MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 9, 2017, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on May 9, 2017, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL 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*.

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.

This Notice and Agenda posted no later than Monday, May 8, 2017, 6:00 PM, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Development; preview, discussion and direction regarding The Villages of Tortolita Development, including an overview of the approved development concept and discussion of transportation infrastructure requirements and sequencing (Ryan Mahoney)

D2 Relating to Public Works; a presentation on possible alignments for the extension of Adonis Road east of Interstate 10 from the terminus of Grier Road to Tangerine Road (Keith Brann)

EXECUTIVE SESSIONS

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

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

E2 Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town's attorneys regarding pending litigation in *Mandarina, LLC v. Town of Marana,* Pima County Superior Court Case No. C20161982

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Council-Study Session **D1**

Meeting Date: 05/09/2017

To: Mayor and Council

From: Ryan Mahoney, Development Services Director

Date: May 9, 2017

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Development; preview, discussion and direction regarding The Villages of Tortolita Development, including an overview of the approved development concept and discussion of transportation infrastructure requirements and sequencing (Ryan Mahoney)

Discussion:

Town staff have been working with the owners of The Villages of Tortolita to refine the requirements for transportation infrastructure and utilities in order to begin building the first phases of residential development. The details of those refinements are part of the discussions for this work session but some background information will be presented to bring everyone up to speed on the details of the original rezoning. The Specific Plan was adopted in April of 2007, and a preliminary block plat for The Villages of Tortolita was submitted in October of 2008. A graphic of the current Land Use Plan and Land Use Summary is attached.

The rezoning area encompasses 1,780 acres, located on the east side of Interstate 10 (north of the Marana Interchange), northwest of the San Lucas Development and extending north into Pinal County approximately 2/3 of a mile. The project is a mixed-use development and has a maximum residential unit count of 6,500. The conceptual framework of The Villages of Tortolita calls for four distinct residential villages (Villages I, II, III and IV) and an industrial village (Village V). Each Village consists of different land use designations which determine the allowable uses and intensity of development. The details of each land use designation are as follows:

- Medium-Low Density Residential (MLDR), single-family detached with 6,000 square foot minimum lot size.
- Medium Density Residential (MDR), single-family detached and attached with a minimum lot size of 3,500 square foot (with a maximum of 800 dwelling units less than 4,000 square

feet).
- Medium-High Density Residential (MHDR) allows uses under the MDR as well as duplexes, townhomes, condominiums, or apartments. The single-family detached alley loaded, patio homes or court homes have a minimum of 2,500 square foot lot size. The attached product, condos or apartments do not have a minimum lot size.
- Mixed Use (MU) allows uses under the MHDR and MDR designation. Uses under the MLDR designation would only be allowed with an approved Conditional Use Permit. MU also allows for a wide variety of commercial uses which include mixed-use dwelling units with upper story residential uses above non-residential uses and live-work units.
- Industrial Use (I) allows for industrial, commercial and office uses. However, the Industrial designated area only allows for a maximum of 45% of the allowable floor area to be used for retail commercial purposes.

As stated earlier, each village consists of different land use designations which are geographically and functionally subdivided. The details of which are as follows:

- Village I - Located at the northernmost tip of the property; primarily earmarked for a combination of Medium-Low Density Residential and Medium Density Residential (439.45 acres).
- Village II - Serves as the Village center and is the location that will surround the future Tortolita Traffic Interchange. It allows the most intense land uses which include Mixed Use, Medium-High Density Residential and Medium Density Residential (320.10 acres).
- Village III - Located just south of Village II; offers Mixed Use, and Medium-Low to Medium-High Density Residential opportunities (390.97 acres).
- Village IV - Southernmost part of the property; designated for Mixed Use, Medium-Low Density Residential and Medium Density Residential usage with supporting Mixed Use (536.75 acres).

The open space system of The Villages of Tortolita features an integrated system of trails, walkways and pathways that interlink various neighborhoods to each other, and particularly to the Town Center.

Centrally located in Village II is a minimum 20-acre community park equipped with a full range of amenities such as a recreation center, baseball, soccer, softball and multi-purpose fields, basketball, tennis, tot lots, volleyball, picnic and swimming pool facilities. Neighborhood parks within Villages I, III and IV will include both active and passive open space recreational opportunities.

Significantly, open space allocation within The Villages of Tortolita exceeds the minimum open space requirement laid out by the Town of Marana. Reference to Town requirements point to minimum on-site open space allotments as follows: Apartments or condominiums - 100 sq. ft. per unit; Town homes or patio homes - 140 sq. ft. per unit; and single-family residential - 185 sq. ft. per unit.

