crowning the roof parapet.



MISSION ARCHITECTURAL STYLE

This style is identified by the following features: mission-shaped dormer or roof parapet; red tile roof covering; overhanging eaves; porch roofs supported by large, square columns; stucco-covered wall surface.





SPANISH ECLECTIC ARCHITECTURAL STYLE

This style of architecture can be identified by the following features: low-pitched roof, usually with little or no eave overhang; red tile roof covering; arches above door or primary windows; stucco wall surface; and asymmetrical facade. This style is also known as "Santa Fe."

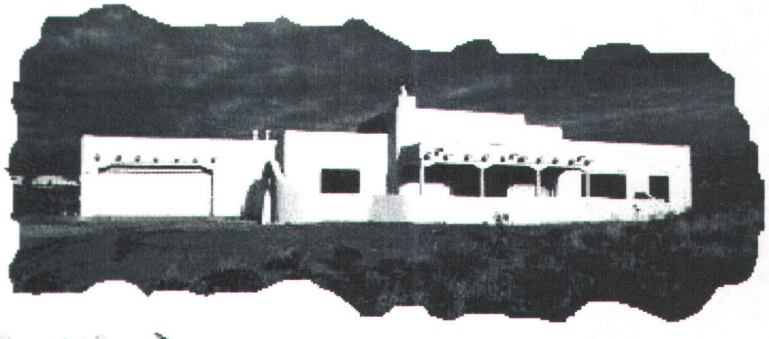


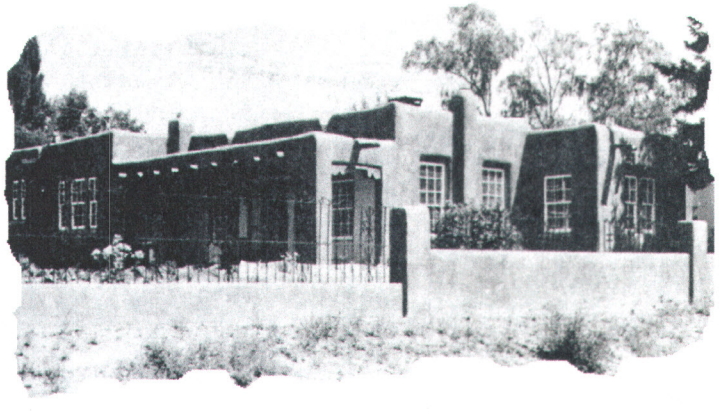


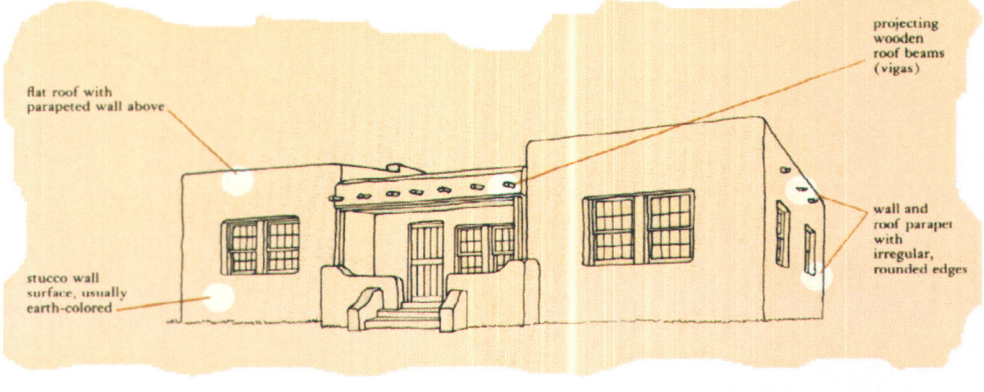
PUEBLO REVIVAL ARCHITECTURAL STYLE

The identifying features of this style include the following: flat roof with parapeted wall above; wall and roof parapet with irregular, rounded edges; projecting wooden roof beams (vigas) extending through the walls; stucco wall surface, usually earth colored.









C. Commercial Design Principles

The Commercial areas of Gladden Farms are located in the village core. This core area, and the commercial components within it, will embrace the overall design elements and icons of the project The purpose of establishing architectural design standards within commercial areas is to ensure quality development that reinforces a consistency throughout the project area. All commercial architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a style and materials reflecting rural agricultural character, employing appropriate massing, scale and proportion for design implementation.

All proposed structures in Gladden Farms shall be consistent with the standards contained herein and shall require architectural approval from the Master Developer.

The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)
- Roof pitch
- Plazas, courtyard spaces and pedestrian walks
- Parking lot layout and design

- The overall architectural design concept should integrate building material texture and color to enhance visual interest.

- Encourage the use of traditional regional construction materials as may be appropriate.

- Architecture styles to reflect the "Southwest" and agrarian theme.

- Design building mass and fenestration in proper proportion and scale with the site, adjacent streets and developments.

D. Commercial Design Standards

1. Layout

a. Create plazas, courtyard spaces and pedestrian walkways through coordinated placement and orientation of buildings.

b. Buildings should be oriented to allow views through the site and to provide connections and visual access where possible to parks, plazas, trails and open spaces.

c. Buildings are oriented to maximize view potential to the open spaces and mountain views.

d. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from adjacent properties.

e. Exterior junction receptacles for electrical or irrigation purposes use shall be landscaped to screen from view.

f. Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim.

g. All loading/service and delivery areas shall be located on the side or rear of a building.

h. Trash areas shall be retained in central locations. These locations shall be completely enclosed by a wall with a minimum height of five feet that is of materials and design that is architecturally compatible with the main structure(s).

i. Commercial Developments shall incorporate street furniture and pedestrian spaces. Pedestrian amenities shall be compatible in scale, form, materials and color with the architectural elements of development. Street furnishing should be simple in design and functional, and be placed so as not to obstruct entrances, exits or pedestrian paths.

j. Service areas shall be screened with a 6-foot minimum dense landscape screen and a five-(5) foot minimum buffer wall with landscaping materials.

2. Color

a. Colors shall be light desert tones complementary to each other and to adjacent buildings in general. Primary color to be LRV of 65 or less.

b. Accent colors shall be used to add interest at focal areas and entries. Subtle changes in wall color to avoid a monotonous facade are allowed but such practice should be used in a limited manner.

3. Design

a. Avoid long, unarticulated building facades.

b. Define building entrances through the use of building recesses, projections, colonnades, space frames or other appropriate architectural features.

c. Primary building entries shall be positioned so they are immediately identifiable from the interior driveways and parking areas.

d. Screen roof and ground mounted equipment from all sides. Mechanical equipment must be covered by continuous grills or louvers.

e. Utilize window panels, reveals, recesses, projections and other decorative elements such as molding and arches to segment an otherwise massive, unarticulated exterior wall surface.

f. Ducts, pipes, gutters, downspouts, and similar equipment are to be painted to match the surface of the building.

g. Building entries can be illuminated with soffit, bollard, step or other comparable lighting.

h. Office and educational facilities must be provided with insulation or otherwise designed to reduce the interior noise level to Ldn 45 or less.

4. Materials

a. Permitted exterior finish materials include:

- Masonry (concrete, glass or brick)
- Wood
- Textured or exposed aggregate
- Stone, native to southern Arizona or stone veneer
- Others as approved by the Master Developer

b. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

c. Building materials and landscaping shall be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

d. Windows should be of lightly reflective glass, tinted bronze, blue, or green glass, or transparent glass.

e. Reflective glass may be used to limit transfer of heat while maximizing available sunlight for interior illumination.

5. Roofs

a. Provide varied rooflines.

b. Roofs shall be made of tile, slate or concrete shingles, wood shingles, metal or other similar material as approved by the Master Developer.

c. All roof screens shall be solid and continuous.

6. Styles

a. Commercial architectural styles must be consistent with the design elements expressed in this document and reflect "Southwest" and agrarian themes.

b. All commercial architectural styles shall be approved by the Master Developer.

V. LAND USE STANDARDS

A. General

Community support facilities such as schools, day care centers, commercial services, churches, parks, and other social activities shall be permitted in accordance with the Town of Marana Zoning Code.

1. Development in Gladden Farms shall provide compatible transitions with existing larger lot residential development outside of Gladden Farms. Single-family detached residential units will be developed on lots that immediately abut existing single-family residential homes and shall provide an appropriate transition to adjacent neighborhoods.

2. Require the clustering of community service, educational and recreational uses within the core area. To promote development of these activities, these types of uses will be permitted in accordance with the Marana Zoning Code.

