MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 17, 2014, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, 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 December 17, 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 24 hours prior to the meeting, 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.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Minutes of the November 12, 2014 Meeting

1. Approval of November 12, 2014 Meeting Minutes

B. Public Hearings

1. **PCZ1410-002 Twin Peaks & Tangerine Rezoning**
   A recommendation to the Town Council regarding a request to rezone approximately 3.2 acres of land from 'C' Large Lot Zone to 'NC' Neighborhood Commercial. The property lies at the southeast corner of Twin Peaks Road and Tangerine Road.

2. **PCM1410-002 Ina & Silverbell Change of Rezone Conditions**
   Recommendation to the Town Council on a request to modify various rezoning conditions of Marana Ordinance 2002.19, for a 61.2 acre parcel of land located on the west side of Silverbell Road south of Ina Road, including a modification to allow 59 residential units and 37% site disturbance instead of 41 residential units and 30% site disturbance.

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

1. **DPR1409-001 Cortaro Taco Bell Development Plan**
   Relating to Development; approving a development plan for Cortaro Taco Bell at 8084 N. Cortaro Rd. (Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18).

D. Informational Items/Possible Action Items

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.

Executive Session pursuant to A.R.S. § 38-431.03(A)(3), the Planning Commission may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

ADJOURNMENT

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: December 17, 2014

Subject: Approval of November 12, 2014 Meeting Minutes

Attachments: November 12, 2014 Meeting Minutes

DRAFT

PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 12, 2014, at or after 6:30 p.m.

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

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. **Chairman Schnee** called the meeting to order at 6:30 p.m.

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

ROLL CALL. Terri Byler, Planning Commission Secretary called roll. Commissioner Jakab absent.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve by Commissioner Miklosi, seconded by Commissioner Officer. Passed unanimously 6-0.***

ANNOUNCEMENTS. None

GENERAL ORDER OF BUSINESS. Approval of October 29, 2014 meeting minutes.
Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miklosi. Passed unanimously 6-0.

PUBLIC HEARINGS

PCZ-1401-001 Lazy K Bar Ranch Specific Plan. Relating to Development; an application requesting a recommendation to the Marana Town Council for approval 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; requesting a recommendation for approval of a minor amendment to the General Plan; and, requesting a recommendation for approval of the Lazy K Bar Ranch Development Agreement. Presented by **Brian Varney** who noted that the project was brought before the Commission in August of 2014 with a vote of 5-0, recommending approval to the Town Council. The Town Council heard the request in October of 2014 with a vote of 5-1, in favor of a motion to approve. However, the motion failed because it required a super-majority vote as a result of the protest.

Mr. Varney noted that the building heights on all 178 lots have been reduced to one story. There are two proposed land uses: RA (Residential Area) and OS (Open Space.) The existing land use designation under the General Plan is Rural Density Residential (RDR), with a proposed amendment to the General Plan to Master Plan Area (MPA) to accommodate the proposed Specific Plan rezoning. The project will include the construction and reopening of Scenic Drive. The proposed density of the project is 1.29 residences per acre. **Mr. Varney** stated that approximately 45% of the site will be developed for residential lots and related infrastructure and 55% will be maintained as open space. The primary access will be off of Pima Farms Road with a secondary access off of Scenic Drive.

Linda Morales – Planning Center – addressed the Commission.

Chairman Schnee opened the public portion of the hearing.

Pat Lopez discussed the letter he presented to staff earlier in the day. He was concerned about the grading area and stated if the Commission adopted his grading proposal it would only affect 29 lots. **Mr. Lopez** stated that the grading area is important because of the wildlife corridors. He also requested that the area north of the existing drainage be maintained.

Darla Sidles discussed Saguaro National Park, which is in close proximity to the proposed project. She feels the proposed specific plan compromises the integrity of Saguaro National Park. **Chairman Schnee** inquired as to the proximity of the development to Saguaro National Park. **Ms. Sidles** stated that the distance is slightly less than a ½ mile.

Dave Robertson opposes the project. He is not against development but is concerned about high density near Saguaro National Park.

Joan Pettit opposes the project. She felt these decisions will affect the community for a long time. **Ms. Pettit** was very concerned about the water issue. While attending one of the neighborhood meetings she felt there was a threat of withholding water if the residents didn't agree to annex into the town.

Brooke Mitchell opposes the project. She was concerned about the water and state if the development is approved by Council, it is possible that the popular referendum may be initiated.

Barbara Rose opposes the project. New development should be balanced by concerns about local and regional issues. She felt the Town should promote "green" homes.

David Lutz opposes the project. He is concerned about water and higher taxes. He urged the Commission to vote no.

Carolyn Campbell supports the alternative plan which Mr. Lopez presented. She encouraged the Commission to adopt that plan or at least delay their vote until they have met with the developers and work together on a new plan.

Robert Ferrera opposes the project. He disagrees that the plan is in conformance with the existing neighborhood and encourages a new plan that would have a lower impact on the community, as well as lower density.

Joyce Obiol opposes the project due to the high density. She feels the wildlife corridor is very important and it is our responsibility to take care of the land for the future generations.

Elizabeth Howell opposes the project. She feels that Saguaro National Park is a national treasure and it is important that we protect it from encroaching development. She is concerned about the high density development. **Ms. Howell** urged the Commission to decline the proposal as it currently stands and work on an alternative plan.

Ms. Morales addressed the water concerns. She noted that she was present at the neighborhood meeting and felt there was some confusion on what the presenter meant, adding there was never any threat of withholding water. The point the presenter was trying to make was water mains will be brought to the project site and if the county residents chose to annex into the town they would have the option to connect to it. **Ms. Morales** stated that an annexation would have to be part of it for the service to take place.

Ms. Morales clarified that the proposed development is approximately ½ mile from Saguaro National Park. The project does not border it. **Ms. Morales** also stated the Town's desire to keep this a very high quality community, including open space behind each house with no back-to-back lots.

The conditions with the reopening of Scenic Drive were discussed.

Ed Stolmaker noted that annexing into the Town and hooking up to Marana water is one of the options for the families on Scenic Drive. Currently they are waiting to see what happens to their wells.

Chairman Schnee asked for clarification on water provisions for the county residents. **Mr. Cassidy** indicated that if annexed into the Town, the county residents could connect to Marana water. **Mr. Cassidy** stated that it wouldn't be free. There would be impact/connection fees associated with those connections.

Chairman Schnee closed the public hearing and opened the item to discussion by the Commission. Chairman Schnee, Vice Chair Duncan, Commissioner Miklosi, Commissioner Miller, Commissioner Fehrmann and Commissioner Officer commented.

Motion to approve the Lazy K Bar Ranch Specific Plan and the General Plan minor amendment, with the addition of wildlife-friendly fencing to include along the south border, by Commissioner Miklosi, seconded by Commissioner Miller. Passed unanimously. 6-0. Commissioner Jakab absent.

Motion to approve Lazy K Bar Ranch Development Agreement by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously. 6-0. Commissioner Jakab absent.

COMMISSION ACTION. None.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS. None

FUTURE AGENDA ITEMS. None

ADJOURNMENT

Motion to adjourn at 8:10 p.m. by Chairman Schnee, seconded by Commissioner Fehrmann. 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 November 12, 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: Steven Cheslak, Planner II

Date: December 17, 2014

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:
Implementation of this proposed rezoning will help promote development in the Dove Mountain Activity Center as called for in Initiative 6 within the Commerce Focus Area of the Strategic Plan.

Subject: **PCZ1410-002 Twin Peaks & Tangerine Rezoning**
A recommendation to the Town Council regarding a request to rezone approximately 3.2 acres of land from 'C' Large Lot Zone to 'NC' Neighborhood Commercial. The property lies at the southeast corner of Twin Peaks Road and Tangerine Road.

Discussion:

Summary of Application
TRP Twin Peaks LLC are requesting a recommendation for approval to rezone approximately 3.2 acres of land from C (Large Lot Zone) to NC (Neighborhood Commercial). The property is located on the southeast corner of the Twin Peaks Road and Tangerine Road intersection.

Rezoning Request
The rezoning area is comprised of one lot encompassing approximately 3.2 acres. The parcel was annexed into the Town on July 17, 1990 via Ordinance 1990.26. During the annexation, the zoning was translated from Pima County SR (Suburban Ranch) to the equivalent Town of Marana zoning C (Large Lot Zone). In this rezoning application, the applicant is proposing to rezone the lot from C to NC (Neighborhood Commercial). The NC zoning district is intended to accommodate business and commercial uses that serve the neighboring residential areas.

Marana General Plan
The Marana 2010 General Plan designates the land within the proposed rezoning area as Commercial (C), which accommodates commercial development that serves the residential development with both pedestrian connectivity and automobile access. Other appropriate uses serving the community under this designation may include schools, parks, recreational areas, and religious institutions.

Land Use
The lot within the proposed rezoning area is currently vacant and undisturbed land. There are no adverse conditions unique to the rezoning area that would preclude commercial development. Topographic grades range from 0.5 to 3 percent, and the area is not affected by a FEMA Special Flood Hazard Area or localized off-site watershed. A preliminary drainage study has been completed to assess the current

conditions and provide a basic understanding of the on-site and off-site drainage conditions. Future commercial development of these lots will require a detailed drainage report that will also assess proposed conditions and provide the final drainage solution. Post-development drainage conditions will not result in any negative impacts to the surrounding properties.

Should the rezoning request be approved, all future commercial development proposed for the rezoning area will be subject to all applicable plan review and approval procedures through the Town of Marana including, but not limited to, development plan, landscape plan, native plant permit, and all associated improvement plans and construction documents. All proposed commercial development will meet or exceed the Town's Commercial Design Standards in order to ensure high quality and attractive development.

The NC (Neighborhood Commercial) zoning district allows such land uses as medical, dental, and veterinary clinics, food stores, office buildings, restaurants, and similar uses. Commercial land uses are subject to minimum site size of one (1) acre, and maximum lot coverage by structures is limited to thirty-five (35) percent. A special buffer area of a minimum of twenty-five (25) feet is required adjacent to all residential uses. Building heights are limited to thirty (30) feet.

The adjacent properties to the east, west and south also have C zoning. There is currently a residence directly to the east and vacant parcels to the south. The vacant property to the west of the rezoning area, across Twin Peaks Road, is owned by the State of Arizona. To the north, across Tangerine Road, the property is zoned F - Dove Mountain Specific Plan. There has been significant residential and commercial growth within the Dove Mountain development and nearby Dove Mountain Commercial Center.

Access and Circulation
Access to the site is possible off of Twin Peaks Road and Hollywood Boulevard with limited access on to Tangerine Road. A more detailed access and circulation study associated with this project, both off-site and on-site, will be reviewed during the development plan and improvement plan review processes. Any roadway or traffic control improvements required by the findings of a Town-accepted traffic study shall be designed and constructed by the owner/developer.

As a condition of this rezoning, the owner of the property shall be dedicating 75 feet of land along the the northerly border of the Rezoning Area for additional right of way on Tangerine Road and 15 feet of land along a portion of the southerly property line that will complete the full 60 foot half width of right of way on Hollywood Boulevard.

Infrastructure
The rezoning area is currently in the service area of all utilities. Sewer service is available from Pima County's regional public sewer system via an existing sewer in the Tangerine Road right-of-way. Marana Municipal Water is the intended service provider, however, Tucson Water currently provides water in the general area and may provide water to the site under a service agreement with all parties. TRICO Electric and Southwest Gas service areas also cover general vicinity.

Citizen Participation
The applicant and Planning Department Staff have discussed the rezoning application with the surrounding neighbors and there has been no objection to the project.

Public Notification
The public hearing for this request was properly advertised and all property owners within 300 feet of the subject property were notified by mail of the proposed use and date of the public hearing. As of the date of this report, staff has not received any correspondence in support of or in opposition to the proposed rezoning.

Recommended Findings of Fact
1. The site is currently zoned C (Large Lot Zone). The proposed change in zoning from C to NC

(Neighborhood Commercial) is consistent with the purpose and intent of the Town of Marana General Plan.
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 potentially 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

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.

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 is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan.

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 Town of Marana General Plan Commercial (C) land use designation.

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

Staff Recommendation:

Staff recommends approval to the Town Council of PCZ1410-002 Twin Peaks & Tangerine Rezoning subject to the following conditions:

1. All of the conditions of existing ordinances remain applicable to the Rezoning Area except for any conditions that have been modified by this Ordinance, in which case, the modified conditions shall take precedence. 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 property owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
3. A master drainage study must be submitted by the Developer/Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan.
4. 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.
5. The property is within the intended water service area of the Town of Marana. Prior to approval of a plat or development plan, the Developer/Property Owner 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.
6. A Sewer Service Agreement and Master Sewer Plan shall be submitted by the Developer/Property Owner and accepted by the wastewater provider prior to the approval of a final plat or development

plan.

7. 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 the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
8. 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.
9. The Developer/Property Owner shall dedicate or cause to have dedicated an additional 75 feet of land along the northerly property line to the Town of Marana.
10. The Developer/Property Owner shall dedicate or cause to have dedicated an additional 15 feet of land along a portion of the southerly property line to the Town of Marana that will complete the full 60 foot half width of right of way on Hollywood Boulevard.
11. A cultural resources survey must be completed and submitted to the Town for review and approval prior to any site disturbance
12. The Rezoning Site Analysis document may be subject to minor grammatical and illustrative changes prior to Town Council consideration.
13. The Developer/Owner shall be responsible for submitting a comprehensive traffic study at the development plan stage of the project. Any roadway or traffic control improvements required by the findings of the Town-accepted traffic study shall be designed and constructed by the Owner/Developer. The exact location and operations of any proposed driveways for the development will require the approval of the Town Engineer based on the findings of the traffic study and shall include Hollywood Boulevard.
14. Before recordation of a final plat or the approval of a development plan, the Owner/Developer shall have completed or shall provide evidence to the Town's satisfaction that the Developer has made a diligent effort to complete the process of having the Property annexed into a fire district or otherwise provide for fire protection service.
15. No residential uses shall be allowed in the Rezoning Area.

Suggested Motion:

I move to recommend approval to the Town Council of Case No. PCZ1410-002 Twin Peaks & Tangerine Rezoning subject to the recommended conditions.

Attachments:

Twin Peaks& Tangerine Rezoning SAR
Location Map
Application
2010 General Plan Land Use Map
Existing Conditions

Project: Twin Peaks and Tangerine Rezoning

Case Number: PCZ1410-002
Revision Date: December 10, 2014
Property: 3.262 Acres, Assessor Parcel ID 216-02-015A
Location: Southeast corner of Twin Peaks and Tangerine

Applicant: TRP Twin Peaks, LLC

Prepared By:

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REZONE IMPACT NARRATIVE

If approved, this rezone request will further two important strategic initiatives identified in the Town's Strategic Plan: increasing land-use potential within the Dove Mountain Activity Center (Commerce, 4(b)(ii)); and promoting development within the Dove Mountain Activity Center (Commerce, 6(a)(ii)). This rezone request concerns 3.2 acres of undeveloped vacant land located at the southeast corner of Tangerine Road and Twin Peaks Road (the "Property"). The owner of the Property seeks a rezoning from "C" Large Lot to Neighborhood Commercial.

With the Town's completion of Twin Peaks Road in 2010, the Town created an important gateway to one of the most unique residential, recreational, and tourism destinations in all of Southern Arizona. This property is located at that gateway. The Town invested significantly in Twin Peaks Road, and the Town is on the verge of making further significant investments to widen and improve Tangerine Road. Yet despite the adjacency of the Property to this critical gateway – in which the Town has and will yet make significant investments – the Property as it is presently zoned does not enable the Town to receive a return on its investment. This rezone request will enable the Town to begin to recover a return on its investment and will promote the type of commercial development called for in the Town's Strategic Plan, General Plan, and Economic Roadmap.

While the owner does not currently have any specific development plans with the Property, the rezoning request will permit the applicant to pursue commercial development opportunities that will benefit the Town of Marana. Because of the unique location of the Property at the gateway of the Tortolita Mountain Park, Dove Mountain community, and the world renowned Ritz Carlton Resort, there are a variety of responsible and sensible commercial uses for the Property that will create employment within Marana, increase sales tax revenues to the Town, and promote the beauty and uniqueness of the Sonoran desert experience. The owner believes the zoning designation of Neighborhood Commercial is the most suitable zoning designation for the Property as such designation will permit uses such as, for example, banks, drug stores, medical and dental offices, restaurants, convenience stores, and other small scale retail uses.

PART I – SITE INVENTORY AND ANALYSIS

A. EXISTING LAND USES

1. Site Location Described and Mapped

This rezoning request pertains to a single 3.262 acre lot of undeveloped and vacant land located at the southeast corner of Tangerine Road and Twin Peaks Road. The site is currently zoned "C" Large Lot and there are no uses and no structures on the site. If the rezone is granted, the site would be rezoned to Neighborhood Commercial under the Town of Marana's Land Development Code. The site is designated in the Town of Marana General Plan as Commercial, which is consistent with the Neighborhood Commercial zoning designation.

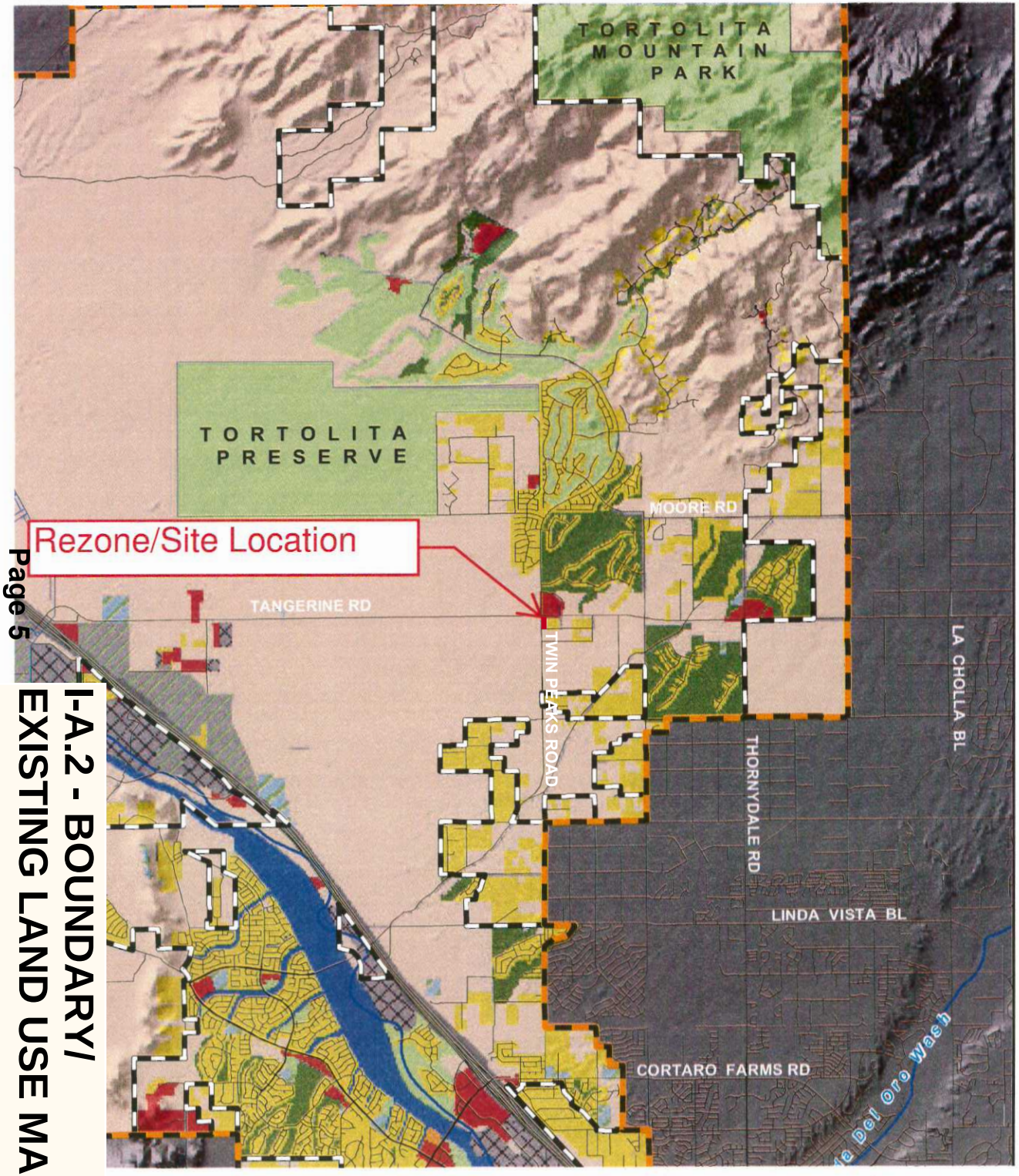
The site location is described and mapped on Map I-A.1, Regional Site Location Map.

I-A.1 - REGIONAL SITE LOCATION MAP

2. Existing Land Uses Described and Mapped

There are no land uses presently on the site. The existing land use conditions are generally depicted on Map I-A.2, Boundary/Existing Land Use Map.

I-A.2 - BOUNDARY/ EXISTING LAND USE MAP



3. Property Within ¼ Mile of Site

To the west and southwest of the site lies approximately 633 acres of undeveloped land owned by the State of Arizona, which is zoned "C" Large Lot. The Town of Marana General Plan designates the northeast corner of the State's parcel, or the southwest corner of Tangerine Road and Twin Peaks Road, as Commercial.

To the north lies the master planned residential community known as Dove Mountain, which is governed by the "Dove Mountain Specific Plan". Dove Mountain is a large residential area with commercial activities within the community such as restaurants, golf courses, and, most notably, the world renowned Ritz Carlton Resort. Within the Dove Mountain Specific Plan, there is a gas station and convenience store located adjacent to the site at the northeast corner of Tangerine Road and Dove Mountain Blvd., as well as a shopping center with retail uses within the shopping center.

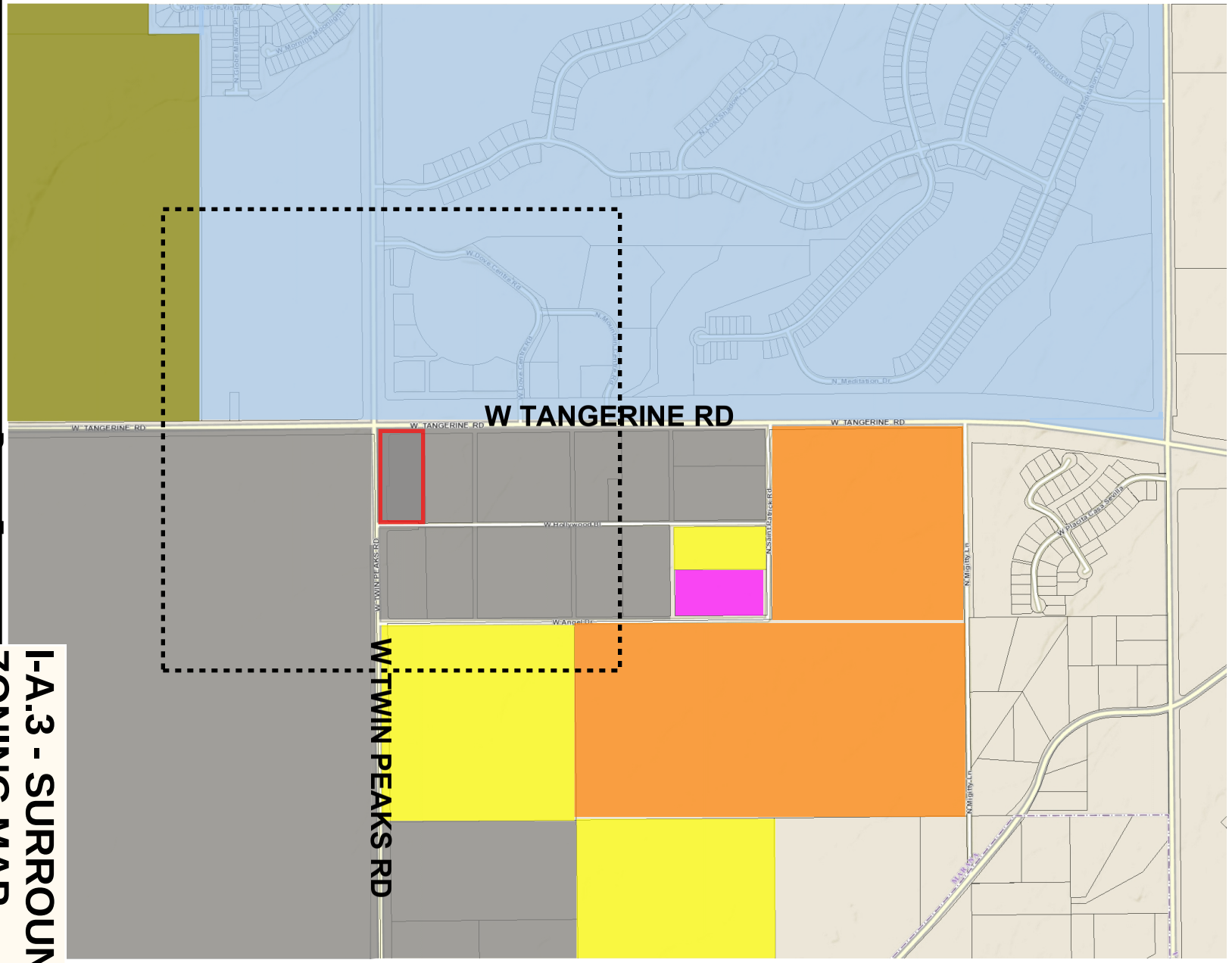
The properties within ¼ mile to the south and southeast of the site are undeveloped lands zoned as "C" Large Lot, R-36, and Tangerine Ridge Specific Plan. They are designated as Commercial, Low Density Residential and Master Plan Area by the Town of Marana's General Plan.