Going beyond these parameters, development within The Villages of Tortolita compare positively as follows: Apartments or condominiums - 150 sq. ft. per unit; Townhomes or patio homes - 150 sq. ft. per unit; and Single-family residential - 200 sq. ft. per unit.

Condition 14 of Marana Ordinance 2007.09, which adopted The Villages of Tortolita Specific

Plan, requires the developer to design and construct the new Tortolita traffic interchange "prior to occupancy of any house or commercial building." The developer has approached Town staff about whether it might be possible to modify condition 14 by allowing the developer to construct other transportation improvements in exchange for a certain number of units being permitted in the southernmost portion of the property. To that end, Town staff is currently negotiating a proposed development agreement that would allow the construction of a limited number residential units (subject to the available capacity of other required subdivision infrastructure--water, sewer, drainage, etc.), upon the developer's construction of Adonis Road extension as a two-lane strip-paved roadway connecting The Villages of Tortolita and the San Lucas area to Tangerine Road, and also construction of traffic-capacity improvements to the Marana Road / I-10 interchange. The number of new residential units permitted at the Villages of Tortolita will be limited to the traffic capacity of the these transportation infrastructure improvements and the wastewater capacity of the sewer system.

Staff Recommendation:

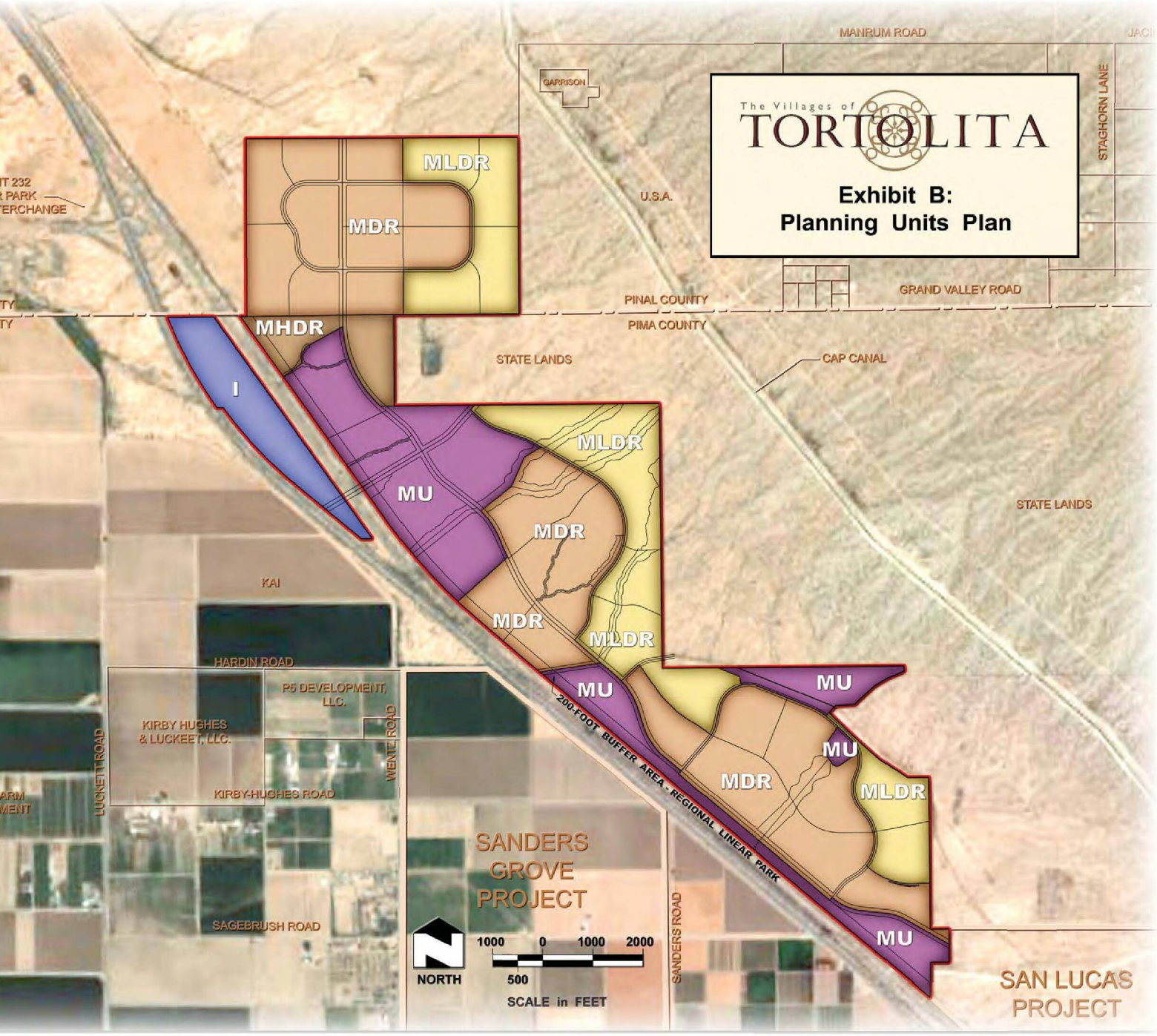
Staff is requesting comments, suggestions and recommendations from the Town Council regarding The Villages of Tortolita Specific Plan.