B. Setbacks

1. Minimum separation between primary buildings shall be a minimum of 15 feet.

2. Provide varied building setbacks. In order to encourage staggered setbacks, no more than two consecutive single family detached homes shall have the same front setback. Front setbacks will be varied a minimum of 20 percent along local residential streets.

3. The front separation between single family attached and detached residences shall be a collector street with a 25-foot minimum setback from street right-of-way for both products.

4. Where commercial is located next to single family detached units, a collector or arterial street, or a landscape buffer and setback shall separate the uses.

5. Where single family attached or detached units abut a commercial area, a 20-foot landscape buffer provided on the commercial property.

6. Where existing single story residential abuts the property line of Gladden Farms, no multi-story structures may be constructed in Gladden Farms within 100 feet of the common property line with existing residential property.

C. Density

1. No more than 30 percent of the-single family detached residential lots abutting an arterial or collector roadway may be multi-story residential construction.

2. Minimum lot size for single family detached homes shall be 6,000 sq. ft.

D. Commercial Uses

1. Refuse generated on-site shall be contained in enclosures hidden from street frontages and adjacent properties. Enclosures shall be located in areas with convenient access for refuse vehicles.

2. Materials, supplies, trucks and equipment may be stored inside a building or behind a visual barrier screen such that they are not visible from streets and adjacent properties. Visual barrier can be dense landscape screen or a combination of wall with landscape materials in accordance with the landscape standards herein.

3. When a commercial parking area faces a residential area on a street, a 15-foot minimum landscape buffer shall be provided on the commercial street side.

4. All exterior on-site utilities such as water lines, gas lines, sewer and drainage systems, electrical and telephone wires and equipment shall be installed and maintained underground. Necessary aboveground utilities shall be screened by landscaping as approved by the Master Developer.

5. The VC (Village Community) zoned property shall not be developed at the R-6 standards.

6. Minimum site area devoted to landscaping shall be fifteen (15) percent not including buffer or setback requirements.

E. Cultural Resources

1. Significant archaeological resources shall not be destroyed. Such resources shall be protected and preserved in place where possible.

VI. SIGNS

A. Purpose and Intent

Signs are an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signs reflect an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but, in addition, should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the project area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The sign guidelines and regulations contained herein shall apply to all developments within the project area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all project phases. These sign standards are in addition to those issued by the Town of Marana.

B. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signs within the project. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signs:

1. All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

2. Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 45 days after the use has been abandoned.

3. All signs shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.

4. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

5. All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.

6. Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

7. The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in the area calculations.

8. All sign lighting shall adhere to the Town of Marana Outdoor Lighting Code 2003.

C. Prohibited Signs

The following signs shall be prohibited in all zones within the project area:

1. Inflatable signs.
2. Rooftop signs.
3. Signs on trailers or painted on the sides of disabled or parked vehicles.
4. Rotating, revolving or flashing signs.
5. Signs advertising or displaying any unlawful act, business or purpose.
6. Any sign, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, lighting system, or upon any fixture of the fire or police alarm system of the Town of Marana.
7. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, sky dancers, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
   - Pennants, banners, balloons, or flags used in conjunction with subdivision sales offices and tract entry points.
   - National, state, local governmental, institutional or corporate flags properly displayed.
   - Holiday decoration, in season, used for an aggregate period of 90 days in any one calendar year.

D. Design Standards

The following sign standards by type of sign establish maximum number and location and are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent sign program.

Sign Number	Sign Type	Function	Quantity	Dimensions (Signs to be the stated dimensions)
PERMANENT SIGNS				
Residential				
P-1	Primary Community Entrance Device	Displays Community name and defines the primary entrance into the Community.	As indicated on Figure 6 on Page 7	Sign Panel may vary, not to exceed 100 square feet.
P-2	Primary & Secondary Parcel Entrance Device	Displays Neighborhood name and defines the primary entrance into the Neighborhood.	Flanking one (1) or both sides of Neighborhood entrance, one median sign.	Sign panel may vary, not to exceed 64 square feet.
P-3	Amenity Identification Device	Displays amenity name, i.e., Park, Walking Path, etc.	As needed.	Sign panel measures 2'-0" high x 5'-6" wide.
Commercial				
P-4	Freestanding Identification Sign	Identify business or tenant for a single use property.	One (1).	Sign panel measures approximately 5'-0" high x 2'-6" wide. Overall height to be no greater than 8'-0".
P-5	Retail Center Sign	Identify retail, business, office or industrial centers.	One (1) per street frontage or one (1) per main entrance.	Sign panel measures approximately 8'-0" high x 4'-0" wide. Overall height to be no greater than 12'-0".
P-6	Onsite Directional Sign	Identify business and provide traffic direction within a commercial development.	As needed.	Multiple panels per drawing, overall height to be no greater than 4'-8".
P-7	Wall Sign	Display name, logo and primary service offered by business or tenant housed within building on which sign is to be displayed.	One (1) per tenant per building elevation; maximum of two (2) building elevations.	Varies - Refer to Drawing.

Sign Number	*Sign Type*	*Function*	*Quantity*	***Dimensions*** *(Signs to be the stated dimensions)*
TEMPORARY SIGNS				
T-1	Temporary Parcel Marketing Sign	Provides temporary information until the median is built. After median is built the T-1 sign shall be removed and a T-2 sign shall be installed.	One (1) per street front.	7'-0" high x 5'-0" x 4" deep.
T-2	Parcel Marketing Sign	Identifies individual parcel uses.	One (1) tall sign per street front.	10'-0" high x 6'-6" x 6" deep.
T-3	Public Facility, Amenity Information, or Future Commercial Sites	Identifies a parcel dedicated to public or community use (i.e., church, school, recreation facility, etc.)	One (1) per street front.	5'-0" high x 6'-6" x 6" deep.
T-4	Multiple Builder Directional Pylon	Lists onsite Neighborhood sales offices with directional arrows to aid the safe flow of traffic.	As required to move vehicular traffic safely through the Community to specific Neighborhoods.	10'-0" high max. x 6'-0" x 2'-6" deep.

SIGN TYPE P-1
PRIMARY COMMUNITY ENTRANCE DEVICE

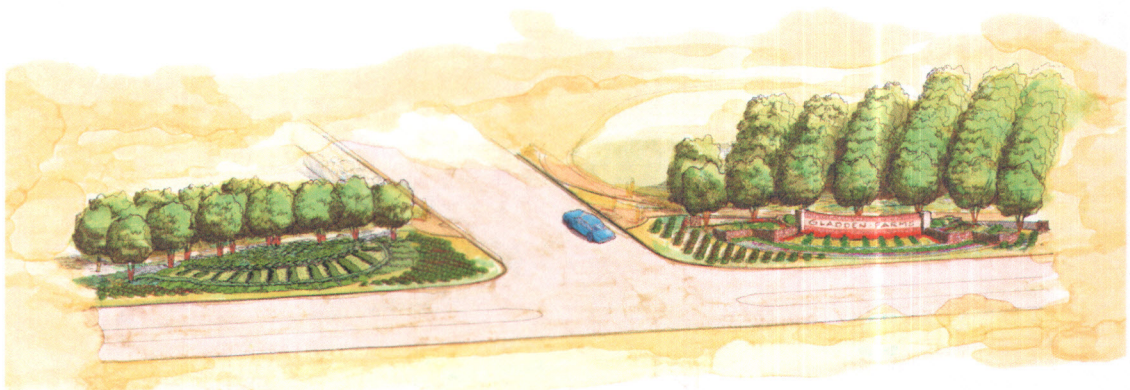
Function: Displays Community name and defines the primary entrance into the Community.

Quantity: One (1) per entrance.

Colors: As defined by materials.

Layout: See drawing for sample layout.

Location: Southwest corner at Lon Adams Road at Moore Road. Minor entrances at Moore & Tangerine Farms Drive and at the southeast corner of the project at Tangerine Farms Drive.



SIGN TYPE P-2
PRIMARY & SECONDARY PARCEL ENTRANCE DEVICE

Function: Displays Neighborhood name and outlines the primary or secondary entrance into the Neighborhood Parcel.