The properties within a ¼ mile to the east are also zoned as "C" Large Lot and appear to contain single story structures and outbuildings of a residential nature. These properties are also designated as Commercial by the Town of Marana's General Plan.

At the time of this application, there is one active project and it is PRV1410–001 Tangerine Ridge, a subdivision preliminary plat, east of this project.

The surrounding zoning is depicted on Map I-A.3, Surrounding Zoning Map.

I-A.3 - SURROUNDING ZONING MAP



Legend

- Site Location
- Large Lot C
- R-36
- R-144
- Dove Mountain Specific Plan
- Agriculture
- Tangerine Ridge Specific Plan
- 1/4 Mile Radius

Pima County GIS

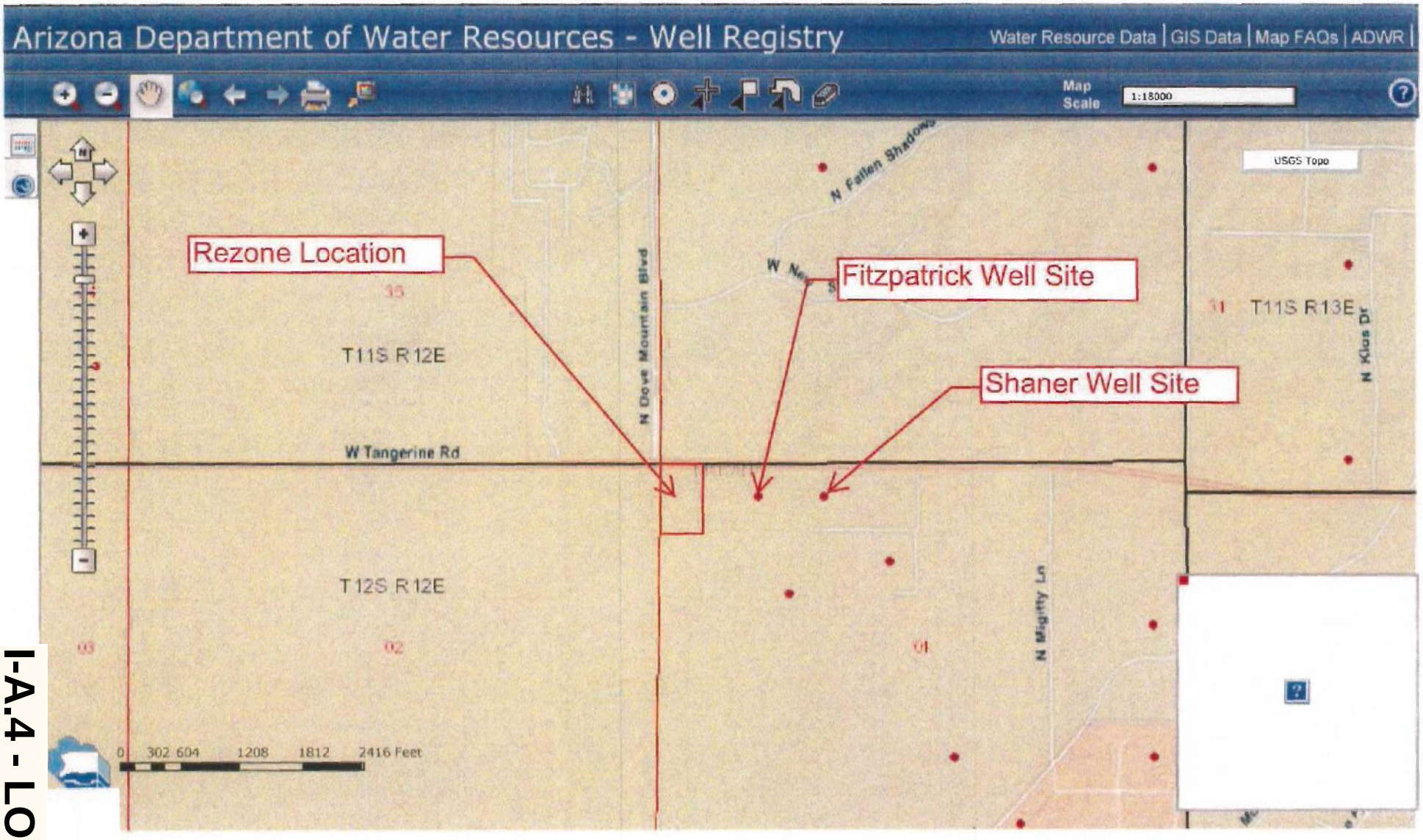
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

4. Location of Wells/Well Sites and Ownership within 100 feet of Property

There are two wells within the approximate area of the site. One registered to a Patricia G. Fitzpatrick of 5315 W. Tangerine Rd, Marana, Arizona and another registered to William and Wada Shaner of 5255 W. Tangerine Rd, Marana Arizona. Both wells are for residential use.

Both wells are general depicted on the attached Map I-A.4, Location of Wells Map.

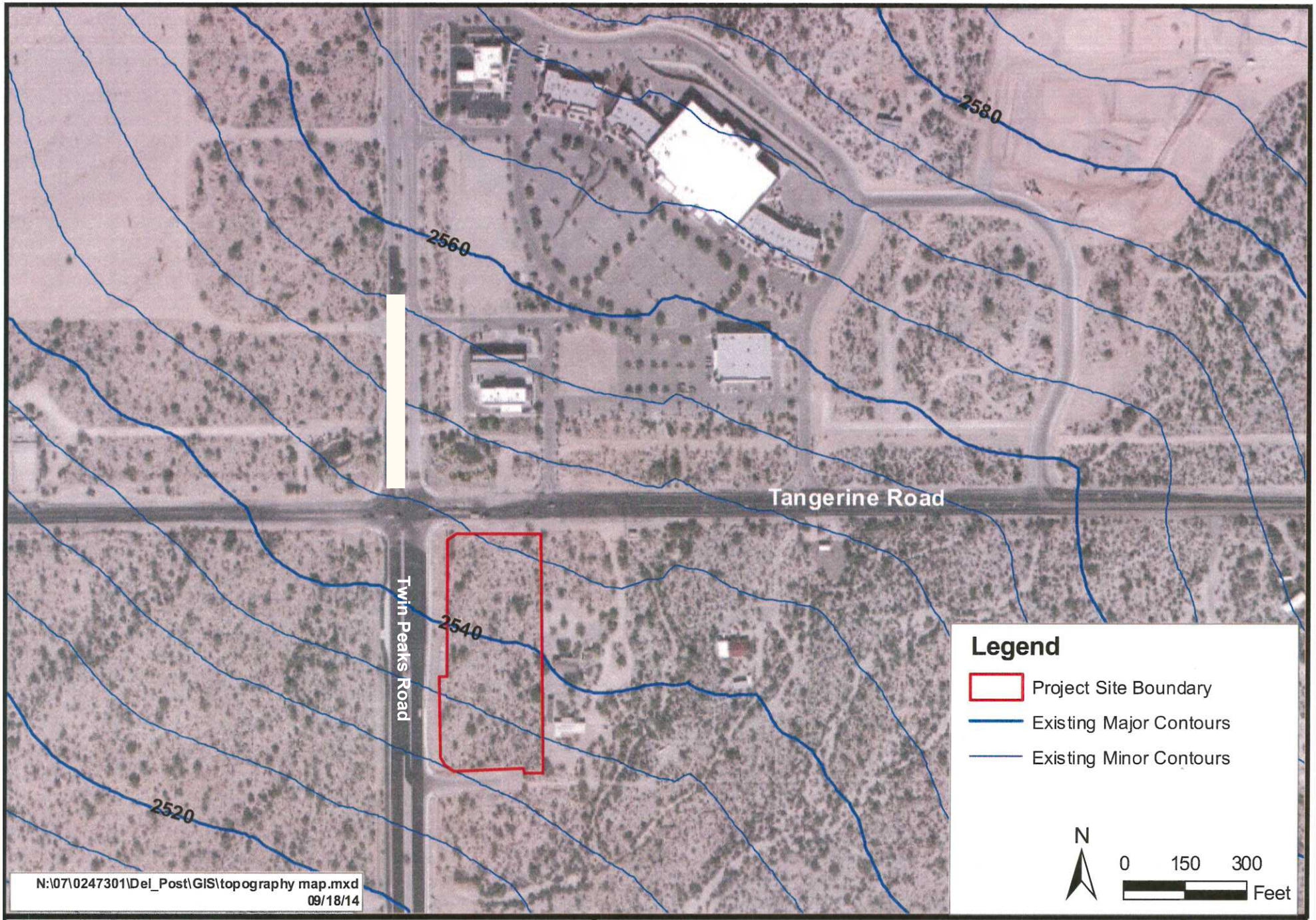
I-A.4 - LOCATION OF WELLS MAP



B. TOPOGRAPHY

The property is relatively flat and slopes from the northeast to the southwest at approximately 3.0 percent. The topographic conditions are depicted on Map I-B.1, Topography Map. Additional information is provided below:

- The property is not subject to any hillside conservation requirements.
- There are no rock outcrops on the properties.
- There are no slopes of 15% or greater on the properties.
- There are no significant topographic features and the property remains in natural state.



Topography Map

5-Feet Contour Data from Pima County GIS Department, 2008
Background Image: Esri Maps and Data, 2012

Figure 1

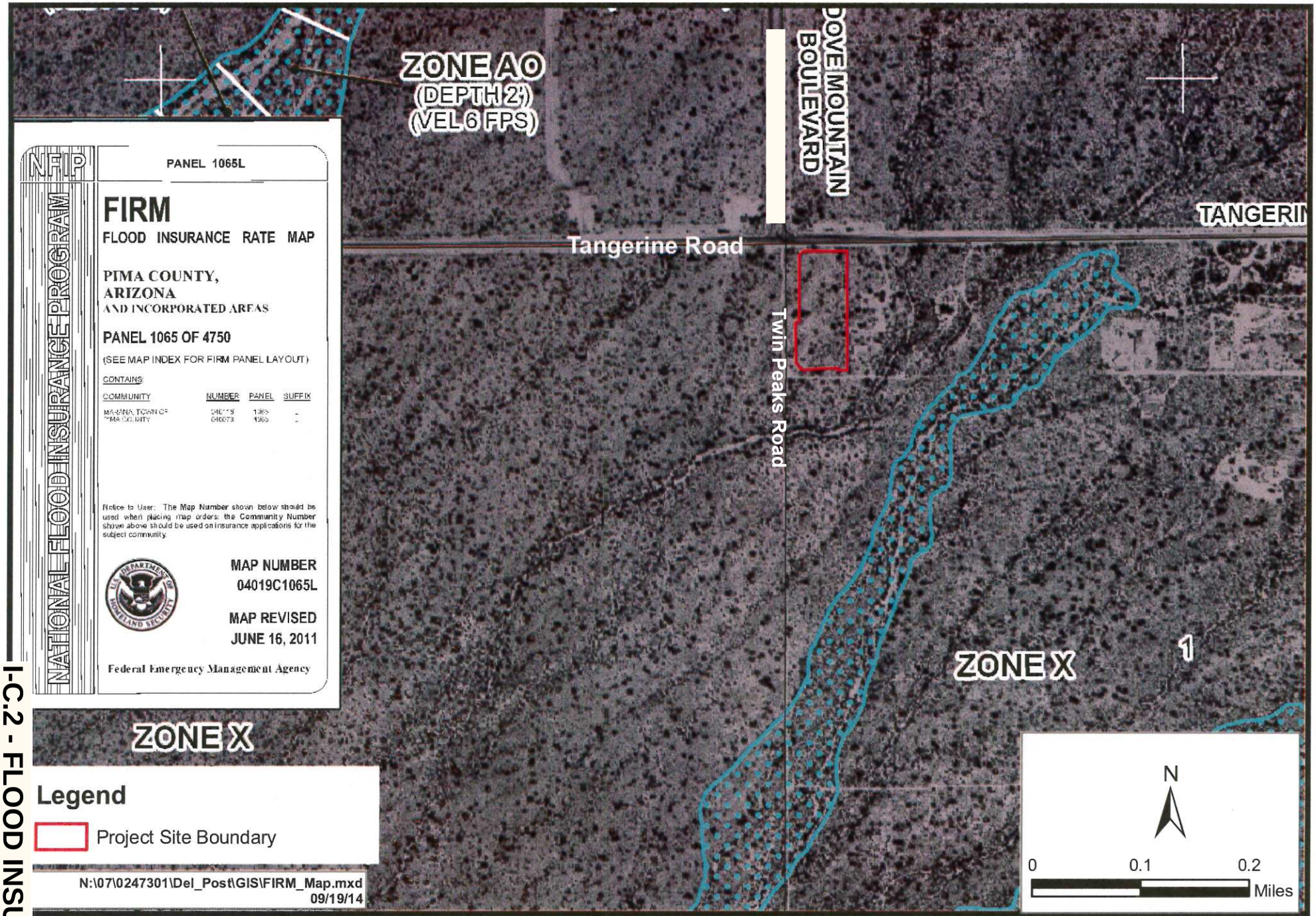
C. HYDROLOGY

The rezoning area is not affected by any offsite watersheds because similarly to the subject property, the surrounding areas slope from the northeast to the southwest at approximately 3.0 percent. According to the Topography Map and the Pima County GIS Maps, there are no washes entering and/or existing on the property. There is an existing offsite watershed to the east of the subject property as depicted on Map I-C.2, Flood Insurance Rate Map. This offsite watershed should be considered and evaluated as part of any future drainage report.

The existing development located in the northeast corner of Tangerine Road and Dove Mountain Boulevard conveys the off-site runoff south across Tangerine Road and enters an existing watershed (referenced above) located approximately 270 feet east of the property. Additionally, there are no localized offsite watersheds with a 100 year discharge greater than or equal to 100 cfs that affect the subject property.

The on-site runoff generally sheet flows with shallow depths of flow. There are no on-site washes which generate a 100 year discharge greater than or equal to 50 cfs. Along the downstream property boundary, the on-site runoff travels south parallel to Twin Peaks Road and then exits the property along the southern property boundary. In addition, the property is not affected by a FEMA Special Flood Hazard Area. The Pima County Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM) Panel No. 04019C1065L, dated June 16, 2011 indicates the site falls within Zone X. Zone X is defined by FEMA as an area outside of the 0.2% annual chance flood. See Map I-C.2, Flood Insurance Rate Map.

As there is no development plan being submitted at the present time, it is unknown how future development may impact drainage upstream and downstream. In addition, it is unknown what engineering and design features will be used to address such impacts, if any. As a result, a more detailed engineering response will be prepared and compiled at the point of development and in conjunction with the submission of a development plan with the Town of Marana.



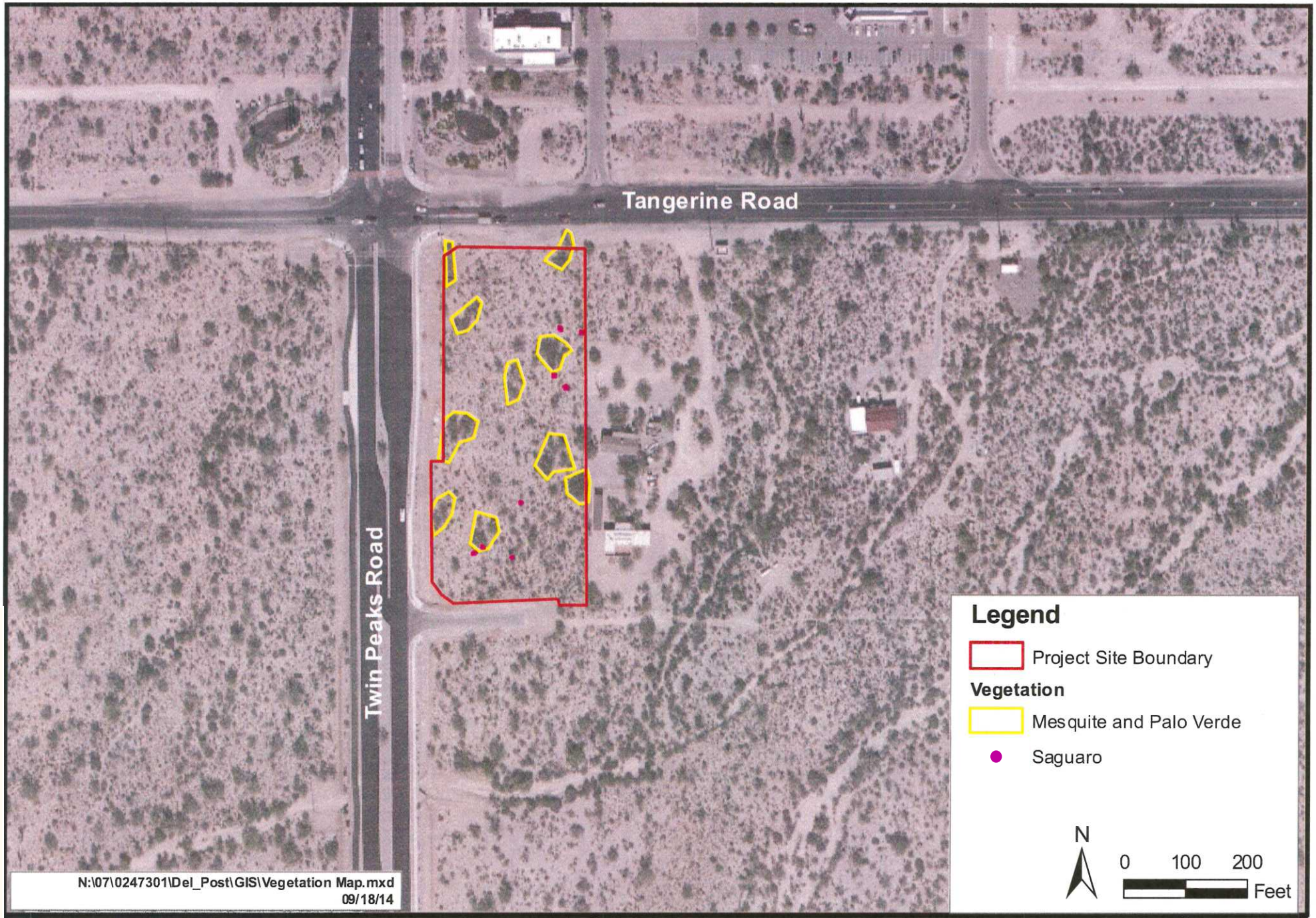
Flood Insurance Rate Map

Land Use: Pima County GIS Maps
Background Image: Esri Maps and Data, 2012

Figure 1

D. VEGETATION

The site generally consists of natural desert vegetation, primarily Mesquite, Palo Verde, Saguaro Cacti, cholla cactus (cylindropuntia fulgida), prickly pear cactus (opuntia) and creosote bush. The only Federally listed threatened or endangered species is the Saguaro Cacti. The density of the onsite vegetation is medium as is depicted in Map I-D.1, Vegetation Map. No areas are designated as high-density vegetation.



Vegetation Map

Background Image: Esri Maps and Data, 2012

E. WILDLIFE

The Town of Marana has exhausted significant efforts to develop a Draft Habitat Conservation Plan (HCP) designed to protect wildlife in the Town while balancing the property rights and commercial interests of Marana's residents and businesses. The site is included within the Planning Area of the Town's HCP. However, the HCP does not identify any riparian habitat, aquatic habitat, existing wildlife corridors, or proposed wildlife corridors on the site. Additionally, the site is not located within the HCP Conservation Zones and Wildlife Linkages. The HCP further identifies the site as Commercial. See Draft Environmental Impact Statement for the Town of Marana Habitat Conservation Plan, March 2009. See Map I-E.1, Draft HCP Conservation Zones & Wildlife Linkages.

The Arizona Game and Fish Departments Arizona On-Line Environmental Review Tool has been accessed and current records indicate the presence of no listed threatened or endangered species in the project vicinity within a 3 mile radius. That same report does indicate Special Status Species Occurrences of six (6) special status species within 3 miles of the project area. See I-E.2, Arizona's On-line Environmental Tool.

All proposed commercial development for the rezoning area will be subject to review and approval of a development plan by the Town of Marana. Such review will include a biological review by the Environmental Engineering Division and requirements, if any, will be determined at that time.

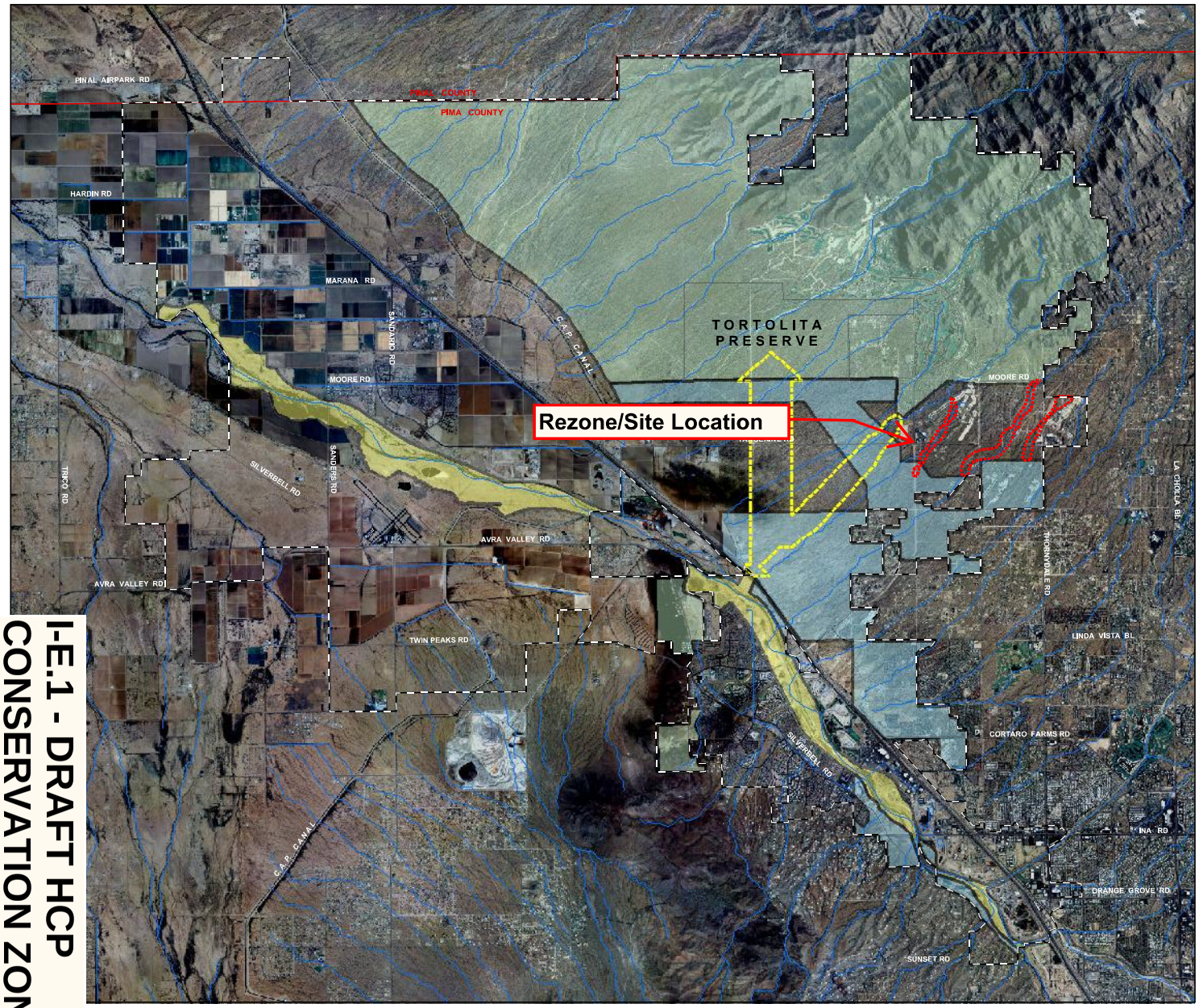


Figure 4.1
HCP Conservation Zones and Wildlife Linkages

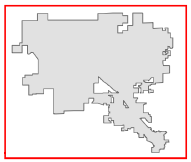
- Zone 1
- Zone 2
- Zone 3
- Proposed Corridors
- Existing Corridors
- Washes
- Marana Town Limits
  HCP Planning Area
- County Line

Background Imagery:
July 2010 NAIP Aerial Photography

File: U:\PW_Environmental\HCP\2011\12_15_08_for_CH\Figure 4.1 HCP Conservation Zones and Wildlife Linkages.mxd
© 7-11 Town of Marana

N W E S

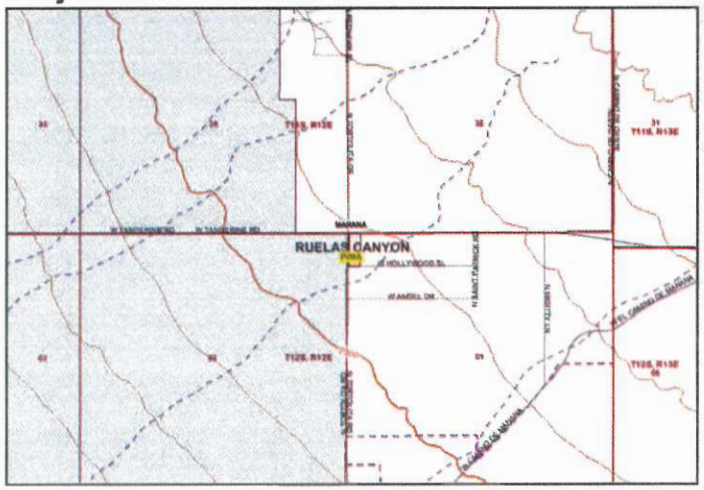
0 0.5 1 2 3 Miles



I-E.1 - DRAFT HCP CONSERVATION ZONES & WILDLIFE LINKAGES

Arizona's On-line Environmental Review Tool
Search ID: 20140902024400
Project Name: TRP Twin Peaks, LLC
Date: 9/2/2014 12:31:49 PM

Project Location



Project Name: TRP Twin Peaks, LLC
Submitted By: Del Post
On behalf of: CONSULTING
Project Search ID: 20140902024400
Date: 9/2/2014 12:31:43 PM
Project Category: Development Within Municipalities (Urban Growth),Commercial/industrial (mall) and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 492492.890, 3587402.405 meter
Project Area: 3.395 acres
Project Perimeter: 531.778 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1683
Quadrangle Name: RUELAS CANYON
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
Aquila chrysaetos	Golden Eagle	BGA		S	
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR

 APPLICATION INITIALS: _____

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: http://arizonaes.fws.gov/.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

 APPLICATION INITIALS: _____

management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Within Municipalities (Urban Growth),Commercial/industrial (mall) and associated infrastructure,New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (http://www.water.az.gov/adwr/)

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required http://azstateparks.com/SHPO/index.html

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (http://www.spl.usace.army.mil/regulatory/phonedir.html)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at http://www.azgfd.gov/hgis/guidelines.aspx.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture

 APPLICATION INITIALS: _____

website for restricted plants http://www.azda.gov/PSD/quarantine5.htm. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: http://www.usda.gov/wps/portal/usdahome. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:
Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210

 APPLICATION INITIALS: _____

Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:
Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

HDMS records indicate your project is in or near an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information on the linkage assessment and wildlife species that may be affected refer to: http://www.corridordesign.org/arizona. Contact your Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map).**
7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366

Terms of Use

By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the

 APPLICATION INITIALS: _____

Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act .

3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.

4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature:_____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation

Agency/organization:_____

Contact Name: _____

Address: _____

City, State, Zip: _____

 APPLICATION INITIALS: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization:_____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

 APPLICATION INITIALS: _____

F. VIEWSHEDS

Views onto and across the subject properties from adjacent properties are mapped on Map I-J.1, McHarg Composite Map. There are views to the north of the Tortolita Mountains. There are also somewhat obstructed views to the east of the Catalina Mountains. There are views to the south and southwest of the Tucson Mountains and a view to the west of the Silverbell Mountains.

G. TRAFFIC

The property is located at the intersection of Tangerine Road to the north and Twin Peaks Road to the east. Tangerine Road is an arterial roadway as designated by the Town of Marana Major Routes Rights of Way Plan. Twin Peaks is also an arterial roadway as designated by the Town of Marana Major Routes Rights of Way Plan. The site is bounded to the south by a local street named W. Hollywood Blvd, which intersects (not signalized) with Twin Peaks Road at the southwest corner of the site. Access to the site is presently through W. Hollywood Blvd.

There are no proposed off-site streets between the site and the arterial streets.

Tangerine Road

Tangerine Road is an arterial roadway owned by the Town of Marana. The existing right of way near the site is 225 feet. With the assistance of the Pima Association of Governments (PAG) and the Regional Transportation Authority (RTA), the Town of Marana is currently planning to widen and improve Tangerine Road from the Town's most eastern municipal limits (just east of Thornydale Road) west to I-10. After the project is complete, the Town's right of way on Tangerine Road will be up to 350 feet as reflected in the Town of Marana Major Routes Plan. With this rezone request, the owner understands the Town will require a dedication of approximately 75 feet to the Town of Marana of additional right of way along Tangerine Road as a condition of this rezoning.

Tangerine Road contains one lane of travel in each direction. The capacity of the roadway, at level of service (LOS) D, is approximately 35,820 trips per day. The posted speed limit through the rezoning area is 45 miles per hour, and the design speed is 50 miles per hour. The Pima Association of Governments traffic volumes map indicates that there are approximately 6,322 average daily trips (ADT's) along Tangerine Rd. between I-10 and Twin Peaks Road. There is presently no access to the site from Tangerine Road. Although there are no roadway improvements being proposed at the present time, the owner will agree to make reasonable improvements required of the Town of Marana upon development.

There presently are no bicycle or pedestrian paths along Tangerine Road adjacent to the site but such paths are planned with the widening of Tangerine Road.

Twin Peaks Road

Twin Peaks Road is an arterial roadway owned by the Town of Marana. Twin Peaks is aligned north/south and extends south to I-10. Twin Peaks Road turns into Dove Mountain Blvd. north of Tangerine Road. The existing right of way is 150 feet and it is not anticipated that the Town will require further right of away dedication from the owner.

Twin Peaks Road contains two travel lanes in each direction separated by a raised landscaped median. Both sides of the road in the vicinity of the rezoning area include multi-use lanes, vertical curb and a concrete sidewalk. The capacity of the roadway, at level of service (LOS) D, is approximately 35,820 trips per day. The posted speed limit through the rezoning area is 45 miles per hour, and the design speed is 50 miles per hour. The Pima Association of Governments traffic volumes map indicates that there are approximately 7,197 average daily trips (ADT's) along Twin Peaks Road between I-10 and Tangerine Road.

At the present time, the site has physical access from the paved surface of W. Hollywood Blvd. Although there are no roadway improvements being proposed at the present time, the applicant will agree to make reasonable improvements required of the Town of Marana upon development, shall dedicate or cause to have dedicated an additional 15 feet of land along a portion of the southerly property line to the Town of Marana that will complete the full 60 foot half width of right of way on W. Hollywood Boulevard.

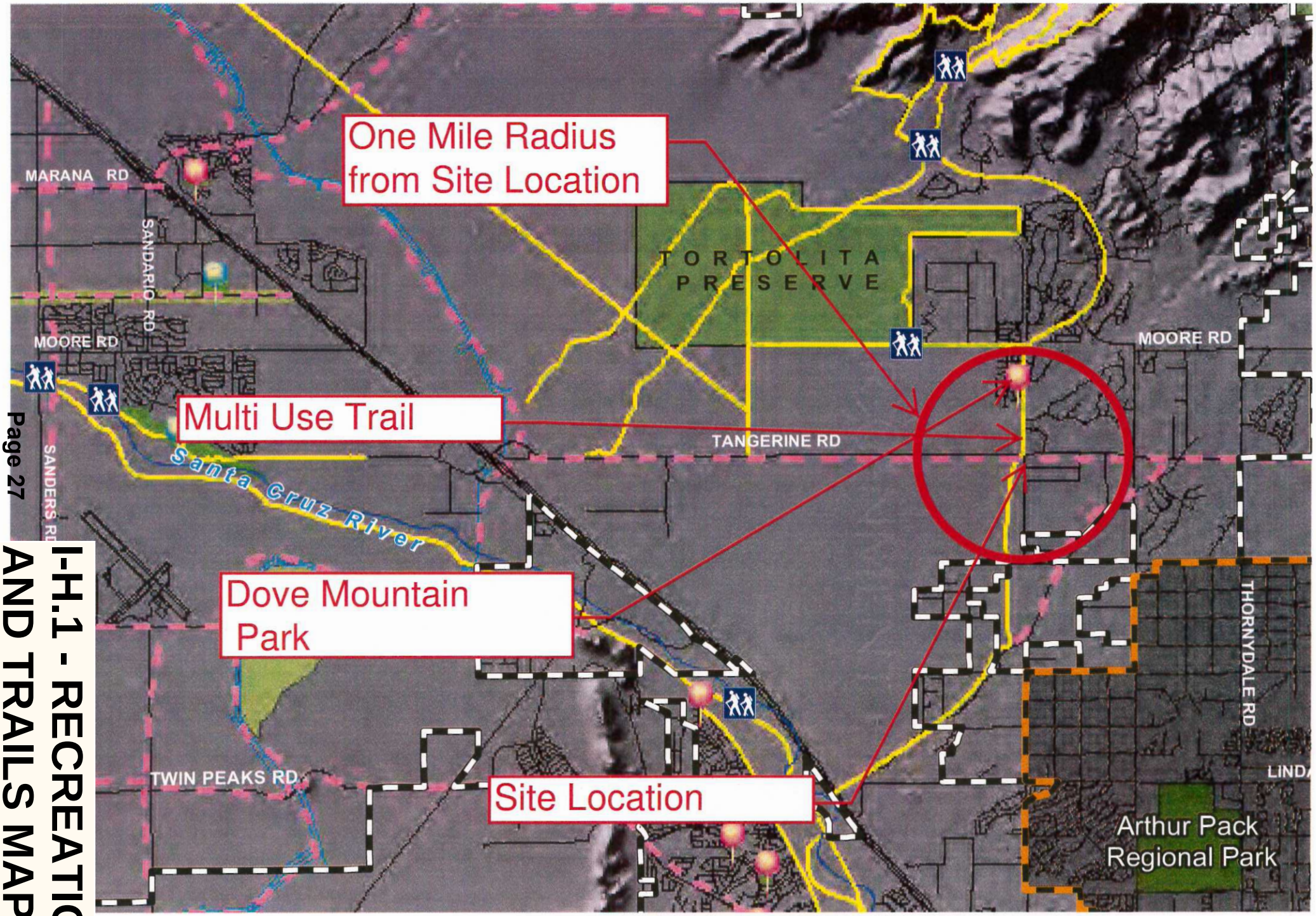
There is a multi-use path on the west side of Twin Peaks and a pedestrian sidewalk along the east side. The path and sidewalks provide connectivity to the Town of Marana's system of parks, trails and paths maintained by the Parks and Recreation Department.

H. RECREATION AND TRAILS

There is a small Neighborhood park located to the north of the site within the Dove Mountain Specific Plan area called Dove Mountain Park. Dove Mountain Park is a Neighborhood Park maintained by the Dove Mountain Home Owners Association. Additionally, there is a small private park located in the Dove Mountain Preserve Subdivision, on W. New Shadow Way.

There are no existing paths or trails along Tangerine Road. Twin Peaks Road is bounded on the west by a multi-use trail that extends from I-10 north to Tangerine Road. There is also a pedestrian sidewalk along the east side of Twin Peaks Road immediately adjacent to the site which also extends from I-10 north to Tangerine Road. The path and park described above are depicted on Map I-H.1, Recreation and Trails Map. Additionally, Map I-H.1 depicts the Town of Marana's proposed trails which are signified by a pink-dashed line on the map.

The Town of Marana is planning to construct a Regional Park planned near the intersection of Tangerine Road and Camino De Marana, which is approximately 1.4 miles to the east of the rezoning site.



I-H.1 - RECREATION AND TRAILS MAP

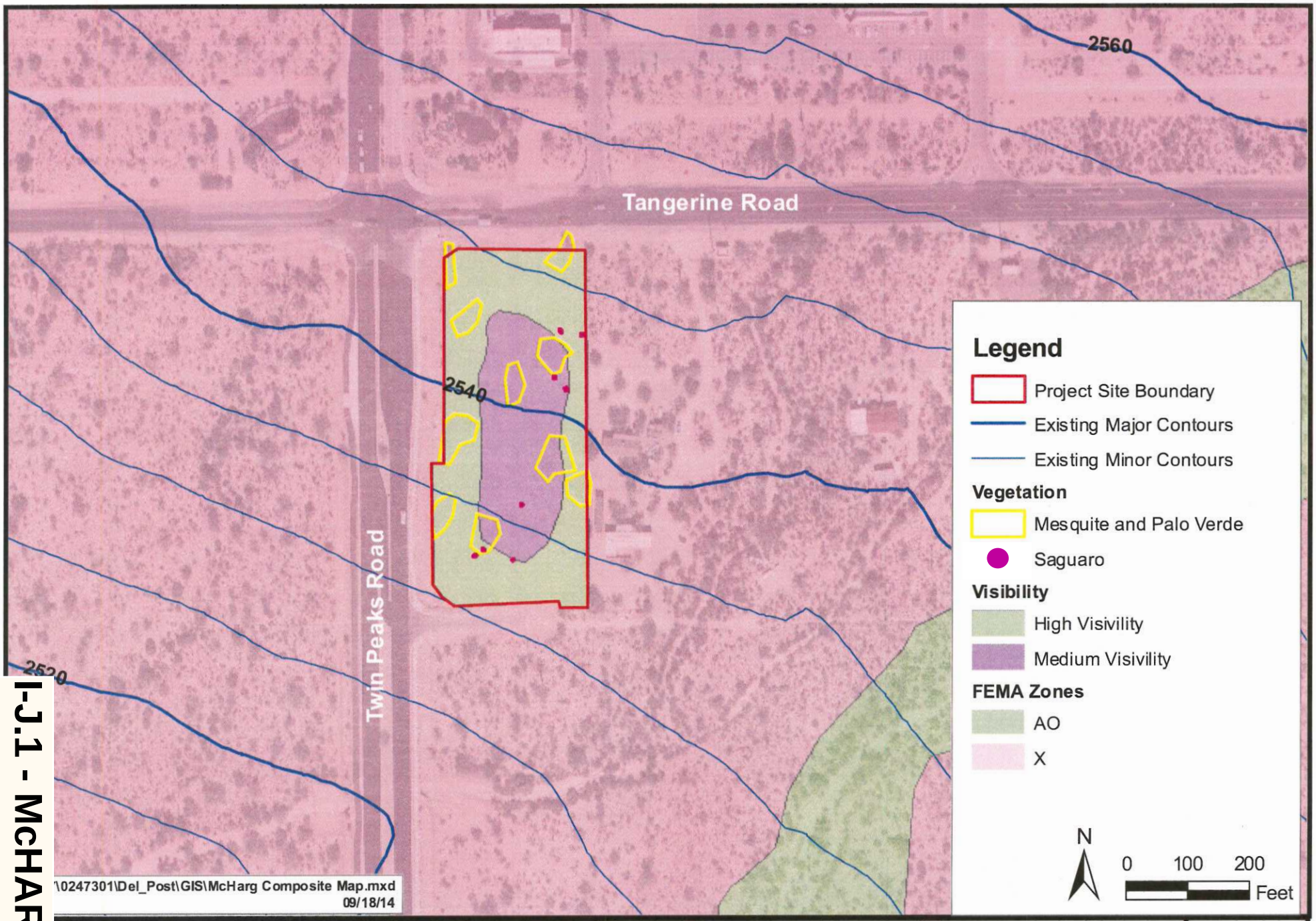
I. CULTURAL / ARCHAEOLOGICAL / HISTORIC RESOURCES

Previous Cultural Resources reviews have been performed in areas around the site in connection with the Town's construction of Twin Peaks Road in 2010, and in preparation for the Town's Capital Improvement Program project of reconstructing Tangerine Road due to commence in 2016. There is no development plan being submitted with this rezone request, and, at the present time, the owner does not presently contemplate any specific development project on the site. Accordingly, because no development is taking place in conjunction with this rezone application, an archaeological letter and cultural resources survey is not being submitted at the present time. An archaeological letter and cultural resources survey will be performed and submitted to the Town of Marana prior to or during any future development review process concerning the site.

J. MCHARG COMPOSITE MAP

The McHarg Composite has been created to graphically integrate characteristics of the site, including topography, hydrology, vegetation, and visibility. See Map I-J.1, McHarg Composite Map.

I-J.1 - McHARG COMPOSITE MAP



McHarg Composite Map

5-Feet Contour Data from Pima County GIS Department, 2008
Background Image: Esri Maps and Data, 2012

IJ

PART II – LAND USE PROPOSAL

A. PROJECT OVERVIEW

The rezoning area is located at the highly traveled intersection of Twin Peaks Road and Tangerine Road. The site borders the large residential community of Dove Mountain and the Town anticipates significant future residential and commercial growth in the surrounding area. The Town's General Plan identifies the site – and immediately surrounding areas – as Commercial. The owner desires to change the current zoning of "C" Large Lot to a Neighborhood Commercial zoning designation in order to accommodate future commercial development on the site. While the owner has not identified a specific use or created a development plan, the owner believes the site is well positioned and suited for commercial uses such as banks, drug stores, medical and dental offices, restaurants, convenience stores, gas stations, and other small scale retail uses, all of which would be supported by the Neighborhood Commercial zoning designation.

All necessary engineering and site planning work will be addressed through development plan and improvement plan processes in accordance with the Town of Marana regulations at the time of proposed development. All required studies and reports including drainage, traffic, and archaeology will be performed during the development review process as required by the Town of Marana.

As noted above, the proposed rezoning is in conformance with the Land Use Plan within the Marana 2010 General Plan, which designates this area as Commercial.

B. TENTATIVE DEVELOPMENT PLAN

A tentative development plan is not included with this rezone application. The existing property owner will leave the site in its current condition as an undeveloped and vacant parcel until arrangements are made to develop the property commercially. At the present time, the owner does not anticipate that a development plan will be immediately forthcoming. Rather, the development plan will be deferred until development conditions are more favorable and the owner and/or developer is able to secure physical access to sewer infrastructure.

The gross area of the rezoning area is 142,115 square feet or approximately 3.262 Acres.

Any future development proposed for the site will be required to adhere to all Town of Marana regulations including such development standards as:

Intensity Standards:

- Minimum site size: none, except that 1 acre per free standing pad use is required.

- Maximum Site Size: 15 acres.
- Floor Area Ratio: The combined floor area ratio for all principal buildings, together with all accessory building, shall not exceed .5.
- Maximum lot coverage: The total ground area occupied by all buildings shall not exceed thirty-five percent of the lot.

Site Development Standards:

- Street Set Back: minimum 20 feet from any street lot line.
- Side and Rear Yard Setback: minimum of 20 feet from any side or rear lot line;
- Special Buffer adjacent to Residential Areas: along any property line either used or planned for residential use, a buffer area shall be provided which shall be at least twenty-five (25) feet in depth, measured from the property line.
- Building Height: No principal building shall exceed thirty (30) feet in height; no accessory building or other structure shall exceed twenty-five (25) feet in height.

Access and Traffic Control:

- All Access and Traffic Control standards and requirements contained in Section 05.11.02 (Neighborhood Commercial) of the Town of Marana Land Development Code, Pima County Subdivision and Development Street Standards, and other applicable engineering manuals and criteria.

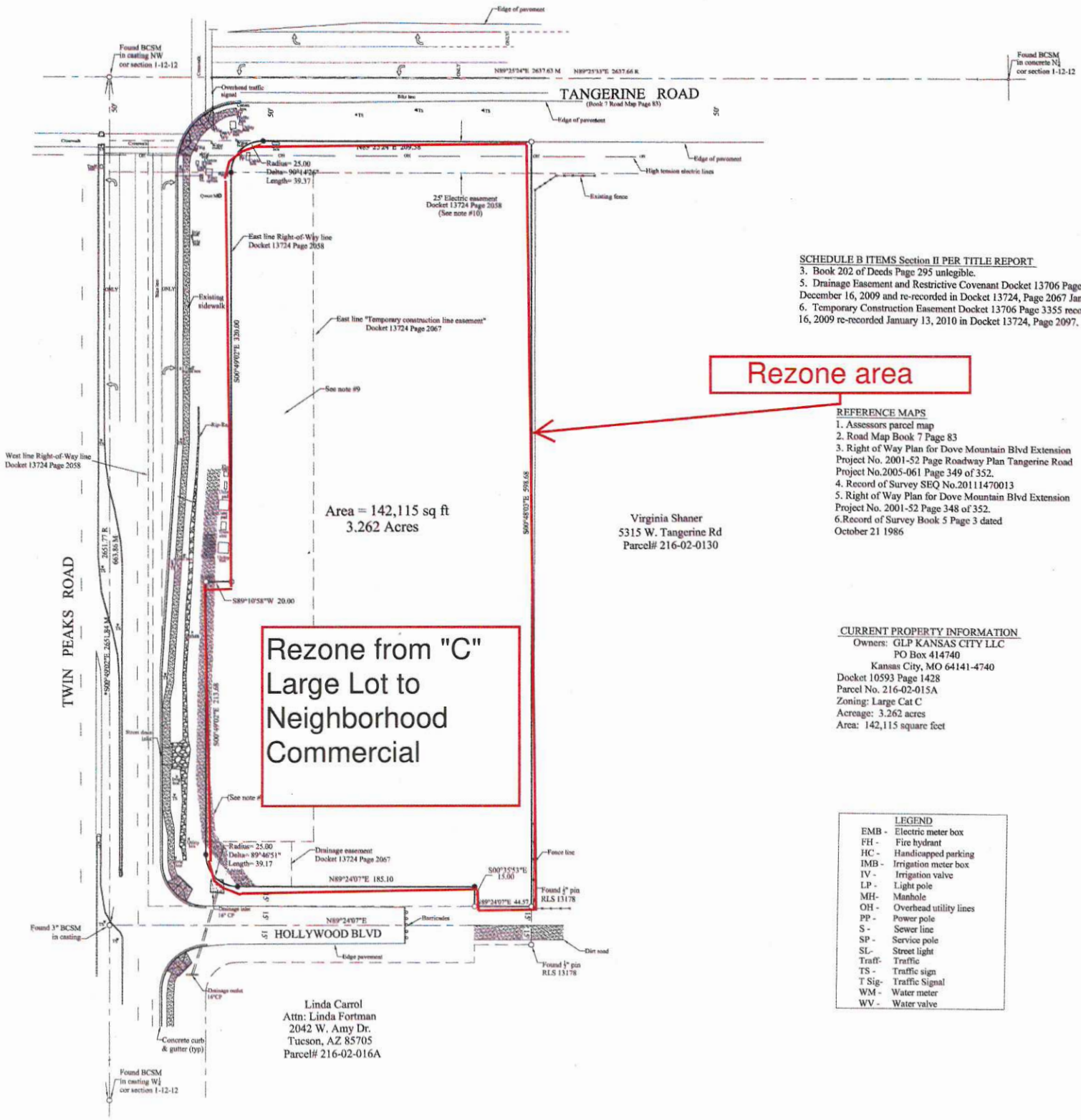
Additionally, all commercial development proposed for this site will be subject to the Marana Commercial Design Standards, as defined in Section 08.07 of The Town of Marana Land Development Code.

C. EXISTING LAND USES

Map II-C.1, Rezoning Area Map, depicts the boundaries of the zoning designation within and adjacent to the rezoning area. Map I-A.2, Boundary/Existing Land Use Map, depicts the existing land uses on the surrounding properties. The Rezoning Area measures 3.262 acres and contains one parcel.

The uses permitted by this rezone are consistent with the Town of Marana's General Plan, Economic Road Map, and Strategic Plan. These important planning documents all foresee and, indeed, encourage commercial uses on the site and surrounding lands that will be permitted by this rezoning request. The surrounding properties will be minimally impacted by the rezone and by any proposed commercial development on the site. As discussed above, there are already existing commercial uses immediately to the north of the site, including a gas station, convenience store, bank, restaurants, professional offices, and other light

II-C.1 - REZONING AREA MAP



SCHEDULE B ITEMS Section II PER TITLE REPORT

3. Book 202 of Deeds Page 295 unlegible.
5. Drainage Easement and Restrictive Covenant Docket 13706 Page 3330 recorded December 16, 2009 and re-recorded in Docket 13724, Page 2067 January 13, 2010.
6. Temporary Construction Easement Docket 13706 Page 3355 recorded December 16, 2009 re-recorded January 13, 2010 in Docket 13724, Page 2097.

REFERENCE MAPS

1. Assessors parcel map
2. Road Map Book 7 Page 83
3. Right of Way Plan for Dove Mountain Blvd Extension Project No. 2001-52 Page Roadway Plan Tangerine Road Project No.2005-061 Page 349 of 352.
4. Record of Survey SEQ No.20111470013
5. Right of Way Plan for Dove Mountain Blvd Extension Project No. 2001-52 Page 348 of 352.
6. Record of Survey Book 5 Page 3 dated October 21 1986

CURRENT PROPERTY INFORMATION

Owners: GLP KANSAS CITY LLC
PO Box 414740
Kansas City, MO 64141-4740
Docket 10593 Page 1428
Parcel No. 216-02-015A
Zoning: Large Cat C
Acreage: 3.262 acres
Area: 142,115 square feet

LEGEND

EMB -	Electric meter box
FH -	Fire hydrant
HC -	Handicapped parking
IMB -	Irrigation meter box
IV -	Irrigation valve
LP -	Light pole
MH-	Manhole
OH -	Overhead utility lines
PP -	Power pole
S -	Sewer line
SP -	Service pole
SL-	Street light
Traff-	Traffic
TS -	Traffic sign
T Sig-	Traffic Signal
WM -	Water meter
WV -	Water valve

retail uses. The uses that will be permitted with this rezone will be consistent with these uses.

The property to the west and south of the site is undeveloped vacant land. Accordingly, the impacts, if any, to these lands will be minimal or nonexistent. Notably, the Town's General Plan anticipates commercial uses on the adjacent portions of these lands.

The property immediate to the east of the site is used as single family residential property. Any development of the site in the future will be compliant with the Town of Marana Land Development Code which, as noted above, contains special requirements to mitigate impacts on adjacent residential uses, including setbacks, screening, buffering, and landscaping.