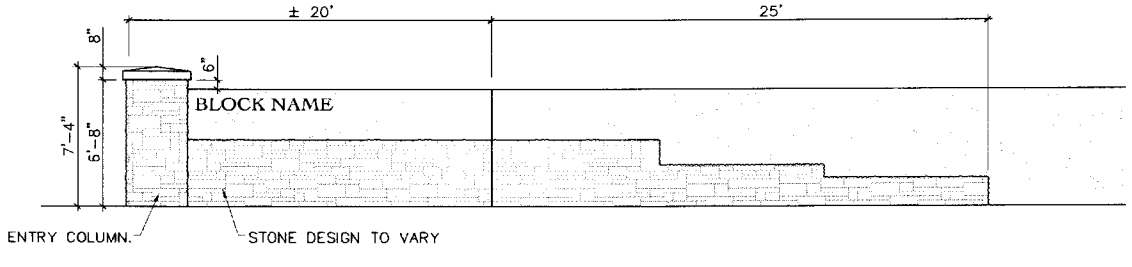
Quantity: Flanking both sides of the Neighborhood entrances for primary entrance; for secondary entrances one or both sides. Sign copy may be placed on either or both corners.

Form: Should be similar character as Primary Community Entrance. Entry walls that adjoin the rear yard of residential lots shall utilize a "non-climbable" design in conformance with applicable pool codes.

Dimensions: Maximum area of sign copy for primary is 64 square feet and for secondary is 45 square feet, wall height per landscape standards. Primary entrance maximum height is 8'. Secondary entrance maximum height is 6'.

Materials: CMU block structure with stone veneer.

Typography: Copy to be Cochin. All other copy to be approved by Master Developer.



SIGN TYPE P-3
AMENITY IDENTIFICATION DEVICE

Function: Displays amenity name, i.e., park, multi-use trail, etc.

Quantity: As needed.

Form: Monument style with stone veneer column. Rectangular sign panel.

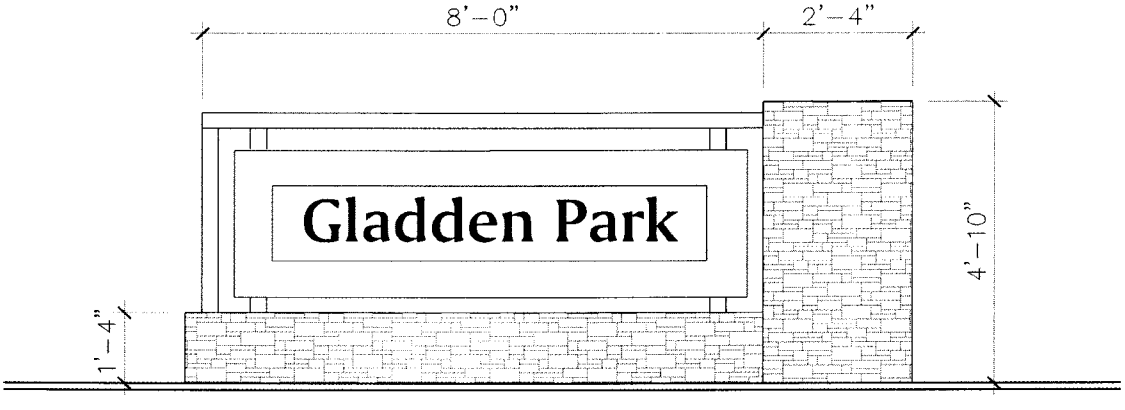
Materials: CMU block structure with stone veneer and rusted steel frame and sign.

Colors: As approved by Master Developer.

Typography: Copy is Cochin. All other copy is to be approved by Master Developer.

Location: Adjacent to, or within right-of-way (as permitted by Town): perpendicular to road.

Illumination: Down lighting or halo illumination.



SIGN TYPE P-4
FREESTANDING IDENTIFICATION SIGN

Function: Identify business or tenant for single use property.

Quantity: One (1).

Form: Monument style with stone veneer column.

Dimensions: Sign panel measures approximately 5' high x 2.5' wide. Overall height to be 8' maximum.

Materials: CMU block structure with stone veneer and rusted steel frame and sign.

Colors: As approved by Master Developer.

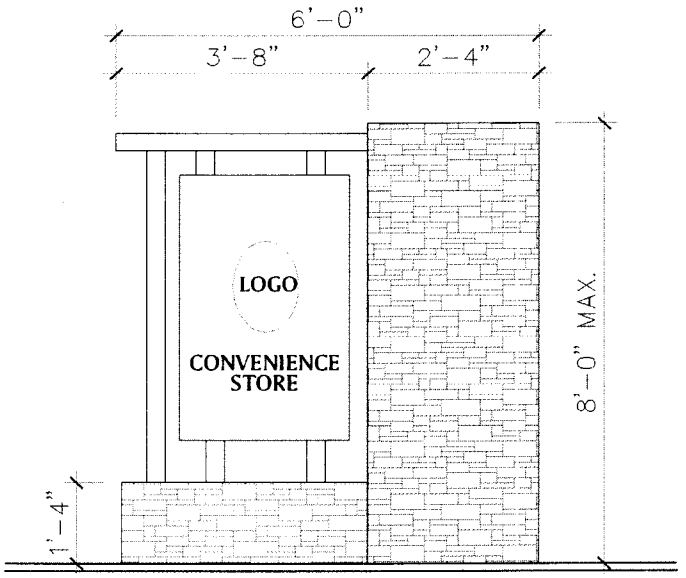
Typography: Copy to be Cochin. All other copy to be approved by Master Developer.

Location: Onsite with minimum ten (10) foot setback.

Installation: Construction drawings to be provided for review prior to installation.

Illumination: Internally illuminated letters, logos and characters. Background panels shall be opaque.

Landscape: Landscaping shall be consistent with the landscaping theme for the site. Landscaping shall include plant material and may not consist solely of organic or inorganic mulching material such as decomposed granite or wood fibers.



SIGN TYPE P-5
RETAIL CENTER SIGN

Function: Identify entity retail, business, office or industrial centers.

Quantity: One (1) per street frontage.

Form: Monument style with stone veneer column.

Dimensions: Sign panel measures approximately 8'-0" high x 4'-0" wide. Overall height to be 12' max.

Materials: CMU block with stone veneer and rusted steel frame.

Colors: As approved by Master Developer.

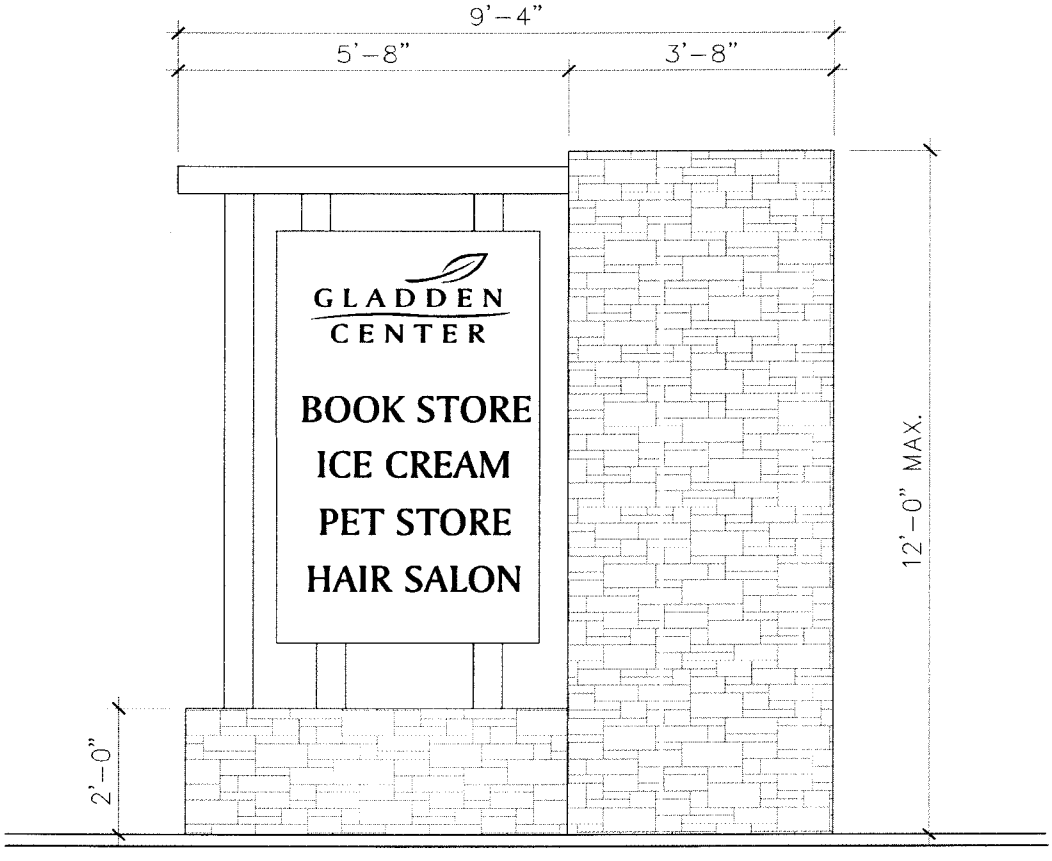
Typography: Copy to be Cochin. All other copy to be approved by Master Developer.