D. TOPOGRAPHY

The topographic conditions identified in the Inventory and Analysis section of this document will not be altered through this process. As mentioned above, the owner has not submitted a development plan as of yet regarding this site. However, the owner understands that additional engineering and technical analysis will be required by the Town of Marana during the development plan process, and all topographical conditions will be addressed comprehensively at that time.

This site does not contain any hillsides, rock outcrops, or slopes of 15 percent or greater and thus any future development will not involve encroachment of these areas.

E. HYDROLOGY

As noted above, a definitive plan for future commercial development has not yet been prepared. The existing property owner will leave the site in its current condition as a vacant, undeveloped parcel until arrangements are made to develop the property commercially. Therefore, drainage conditions will not immediately change from their current state. At such time that a development plan is submitted for the site, the owner understands and acknowledges that a full drainage report will be required. The future drainage report shall be designed in conjunction with the Pima County Hydrology Method and all applicable design standards with the Town of Marana.

F. VEGETATION

As discussed above, the property owner at the present time plans to leave the site in its current condition as a vacant, undeveloped parcel until further arrangements are made to develop the property commercially. The owner acknowledges and understands that adherence with the Environmental Resource Preservation, Native Plant Protective and Landscape Requirements contained in Title 17 of the Town of

Marana Land Development Code will be required upon submittal of the development plan. Adherence to the Native Plant Preservation Ordinance will be achieved and maintained during the development plan review process. The 'plant inventory' method will be employed and compliance will be demonstrated through the mitigation provisions of the LDC.

G. WILDLIFE

As noted above, the owner is not submitting a development plan at the present time. As such, there will be no impact to wildlife with this rezoning request. It is unlikely that future development will impact wildlife either. The Town's Draft Habitat Conservation Plan does not identify any riparian habitat, aquatic habitat, existing wildlife corridors, or proposed wildlife corridors on the site. Additionally, the site is not located within the HCP Conservation Zones and Wildlife Linkages. The Draft HCP further identifies the site as Commercial. See Draft Environmental Impact Statement for the Town of Marana Habitat Conservation Plan, March 2009. Map I-E.1, Draft HCP Conservation Zones & Wildlife Linkages.

H. VIEWSHEDS

The visibility of the site can be achieved primarily from Tangerine Rd. and Twin Peaks Rd. from motorists, pedestrians and path users. When developed, the landscape buffers required with future development will adequately mitigate any potential negative visual impacts along those street frontages. High visibility of commercial developments is typically desired from arterial roadways, and such visibility will be sought when developed. But the owner will work cooperatively with the Town to promote a balance between visibility and promotion of aesthetics and visual attractiveness.

When developed, it is anticipated that views from the site to the north and of the Tortolita Mountains will be minimally impacted. Views to the west will be unimpaired. Views to the east of the Catalina Mountains may be slightly impacted; however, required buffers and screening will mitigate those impacts.

I. TRAFFIC

A tentative development plan is not included with this rezone application, as it is anticipated that the land uses within the rezoning area will remain unchanged in the near future. When arrangements are made to develop the property, a more detailed traffic analysis will be performed. Per discussions with the Town of Marana Traffic Engineering Division, the information required under Section II-I will be deferred until a development plan pertaining to the site is submitted. At that time, the owner will agree to implement the requirements of a forthcoming traffic study and analysis. The owner or developer will be responsible for all onsite and offsite improvements required as a result of proposed development.

J. PUBLIC UTILITIES

The site will be served with utilities as follows:

a. Sewer. The site is located within the service area of Pima County Regional Wastewater Reclamation Department (PCRWRD) and is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor. Capacity for this project is currently available in the two sewers to the north of Tangerine Road: G-2003-088 or G-2005-136. Due to topography, a lift station may be necessary. The owner / developer will obtain written documentation from RWRD that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan or request for building permit for review. Sewer service agreements will be executed between the property owner/developer and the PCRWRD at the time of development plan review and approval and such agreements will be consistent with all terms and conditions reflected in the comment letter of December 1, 2014 submitted by the Planning Section of the PCRWRD in connection with this rezoning request.

b. Water. While the Town of Marana has no water infrastructure at or near the site, the site is within the service area of Town of Marana Utility Department. However, the City of Tucson's service area is immediately adjacent to the site and the City has water service infrastructure in the right of way at the south east corner of Tangerine Rd. and Twin Peaks Rd. The owner will work cooperatively with Town of Marana and the City of Tucson for the provision of water service to the site.

c. Electricity. The site is within the service area of Trico Electric Cooperative, Inc. and electric lines are adjacent to the site.

d. Natural Gas. Southwest Gas has main lines in the area but not on the site. When development occurs on the site, the owner will determine whether natural gas service is required and/or appropriate and, if so, will work with Southwest gas for the provision of such service.

Any necessary utility infrastructure or easements related to utility installation will be obtained by the developer at the time of development.

K. IMPACTS TO PUBLIC SERVICES

Due to the limited size of the project area, it is anticipated that future development will have minimal impact upon public services. Development within the rezoning area will be served by the Marana Police Department. The Town of Marana has a

Police substation located approximately 12 miles west of the site at 11555 West Civic Center Drive.

The entire project site is currently outside of all fire districts. The Northwest Fire District serves immediately adjacent areas to the north of the site. Northwest Fire has an existing station (No. 37) located approximately 1.5 miles north of the site at 13001 N. Tortolita Road. In order to adhere to the Town of Marana's 2010 General Plan, the project area will be annexed into the Northwest Fire District or into another public fire district.

The owner will contract with a private refuse hauling company to address solid waste needs.

Assuming that the site will be developed in a commercial capacity, it is expected that the development will have no impact upon the Marana Unified School District. Ultimately, the project will likely be financially beneficial to the Town of Marana and Marana Unified School District due to the additional sales tax and property tax generated by the future commercial development. Additionally, impacts to area public parks is anticipated to be minimal or non-existent.

L. RECREATION AND TRAILS

Given the size of the rezone site (3.262 acres), it is unlikely that recreational areas will be provided with future commercial development within the rezoning area. In the event that recreational space is provided, the ownership is likely to be retained by the owner of the respective property.

It is anticipated that any future commercial development will include a certain amount of natural or modified open space, as the Neighborhood Commercial zoning district requires a special buffer area adjacent to properties utilized or planned for residential development. Such areas of open space will likely be retained by the owner.

As discussed above, there is an existing Town of Marana maintained trail running north and south along the west side of Twin Peaks Road. Access to the trail from the rezone site may be facilitated through the signalized intersection at Twin Peaks Road and Tangerine Road. However, trail access may be limited or prohibited by future wildlife fencing installed as part of the Marana Capital Improvement Project for Tangerine Road. Trail access will be planned and coordinated in conjunction with and with the approval of the Town of Marana Capital Improvement Project manager for Tangerine Road.

M. CULTURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES

A cultural resources survey will be performed and submitted to the Town of Marana prior to or during the development review process. The owner will take all reasonably necessary measures for the protection of all cultural and historical

resources that may exist on the site and, if reasonably achievable, incorporate any such resources into any future commercial development.

PART III -- CONCEPTUAL DEVELOPMENT PLAN REQUIREMENTS

A. Conceptual Development Plan. A development plan is not included with this rezone application. The existing property owner will leave the site in its current condition as a vacant, undeveloped parcel until arrangements are made to develop the property commercially. At the present time, the owner does not anticipate that a development plan will be immediately forthcoming. Any future development proposed for the site will be required to adhere to all Town of Marana regulations including such development standards set for above in Part II section B.

B. Boundaries and Dimensions of the Subject Property. See Map III-B.1, Boundary Map.

C. Name and Right of Way Width of All Adjacent and Internal Streets and Alleys. There are no internal streets or alleys on the site. Tangerine Road is adjacent to the site on the north with a right-of-way width of 225 feet. As discussed above, an additional dedication of 75 feet for Tangerine Road will be required of the applicant as a condition of this rezoning. Twin Peaks Road is adjacent to the site on the west with a right of way width of 150 feet. West Hollywood Boulevard is adjacent to the site on the south with a right-of-way width of 60 feet. The Developer/Property Owner shall dedicate or cause to have dedicated an additional 15 feet of land along a portion of the southerly property line to the Town of Marana that will complete the full 60 foot half width of right of way on W. Hollywood Boulevard.

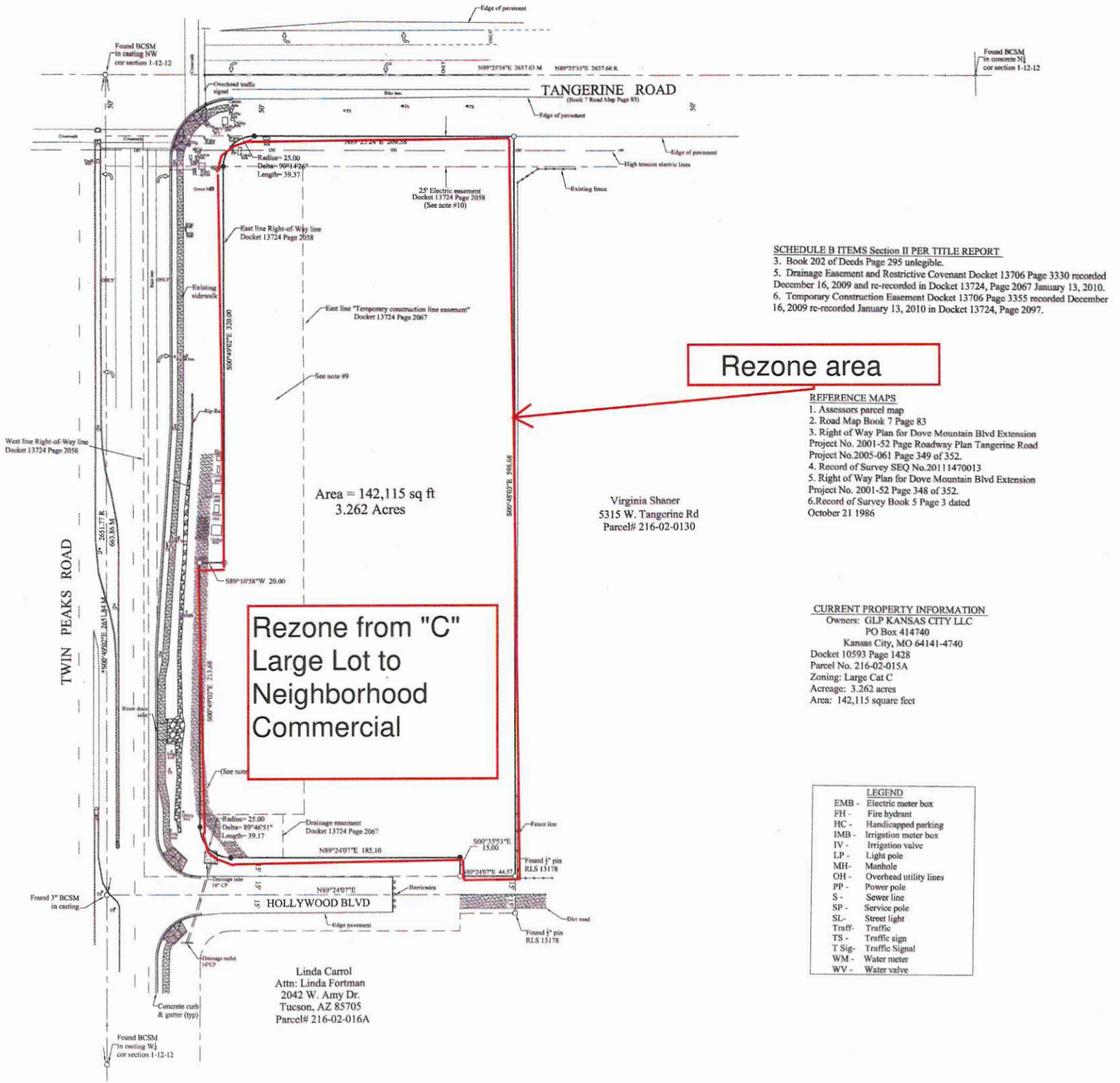
D. Location and Dimensions of All Proposed and Existing Buildings Involved. There are no existing or currently proposed buildings on the site.

E. Existing Adjacent Structures. Bordering the site on the east is a residential lot of 4.3 acres in size. There are three single family structures of a single story as well as an outbuilding on the residential lot.

F. Existing and Proposed Land Use For Each Building Activity area. The rezone site is currently undeveloped vacant land. The proposed land use pursuant to this rezone application is commercial under the Neighborhood Commercial zoning designation.

G. Existing and Proposed Building Square Footages, Types of Units, Density and Lot Coverage Calculations and Building Heights. There are no existing or currently proposed buildings on the site. Future buildings will be of a single story commercial nature, but there is no development plans at the present time. When the site is developed, the owner or developer will submit a development plan with the Town of Marana and will comply with all density, set

III-B.1 - BOUNDARY MAP



SCHEDULE B ITEMS Section II PER TITLE REPORT

3. Book 202 of Deeds Page 295 unlegible.
5. Drainage Easement and Restrictive Covenant Docket 13706 Page 3330 recorded December 16, 2009 and re-recorded in Docket 13724, Page 2067 January 13, 2010.
6. Temporary Construction Easement Docket 13706 Page 3355 recorded December 16, 2009 re-recorded January 13, 2010 in Docket 13724, Page 2097.

REFERENCE MAPS

1. Assessors parcel map
2. Road Map Book 7 Page 83
3. Right of Way Plan for Dove Mountain Blvd Extension Project No. 2001-52 Page Roadway Plan Tangerine Road Project No.2005-061 Page 349 of 352.
4. Record of Survey SEQ No.20111470013
5. Right of Way Plan for Dove Mountain Blvd Extension Project No. 2001-52 Page 348 of 352.
6. Record of Survey Book 5 Page 3 dated October 21 1986

CURRENT PROPERTY INFORMATION

Owners: GLP KANSAS CITY LLC
PO Box 414740
Kansas City, MO 64141-4740
Docket 10593 Page 1428
Parcel No. 216-02-015A
Zoning: Large Cat C
Acreage: 3.262 acres
Area: 142,115 square feet

LEGEND

EMB -	Electric meter box
FH -	Fire hydrant
HC -	Handicapped parking
IMB -	Irrigation meter box
IV -	Irrigation valve
LP -	Light pole
MH-	Manhole
OH -	Overhead utility lines
PP -	Power pole
S -	Sewer line
SP -	Service pole
SL-	Street light
Traff-	Traffic
TS -	Traffic sign
T Sig-	Traffic Signal
WM -	Water meter
WV -	Water valve

back, lot coverage calculations, and building height regulations of the Town of Marana Land Development Code.

H. The Yards and Spaces Between Existing and Proposed Buildings. There are no existing or currently proposed buildings on the site.

I. Existing Topography and Proposed Grading, Showing All Slopes. The existing topography is depicted above in Part I, Map I-B.1, Topography Map. There is no proposed grading plan at the present time.

J. Proposed Parking Layout, Including Number of Spaces Required and Provided, Vehicular, Pedestrian and Service Accesses, Driveways, Maneuvering Areas, Loading and Trash Areas. This information will be provided upon submittal of a development plan with the Town of Marana.

K. Screen Locations, Existing and Proposed Walls, Fences, etc., Indicating Height, Design and Materials. This information will be provided upon submittal of a development plan with the Town of Marana.

L. The Location and Description of Any Storage or Open Land Activities to Take Place Outside the Buildings, Including Square Footage of Such Activities. This information will be provided upon submittal of a development plan with the Town of Marana.

M. Landscape Concept Plan. This information will be provided upon submittal of a development plan with the Town of Marana.

N. Location of All Existing Trees or Manmade Features Which are to Remain or be Removed. This information will be provided upon submittal of a development plan with the Town of Marana.

O. Current and Proposed Locations of All Utilities to Service the Project, Including Electrical Telephone, Water, Sewer and Gas, including Easements. As discussed above in Section II J, there is sewer capacity currently available in two existing Pima County Regional Wastewater Reclamation Department (PCRWRD) sewers to the north of Tangerine Road near the site. City of Tucson water has water service mains immediately adjacent to the northwest corner of the site. Southwest Gas has service infrastructure in the area. There are various providers of telephone service in the area. When a development plan is submitted with the Town of Marana, the owner will make arrangements to procure necessary services and will grant utility easements as necessary and appropriate.

P. Location, Size, and Dimensions of Existing and Proposed Signs. There are no existing or proposed signs on the property.

Q. The Locations and Description of the Amenities Proposed. This information will be provided upon submittal of a development plan with the Town of Marana.

BIBLIOGRAPHY

Existing Land Use Information Sources: Survey by Everett Trueblood Land Surveying; Town of Marana; Marana Geographic Information System (MARGIS); Pima County MapGuide; Pima County Assessor's Office; existing aerial photography; site visits / survey.

Topography Sources: Pima Association of Governments; Topographic mapping MARGIS; Pima County MapGuide.

Hydrology Sources: Preliminary Drainage Study, dated August 29, 2011, by Mike Hansen, PE; Stormwater Detention/Retention Manual, Pima County Department of Transportation and Flood Control District/ City of Tucson DOT; Pima County Arizona and Unincorporated Areas Flood Insurance Rate Map.

Well Sites: Arizona Department of Water Resources – well registry.

Vegetation Sources: Town of Marana Geographic Information System (MARGIS); site survey.

Wildlife Sources: The State of Arizona Game and Fish Department; Town of Marana Habitat Conservation Plan.

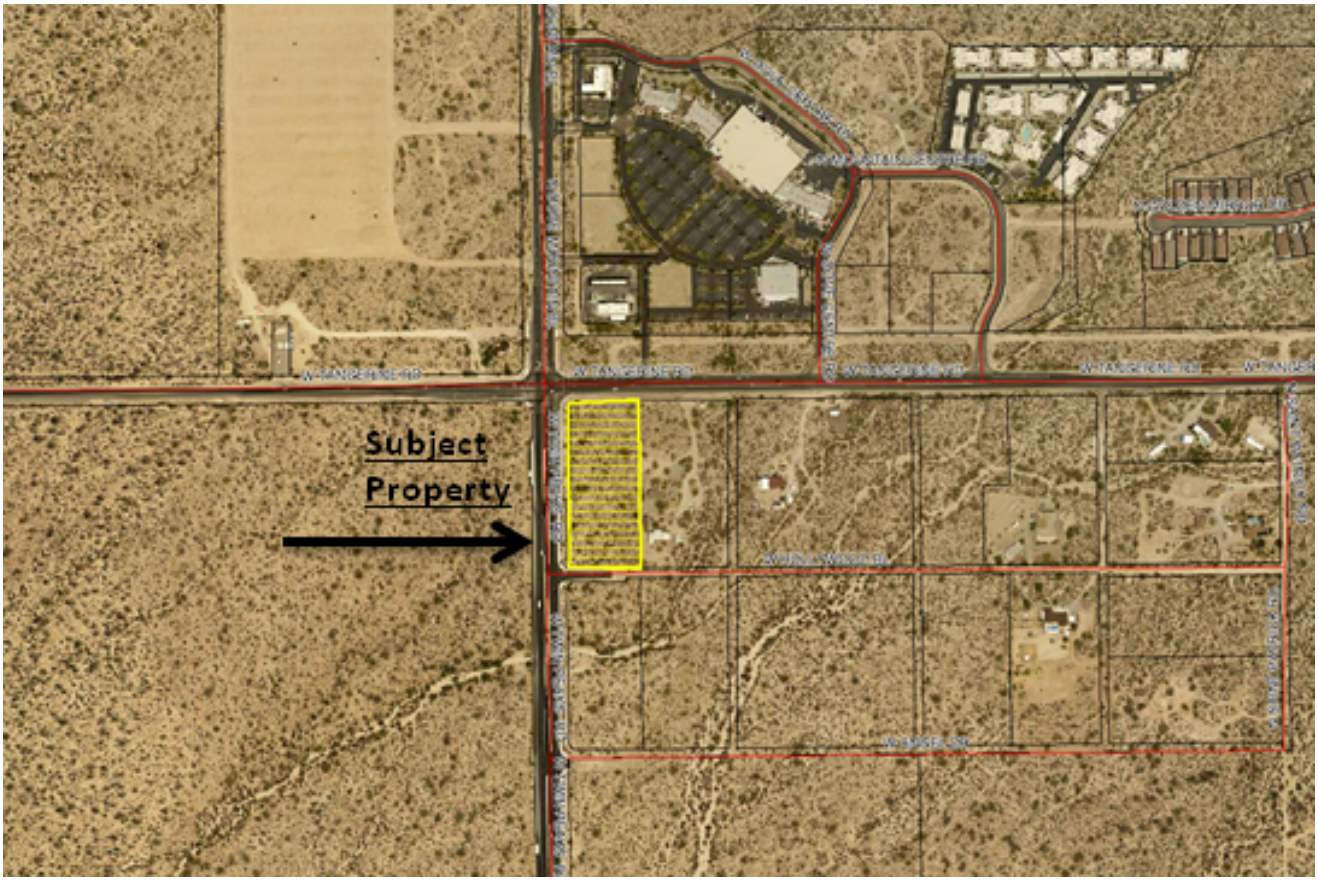
Viewshed Sources: Site survey.

Traffic Sources: Town of Marana; Pima Association of Governments.

Recreation and Trails Sources: Town of Marana, Parks and Recreation Department, Parks Master Plan.

Cultural/Archaeological/Historic Resources Sources: Town of Marana.

MARANA
PLANNING



Location Map

Case: PCZ1410-002 Twin Peaks & Tangerine Rezoning

Request: Approval to change the zoning of 3.2 acres from “C” Large Lot Zone to “NC” Neighborhood Commercial.

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)	216-02-015A			**General Plan Designation (To be confirmed by staff)**	Commercial
Gross Area (Acre/SF)	3.262 acres / 142,115 sq ft			**Current Zoning (To be confirmed by staff)**	"C" Large Lot
Development / Project Name	TRP Twin Peaks			**Proposed Zoning**	Neighborhood Comm
Project Location	Southeast corner of Tangerine Road and Twin Peaks Road				
Description of Project*	Rezone				
Property Owner	TRP Twin Peaks, LLC				
Street Address	12090 N. Thornydale Road, Suite 106				
City Marana	**State** AZ	**Zip Code** 85658	**Phone #** 520-906-4155	**Fax #**	**E-Mail Address**
Contact Person	Del Post			**Phone Number / E-mail** 520-850-0508 / dpost@dmllaw.com	
Applicant	same as owner				
Street Address					
City	**State**	**Zip Code**	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Agent/Representative	Del Post of Datsopoulos MacDonald & Lind, P.C.				
Street Address	201 W. Main St., Suite 201				
City Missoula	**State** MT	**Zip Code** 59802	**Phone #** 520-850-0508	**Fax #** 406-543-0134	**E-Mail Address** dpost@dmllaw.com
Contact Person	Del Post			**Town of Marana Business License No.**	131291

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.)**

TRP Twin Peaks, LLC — Print Name of Applicant/Agent

R Robert Brown — Signature

27 OCT 14 — Date

CaseLog# PC21410-002 Date Received 10-30-14 Signature CBivin

CRW# N/A

MARANA

2010 General Plan

5.1.D

Land Use

- Airport
- Commercial
- Industrial
- I -10 Corridor
- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Master Plan Area
- Mixed Rural
- Parks/Open Space
- Public\Institutional
- Rivers, Major Washes, and Drainageways

Special Planning Areas

- Avra Valley Eastern Connnection
- Tangerine Road
- No Extension of Urban Services (Rural Density Residential)
- Planning Area Boundary
- Marana Town Limits
- Pima/Pinal County Boundary

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Miles

Data Disclaimer: The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

U:\General_Plan\2010\Final\Future Land Use.mxd

© Town of Marana 12/2010

Existing Conditions



Legend

- Parcels



Notes:

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Feet

Pima County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

12/11/2014

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Cynthia Ross, Planner II

Date: December 17, 2014

Strategic Plan Focus Area:
Community

Subject: **PCM1410-002 Ina & Silverbell Change of Rezone Conditions**
Recommendation to the Town Council on a request to modify various rezoning conditions of Marana Ordinance 2002.19, for a 61.2 acre parcel of land located on the west side of Silverbell Road south of Ina Road, including a modification to allow 59 residential units and 37% site disturbance instead of 41 residential units and 30% site disturbance.

Discussion:

The Mayor and Council adopted Marana Ordinance No. 2002.19 on September 17, 2002, rezoning approximately 61.2 acres of land from the “R-144” zone (Single Family Residential, minimum lot size 144,000 square feet) to “R-16” zone (Single Family Residential, minimum lot size 16,000 square feet) for the purpose of developing a 41 lot single family residential subdivision. The applicant proposes to modify rezoning conditions 6, 7, 9, 13, 19 and 22 from Marana Ordinance No. 2002.19.

Staff's review of the Applicant's request to modify certain rezoning conditions also includes an analysis of the 23 original rezoning conditions found in ordinance 2002.19. The intent, in addition to reviewing the Applicant's requested changes is to ensure that the rezoning conditions are current, accurate and comprehensive. Minor wording adjustments have been recommended for rezoning conditions other than those specifically requested by the Applicant. Finally, thirteen additional conditions have been recommended which are common in today's rezoning cases. These new conditions, as well as the modified conditions, will ensure the development meets the intent of the Town of Marana's adopted policies and procedures.

The following review of the 2002.19 rezoning conditions shows the existing rezone conditions followed by any proposed change and rationale for such change.

Condition 1 - Existing
This rezoning is valid for three years from the date of Town Council approval provided that if the developer fails to have a plat recorded prior to the three years the property shall revert to the original zoning without further action by the Town Council.

Proposed Modification to Condition – Update with current standard language
The amended rezoning authorized by this ordinance is valid for three years from the effective date of this ordinance; provided, that if the developer fails to have a plat recorded prior to three years, the Marana

Town Council may cause the property to revert to its former zoning classification upon compliance with the requirements of A.R.S. § 9–462.01 (E).

Condition 2 - Existing
Compliance with all provisions of the Town's Codes, Ordinances and policies of the General Plan.

Proposed Modification to Condition – Update with current standard language
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.

Condition 3 - Existing
The preliminary plat shall be in general conformance with the tentative development plan.

Proposed Modification to Condition – Clarify that there is an updated Tentative Development Plan
The preliminary plat shall be in general conformance with the updated tentative development plan.

Condition 4 - Existing
Archaeological surface inspection shall be conducted and have clearance provided prior to any ground disturbing activities.

Proposed Modification to Condition – Update with current standard language
Prior to the issuance of any grading permits for this project, the property owner shall submit evidence to the Town that all federal permit regulations have been met through the Army Corps of Engineers and the State Historic Preservation Office.

Condition 5 - Existing
The applicant shall provide the necessary authorization and documentation and from the Western Area Power Administration (WAPA) with the subsequent plat submittal.

Proposed Modification to Condition - Retain

Condition 6 - Existing
The final arrangement of lots 38 - 41 as well as the design and arrangement of the access that serves these lots shall be configured in such a way that is satisfactory to the Town Engineer and the Planning Director.

Proposed Modification to Condition - Delete. The condition is no longer applicable due to the proposed reconfiguration and renumbering of lots in the proposed Tentative Development Plan

Condition 7 - Existing
Access to Lot 8 shall be from Silverbell Road and shall be at a location acceptable to the Development Services Administrator.

Proposed Modification to Condition - Delete. The proposed lot configuration eliminates Lot 8 located on the southeast portion of the development

Condition 8 - Existing
A continuous left turn lane shall be installed at the applicant's expense along the project site's frontage on Silverbell Road, subject to the approval of the Development Services Administrator.

Proposed Modification to Condition - Replace the approval of the design and construction of the left turn lane from the Development Services Administrator to the Town Engineer
The developer shall be responsible for the design and construction of a continuous left-turn lane along the project's frontage. The design shall be subject to approval by the Town Engineer.

Condition 9 - Existing
The rezoning site shall be limited to a maximum of 41 lots. The project's gross site disturbance shall not exceed 30%.

Proposed Modification to Condition - Relate how the proposed Tentative Development Plan will increase the maximum number of lots and gross site disturbance
The Rezoning Area shall be limited to a maximum of 59 lots. Site disturbance in the Rezoning Area shall not exceed 37% or 948,000 square feet.

Condition 10 - Existing
All open space easements, public trails and/or wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, as approved by the Development Services Administrator, which shall be vegetated. All such easements, trails, and corridors shall be dedicated to the appropriate entity at a time acceptable to the Town. All utilities shall be underground, and all utility trenches shall be revegetated to be identical with the surrounding desert, where practical.

Proposed Modification to Condition - To replace the Development Services Administrator with Planning Director and to include aboveground utilities that must be revegetated with the exception of the aboveground WAPA.
All open space easements and wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, which shall be revegetated. All such easements and corridors shall be dedicated to the appropriate entity, acceptable to the Town and at a time acceptable to the Town. All utilities shall be underground, and all utility trenches shall be revegetated to be identical with the surrounding desert with the exception of the overhead electric WAPA easement which shall be to WAPA specifications.

Condition 11 - Existing
No approval, permit, or authorization of the Town of Marana authorizes the applicant and/or landowner to violate any applicable federal or state laws or regulations, or relieves the applicant and/or landowner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. You are hereby advised to retain appropriate expert and/or consult with appropriate federal and state agencies to determine any actions necessary to assure compliance with applicable laws and regulations.

Proposed Modification to Condition – Update the condition language with presently accepted vocabulary
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 landowner from responsibility to ensure compliance with all applicable Federal or 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 law and regulation

Condition 12 - Existing
All required fees of the Marana South Transportation Benefit Area shall be paid by the developer in accordance with Ordinance 2001.02.

Proposed Modification to Condition - Update with the current transportation benefit ordinance
All required fees of the Marana South Transportation Benefit Area shall be paid by the developer in accordance with Ordinance 2014.012.

Condition 13 - Existing
No home on the proposal site shall exceed one (1) story, except along Silverbell Road, which may be two (2) stories. Lots adjacent to the west property line (Tentative Development Plan lot numbers 18, 31, 36 and 37) shall be limited to a maximum height of 20-feet. However there will be an 18-foot building height contour line that cannot be exceeded, that will be determined based upon the highest existing elevation in

the building envelope. Lots adjacent to the south property line (tdp lot numbers: 11,12, 13, 14, 15, 16 and 17) shall be limited to a maximum height of 20 feet.

Proposed Modification to Condition - Update to reflect the renumbering of the lots in the proposed Tentative Development Plan

A one-story, 20 foot maximum height restriction shall be placed upon the Lots adjacent to the south and west boundaries of the development which includes Lots 23-34 and 55-59 in the updated Tentative Development Plan.

Condition 14 - Existing

The preliminary plat for the project site shall establish graded pad envelopes not to exceed 16,000 square feet, with an average graded pad envelope of 14,400 square feet, not including driveways and utility installations. Any graded area in excess of 14,400 square feet shall be revegetated to be with identical vegetation.

to

Proposed Modification to Condition - Update with the proposed graded pad envelope sizes

The preliminary plat for the project site shall establish graded pad envelopes not to exceed 16,000 square feet, with an average graded pad envelope of 10,000 square feet, not including driveways and utility installations. Any graded area in excess of 10,000 square feet shall be revegetated with native vegetation.

Condition 15 - Existing

There shall be no connectivity between Waycross Road, Martingale Lane, Bridle Way, or Abington Lane and any access point, right of way, road, or lot within the project area.

Proposed Modification to Condition - Retain

Condition 16 - Existing

Combined with Condition 10.

Proposed Modification to Condition - Delete, this is not relevant

Condition 17 - Existing

Any grading within areas of 15 % or greater slopes for driveways, walls, or other utilities shall be minimized and require approval by the Development Services Administrator and the Planning Director.

Proposed Modification to Condition - Update to change the approval to the Town Engineer

Any grading within areas of 15 % or greater slopes for driveways, walls, or other utilities shall be minimized and require approval by the Town Engineer.

Condition 18 - Existing

The developer shall agree to enter an agreement with the impacted parties identified in Exhibit “B”, regarding development standards for lots 25-34 and 56-58 and any encroachment into undisturbed buffer areas adjacent to neighbors including restrictions of any disturbance in the undisturbed open space area. Such agreement shall be approved by a majority of the impacted parties prior to preliminary plat consideration and shall be enforceable solely by the impacted party or parties as listed in the specified attachment

Proposed Modification to the Condition. Delete. The condition to require an agreement with certain "Impacted Parties" identified in Exhibit B was specifically intended to establish development standards and mitigate disturbance from encroachment into the 75 - foot southern boundary buffer and the 40 - foot western boundary buffer. The buffers will be restricted from any encroachment or disturbance and will therefore not require an agreement by the "Impacted Parties."

Condition 19- Existing
The applicant shall provide an area of undisturbed open space along the southern boundary equivalent to the rear setback of the R-144 zone, or 75-feet, whichever is greater at the time of adoption, except on Lot 18, which shall provide an undisturbed open space along the southern boundary of 100-feet.

Proposed Modification to Condition - Amend with simplified verbiage
There shall be a 75-foot "No Disturbance" bufferyard along the southern boundary of the development, except on Lot 33 which shall provide a 100-foot "No Disturbance" bufferyard.

Condition 20 - Existing
The applicant shall provide a 40-foot setback along the western boundary. The setback shall be preserved as open space, and any area disturbed within this setback shall be revegetated to be identical with the surrounding vegetation.

Proposed Modification to Condition - Reword to simplify the verbiage and to clarify that the applicant will provide a 40 - foot "No Disturbance" bufferyard along the western boundary.
There shall be a 40-foot "No Disturbance" bufferyard along the western boundary.

Condition 21 - Existing
The applicant, through the Town of Marana normal notification process, shall notify the impacted parties, as specified in Exhibit "B", if any request is made to modify, eliminate, or add to the conditions listed herein.

Proposed Modification to Condition - Retain

Condition 22 - Existing
The minimum width of the two designated wildlife corridors shall be 200-feet and where possible, revegetation shall occur in disturbed areas beyond the 200-foot minimum width.

Proposed Modification to Condition - Retain

Condition 23 - Existing
These conditions in their entirety, and all associated attachments, shall be included with this parcel for the current proposal, and for any and all subsequent proposals regarding development, subdivision, or rezoning of this property.

Proposed Modification to Condition - Retain, condition still applicable

New Conditions:

1. The Property Owner shall dedicate, or cause to have dedicated, the necessary rights-of-way for the Ina and Silverbell Rezoning Area including any necessary dedications along Silverbell Road.
2. This rezone is subject to the Residential Design Standards found in the Marana Land Development Code as amended from time to time.
3. The property owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
4. 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 preliminary plat.
5. A detailed traffic analysis shall be submitted and accepted by staff prior to approval of any preliminary plat.
6. A drainage report must be submitted by the Developer and accepted by the Town Engineer prior to Town approval of the preliminary plat.
7. The Property Owners agree to enter into a finance contract establishing their contribution for schools. The Property Owners shall provide written documentation that an agreement with the Marana Unified School District is completed prior to the issuance of the first single-family residential building permit for the Rezoning Area. A receipt of payment shall be provided with each individual

residential building permit.

8. 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 the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/property owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
9. The final design of all streets and circulation facilities, including any gated or emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of the final plat.
10. Prior to or upon requesting a building permit for a lot, the lot owner shall obtain the appropriate grading permit from the Town of Marana prior to commencing any grading operation.
11. Lots located within the Floodplain and Erosion Hazard Setback line will require a Floodplain Use Permit. Affected Lots include 19, 20, 33 - 46, 49, 50, 52 - 55.
12. Lots that develop on 15% or greater slopes shall comply with Marana's Hillside Development Zone ordinance.
13. No lot shall have a cross slope greater than 15% outside of natural undisturbed open space areas.

Staff Recommendation:

Suggested Motion:

Recommend approval of PCM 1410-002, the Ina and Silverbell Rezone Change of Conditions subject to the recommended conditions.

Attachments:

Original Applicant Letter
Application
Location Map
Tentative Development Plan
Ordinance 2002.19
Protest Letters 12.10.14
Impacted Parties Map

October 21, 2014

Mr. Ryan Mahoney, Planning Director
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653

Attention: Christen Bilow

Subject: **Ina & Silverbell Rezoning Change of Condition Request**

Dear Mr. Mahoney:

This letter is to respectfully request that Mayor and Council remove the rezoning conditions # 6, 7, 9 and 13 from Marana Ordinance No. 2002.19 approving a rezoning of approximately 61.2 acres of land located on the west side of Silverbell Road, south of Ina Road from zone R-144 to R-16. We ask that this request be placed on the Planning Commission Agenda for December 17, 2014.

Condition #6 stipulates the final arrangement of Lots 38-41, as well as the design and arrangement of the access that serves these lots.

> This condition is not applicable due to the renumbering of the lots within the proposed development.
>
> We request the removal of this condition because the configuration of, and access to, Lots 38-41 on the Tentative Development Plan was redesigned and approved per final plat PRV-03070f.

Condition #7 requires that access to lot 8 shall be from Silverbell Road, and shall be at a location acceptable to the Development Services Administrator.

> This condition is not applicable due to the renumbering of the lots within the proposed development.
>
> We request the removal of this condition because the configuration of, and access to, lot 8 on the Tentative Development Plan was redesigned and approved per final plat PRV-03070f.

Condition #9 limits the rezoning site to a maximum of 41 lots, and allows a gross site disturbance of no more than 30%.

> The maximum gross disturbance of 30% was stipulated due to the status of the cactus ferruginous pygmy owl as an endangered species. The owl was delisted in 2006 subsequently eliminating the 30% disturbance limitation. Additionally, the economic downturn has resulted in a shift in housing demand for smaller, more affordable homes. Although eighteen additional homes are proposed, only an additional 15% disturbance is

a 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

requested since proposed homes will be situated on 10,000 square foot building envelopes to maximize the amount of open space on each lot and throughout the entire subdivision. With the inclusion of the 200' wide wildlife corridors along the two on-site washes, the amount of proposed disturbance in the new site plan conforms to the recommendations in the HCP, which designates the site as Zone 3 with 40-70% natural undisturbed open space (NUOS).

We request the removal of this condition based on conformance with the recommendations set forth in the Marana HCP, the delisting of the pygmy owl and the demand shift in the market for new housing as a result of the economic recession.

Condition #13 states that no home on the proposal site shall exceed one story, except along Silverbell Road, which may be two stories.

The condition was written with the intent of protecting the views and privacy of adjacent existing neighbors. The previous condition is unclear on what constitutes as homes "along Silverbell Road". Under the strictest interpretation of the condition, only the lots depicted in the Tentative Development Plan along the Silverbell Road frontage would be allowed to exceed one-story, resulting in a mere 8 two-story homes and only 7 under the newly proposed Preliminary Concept Replat. Additionally, two-story homes will be provided per direction from Town planning staff.

We request the removal of this condition. The proposed development will provide single-story restrictions along the west and southern boundaries in accordance with those shown on the Preliminary Concept Replat which reflects the direction of planning staff to honor the intent of protecting the views and privacy of adjacent existing neighbors.

Condition #19 specifies the minimum setback requirements along the southern boundary of the project area, and specifically references Lot 18.

This condition is not applicable due to the renumbering of the lots within the proposed development.

We are requesting the amendment of referenced lot number 18 to reflect updated numeration of the new Preliminary Concept Replat, which is number 56.

Condition #22 designates a minimum width of 200 feet for the two wildlife corridors to be preserved on-site, but states that revegetation shall occur in <u>undisturbed</u> areas beyond the 200-foot minimum width.

This condition is confusing and needs to be rewritten. It implies that undisturbed areas need to be revegetated with species that may or may not be native.

We ask that this condition be amended to remove or clarify the intent of revegetating undisturbed natural open space areas. If the goal is to supplement existing native vegetation in certain areas, those locations need to be identified and specifically called out for augmentation.

Attached to this correspondence is the Preliminary Concept Replat for the proposed project based on the requested removal of conditions 6, 7, 9 and 13 with amendments to conditions 19 and 22.

The Preliminary Concept Replat utilizes the same roadway configuration as approved final plat PRV-03070f with the addition of a complete cul-de-sac in the southwest corner to meet the Town's Subdivision Street Standards. The required setbacks along the south and west boundaries will also be shown on the Preliminary Concept Replat.

We are prepared to meet to discuss any questions you may have regarding this request. Please feel free to contact me at (520) 623-6146. Thank you for your consideration.

Sincerely,

Brian Underwood

Brian Underwood
Project Manager

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 change of zoning conditions

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	please refer to final plat PRV-03070f for parcel #'s			**General Plan Designation (To be confirmed by staff)**	Low Density Residential (LDR)
Gross Area (Acre/SF)	58.78 acres			**Current Zoning (To be confirmed by staff)**	R-16 (Single Family Residential)
Development / Project Name	Ina & Silverbell subdivision			**Proposed Zoning**	N/A, no change in zoning
Project Location	southwest corner of Ina and Silverbell Roads, approx. 1000' south of the intersection T 13 S, R 12 E, S 02				
Description of Project*	Single-family residential one- and two-story subdivision with 59 lots				
Property Owner	Fidelity National Title Tr 60204, Attn: Bud & Penny Cardinal				
Street Address	7608 North La Cholla Boulevard				
City Tucson	**State** AZ	**Zip Code** 85741	**Phone #** 520-575-0600	**Fax #** 520-575-0607	**E-Mail Address** budc@theriver.com
Contact Person	Bud Cardinal			**Phone Number / E-mail** 520-575-0600 / budc@theriver.com	
Applicant	C & C Construction				
Street Address	7608 North La Cholla Boulevard				
City Tucson	**State** AZ	**Zip Code** 85741	**Phone #** 520-575-0600	**Fax #** 520-575-0607	**E-Mail Address** budc@theriver.com
Contact Person	Bud Cardinal			**Phone Number / E-mail** 520-575-0600 / budc@theriver.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 — Print Name of Applicant/Agent

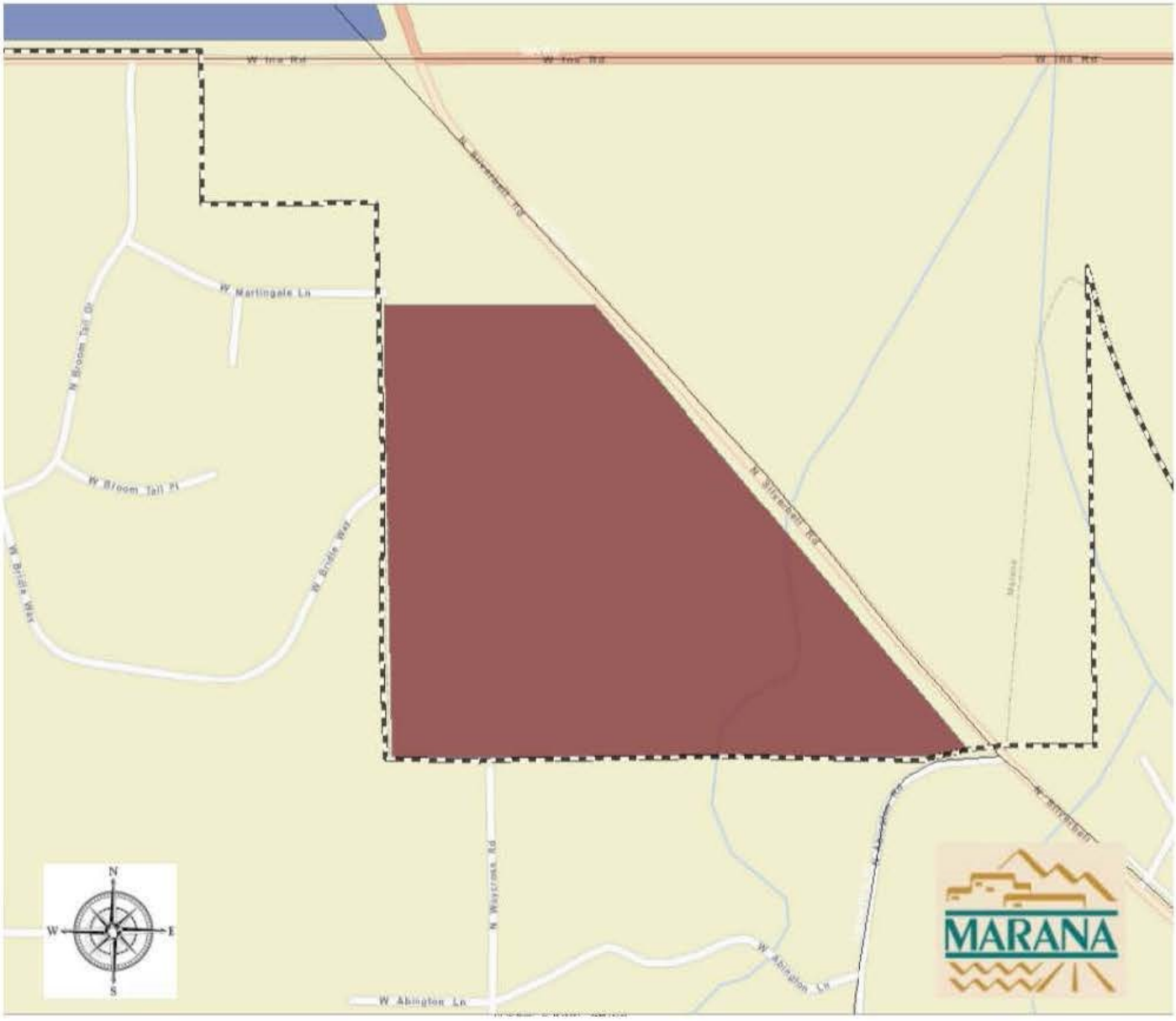
Signature

October 21, 2014 — Date

CaseLog# _____ Date Received 10.23.14 Signature C. Jacobs

CRW# PCM1410-002

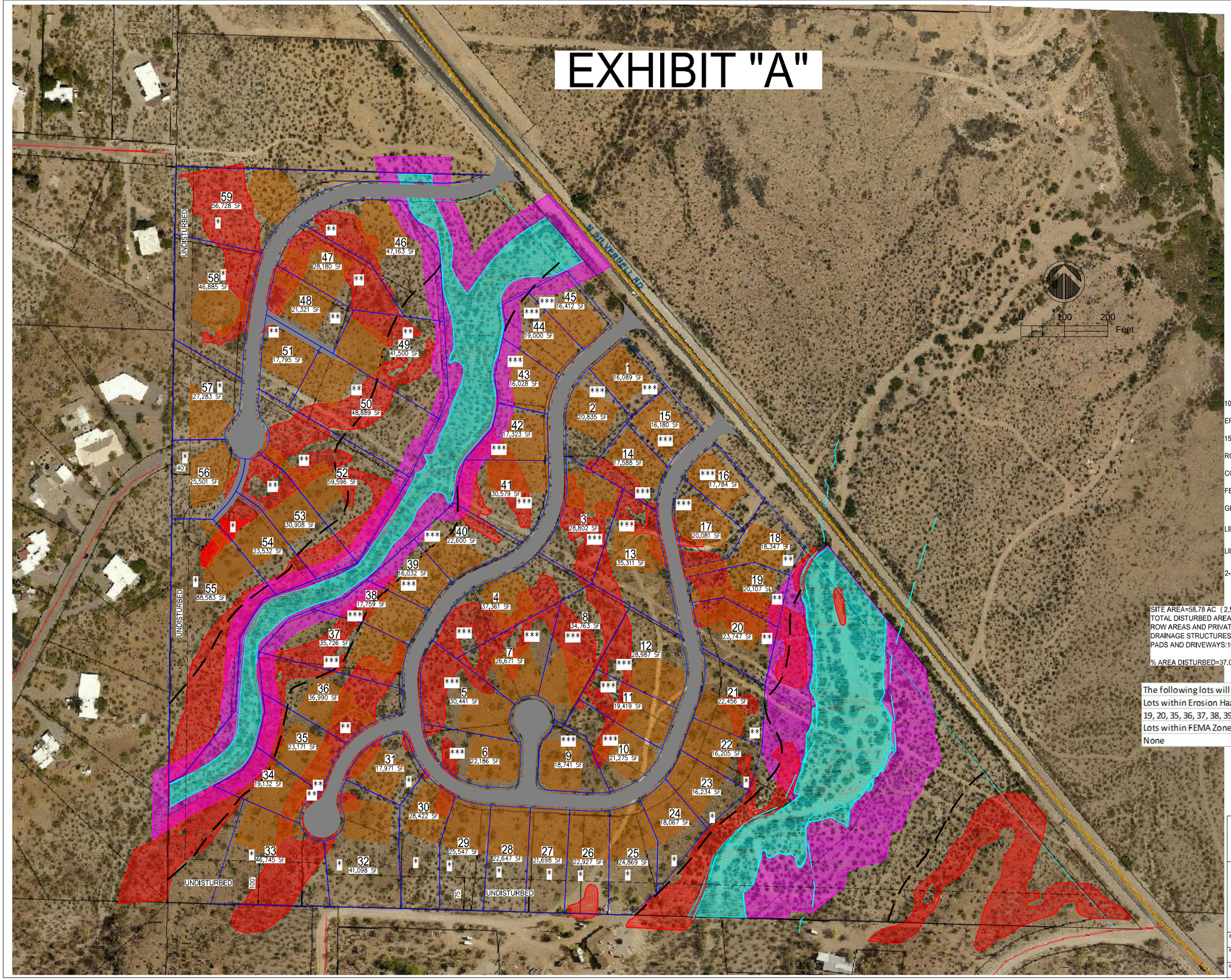
Ina & Silverbell Rezone
Change of Rezone Conditions
PCM1410-002



A request by Fidelity National Title Tr 60204 to modify the rezoning conditions of Marana Ordinance 2002.19, adopted on September 17, 2002, approving the Ina and Silverbell Rezone of approximately 58.78 acres. The property lies approximately 1.2 miles west of Interstate 10 on Silverbell Road approximately one-quarter mile south of the intersection of Ina and Silverbell roads.

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.