Location: Onsite with minimum ten (10) foot setback.

Installation: Construction drawings to be provided for review prior to installation.

Illumination: Internally illuminated letters, logos, and characters. Background panels shall be opaque.

Landscape: Landscaping shall be consistent with the landscaping theme for the site. Landscaping shall include plant material and may not consist solely of organic or inorganic mulching material such as decomposed granite or wood fibers.



SIGN TYPE P-6
ONSITE DIRECTIONAL SIGN

Function: Identify businesses and provide traffic direction within a commercial development.

Quantity: Three (3).

Form: Monument style with stone veneer column.

Dimensions: Sign panel measures approximately 4'-0" high x 5'-10" wide. Overall height to be no greater than 4'-8".

Materials: CMU block with stone veneer and rusted steel frame and sign.

Colors: As approved by Master Developer.

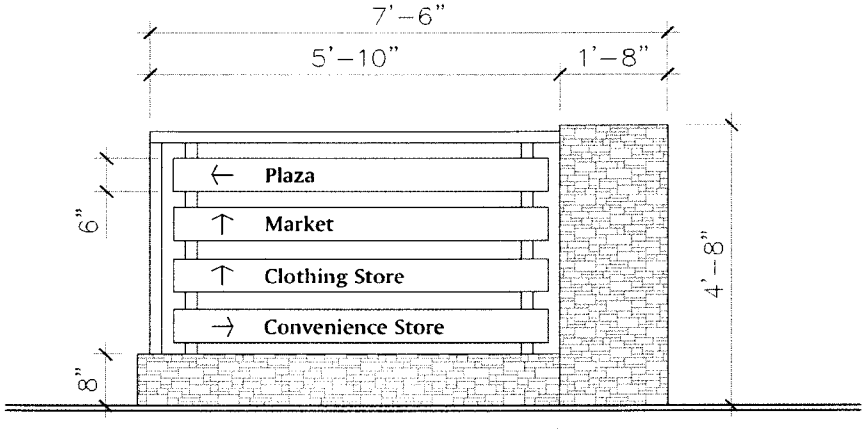
Typography: Copy to be Cochin. All other copy to be approved by Master Developer

Location: Onsite at driveway or access lane intersections and located so as not to interfere with sight distance or safe traffic movement.

Installation: Construction drawings to be provided for review prior to installation.

Illumination: None.

Landscape: Landscaping shall be consistent with the landscaping theme for the site. Landscaping shall include plant material and may not consist solely of organic or inorganic mulching material such as decomposed granite or wood fibers.



SIGN TYPE P-7
WALL SIGN

Function: May display the name, logo and primary service criteria by the business or tenant housed within the building on which the sign is to be displayed.

Quantity: Maximum of one (1) sign per tenant per building elevation; maximum of two (2) building elevations may include wall signs. Total area of accessory wall signs may be no more the 50% of the total allowable wall sign for a single building elevation.

Form: Individual letters, cabinet sign, or painted lettering and/or logo.

Dimensions: May vary, within the following parameters, based on sign layout and design. Area of sign, or total area for all signs on a single building elevation may be no more than thirty (30) s.f. or 1.5 s.f. of area for each linear foot of building frontage, whichever is greater. (If the all on which the sign is placed is greater than 250 feet from the public right-of-way which the wall fronts, the total area of all signs on that wall may equal 2.0 s.f. for each linear foot of building frontage.) No single wall sign shall exceed 150 s.f.

Materials: Flame cut metal letters, steel cabinet (max. 6' depth) or paint.

Colors: As approved by Master Developer.

Location: Street frontage building elevation and/or main business entrance.

Installation: Construction drawings to be provided for review prior to installation.

Illumination: Halo-illumination or cabinet signs provided only characters emit light. For painted wall signs, only fully shielded direct illumination shall be allowed, and light source shall not be visible from any property line. All lighting shall conform to Town of Marana Outdoor Lighting Code 2003.

Landscape: None required.

Typography: To be approved by Master Developer.

SIGN TYPE T-1
TEMPORARY PARCEL MARKETING SIGN

Function: Identifies Neighborhood and give product information.

Quantity: One (1) per street front.

Form: Flat panel on square posts

Dimensions: 7'-0" high x 5'-0" wide and 4" deep.

Materials: 4x4 wood posts with 3/4" medium density plywood

Colors: To be approved by Master Developer.

Typography: All copy to be approved by the Master Developer .

Layout: Subject to approval. Copy area not to exceed approx. 3'-6" high x 4'-6" wide. See drawing for sample layout.

Location: Outside right-of-way; behind curb ramp in front of entry wall location; either side of entry.

Installation: Wood posts into ground. Dirt backfill acceptable; concrete preferred.

Illumination: None.



SIGN TYPE T-2
PARCEL MARKETING SIGN

Function: Identifies individual parcel uses.

Quantity: One (1) per street front.

Form: Vertical rectangular pylon with message on both sides.

Dimensions: 10'-0" high x 6'-6" wide x 6" deep.

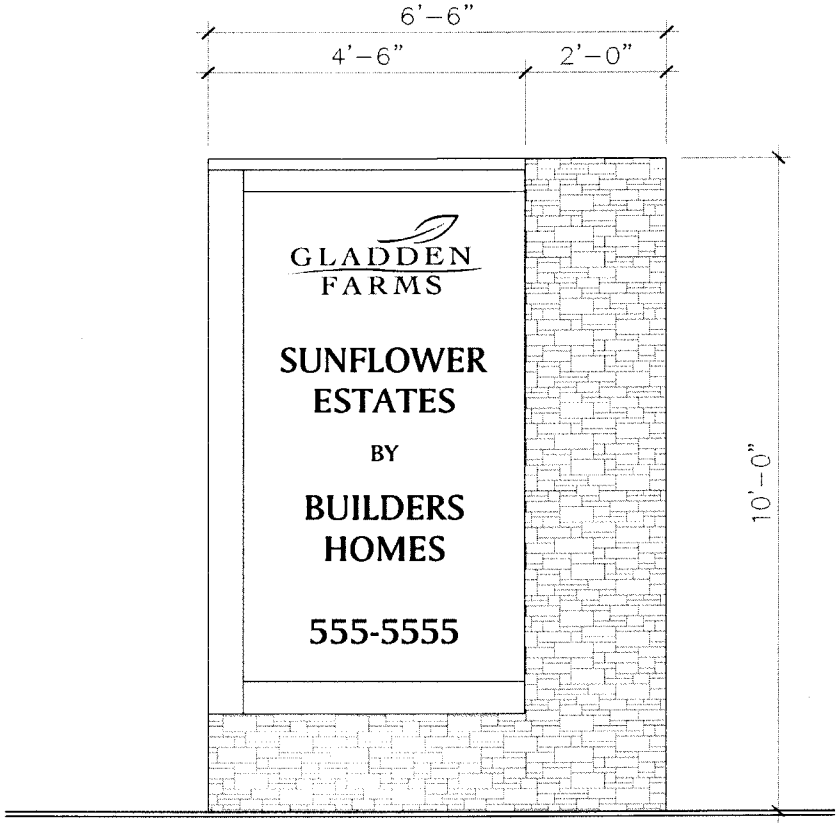
Materials: 4x4 wood posts with 3/4" medium density overlay plywood, (stone veneer and rusted steel frame characteristics).

Typography: Typography copy to be Cochin. All other logo copy to be approved by the Master Developer.

Location: Outside right-of-way; in entry median, parallel to road.

Installation: Wood posts into ground. Dirt backfill acceptable; concrete preferred.

Illumination: None.



SIGN TYPE T-3
PUBLIC FACILITY, AMENITY INFORMATION, or FUTURE COMMERCIAL SITE

Function: Identifies a parcel associated to public or community use (i.e., church, school, recreation facility, etc.)

Quantity: One (1) per street front.

Form: Vertical rectangular pylon with message on two sides.

Dimensions: 5'-0" high x 6'-6" wide x 6" deep.

Materials: 6x6 wood posts with 3/4" medium density overlay plywood (stone veneer and rusted steel frame characteristics.

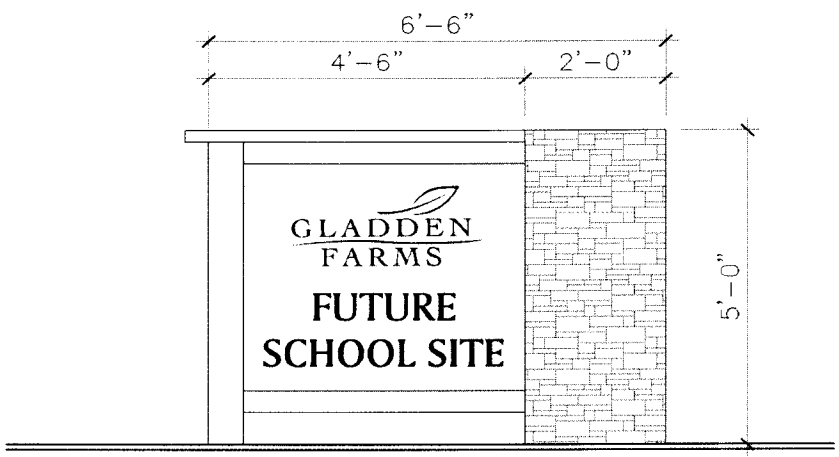
Colors: Colors to be approved by Master Developer.

Location: Outside of right-of-way; perpendicular or parallel to road.

Layout: See drawing for sample layout.

Location: Outside of right-of-way; perpendicular or parallel to road.

Installation: Wood posts into ground. Dirt backfill acceptable; concrete preferred.



SIGN TYPE T-4
MULTIPLE BUILDER DIRECTIONAL PYLON

Function: Lists onsite Neighborhood sales offices with directional arrows to aid the safe flow of traffic.

Quantity: As required to move vehicular traffic safely through the Community to specific Neighborhoods.

Form: Vertical rectangular pylon with panels hung on one side. Individual panels shall not exceed 12" in height and 36" in length. Minimum number of panels is three and maximum number of panels is six.

Dimensions: 10'-0" high maximum x 6'-0" wide x 2'-6" deep.

Materials: 6x6 wood posts with 3/4" medium density overlay plywood (stone veneer and rusted steel frame characteristics.

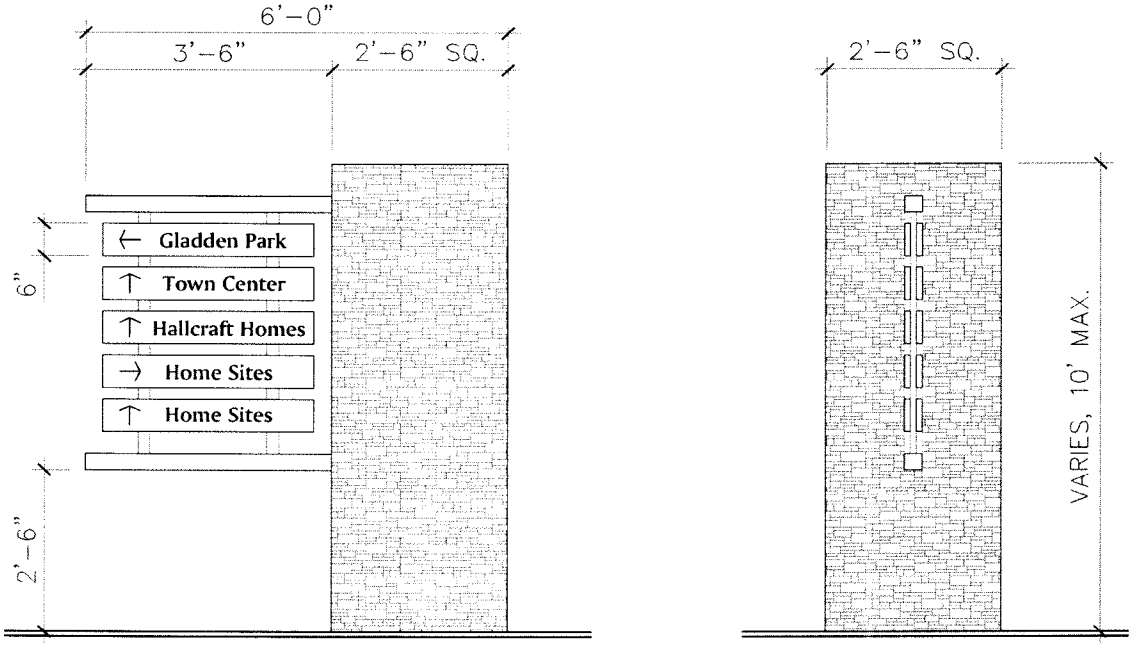
Colors: Colors to be approved by Master Developer.

Typography: Typography copy to be Cochin. All other logo copy to be approved by the Master Developer.

Layout: See drawing for sample layout.

Location: Outside of right-of-way; perpendicular or parallel to road.

Installation: Wood posts into ground. Dirt backfill acceptable; concrete preferred.



APPENDIX A -
PLANT PALETTE

Tree Palette

ARTERIAL and COLLECTOR STREET TREES

Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Celtis reticulata	Western Hackberry
Cercidium praecox	Palo Brea
Chilopsis linearis 'Lois Adams'	Desert Willow
Cupressus arizonica	Arizona Cypress
Eucalyptus microtheca	Coolibah Tree
Eucalyptus polyanthemos	Silver Dollar Gum
Fraxinus velutina	Arizona Ash
Pinus eldarica	Afghan Pine
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis hybrid	Thornless Mesquite
Prosopis velutina	Velvet Mesquite
Quercus buckleyi	Redrock oak
Quercus polymorpha	Montery oak
Quercus virginiana	Southern Live Oak

LOCAL STREET TREES

Acacia salicina	Willow Acacia
Acacia stenophylla	Shoestring Acacia
Fraxinus velutina	Arizona Ash
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis hybrid	Thornless Mesquite
Prosopis velutina	Velvet Mesquite
Quercus buckleyi	Redrock Oak
Quercus polymorpha	Montery oak
Quercus virginiana	Southern Live Oak

ORCHARD TREES

Acacia smallii	Sweet Acacia
Celtis reticulata	Western Hackberry
Chilopsis linearis 'Lois Adams'	Desert Willow
Fraxinus velutina	Arizona Ash
Juglans major	Walnut
Quercus buckleyi	Redrock Oak
Quercus polymorpha	Montery oak

MESQUITE BOSQUE TREES

Prosopis hybrid	Thornless Mesquite
Prosopis velutina	Velvet Mesquite

OPEN SPACE TREES

Acacia berlandieri	Fern Acacia
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Celtis reticulata	Western Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis 'Lois Adams'	Desert Willow
Fraxinus velutina	Arizona Ash
Juglans major	Walnut
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis hybrid	Thornless Mesquite
Prosopis velutina	Velvet Mesquite
Quercus buckleyi	Redrock Oak
Quercus polymorpha	Montery oak
Quercus virginiana	Southern Live Oak

PALM TREES

Note: Palm trees may only be used in commercial development areas.

Brahea armata	Mexican Blue Fan Palm
Butia capitata	Pindo Palm
Chamaerops humilis	Mediteranean Fan Palm
Cycas revoluta	Sago Palm
Phoenix canariensis	Canary Island Date Palm
Sabel palmetto	Palmetto Palm
Trachycarpus fortunei	Windmill Palm
Washingtonia filfera	Mexican Fan Palm
Washingtonia robusta	California Fan Palm

Shrub Palette

Shrubs listed below may be used in all areas.