EXHIBIT "A"



SITE AREA=58.78 AC (2,560,371 SF)
TOTAL DISTURBED AREAS:

ROW AREAS AND PRIVATE DRIVEWAYS	=228,000 SF
DRAINAGE STRUCTURES/ROW DAYLIGHT (ASSUME NO CHANGE)	=130,000 SF
PADS AND DRIVEWAYS:10,000 SF PER LOT (AVERAGE)	=590,000 SF
	TOTAL=948,000 SF

% AREA DISTURBED=37.0%

The following lots will require a Floodplain Use Permit
Lots within Erosion Hazard Setback Line:
19, 20, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 51, 53, 55, 56
Lots within FEMA Zone A:
None

EXHIBIT "A"

TOWN OF MARANA CASE NO: 03-070

ORACLE ENGINEERING GROUP, Inc.
199 East Fort Lowell
Tucson, AZ 85705
TEL: (520) 292-6711
FAX: (520) 292-6144

PRELIMINARY CONCEPT REPLAT
INA & SILVERBELL
LOTS 1 THRU 59
A Portion of the S.E. 1/2, Sec. 2
T13S, R12E, G&SRB&M, Town of Marana, Arizona

DESIGNED BY: MKT	DATE: 10/14	FIELD BOOK NO.		DRAWING NUMBER:	
DRAWN BY: MKT	DATE: 10/14	SCALE VERT.			
CHECKED BY: PS	DATE: 10/14	HORIZ.		SHEET	OF

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: MMW
DEPUTY RECORDER
0503 PE1

SMARA
TOWN OF MARANA
ATTN: TOWN CLERK
13251 N LON ADAMS RD
MARANA AZ 85653

DOCKET: 11894
PAGE: 5220
NO. OF PAGES: 6
SEQUENCE: 20021880958
09/27/2002
ORDIN 16:38

MAIL

AMOUNT PAID $ 8.50

MARANA ORDINANCE NO. 2002.19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, APPROVING A REZONE REQUEST BY THE UNIVERSITY OF ARIZONA FOUNDATION, TO REZONE APPROXIMATELY 61.2 ACRES OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 12 EAST, ON THE WEST SIDE OF SILVERBELL ROAD, SOUTH OF INA ROAD, FROM ZONE "R-144" (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 144,000 SQ. FT.), TO "R-16" (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 16,000 SQ. FT.), ASSESSOR'S PARCEL NUMBER 214-040-0430.

WHEREAS, The University of Arizona Foundation is the owner of approximately 61.2 acres of land located in the Northeast Quarter of Section 2, Township 13 South, Range 12 East, west of Silverbell Road, south of Ina Road, as depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, in reviewing the rezoning request, staff recommended to the Planning and Zoning Commission the approval of the rezoning request subject to several conditions; and

WHEREAS, the Marana Planning Commission, after a public hearing, considered this rezoning request on June 26, 2002, and voted 5 to 1 in favor of recommending that the Town Council approve said rezone, adopting the recommended staff conditions; and

WHEREAS, the Marana Town Council heard from representatives of the owner, staff and members of the public at the regular Town Council meeting held September 17, 2002, and has determined that the rezoning is in conformity with the General Plan and should be approved, subject to 23 conditions.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of approximately 61.2 acres located in the northeast quarter of Section 2, Township 13 South, Range 12 East, west of Silverbell Road and south of Ina Road, is hereby changed from zone "R-144" (single family residential, minimum lot size 144,000 sq. ft.), to "R-16" (single family residential, minimum lot size 16,000 sq. ft.), Assessor's Parcel Number 214-040-0430.

Section 2. The purpose of this rezoning is to allow the creation of single family detached homes, subject to the following conditions:

1. This rezoning is valid for three years from the date of Town Council approval provided that if the developer fails to have a plat recorded prior to the three years the property shall revert to the original zoning without further action by the Town Council.

2. Compliance with all provisions of the Town's Codes, Ordinances and policies of the General Plan.
3. The preliminary plat shall be in general conformance with the tentative development plan.
4. Archaeological surface inspection shall be conducted and have clearance provided prior to any ground disturbing activities.
5. The applicant shall provide the necessary authorization and documentation and from the Western Area Power Administration (WAPA) with the subsequent plat submittal.
6. The final arrangement of lots 38 - 41 as well as the design and arrangement of the access that serves these lots shall be configured in such a way that is satisfactory to the Town Engineer and the Planning Director.
7. Access to Lot 8 shall be from Silverbell Road and shall be at a location acceptable to the Development Services Administrator.
8. A continuous left turn lane shall be installed at the applicant's expense along the project site's frontage on Silverbell Road, subject to the approval of the Development Services Administrator.
9. The rezoning site shall be limited to a maximum of 41 lots. The project's gross site disturbance shall not exceed 30%.
10. All open space easements, public trails, and/or wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, as approved by the Development Services Administrator, which shall be revegetated. All such easements, trails, and corridors shall be dedicated to the appropriate entity, acceptable to the Town and at a time acceptable to the Town. All utilities shall be underground, and all utility trenches shall be revegetated to be identical with the surrounding desert, where practical.
11. No approval, permit, or authorization of the Town of Marana authorizes the applicant and/or landowner to violate any applicable federal or state laws or regulations, or relieves the applicant and/or landowner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. You are hereby advised to retain appropriate expert and/or consult with appropriate federal and state agencies to determine any actions necessary to assure compliance with applicable laws and regulations.
12. All required fees of the Marana South Transportation Benefit Area shall be paid by the developer in accordance with Ordinance 2001.02.
13. No home on the proposal site shall exceed one (1) story, except along Silverbell Road, which may be two (2) stories. Lots adjacent to the west property line (tdp lot numbers 18, 31, 36 and 37) shall be limited to a maximum height of 20-feet. However there will be an 18-foot building height contour line that cannot be exceeded, that will be determined based upon the highest existing elevation in the building envelope. Lots adjacent to the south property line (tdp lot numbers: 11,12, 13, 14, 15, 16 and 17) shall be limited to a maximum height of 20 feet.
14. The preliminary plat for the project site shall establish graded pad envelopes not to exceed 16,000 square feet, with an average graded pad envelope of 14,400 square feet, not including driveways and utility installations. Any graded area in excess of 14,400 square feet shall be revegetated to be identical with the surrounding vegetation.
15. There shall be no connectivity between Waycross Road, Martingale Lane, Bridle Way, or Abington Lane and any access point, right of way, road, or lot within the project area.
16. Combined with Condition 10.
17. Any grading within areas of 15 % or greater slopes for driveways, walls, or other utilities shall be minimized and require approval by the Development Services Administrator and the Planning Director.

18. The developer shall agree to enter an agreement with the impacted parties, as specified in Exhibit "B", regarding development standards for lots 12-19 and 31-38 and any encroachment into undisturbed buffer areas adjacent to neighbors. Such agreement shall be approved by a majority of the impacted parties prior to preliminary plat consideration and shall be enforceable solely by the impacted party or parties as listed in the specified attachment.
19. The applicant shall provide an area of undisturbed open space along the southern boundary equivalent to the rear setback of the R-144 zone, or 75-feet, whichever is greater at the time of adoption, except on Lot 18, which shall provide an undisturbed open space along the southern boundary of 100-feet.
20. The applicant shall provide a 40-foot setback along the western boundary. The setback shall be preserved as open space, and any area disturbed within this setback shall be revegetated to be identical with the surrounding vegetation.
21. The applicant, through the Town of Marana normal notification process, shall notify the impacted parties, as specified in Exhibit "B", if any request is made to modify, eliminate, or add to the conditions listed herein.
22. The minimum width of the two designated wildlife corridors shall be 200-feet and where possible, revegetation shall occur in undisturbed areas beyond the 200-foot minimum width.
23. These conditions in their entirety, and all associated attachments, shall be included with this parcel for the current proposal, and for any and all subsequent proposals regarding development, subdivision, or rezoning of this property.

Section 3. All Ordinances, Resolutions and Motions and parts of Ordinances, Resolutions, and Motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of Ordinance No. 2002.19.

Section 4: 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, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of September, 2002.

Mayor BOBBY SUTTON, JR.

ATTEST:

Jocelyn C. Entz
Town Clerk

TOWN OF MARANA CORPORATE SEAL ARIZ. 1977

APPROVED AS TO FORM:

Daniel J. Hochuli
As Town Attorney and not personally

Exhibit A

All that portion of Lots 1, 2 and 5 and the Southwest Quarter of the Northeast Quarter of Section 2, Township 13 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, lying Southwesterly of the West right of way line of Silverbell Road.

EXCEPTING the following described parcel:

BEGINNING at a point in the West line of said Northwest Quarter of the Northeast Quarter 17.3 feet South of the Northwest corner thereof;

THENCE Southeasterly along the Southwesterly line of what is known as Silverbell Road, following the course of said road, 609.2 feet to a point;

THENCE West 411.7 feet, more or less, to a point in the West line of said Northwest Quarter of the Northeast Quarter;

THENCE North along said West line 449.3 feet, more or less, to the POINT OF BEGINNING.

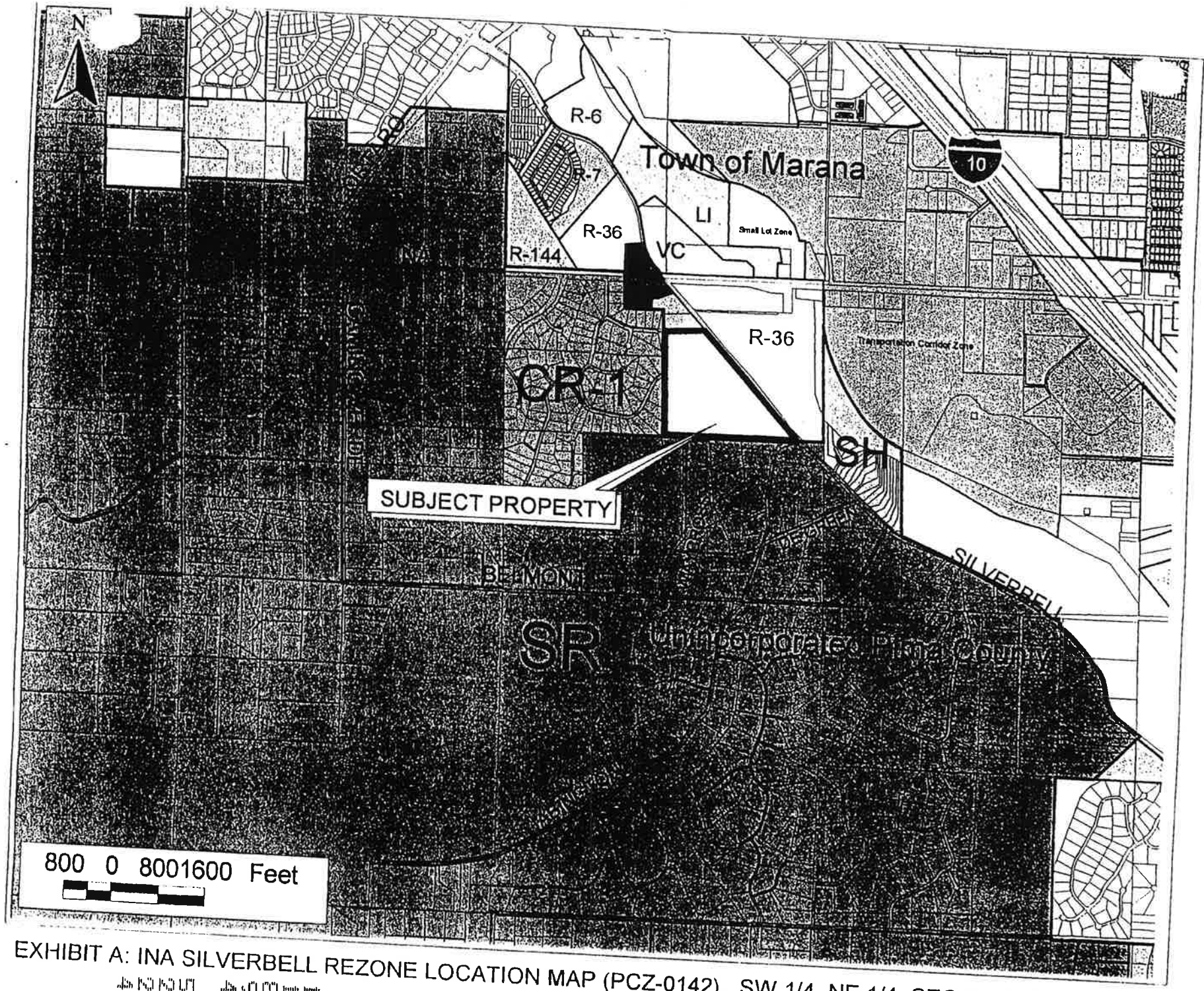
ALSO EXCEPTING that portion of the Northwest Quarter of the Northeast Quarter of said Section 2, conveyed to W.R.C. Nourse by Deed dated March 1, 1949, bounded and described as follows:

BEGINNING at a point on the North and South center line of said Section, which point is 36.35 feet Southerly from the North Quarter corner of said Section, said point also being the intersection of the North and South center line of said Section 2, with the Southwest right of way line of the Pima County Silverbell Road;

THENCE in a Southwesterly direction along the said Southwest right of way line of said Silverbell Road, a distance of 1158.95 feet to a point;

THENCE Westerly and parallel with the North line of said Section 2, a distance of 770.0 feet to a point which intersects the North and South center line of said Section;

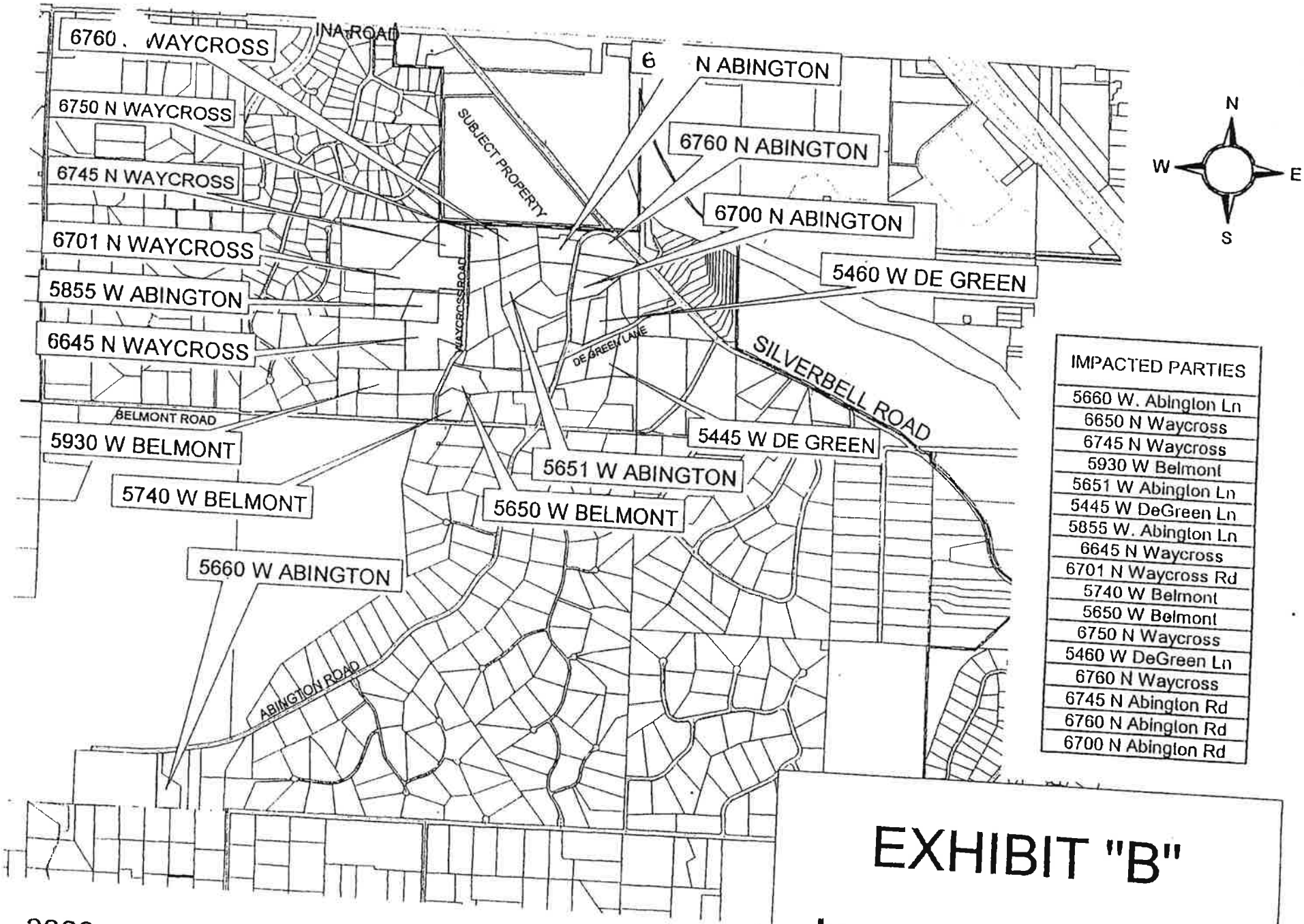
THENCE Northerly along the said North and South center line of said Section, a distance of 855.25 feet to the POINT OF BEGINNING.



MARANA

EXHIBIT A WAS PREPARED 9/11/02 BY THE TOWN OF MARANA PLANNING AND ZONING DEPARTMENT

EXHIBIT A: INA SILVERBELL REZONE LOCATION MAP (PCZ-0142). SW 1/4, NE 1/4, SEC 2, T13S, R12E



IMPACTED PARTIES
5660 W. Abington Ln
6650 N Waycross
6745 N Waycross
5930 W Belmont
5651 W Abington Ln
5445 W DeGreen Ln
5855 W. Abington Ln
6645 N Waycross
6701 N Waycross Rd
5740 W Belmont
5650 W Belmont
6750 N Waycross
5460 W DeGreen Ln
6760 N Waycross
6745 N Abington Rd
6760 N Abington Rd
6700 N Abington Rd

EXHIBIT "B"

Impacted Parties

12-01-14A09:05 RCVD

November 30, 2014

Dear Marana Zoning and Planning Committee:

I am writing you in regards to the Ina/Silverbell Change of Conditions. I live on Bridle Way, which is a cul-de-sac street that borders with the proposed development of the 59+ acre property and where I daily walk my dogs.

My husband and I moved to Tucson in 1980 from the Los Angeles area, because we wanted to own a home and raise a family away from city lights and sidewalks. The area of Ina/Silverbell where we built our house was a perfect match of a neighborhood with desert surroundings of wildlife nearby.

I realize the need for growth and business profit, as the City of Marana knows that more houses means more taxes. However, I have also watched what Marana has done in the past 30 years with building up the Continental Ranch, Continental Reserve, Gladden Farms, and Dove Mountain areas. Don't we have enough "cookie cutter" houses with sidewalks? Keeping the proposed area in a more natural state for residents and wildlife would only enhance attracting people to the Marana area.

The new construction on the NW corner of Ina/Silverbell this year has caused more wildlife to come into our neighborhood I feel. It was in March that I witnessed a mountain lion walk cross Broomtail early in the morning; bobcat sitings have become more frequent; my neighbor has a pygmy owl living on their front porch; mule deer is seen more often, not to mention coyotes crossing my property daily. These animals will continue to be displaced with the amount of construction taking place in this area.

Therefore, I ask you to reconsider allowing construction to take place on this parcel. And if you must allow it based on a decision made in 2002, that you at least consider NOT allowing the increase of an additional 18 homes. Please don't turn Marana into what Los Angeles is and the reason we left in 1980.

Sincerely,

Pamela K. Gaiser

Cynthia Ross

From: Terri Byler
Sent: Thursday, December 04, 2014 1:12 PM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: Ina/Silverbell Change of Conditions

FYI -

From: Arimatla1@aol.com [mailto:Arimatla1@aol.com]
Sent: Thursday, December 04, 2014 1:11 PM
To: Terri Byler
Subject: REF: Ina/Silverbell Change of Conditions

REF: Ina/Silverbell Change of Conditions
Thomas Schnee, Chair
Marana Planning Commission Marana Planning Department (520) 382-2600

Dear Members of the Marana Planning Commission,

I am asking you to please leave the existing conditions in place and not allow for an increase in density of housing. A long hard compromise was reached in 2002 concerning the up-zoning of this property and one of the main issues is that it is an important wildlife corridor to the Santa Cruz River.
The Saguaro National Park West Unit reaches its closest point to the Santa Cruz, less than a mile, directly upstream from the two washes that go through this parcel. With the addition of more houses along these washes a bottleneck will be created, effectively shutting down the wildlife corridor.

The Saguaro National Park West Unit is effectively an island and the few remaining corridors are very valuable. The future of the park as a viable resource is at stake, animals need to be able to move to other parks to help insure a healthy population, to provide genetic diversity.

The Saguaro National Park belongs to all of us, for hiking, bike riding, viewing wildlife or just relaxing. This plan for increased housing affects all of us and that is why I am asking you to leaving the existing conditions in place and to vote no.
Please print this letter for the all the Commissioners.
Thank you.

Mary T Weinzirl

To be beautiful means to be yourself.
You don't need to be accepted by others.

Cynthia Ross

From: Terri Byler
Sent: Thursday, December 04, 2014 5:04 PM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: LETTER TO THE COMMISSIONERS - REGARDING INA&SILVERBELL REQUEST CHANGE OF CONDITIONS

FYI...

From: SONNY [mailto:grandpasonny@msn.com]
Sent: Thursday, December 04, 2014 4:57 PM
To: tbylor@marana.com; Terri Byler
Subject: LETTER TO THE COMMISSIONERS - REGARDING INA&SILVERBELL REQUEST CHANGE OF CONDITIONS

MARANA PLANNING COMMISSIONERS
Town of Marana, Arizona

RE: Ina / Silverbell Change of Conditions Request by the Developer

To the Honorable Thomas Schnee, Chair Marana Planning Commission
Don Duncan, Vice Chair, Terry Fehrmann, Marcia Jakab, Steve Miklosi, Richard Millerhomes

Dear Planning Commission Members:

I am writing today to express my sincere request that you **do not approve** the Change of Conditions request before you today. The current owners of this property knew full well of the current approved platting for 41 single family homes when they purchased this property. Now they are attempting to pull the "Old Switcheroo" that property developers are famous for.

This currently pristine parcel of land is so important for the wildlife that inhabit the area and the Tucson Mountains. With three large washes that feed directly into the Santa Cruz river, these riparian areas are so important.

How is it these developers think this is o.k.?? Because they care nothing about the land, the people or the flora and fauna that inhabit it. They care only about the money, and we all know it.

Once this beautiful piece of desert is bladed and scraped - it's gone forever.

In 2002 a very hard fought battle was ended because the Developers and the Town of Marana came to an agreement - now the new owner wants to void that agreement.

Please, let's hold them to the original agreement - the little bit of additional money the additional homes would generate for Marana is not significant enough to allow for the total destruction of this beautiful property.

Very truly,

Thee Arthur (Sonny) Campbell
6250 N. Desert Willow Drive
Tucson, AZ 85743

Cynthia Ross

From: Terri Byler
Sent: Friday, December 05, 2014 8:17 AM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW:

-More to come...

From: Zarah M. Earles [mailto:lotusflower@wildblue.net]
Sent: Thursday, December 04, 2014 6:03 PM
To: Terri Byler
Subject:

REF: Ina/Silverbell Change of Conditions
Thomas Schnee, Chair
Marana
Planning Commission
Marana Planning Department
(520) 382
-
2600
Dear Members of the Marana Planning Commission,

I am asking you to please leave the existing conditions in place and not allow for an increase in density of housing.
A long hard compromise was reached in 2002 concerning
the up-zoning of this property and one of the main issues is that it is an important wildlife corridor to the Santa Cruz River.
The Saguaro National Park West Unit reaches its closest point to the Santa Cruz, less than a mile, directly upstream from the two washes that go through this parcel. With the
addition of more houses along these washes a bottleneck will be created, effectively shutting down the wildlife corridor.
The Saguaro National Park West Unit is effectively an island and the few remaining corridors are very valuable. The future of the park as a viable resource is at stake, animals
need to be able to move to other parks to help insure a healthy population, to provide genetic diversity.
The Saguaro National Park belongs to all of us, for hiking, bike riding, viewing wildlife or just relaxing. This plan increased housing affects all of us and that is why I am asking you to leave the existing conditions in place and to vote no.
Please print this letter for all the Commissioners.
Thank you.

Sincerely,

Zarah M. Abbott

Cynthia Ross

From: Terri Byler
Sent: Friday, December 05, 2014 8:17 AM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: Ina/Silverbell Change of Conditions

FYI

From: Jill Holbrook [mailto:jillholbrook@earthlink.net]
Sent: Thursday, December 04, 2014 11:39 PM
To: Terri Byler
Subject: Ina/Silverbell Change of Conditions

REF: Ina/Silverbell Change of Conditions
Thomas Schnee, Chair Marana Planning Commission
Marana Planning Department
(520) 382-2600

Dear Members of the Marana Planning Commission,

I am asking you to please leave the existing conditions in place and not allow for an increase in density of housing. A long hard compromise was reached in 2002 concerning the up-zoning of this property and one of the main issues is that it is an important wildlife corridor to the Santa Cruz River.

The Saguaro National Park West Unit reaches its closest point to the Santa Cruz, less than a mile, directly upstream from the two washes that go through this parcel. With the addition of more houses along these washes a bottleneck will be created, effectively shutting down the wildlife corridor.

The Saguaro National Park West Unit is effectively an island and the few remaining corridors are very valuable. The future of the park as a viable resource is at stake, animals need to be able to move to other parks to help insure a healthy population, to provide genetic diversity.

The Saguaro National Park belongs to all of us, for hiking, bike riding, viewing wildlife or just relaxing. This plan for increased housing affects all of us and that is why I am asking you to leave the existing conditions in place. Please vote NO on any increase in the number of houses to be built on this property.

Please print this letter for the all the Commissioners.

Thank you.

Jill N. Holbrook
5981 W. Bridle Way
Tucson, AZ 85743

Cynthia Ross

From: Terri Byler
Sent: Friday, December 05, 2014 8:17 AM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: Ina/Silverbell Change of Conditions

That is it for now.