ORNAMENTAL GRASSES

Carex buchananii	Leather Leaf Sedge
Festuca glauca	Blue Fescue
Liriope muscari	Lilyturf
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Deer Grass
Muhlenbergia spp.	Deer Grass
Nolina microcarpa	Bear Grass
Pennisetum setaceum 'Rubrum'	Purple fountain grass
Stipa tenuissima	Mexican feather grass

SHRUBS

Anicanthus quadrifidus wrighti	Mexican Flame bush
Acacia berlanderi	Fern Acacia
Calliandra eriophylla	Pink Fairy Duster
Cordia boissieri	Texas Olive
Dalea bicolor	Silver Dalea
Dalea frutescens	Black Indigo
Dalea pulchra	Indigo Bush
Dodonea viscosa	Green Hopseed Bush
Ericameria larcifolia	Turpentine Bush
Ilex vomitoria	Youpon
Larrea tridentata	Creosote Bush
Leucophyllum spp.	Texas Ranger/Rain Sage
Lysiloma thornberi	Feather Tree
Myrtus communis	Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander 'Petite Pink'	Petite Pink Oleander
Nerium oleander 'Sister Agnes'	Sister Agnes Oleander
Punica granatum	Pomegranate
Punica granatum 'Nana'	Dwarf Pomegranate
Rosmarinus officinalis prostratus	Trailing Rosemary
Simmonsia chinensis	Jojoba

GROUND COVERS

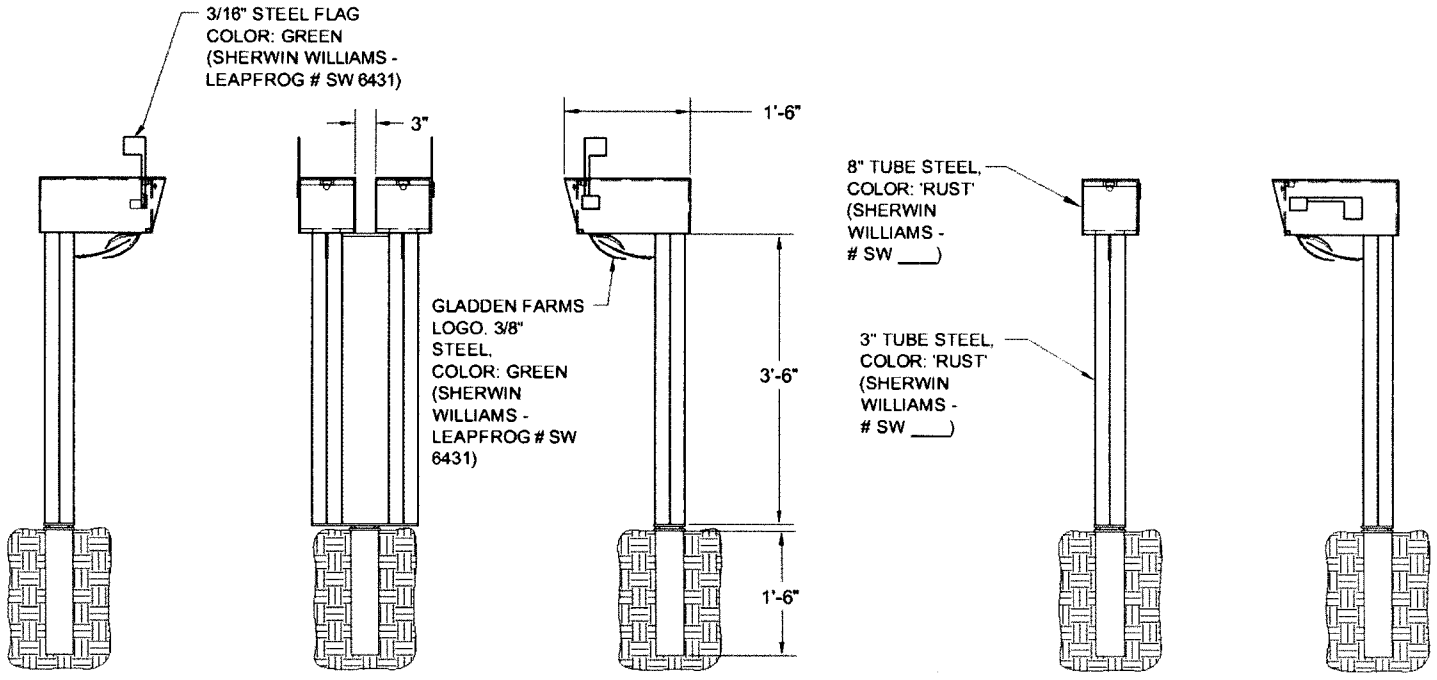
Acacia redolens	Freeway Acacia
Calylophus dummondii	Calylophus
Dalea capitata	Golden Dalea
Dalea greggii	Trailing Indigo Bush
Lantana spp.	Lantana
Oenothera stubbei	Chihuahun Primrose
Rosmarinus officinalis prostratus	Trailing Rosemary
Verbna tenusecta	Sand Verbena

ACCENTS

Agave geminiflora	Twin Flowered Agave
Chrysactinia mexicana	Damiantia
Dasyilirion acrotriche	Green Desert Spoon
Dasylirion longissimum	Toothless Desert Spoon
Dasylirion wheeleri	Desert Spoon
Dietes bicolor	Fortinight Lily
Encelia farinosa	Brittlebush
Gaura lindheimeri	Gaura
Hermerocallis hybrids	Day Lily
Hesperaloe parviflora	Red Yucca
Hymenoxys acaulis	Angelita Daisy
Viguiera stenoloba	Golden Eye
Yucca baccata	Banana Yucca
Yucca elata	Soap Tree
Yucca recurvifolia	Weeping Yucca
Yucca rigida	Blue Yucca

APPENDIX B -
MAIL BOX DESIGN/LAYOUT

Gladden Farms



MAILBOX
LAYOUT

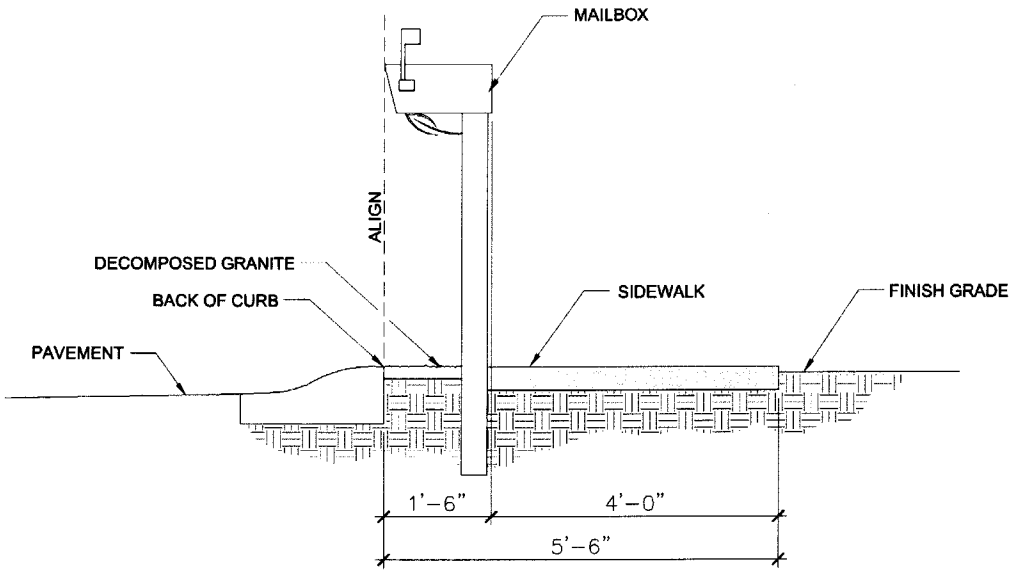
GLADDEN FARMS

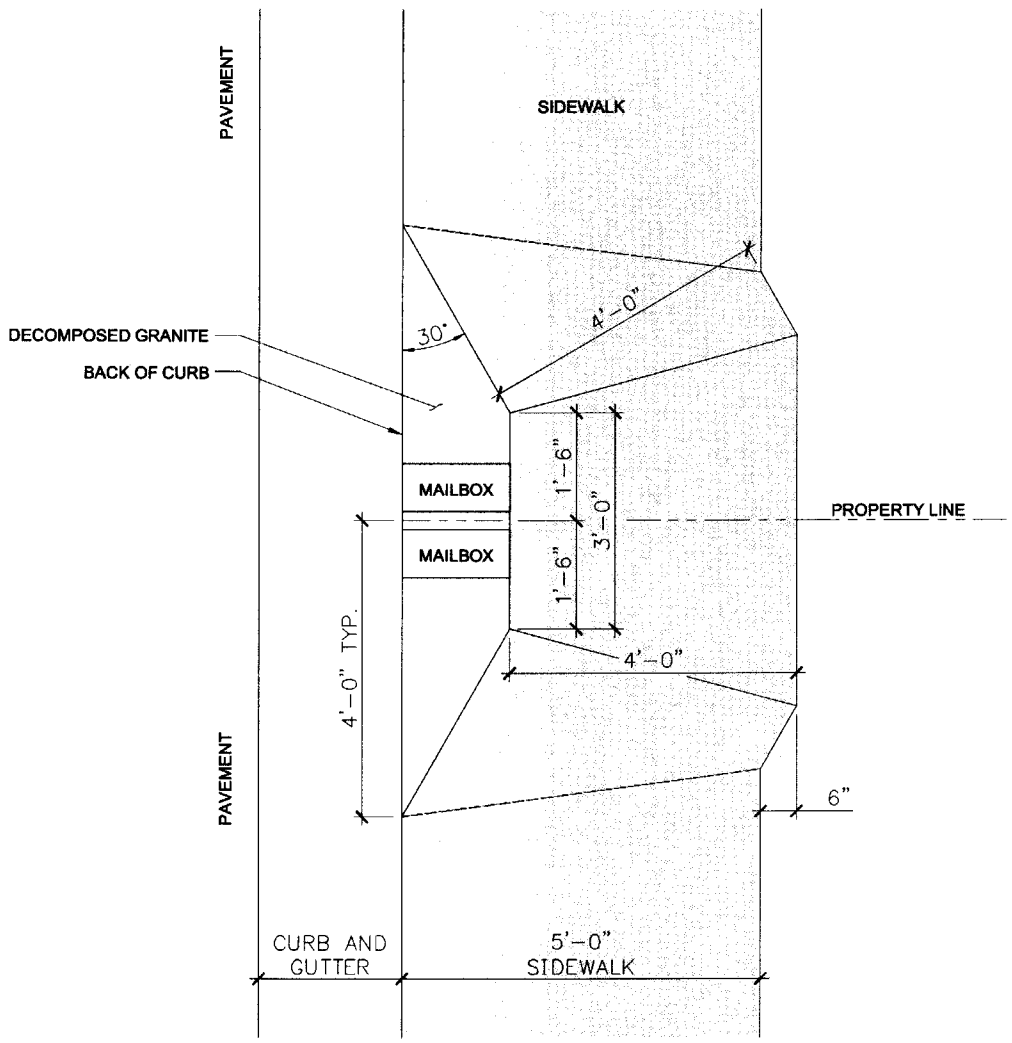
11/04/03
JGS
1:15

1 of 1
E1331

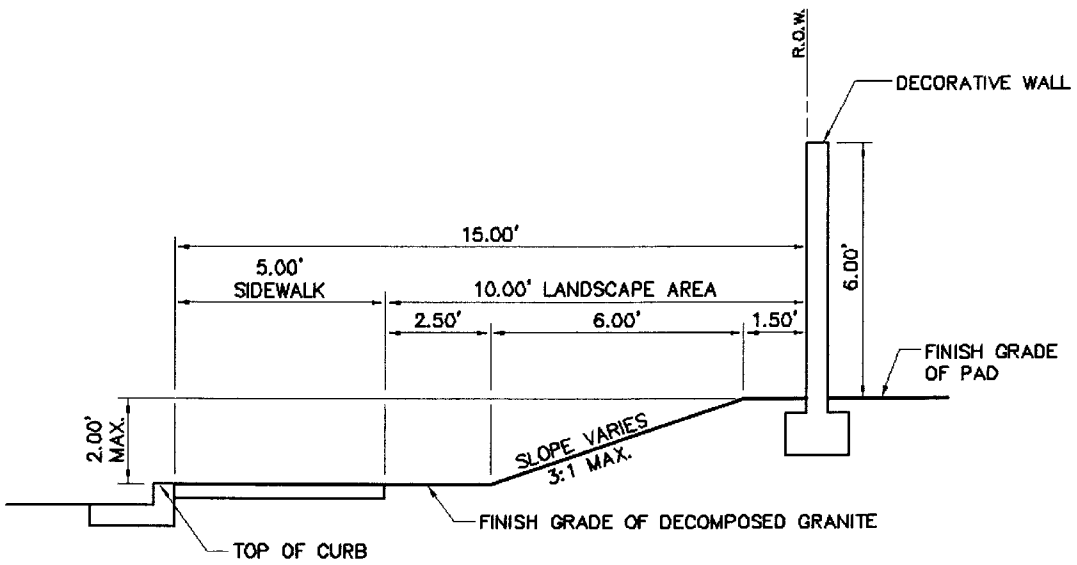
ANTECH CORPORATION
4261 S. COUNTRY CLUB RD., TUCSON, AZ 85714-2009 (520) 320-1810 FAX (520) 320-1820
e-mail:antech@antech.com
http://www.antech.com

Rev. March 5, 2004

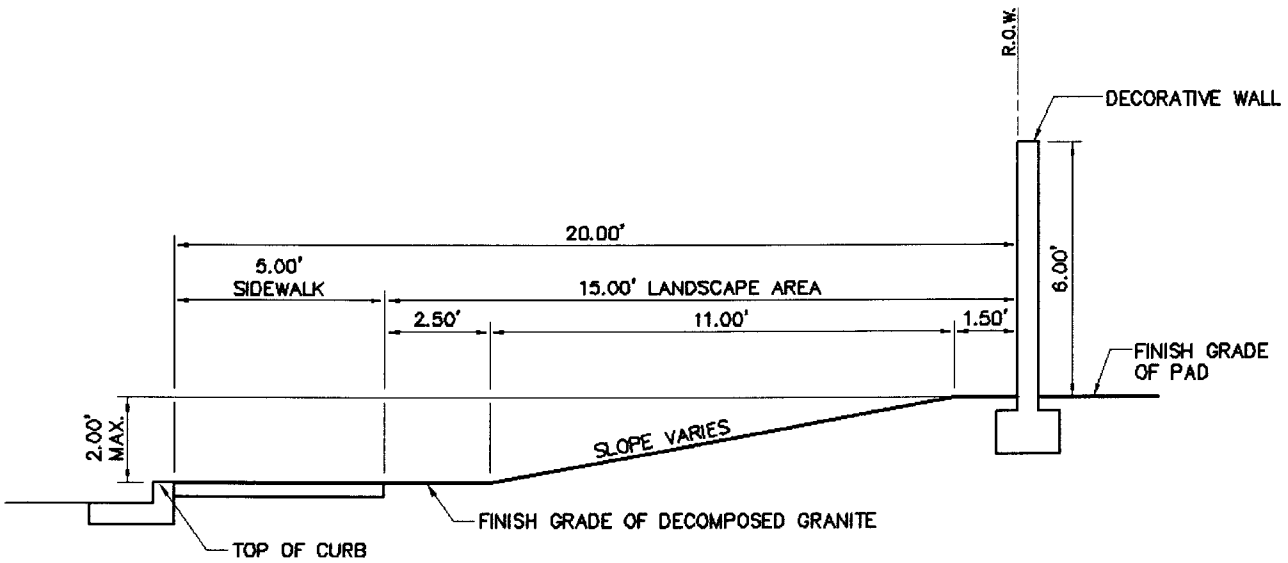

MAILBOX
ALIGN
DECOMPOSED GRANITE
BACK OF CURB
PAVEMENT
SIDEWALK
FINISH GRADE
1'–6"
4'–0"
5'–6"


PAVEMENT
SIDEWALK
DECOMPOSED GRANITE
BACK OF CURB
30°
4'–0"
MAILBOX
MAILBOX
1'–6"
3'–0"
1'–6"
PROPERTY LINE
4'–0" TYP.
4'–0"
PAVEMENT
6"
CURB AND GUTTER
5'–0" SIDEWALK

APPENDIX C
RIGHT-OF-WAY LANDSCAPE AREA GRADING EXHIBITS



GLADDEN FARMS DRIVE: 10' WIDE LANDSCAPE AREA



LON ADAMS ROAD: 15' WIDE LANDSCAPE AREA
FROM STATION 39+66.62 NORTH TO MOORE RD.