From: Golf Weaver [mailto:golfweaver@earthlink.net]
Sent: Thursday, December 04, 2014 11:42 PM
To: Terri Byler
Subject: Ina/Silverbell Change of Conditions

REF: Ina/Silverbell Change of Conditions
Thomas Schnee, Chair Marana Planning Commission
Marana Planning Department
(520) 382-2600

Dear Members of the Marana Planning Commission,

I am asking you to please leave the existing conditions in place and not allow for an increase in density of housing. A long hard compromise was reached in 2002 concerning the up-zoning of this property and one of the main issues is that it is an important wildlife corridor to the Santa Cruz River.

The Saguaro National Park West Unit reaches its closest point to the Santa Cruz, less than a mile, directly upstream from the two washes that go through this parcel. With the addition of more houses along these washes a bottleneck will be created, effectively shutting down the wildlife corridor.

The Saguaro National Park West Unit is effectively an island and the few remaining corridors are very valuable. The future of the park as a viable resource is at stake, animals need to be able to move to other parks to help insure a healthy population, to provide genetic diversity.

The Saguaro National Park belongs to all of us, for hiking, bike riding, viewing wildlife or just relaxing. This plan for increased housing affects all of us and that is why I am asking you to leave the existing conditions in place. Please vote NO on any increase in the number of houses to be built on this property.

Please print this letter for the all the Commissioners.

Thank you.

Lura Moore
5981 W. Bridle Way
Tucson, AZ 85743

Walsh Family
5841 West Bridle Way
Tucson AZ 85743

December 9, 2014

Cynthia L. Ross, AICP, Planner II, Planning Department
Development Services, Town of Marana
11555 W. Civic Center Drive
Marana, AZ 85653

ph (520) 382-2651 - email cross@marana.com

Re: Case number: PCM1410-002

Dear Ms Ross,

Thank you for accepting this letter of protest against changes requested by Fidelity National Trust TR 60204 for the Ina/Silverbell development. While objecting to the addition of 18 houses crowding this delicate wildlife corridor, we specifically illustrate below the impact of the increased density on our property.

For over 30 years, our family has owned two acres on the southeast side at the end of West Bridle Way, the house at 5841 West Bridle Way, and the undeveloped one-acre block on the south side of our house.

We outline below our strong objection to the proposed addition of three more houses on our property line and the proposed placement of a road and cul de sac as illustrated in the new proposal. We also request assurances that our home and neighborhood will not be adversely affected by the new development.



Figure 1: *This image shows the proposed seven new homes, numbered 46 through 52, with white lines indicating the original four lots designated on the current/old plan.*

The painstakingly negotiated current/old plan (*see the white boundary lines on fig 1*) allocates four lots for four homes.

The proposed/new plan doubles the number of homes on three lots for a total of seven homes, five of them forming a tightly spaced and imposing corridor of concrete. The proposed line of houses would form a continuous barrier visible from every vantage point on our property and from every window and door in our bedrooms and living areas. It would fully block our unobstructed view of the Tucson Valley and Catalina Mountains, and would threaten our property value.

We further object to the angling of the new roadway and cul de sac — such that vehicle lights will shine directly into our bedrooms, main living area and patio — and their proximity to our property line, which would impose traffic noise, lights and fumes creating a nuisance, sleep disturbance and hazard.

As shown, instead of four well-spaced homes, in keeping with the character and density of our neighborhood and preserving the open desert and wildlife corridor, the new plan would have us boxed in by concrete and asphalt and irritated by the busyness of three additional cramped households. This is completely out of keeping with our community ambience.

Please note, the location of new houses in this particular group is at the end of a ridge which drops down 30 to 40 feet into Animal Wash. By virtue of their unique position at the end of West Bridle Way, which traverses the top of the ridge, any houses built on this outcrop of land will be an integral part of the old neighborhood. It is especially important, therefore, that this group of houses should be designed as low density, individual and unique, single story, flat-roofed, brick homes fitting in with the density and character of the old neighborhood. This group of new homes should not form an imposing, unsightly, crowded and ill-fitting enclave.

We request, as per the current/old plan, that:

- the lot shared by proposed houses 52 & 51 be allocated one home
- the lot shared by proposed houses 49 & 48 be allocated one home
- the lot shared by proposed houses 47 & 46 be allocated one home
- the proposed house numbered 50 be shifted southeast;

and that (*see blue overlay on fig 2*)

- the proposed cul de sac be located away from our property line, to the northeast of the proposed house numbered 51 with four driveways leading to four homes.

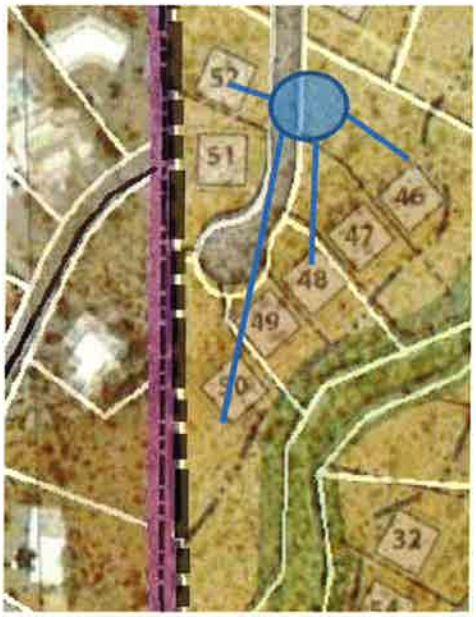


Figure 2: *The blue overlay shows the preferred placement of the cul de sac and four driveways to the preferred locations of four homes, as per the current/old plan.*

With reference, in particular, to the proposed house numbered 50, situated unnecessarily close to our home and in the middle of a feeder wash, we would like to bring your attention to the intersection of the wash and power lines at this location (see fig 3).



Figure 3: *The blue line shows the route of the wash. The red line shows the pathway of the power lines. The proposed house numbered 50 needs to be moved well south of the junction of these two features and east, away from our property line.*

According to the current/old plan there is sufficient space on the lot to move this house southeast, well away from the junction of these two features, to a less imposing distance from our home, where it will not create a blockage in the wash that may flood our property.

Please see the pictures below showing the formation of the wash that bisects our property during the monsoon and rages at least 3 feet in depth before dropping down into Animal Wash. Its route would directly impact the proposed house site numbered 50 and possibly 49 as well. A video is available showing the formation of the torrent and its path across our property.



Figure 4: *Rivulets form along West Bridle Way and join together on our property to form a wash during the monsoon. This wash bisects our property and rages at least 3 feet in depth before dropping down into Animal Wash. Its pathway runs straight across the proposed house site numbered 50 and possibly 49 as well.*

We further request from Marana Council assurances that all lighting on the new houses be at ground level, directed toward each new house (not toward existing homes or out into the desert), and that all lighting be on motion sensors adjusted for people approaching the house. This attention to lighting will help preserve the nocturnal environment of creatures in the wildlife corridor and the peaceful dark nights and starry skies we so enjoy in our rural location.

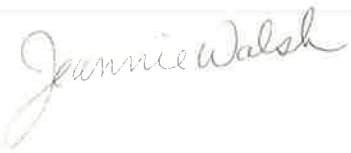
The new houses should be angled such that their windowless garage walls face existing properties and the patios and outdoor living areas are located on the east side of each new dwelling. This will ensure we do not find ourselves peering into each other's windows and outdoor recreations nor suffer sleepless nights from uncurtained indoor lighting used by night owls.

With respect, we sincerely request Marana council members to

- reject the proposed changes of conditions, particularly with regard to increasing the number of houses
- require the re-location of the proposed cul de sac away from our property line
- ensure the traffic pathway does not direct vehicle lights into existing homes
- reject the building of blocks of tightly spaced homes that produce continuous barriers and require strip grading because they are too close together to allow individually graded lots
- require new homes to be well-spaced on individually graded lots and situated to protect views, wildlife corridors, the natural desert habitat and the low density and private lifestyles currently enjoyed in adjacent neighborhoods
- require developers to attend to lighting and angling of houses to preserve privacy and the dark of night
- require attention to existing water courses leading into a main wash, particularly the one next to our house
- ensure each new home within the line of sight from any house in an adjacent old neighborhood is constructed as a single story, flat-roofed dwelling
- ensure the style and arrangement of new homes are in keeping with adjacent older homes and thereby enhancing to property values
- provide assurances the new development will maintain the peace, quiet, space, natural habitat, darkness of night and privacy afforded by our rural location
- protect the rare and fragile one-mile stretch of wildlife corridor from Saguaro National Park along the double wash through our neighbourhood to the Santa Cruz River.

Thank you for your kind consideration.

Regards,



Jean Walsh
On behalf of the Walsh family
Contact: (520) 744-0552 — or — jean299@aol.com

Cynthia Ross

From: Terri Byler
Sent: Friday, December 05, 2014 10:58 AM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: Ina/Silverbell Change of Rezone Conditions

FYI

From: Tim Pierce [mailto:tkpaz@hotmail.com]
Sent: Friday, December 05, 2014 9:47 AM
To: Terri Byler
Subject: Ina/Silverbell Change of Rezone Conditions

Ref: Ina and Silverbell Rezone Change of Rezone Conditions PCM1410-002
Thomas Schnee, Chair Marana Planning Commission
Marana Planning Department

Dear Members of the Marana Planning Commission,

I am contacting you today regarding the newly requested change in the rezoning conditions proposed by the applicant for the area ready to be developed on the SW corner of Ina and Silverbell roads.

My wife and I have been residents of the Bridlewood West subdivision, directly adjacent to the subject property, for 30 years. Over that time we have raised three children and now have two grandchildren. Our family has extremely enjoyed living in this area, and a very large part of it has been the beautiful desert and natural wildlife in the area. We have experienced on and around our property, on many occasions, deer, javalina, bobcats and coyotes. Since this area is a wildlife corridor between Saguaro National Park West and the Santa Cruz river these animals frequently travel through and around the arroyos in this area.

It was unfortunate that the compromise reached in 2002 increased the density of housing on the subject property from what is typical for the adjacent Bridlewood West area. It will likely disrupt the natural flow of wildlife and scrape away much of the natural desert. I know there is more dense housing across Ina Rd. to the north, but to my knowledge everything from the subject SW corner of Ina/Silverbell to the south and west are typically one acre lot size minimum.

We are asking that you please leave the existing conditions in place regarding the number of homes allowed on this property, and not allow an increase per the applicants request. This specifically refers to Condition #9. The applicants rationale of "Remove due to the delisting of the Pygmy-owl and the demand shift in the market for new housing as a result of the economic recession" does not seem sufficient justification to allow more dense housing on this property. It should be obvious that the applicant's interest in this condition is strictly for more profit and without regard to the wildlife and beauty of the area, or the lifestyle the existing homeowners in the area have come to appreciate. An increase in the number of homes allowed on this property would only further restrict, and possibly cut off this area of the wildlife corridor completely. As much of the natural desert around Tucson has been completely scraped clean for housing developments over the years, we, as a community, have come to realize the importance of green belts and natural areas that can never be recovered once lost. Please, let's make Marana a model for this type of modern development that is sensitive to the natural beauty of its surrounding areas, and not just grant the developer's wishes for higher profits that will

forever impact this beautiful desert area.

As my wife and I near retirement we still greatly enjoy walking and bike riding in and around our neighborhood. We enjoy having our grandkids stay with us frequently and hope we can continue to point out to them the beautiful flora and fauna that we have enjoyed over the years that make this area so special.

We kindly ask that you please print this letter for all the Commissioners.

Thank you,

Tim and Pat Pierce
6002 W. Bridle Way

Cynthia Ross

From: Terri Byler
Sent: Thursday, December 04, 2014 4:34 PM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: letter to Planning Commission

FYI...

From: Cindy Campbell [mailto:sancarloscindy@msn.com]
Sent: Thursday, December 04, 2014 4:28 PM
To: Terri Byler
Subject: letter to Planning Commission

Please copy all of the persons on the planning commission on my letter.

Regarding : Ina/Silverbell Change of Conditions Request
PLEASE DENY REQUEST TO REPLAT

Messers: Thomas Schnee, Chair Marana Planning Commission
Don Duncan, Vice Chair, Terry Fehrmann, Marcia Jakab, Steve Miklosi, and Richard Miller

Dear Members of the Marana Planning Commission,
I am heartsick over the Developers attempt to get this parcel replatted. In 2002 the previous owner and developer of the property requested a plat approval and the surrounding property owners and concerned citizens came to a long hard fought compromise on the development of the property. Now, 12 years later, a new owner is attempting to replat this proposed development.

We, the citizens that agreed to the 2002 compromise would have never agreed if we didn't have the trust in our local government that the developer would be held to the agreement. This is honestly the worst kind of trickery these property developers (who care nothing about the land or the animals) can pull. They are only interested in money) and we all know it.

So I am beseeching you, please leave the existing conditions in place and not allow for an increase in density of housing.

The current property owner knew full well of the current approved plat - 41 homes - that's it. Now he is getting greedy - wants to make more money - he does not care what kind of mess he makes. Scraping virgin desert of all traces of plants and animals. And once it's gone - it's gone forever.

Please acquaint yourself with this parcel of land. It is so rich it's ridiculous. 3 large washes that feed directly into the Santa Cruz river. A transportation highway for deer, bobcat, javalena, and much much more.

The Saguaro National Park West Unit reaches its closest point to the Santa Cruz, less than a mile, directly upstream from the two washes that go through this parcel. With the addition of more houses along these washes a bottleneck will be created, effectively shutting down the wildlife corridor.
The Saguaro National Park West Unit is effectively an island and the few remaining corridors are very valuable. The future of the park as a viable resource is at stake, animals need to be able to move to other parks to help insure a healthy population, to provide genetic diversity.

The Saguaro National Park belongs to all of us, for hiking, bike riding, viewing wildlife or just relaxing. This plan for increased housing affects all of us and that is why I am asking you to leaving the existing conditions in place and to vote no.
Thank you,

Cynthia Campbell
6250 N. Desert Willow Drive
Tucson, AZ 85743

2 of 2

Cynthia Ross

From: Terri Byler
Sent: Monday, December 08, 2014 1:16 PM
To: Cynthia Ross
Cc: Ryan Mahoney
Subject: FW: Protesting Ina/Silverbell Change of Conditions PCM1410-002

FYI-

From: Helen Gardner [mailto:ringtailcat3@gmail.com]
Sent: Monday, December 08, 2014 12:42 PM
To: Terri Byler
Subject: Protesting Ina/Silverbell Change of Conditions PCM1410-002

REF: Ina/Silverbell Change of Conditions PCM1410-002

December 2, 2014

Thomas Schnee, Chair Marana Planning Commission
Marana Planning Department
(520) 382-2600

Dear Members of the Marana Planning Commission,

I am writing to let you know I protest the proposed change of conditions for the Ina – Silverbell property, specifically the change from 41 homes to 59 homes.

My husband and I bought our home in the area in 1963. At that time the relator said that we many not want to live "so far out". We did not agree and loved living in the rural area. At that time cowboys would ride to our place asking if we had seen their missing cows. We sent our daughter to Marana to go to school.

Over the years we bought more land around us, until we had a total of five SR parcels. We bought that land to protect the natural open space and for the wildlife.

As you know 50 years is a long time and a lot has changed since we bought our home. With all the growth wildlife corridors have become rare and the ability for wildlife to move from one area to another has been sharply restricted. Our property has become important as a large open area between Saguaro National Park and the Santa Cruz River. Many of our neighbors feel the same and also maintain large parcels.

As you can imagine the property taxes on this land is high but we want to keep paying it to protect the land. The proposed change will create a bottleneck between the Saguaro National Park and the Santa Cruz River. We worked closely with Marana to come up with the existing compromise though we thought it still had too many houses. To add even more homes would indicate a broken promise between Marana and the neighbors who worked so hard with the town's policy makers.

Please vote no on any change of conditions.

1 of 2

Please print this letter for the all the Commissioners.

Thank you,

Barbara B. Wilson

6645 N. Waycross Rd.

2 of 2



LEGEND

Subject Property

Impacted Parties

EXHIBIT "B"
IMPACTED PARTIES

NORTH 0' 300' 600'

FILE NAME: ImpactedParties_6x8_CAC-04.mxd
SOURCE: Pima County GIS, 2014

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

To: Planning Commission

From: Steven Vasquez, Planner I

Date: December 17, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: **DPR1409-001 Cortaro Taco Bell Development Plan**
Relating to Development; approving a development plan for Cortaro Taco Bell at 8084 N. Cortaro Rd. (Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18).

Discussion:

SUMMARY OF APPLICATION

Cypress Civil Development requests approval of a development plan for Cortaro Taco Bell. The subject property is located on Lot 18 of the Continental Ranch Retail Center - Westside Resubdivision #4 final plat at 8084 N. Cortaro Rd.

ZONING

The subject property is zoned Specific Plan (F) and is located within the Continental Ranch Specific Plan area and has a land use designation of Freeway Commercial (*C).

PROPOSED DEVELOPMENT

The site has a gross area of 30,585 square feet or 0.70 acres; the proposed building area is 2,657 square feet or 8% of the site (maximum building coverage allowed is 70%) with a proposed building height of 22'1" feet (maximum height allowed is 39 feet). The closest access point will be from an internal driveway that winds along the northeast side of the lot from Cortaro Road. The project's total landscape coverage is 13% of the gross site area, exceeding the 10% minimum required per the specific plan. The proposed use of the development is a fast food restaurant. The proposed development plan was reviewed by staff for compliance with all applicable standards and guidelines within the Continental Ranch Specific Plan.

RECOMMENDED FINDINGS OF FACT

1. The site currently has a land use designation of Freeway Commercial per the Continental Ranch Specific Plan. The proposed development is allowable under this designation. The project is in compliance with all other development standards of the Specific Plan related to this designation.
2. This proposal is consistent with the purpose and intent of the Continental Ranch Specific Plan and the Town of Marana General Plan.
3. The proposal 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

1. Ability to comply with development regulations, i.e., water, sanitation, access, developable parcel,

etc.: The property is currently designated Commercial Freeway. Adequate area exists for this development on this site. The development will be in compliance with requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e., lot size, frontage, setbacks, etc.: This proposal complies with the requirements of the Freeway Commercial land use designation of the Continental Ranch Specific Plan.
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 Continental Ranch Specific Plan and the Master Plan Area (MPA) land use plan category of the Town of Marana General Plan.
4. Compatible with the surrounding area, 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 County : The subject site is surrounded by restaurant and retail uses. The proposal does not appear detrimental to the immediate area and to the health, safety or welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends **APPROVAL with Condition(s)**:

1. Final acceptance by Marana Development Engineering prior to the development plan being signed by authorized Town Staff.

Suggested Motion:

I motion to approve case number DPR1409-001, Cortaro Taco Bell Development Plan subject to the condition outlined in this staff report.

Attachments:
Cortaro Taco Bell DP
Cortaro Taco Bell DP Application
Cortaro Taco Bell Site Map
Cortaro Taco Bell Landscape Plan
Cortaro Taco Bell Bldg Elevations

DEVELOPMENT PLAN for CORTARO TACO BELL

GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT IS **30,585 SQUARE FEET** (0.70 ACRES).

2. EXISTING ZONING:
   THE ZONING DESIGNATION IS "**F**", CONTINENTAL RANCH SPECIFIC PLAN. THE LAND USE DESIGNATION IS "***C**", **FREEWAY COMMERCIAL**.

3. BUILDING AREA AND LOT COVERAGE:

EXISTING BUILDINGS	=	0 SF
PROPOSED BUILDINGS (INCLUDING PATIOS)	=	2,657 SF
MAXIMUM BUILDING COVERAGE ALLOWED	=	70%
PROPOSED COVERAGE	=	8%

4. MAXIMUM ALLOWABLE BUILDING HEIGHT = 39'
   ACTUAL BUILDING HEIGHT = 22.1'

5. REQUIRED BUILDING SETBACKS, PER CONTINENTAL RANCH SPECIFIC PLAN, SHALL BE 60% OF THE BUILDING HEIGHT BUT NOT LESS THAN 15 FEET.

	MINIMUM	PROVIDED
STREET	15'	83.7'

6. PARKING CALCULATIONS:

MOTOR VEHICLE: (1 SPACE PER 200 SF)

TOTAL SPACES REQUIRED (2,657/200)	= 13 SPACES MINIMUM
TOTAL SPACES PROVIDED	= 33 SPACES
HANDICAP SPACES REQUIRED	= 2 SPACES MINIMUM
HANDICAP SPACES PROVIDED	= 2 SPACES

7. MINIMUM REQUIRED LANDSCAPING: 3,059 SF (10% OF GROSS SITE)
   PROVIDED LANDSCAPING: 4,041 SF (13% OF GROSS SITE)

8. THE APPROXIMATE AREA OF EXISTING DRAINAGEWAY IS 0 SF.
   THE APPROXIMATE AREA OF EXISTING NATURAL OPEN SPACE IS 0 SF.

9. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.

10. THE PROPOSED USE OF THE DEVELOPMENT IS A **RESTAURANT** AND IS PERMITTED IN ACCORDANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE AND THE CONTINENTAL RANCH SPECIFIC PLAN.

11. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTHEASTERLY LINE OF LOT 4 OF "CONTINENTAL RANCH RETAIL CENTER-WESTSIDE" AS RECORDED IN BK. 60, PG. 75 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **N 33°30'07" E**.

12. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "6V13", DESCRIBED AS A 2.5" BRASS CAP MARKING THE CORNER OF SECTIONS 27, 28, 33 & 34, T. 12 S., R. 12 E., G.&S.R.M., PIMA COUNTY, AZ, LOCATED APPROX. 50' NORTH OF THE INTERSECTION OF WADE ROAD AND WADE PLACE, APPROXIMATELY 6,300' WEST AND 700' SOUTH OF LOT 13. THE ELEVATION OF SAID BENCHMARK IS **2,168.77'**, NAVD 88 DATUM.

13. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO TOWN OF MARANA STANDARDS IN ACCORDANCE WITH PLANS ACCEPTED BY MARANA PUBLIC WORKS DIRECTOR/TOWN ENGINEER.

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

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

16. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

17. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.

18. ANY WASTEWATER DISCHARGED IN THE PUBLIC SANITARY SEWER SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE. (PIMA COUNTY ORDINANCE 1991-140, AS AMENDED.)

19. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

20. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

GENERAL NOTES (cont.)

21. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE CITY OF TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

22. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

23. AIR QUALITY ACTIVITY PERMITS MUST BE SECURED BY THE DEVELOPER, OR PER THE CONTRACTOR FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO CONSTRUCTION.

24. REFER TO MARANA CODE 12-3-6 AND THE CURRENT ADOPTED EDITION OF THE ICC/ANSI 117.1 STANDARD FOR ACCESSIBLE SIGNAGE REQUIREMENTS.

25. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.

26. ALL REQUIRED PARKING SHALL BE OFF-STREET, ON-SITE.

27. THE DESIGN VEHICLE FOR THIS PROJECT IS A WB-40.

28. AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON-SITE PARKING EXISTS.

29. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS TO NOT INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISH GRADE OF THE ROADWAY SURFACE.

30. FIRE FLOW FOR THIS DEVELOPMENT IS 1500 GPM FOR A 2 HOUR DURATION. THE BUILDING SHALL BE TYPE V-B CONSTRUCTION.

31. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, AND WALLS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED AND RECORDED PRIOR TO ANY PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.

32. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
    POLARIS LAND SURVEYING, LLC
    3528 NORTH FLOWING WELLS ROAD
    TUCSON, ARIZONA 85705
    ATTN: MR. TODD A. HOUT, AZ RLS #35543
    PH: (520) 322-6400

33. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS DEDICATED AS PUBLIC RIGHT-OF-WAY, WILL REQUIRE A RIGHT-OF-WAY USE PERMIT.

34. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS PLAN SHALL BE PERMITTED.

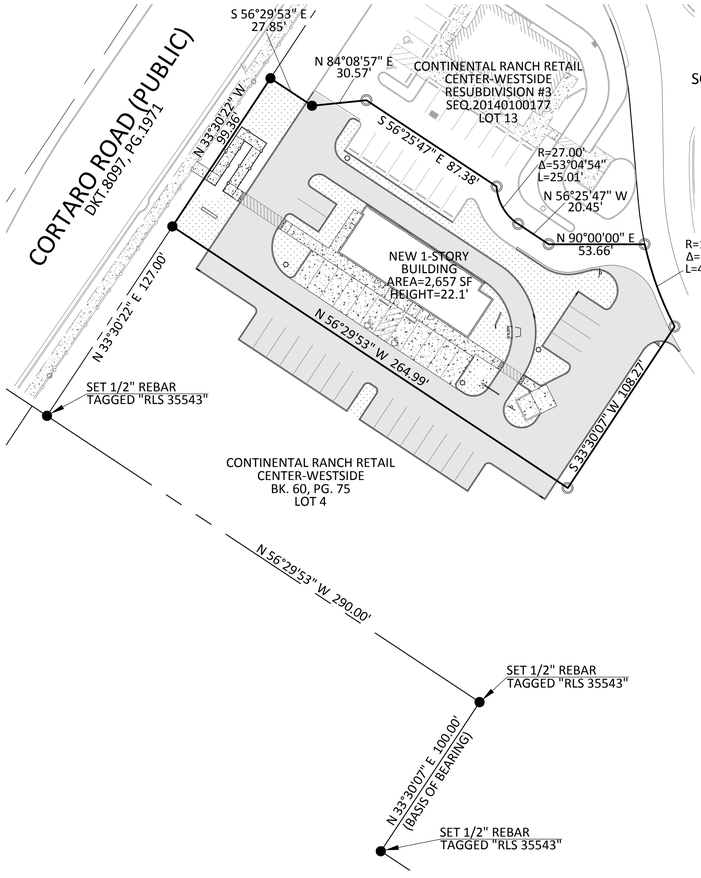
35. ALL ROOF MOUNTED EQUIPMENT REQUIRES SCREENING WITH A PARAPET.

36. TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION, MATCHING BUILDING AND CONTAIN SOLID GATES.

37. IF PREVIOUSLY UNDETECTED AND UNREPORTED, BURIED ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, LAND MODIFICATION ACTIVITIES SHALL BE STOPPED IN THE VICINITY OF THOSE MATERIALS AND THEY SHALL BE EVALUATED BY A PROFESSIONAL ARCHAEOLOGIST BEFORE CONSTRUCTION IS RESUMED.

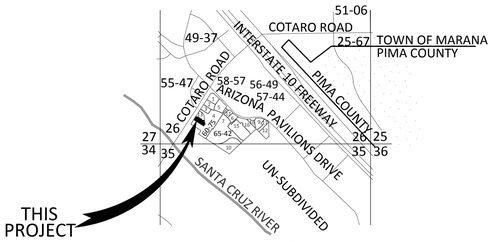
38. IF ANY HUMAN REMAINS OR GRAVE OBJECTS ARE DISCOVERED DURING CONSTRUCTION, WORK IN THEIR VICINITY SHALL BE STOPPED AND THEY SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AS REQUIRED BY ARIZONA STATE LAW (A.R.S. 41-865).

39. THE PROJECT IS CURRENTLY LOCATED WITHIN AN UNSHADED ZONE X FLOODPLAIN PER FEMA FIRM PANEL 04019C1655L, DATED JUNE 16, 2011.



PROJECT OVERVIEW PLAN

SCALE: 1"=40'



LEGEND

2321	EXISTING CONTOUR	●	EXISTING SEWER MANHOLE
	PAINT STRIPE	BF	EXISTING BACKFLOW PREVENTER
	EXISTING PAVEMENT EDGE	⊗	EXISTING WATER VALVE
	EXISTING CURB	E	EXISTING ELECTRIC MANHOLE
	EXISTING CONCRETE	E	EXISTING ELECTRIC PULLBOX/METER
	EXISTING FENCE	▽	EXISTING TRANSFORMER
	NEW CURB	C	EXISTING COMMUNICATION PEDESTAL
	NEW CONCRETE	T	EXISTING TELEPHONE PEDESTAL
	NEW ASPHALT	F_O	EXISTING FIBER-OPTIC MARKER
	EXISTING EASEMENT	U	EXISTING UNKNOWN UTILITY
	RIGHT-OF-WAY		NEW RAILING
	PROJECT BOUNDARY LINE	S S S	NEW SEWER
	OTHER PARCEL LINE	CO	NEW SEWER CLEANOUT
	ROADWAY CENTERLINE	W	NEW WATER METER
	EXISTING SIGN	BF	NEW BACKFLOW PREVENTER
	EXISTING LIGHT	W W W	NEW WATER
S S S	EXISTING SEWER		NEW LIGHT
W W W	EXISTING WATER		NEW TRANSFORMER
E E E	EXISTING UNDERGROUND ELECTRIC	21	PARKING SPACE COUNT
G G G	EXISTING GAS LINE	○	SURVEY MONUMENTATION AS NOTED
CO	EXISTING SEWER CLEANOUT	●	NEW SURVEY MONUMENTATION SET 1/2" REBAR. TAGGED "RLS 35543"
W	EXISTING WATER METER	◎	NEW SURVEY MONUMENTATION SET NAIL IN PAVEMENT. TAGGED "RLS 35543"

CERTIFICATION OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A PERIMETER BOUNDARY AND TOPOGRAPHY SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION, AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35543 TODD A. HOUT DATE SIGNED 12.09.2014 ARIZONA, U.S.A. Expires 12/31/2015

TODD A. HOUT — REGISTERED LAND SURVEYOR NO. 35543

ACCEPTANCE

BY:

P.E.	
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER	DATE
MARANA PLANNING DIRECTOR	DATE
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT	DATE
NORTHWEST FIRE DISTRICT	DATE

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

DPR1409-001
REF: PRV1409-001

DATE: 11/04/14	SITE ADDRESS	OWNER/DEVELOPER	ARCHITECT
SCALE: 1"=40'	8084 N. CORTARO ROAD MARANA, AZ 85743	CONTINENTAL RANCH DEVELOPMENT LLC 12790 EL CAMINO REAL, SUITE 150 SAN DIEGO, CA 92130 ATTN: GREG WEXLER P: (520) 744-8500 E: gregwexler@hotmail.com	LOOKER & CAPPELLO ARCHITECTS, INC. 2070 E SOUTHERN AVE TEMPE, ARIZONA 85282 ATTN: CALVIN MILLER P: (480) 730-1776 E: calvin@lookerarch.com
C.I.: N/A			

A PORTION OF LOT 4 OF "CONTINENTAL RANCH RETAIL CENTER - WESTSIDE, RESUBDIVISION #3, LOTS 13&4" PER SEQUENCE #20140100177, PIMA COUNTY RECORDS, IN THE S.W. 1/4 OF SECTION 26, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA.
CYPRESS PROJECT NO: 14.052

DEVELOPMENT PLAN for CORTARO TACO BELL

cover sheet

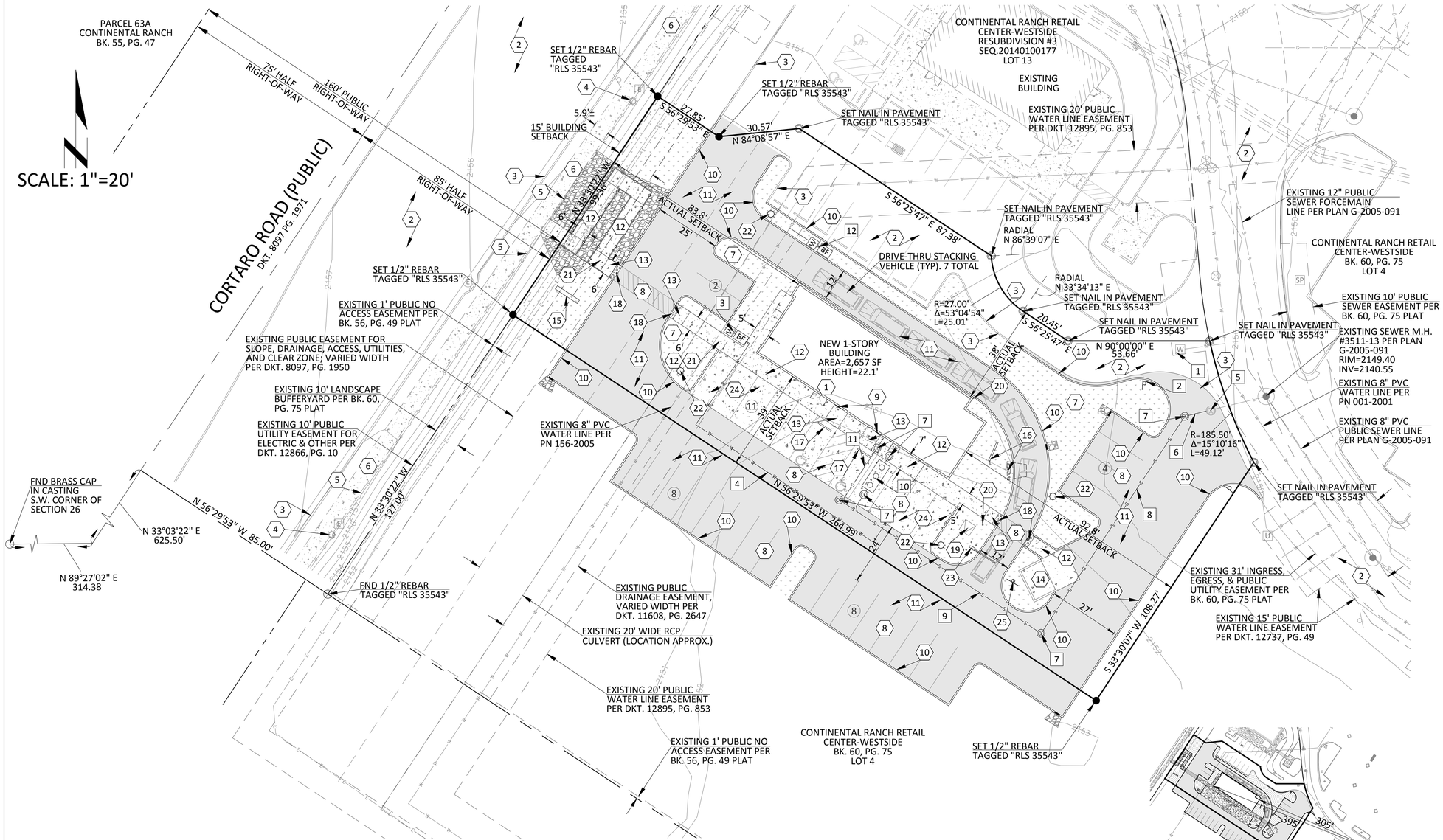
CYPRESS CIVIL DEVELOPMENT strength + sustainability
2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 33440 JEFFREY P. HUNT DATE SIGNED 12.09.2014 ARIZONA, U.S.A. Expires 06/30/2015

NO.	DATE	REVISION	BY

1 OF 2

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
" 1-800-STAKE-IT "
Blue Stake Center



FIRE HYDRANT LOCATION
SCALE: 1'=100'

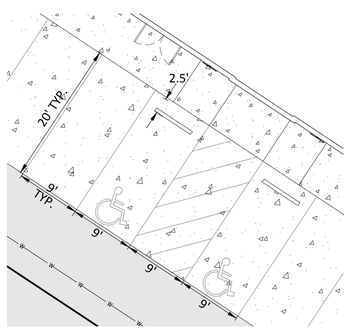
KEYNOTES

1. PRIMARY BUILDING ENTRANCE.
2. EXISTING ASPHALT TO REMAIN.
3. EXISTING CURB TO REMAIN.
4. EXISTING LIGHT TO REMAIN.
5. EXISTING RAILING TO REMAIN.
6. EXISTING CONCRETE SIDEWALK TO REMAIN.
7. NEW DEPRESSED LANDSCAPE AREA.
8. NEW PAINT STRIPE/STRIPED CROSS WALK.
9. NEW ACCESSIBLE PARKING SIGN AND POST.
10. NEW VERTICAL CURB.
11. NEW ASPHALT PAVEMENT.
12. NEW CONCRETE SIDEWALK. SEE PLAN FOR DIMENSIONS.
13. NEW CURB ACCESS RAMP PER ICC/ANSI A117.1, 2009 EDITION; SECTION 406.1.
14. NEW TRASH ENCLOSURE.
15. NEW MONUMENT SIGN PER SEPARATE PLAN AND PERMIT.
16. NEW DRIVE-THRU MENU/ORDERING BOARD PER SEPARATE PLAN AND PERMIT.
17. NEW 6' LONG WHEEL STOP (TYP.).
18. NEW DETECTABLE WARNING STRIP.
19. NEW ELECTRIC TRANSFORMER.
20. NEW POST-BARRICADE (TYP.).
21. ADA ACCESS TO RIGHT-OF-WAY.
22. NEW POLE MOUNTED SITE LIGHT. SEE ARCHITECTURAL PLANS FOR DETAILS.
23. NEW CLEARANCE SIGN PER SEPARATE PLAN AND PERMIT.
24. NEW CONCRETE PAVEMENT.
25. NEW SIGN READING "IF DRIVE-THRU IS FULL, PLEASE PARK".

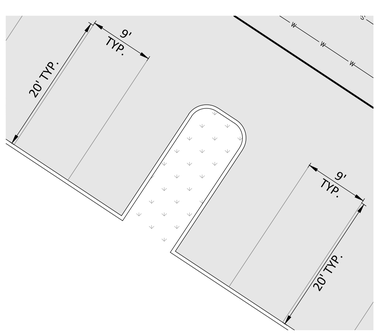
UTILITY KEYNOTES

1. EXISTING 1" WATER SERVICE AND METER. METER TO BE RELOCATED PER TUCSON WATER SPECIFICATIONS.
2. CONNECT TO EXISTING WATER LINE. NEW 5 LF 1-1/2" PVC DOMESTIC WATER LINE.
3. RELOCATED 1" METER AND NEW 1-1/2" BACKFLOW PREVENTER.
4. NEW 153 LF 1-1/2" PVC DOMESTIC WATER LINE.
5. CONNECT TO EXISTING 4" PVC SEWER AT CLEAN OUT. RIM=2150.00 INV=2140.98
6. NEW 10 LF 4" PVC SANITARY SEWER.
7. NEW SANITARY SEWER CLEAN OUT.
8. NEW 99 LF 4" PVC SANITARY SEWER.
9. NEW 92 LF 4" PVC SANITARY SEWER.
10. NEW GREASE INTERCEPTOR.
11. NEW 24 LF 4" PVC SANITARY SEWER.
12. NEW 3/4" IRRIGATION SERVICE WITH METER AND BACKFLOW PREVENTER. TAP EXISTING 8" WATER LINE.

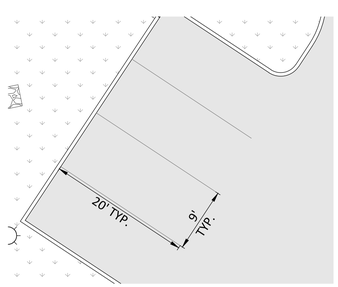
DPR1409-001
REF: PRV1409-001



TYPICAL PARKING DETAIL
ACCESSIBLE SCALE: 1'=10'



TYPICAL PARKING DETAIL
SOUTH SCALE: 1'=10'



TYPICAL PARKING DETAIL
EAST SCALE: 1'=10'

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1-800-782-5348
" 1-800-STAKE-IT "
Blue Stake Center

DATE: 11/04/14	SITE ADDRESS 8084 N. CORTARO ROAD MARANA, AZ 85743	OWNER/DEVELOPER CONTINENTAL RANCH DEVELOPMENT LLC 12790 EL CAMINO REAL, SUITE 150 SAN DIEGO, CA 92130 ATTN: GREG WEXLER P: (520) 744-8500 E: gregwexler@hotmail.com	ARCHITECT LOOKER & CAPPELLO ARCHITECTS, INC. 2070 E SOUTHERN AVE TEMPE, ARIZONA 85282 ATTN: CALVIN MILLER P: (480) 730-1776 E: calvin@lookerarch.com
SCALE: 1"=20'			
C.I.: 1 FOOT			

A PORTION OF LOT 4 OF "CONTINENTAL RANCH RETAIL CENTER - WESTSIDE, RESUBDIVISION #3, LOTS 13&4" PER SEQUENCE #20140100177, PIMA COUNTY RECORDS, IN THE S.W. 1/4 OF SECTION 26, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA.

CYPRESS PROJECT NO: 14.052

DEVELOPMENT PLAN for CORTARO TACO BELL
site plan

CYPRESS CIVIL DEVELOPMENT
strength + sustainability
2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

Registered Professional Engineer
53040
JEFFREY P. HUNT
Civil
Date Signed 12.09.2014
ARIZONA, U.S.A.
Expires 06/30/2016

NO.	DATE	REVISION	BY

2 OF 2

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)	221-05-2720			**General Plan Designation (To be confirmed by staff)**	
Gross Area (Acre/SF)	0.7 acres			**Current Zoning (To be confirmed by staff)**	F
Development / Project Name	Arizona Pavilions Taco Bell			**Proposed Zoning**	F
Project Location	8002 North Cortaro Road				
Description of Project*	Development of a new restaurant building with a drive thru & associated parking, landscaping, utility & drainage infrastructur				
Property Owner	Continental Ranch Development LLC				
Street Address	12790 El Camino Real, Ste. 150				
City San Diego	**State** CA	**Zip Code** 92130	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Applicant	Cypress Civil Development				
Street Address	2102 N. Country Club Rd #9				
City Tucson	**State** AZ	**Zip Code** 85716	**Phone #** 520-261-7440	**Fax #** 520-798-3341	**E-Mail Address** jphunt@cypresscivil.com
Contact Person	Jeff P. Hunt			**Phone Number / E-mail** 520-261-7440 / jphunt@cypresscivil.com	
Agent/Representative	Cypress Civil Development				
Street Address	2102 N. Country Club Rd #9				
City Tucson	**State** AZ	**Zip Code** 85716	**Phone #** 520-261-7440	**Fax #** 520-798-3341	**E-Mail Address** jphunt@cypresscivil.com
Contact Person	Jeff P. Hunt			**Town of Marana Business License No.**	

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.)**

Jeff P. Hunt	JPH	9/5/14
Print Name of Applicant/Agent	Signature	Date

CaseLog# N/A Date Received 9-5-14 Signature CBM

CRW# DPR1409-001

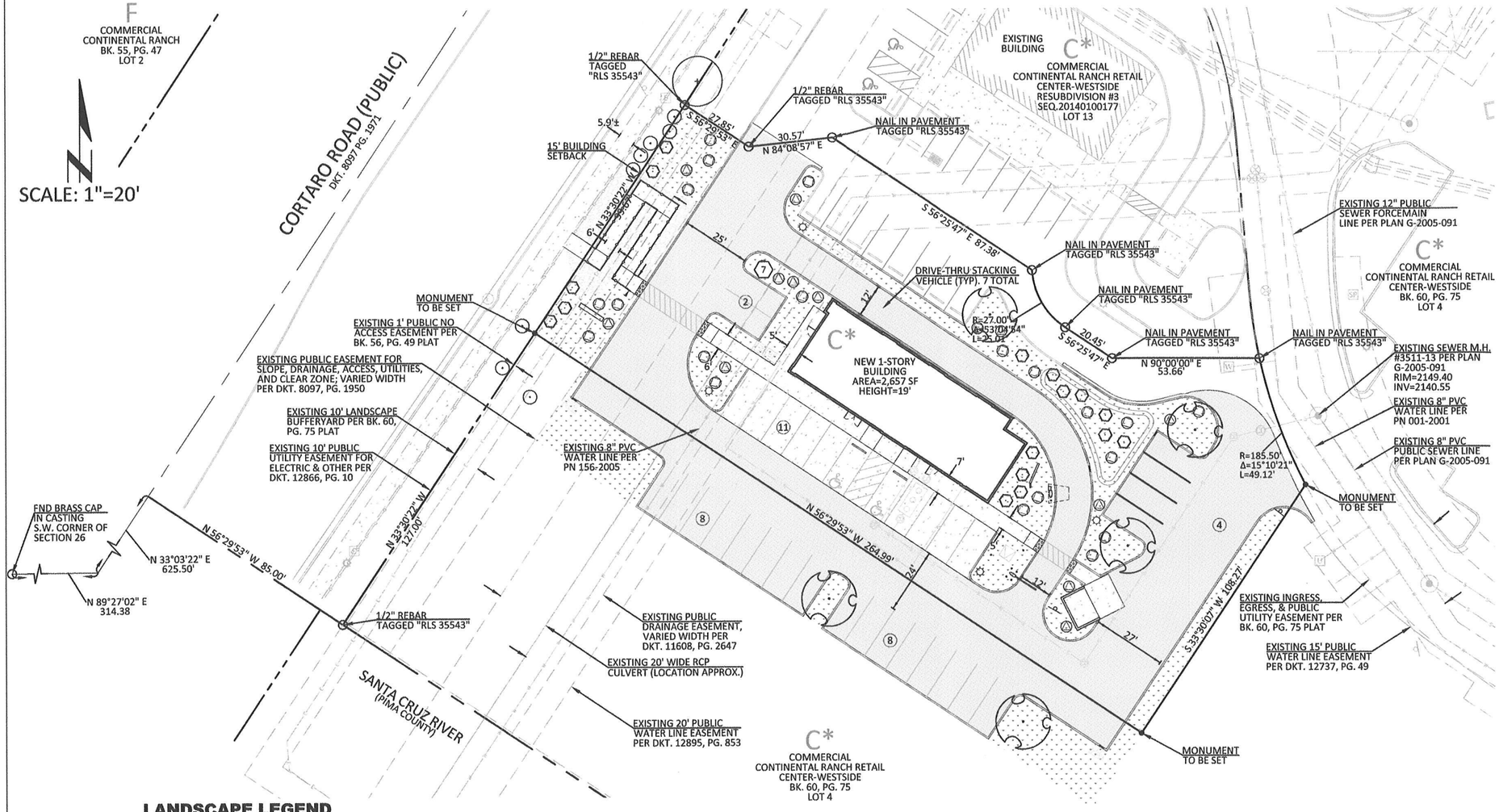
Development Plan for Cortaro Taco Bell

Case No.: **DPR1409-001**





A request for approval of a development plan for a Taco Bell restaurant located on Lot 18 of the Continental Ranch Retail Center - Westside Resubdivision #4 at 8084 N. Cortaro Road.



LANDSCAPE LEGEND

SYM./KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	# EMITTERS/GPH
TREES					
	PARKINSONIA X DESERT MUSEUM	DESERT MUSEUM PALO VERDE	15 GAL. MINIMUM	5	4/2.0 GPH
SHRUBS / GRASSES / VINES					
	LANTANA SPP.	YELLOW TRAILING LANTANA	5 GAL.	22	2/2.0 GPH
	LEUCOPHYLLUM CANDIDUM	VIOLET SILVERLEAF	5 GAL.	16	2/2.0 GPH
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	12	2/2.0 GPH
EXISTING VEGETATION TO REMAIN					
	EXISTING DESERT MUSEUM PALO VERDE TO REMAIN				
	EXISTING SHRUBS TO REMAIN				
INORGANIC SURFACING					
	ALL LANDSCAPE AREAS AND ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED SHALL RECIEVE AN APPLICATION OF: SCREENED CRUSHED ROCK, SIZE: 1/2" SCREENED, COLOR: DESERT GOLD DEPTH OF APPLICATION = 1-1/2"				

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

LPR-
DPR-1409-001

DATE: 11/17/14	SITE ADDRESS 8002 N. CORTARO ROAD MARANA, AZ 85743	OWNER/DEVELOPER CONTINENTAL RANCH DEVELOPMENT LLC 12790 EL CAMINO REAL, SUITE 150 SAN DIEGO, CA 92130 ATTN: GREG WEXLER P: (520) 744-8500 E: gregwexler@hotmail.com	ARCHITECT LOOKER & CAPPELLO ARCHITECTS, INC. 2070 E SOUTHERN AVE TEMPE, ARIZONA 85282 ATTN: CALVIN MILLER P: (480) 730-1776 E: calvin@lookerarch.com
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CYPRESS PROJECT NO: 14.052

LANDSCAPE PLAN for CORTARO TACO BELL

planting plan

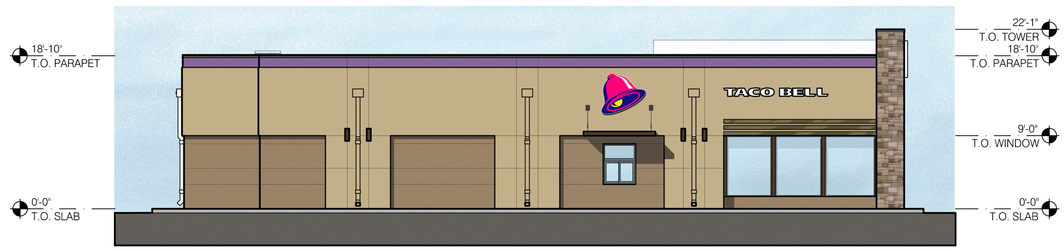
foresite environmental design

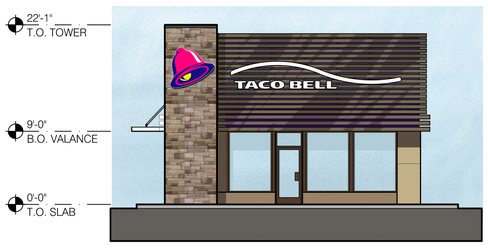
FORESITE LLC
JAMES DEROUSSEL RLA
88 W CUSHING ST
TUCSON AZ 85701
(520) 465-2494
james@go-foresite.com

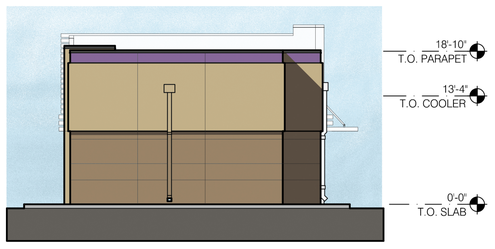
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
32991
JAMES
DEROUSSEL
STATE OF ARIZONA
EXPIRES 12/31/2014

NO.	DATE	REVISION	BY









Looker & Cappello
ARCHITECTS INC

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
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REGISTERED ARCHITECT
CERTIFICATE NO.
20134
JEFF A.
LOOKER
DATE SIGNED
ARIZONA U.S.A.
9/11

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
ENTITY NUMBER:
STORE NUMBER:

NEW TACO BELL

NORTH CARTARO ROAD
@ SEC W. ARIZONA PAVILIONS RD.
MARANA, ARIZONA 85743

TACO BELL

LIVE MAS
LARGE 50

PLOT DATE: 08/31/2014
LOCAL PROJECT #: LC984