RIGHT-OF-WAY LANDSCAPE AREA GRADING EXHIBIT

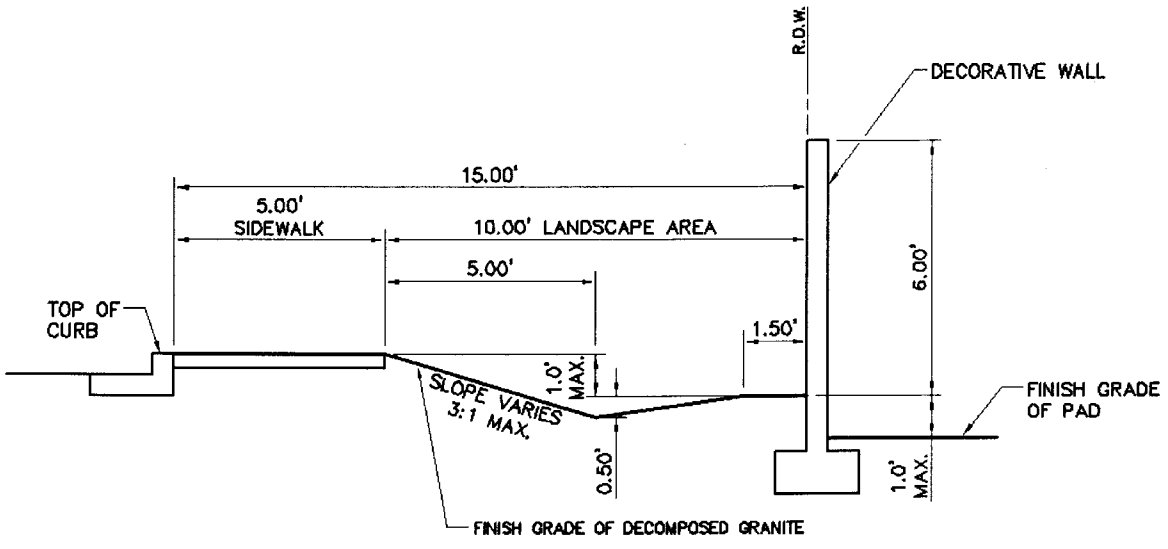
Condition A: PAD GRADE ABOVE ROAD GRADE

WLB #199065-B-020

Gladden Farms Phase 1

December 2, 2003

The WLB Group Inc. WLB



GLADDEN FARMS DRIVE: 10' WIDE LANDSCAPE AREA

RIGHT-OF-WAY LANDSCAPE AREA GRADING EXHIBIT

Condition B: PAD GRADE BELOW ROAD GRADE

WLB #199065-B-020

Gladden Farms Phase 1

December 2, 2003

The WLB Group Inc. WLB

APPENDIX D
DESIGN REVIEW APPLICATIONS

GLADDEN FARMS COMMUNITY ASSOCIATION

DESIGN REVIEW APPLICATION - NEW CONSTRUCTION COMMITTEE

Send completed application to:

Gladden Farms Community Association
C/O CCMC
333 E. Wetmore Road, Suite 250
Tucson, AZ 85705-1758

Date: Builder: Parcel:

A. General

Mailing Address: City/State/zip:

Building Plan Architect: Phone:

Landscape Architect: Phone:

B. Building Data

Plan Number: _____ Livable Square Footage: _____ Max. Height: _____
Plan Number: _____ Livable Square Footage: _____ Max. Height: _____
Plan Number: _____ Livable Square Footage: _____ Max. Height: _____
Plan Number: _____ Livable Square Footage: _____ Max. Height: _____

C. Application Checklist

The following information must be included with your application package:

___1. Design Review Fee: $500.00 **per floor plan**, payable to Gladden Farms Community Association.

___2. Three (3) full size sets of certified architectural plans complete with floor and elevation plans and mechanical & electrical plans

___3. Three (3) half-size sets of certified architectural plans complete with floor and elevation plans.

___4. Three (3) sets of typical front yard landscape plan alternatives to be offered to homebuyers.

___5. Exterior Color Schemes, including paint and roof tile samples and light reflectivity value information:

Brand of Paint: Roof Tile Supplier:

___6. Building Construction Type (frame, masonry, etc.): _____

___7. Stucco Pattern:

___8. Patios: Indicate type of materials to be used:

___9. Type of color and finish of: Entry door _____Windows

__10. Exterior lighting: Picture must be provided. All exterior lighting must be shielded in design so that the light source is not visible.

__11. Location of HVAC equipment must be shown an all floor plans. Ground-mounted units must be concealed by a solid enclosure on all sides visible to a neighboring property.

__12. Type of finish to be used on driveways and walkways:

__13. Fencing: A typical fence layout must be provided:

Size of block: Color: __

__14. Entry features, landscape or hardscape paving features to add interest, and common area landscape plans.

__15. Model layout plan, including lot designation, footprint of home, landscaping, fencing, parking lot layout and material used, and plan to convert to typical planting scheme.

__16. Entry way permanent and temporary marketing signs (see exhibit T-1a)

B. Additional Notes _____

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

APPLICANT ACKNOWLEDGMENT:

The submittal of this application in no way constitutes approval of the proposed plan. Written notification of the committee's decision will be supplied to the Applicant as soon as possible after submission of all requested information. Such approval shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvements and neither the Committee nor the Association shall have any liability for any defects in the plans, specification or improvements. Construction must not begin until the Committee has reviewed and approved the plans in writing. As Applicant, I have read and understand the Design Guidelines and applicable CC&Rs concerning design and construction in Gladden Farms. As Applicant, I acknowledge that the persons reviewing the plans and specifications will change with time and that the opinions on aesthetic matters, as well as interpretation and application of the guidelines, may vary accordingly. In addition, I acknowledge that it may not always be possible to identify objectionable features of proposed improvements until the improvements have been completed, in which case it may be unreasonable to require changes to the improvements involved. However, the Committee may refuse to approve similar proposals in the future. I agree to pay any costs incurred by the Association if I fail to meet the standards established by the Committee and the Board of Directors.

Submitted by:

_____ _____ _____
Signature Print Name Date

Email address: _____

Fax Number _____ Cell _____

Proposed start date of construction: _____

Company Name: _____

Address: _____

GLADDEN FARMS COMMUNITY ASSOCIATION
DESIGN REVIEW APPLICATION
MODIFICATIONS COMMITTEE

Send completed application to:

Gladden Farms Community Association
C/O CCMC
333 E. Wetmore Road, Suite 250
Tucson, AZ 85705-1758

Date:_____Builder:_____Parcel:_____

A. General

Mailing Address:_____City/State/zip:_____
Building Plan Architect:_____Phone:_____
Landscape Architect:_____Phone:_____

B. Building Data

Plan Number: _____ Livable Square Footage: _____ Max. Height: _____

C. Application Checklist

The following information must be included with your application package. Checked items are mandatory for all applications.

____1. Design Review fee is not due, but may be requested if professional review is deemed advisable.
____2. Three (3) full sets of architectural plans.
____3. Exterior Color Schemes, including paint and/or roof tile samples
Brand of Paint:_____Roof Tile Supplier:_____
____4. Building Construction Type (frame, masonry, etc.):_____
____5. Stucco Pattern:_____
____6. Patios: Indicate type of materials to be used:_____
____7. Type of color and finish of: Entry door_____Windows_____
____ 8. Exterior lighting: Picture must be provided. All exterior lighting must be shielded in design so that the light source is not visible.
____ 9. Location of mechanical equipment must be shown an all floor plans. Ground-mounted equipment must be concealed by a solid enclosure on all sides visible to a neighboring property.
____10.Type of finish to be used on driveways and walkways:_____
____11.Fencing: A typical fence layout must be provided:
Size of block: _____Color:_____
____12.Landscape plan

____13.Playset or Shed_____

____14. Window Tinting (attach sample)_____

A. Additional Notes _____

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

APPLICANT ACKNOWLEDGMENT:

The submittal of this application in no way constitutes approval of the proposed plan. Written notification of the committee's decision will be supplied to the Applicant as soon as possible after submission of all requested information. Such approval shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvements and neither the Committee nor the Association shall have any liability for any defects in the plans, specification or improvements. Construction must not begin until the Committee has reviewed and approved the plans in writing. As Applicant, I have read and understand the Design Guidelines and applicable CC&Rs concerning design and construction in Gladden Farms. As Applicant, I acknowledge that the persons reviewing the plans and specifications will change with time and that the opinions on aesthetic matters, as well as interpretation and application of the guidelines, may vary accordingly. In addition, I acknowledge that it may not always be possible to identify objectionable features of proposed improvements until the improvements have been completed, in which case it may be unreasonable to require changes to the improvements involved. However, the Committee may refuse to approve similar proposals in the future. I agree to pay any costs incurred by the Association if I fail to meet the standards established by the Committee and the Board of Directors. TheCommittee may,(but is not required to) perform a view analysis, communicate with neighboring property owners, or charge a fee when professional assistance is needed.

Submitted by:

_____ _____ _____
Signature Print Name Date

Email address: _____

Fax Number _____ Cell _____

Proposed start date of construction:_____

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Brian Varney, Planner II

Date: August 27, 2014

Strategic Plan Focus Area:
Commerce, Community

Subject: Relating to development; discussion pertaining to the update of Title 16 - Signs; Land Development Code Update

---

Discussion:
This item is presented to the Planning Commission as an informational item for discussion and does not require Commission action at this time.

Staff Recommendation:

Suggested Motion:
This item is for discussion and does not require action at this time.

Attachments:
No file(s) attached.