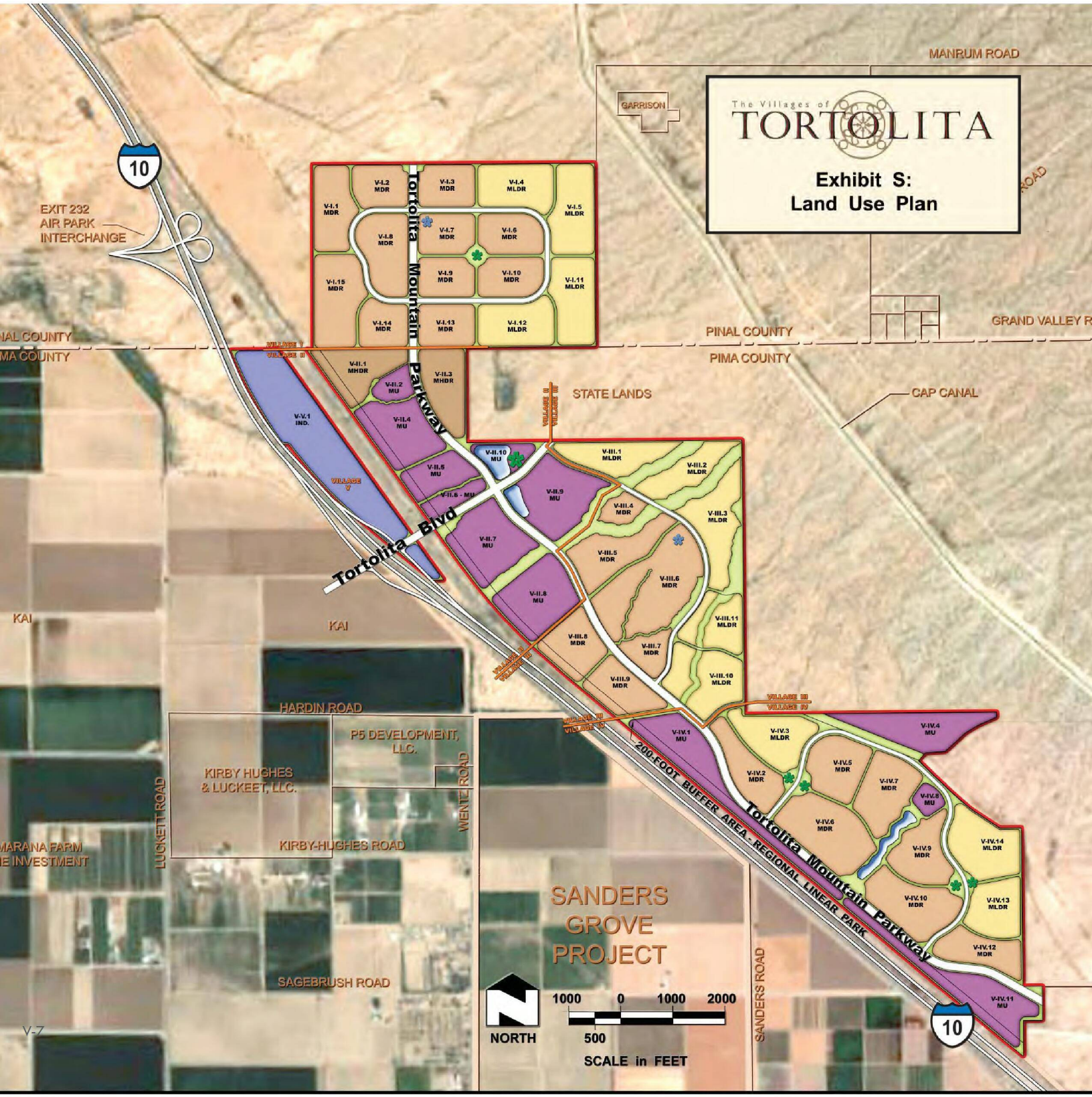
Suggested Motion:

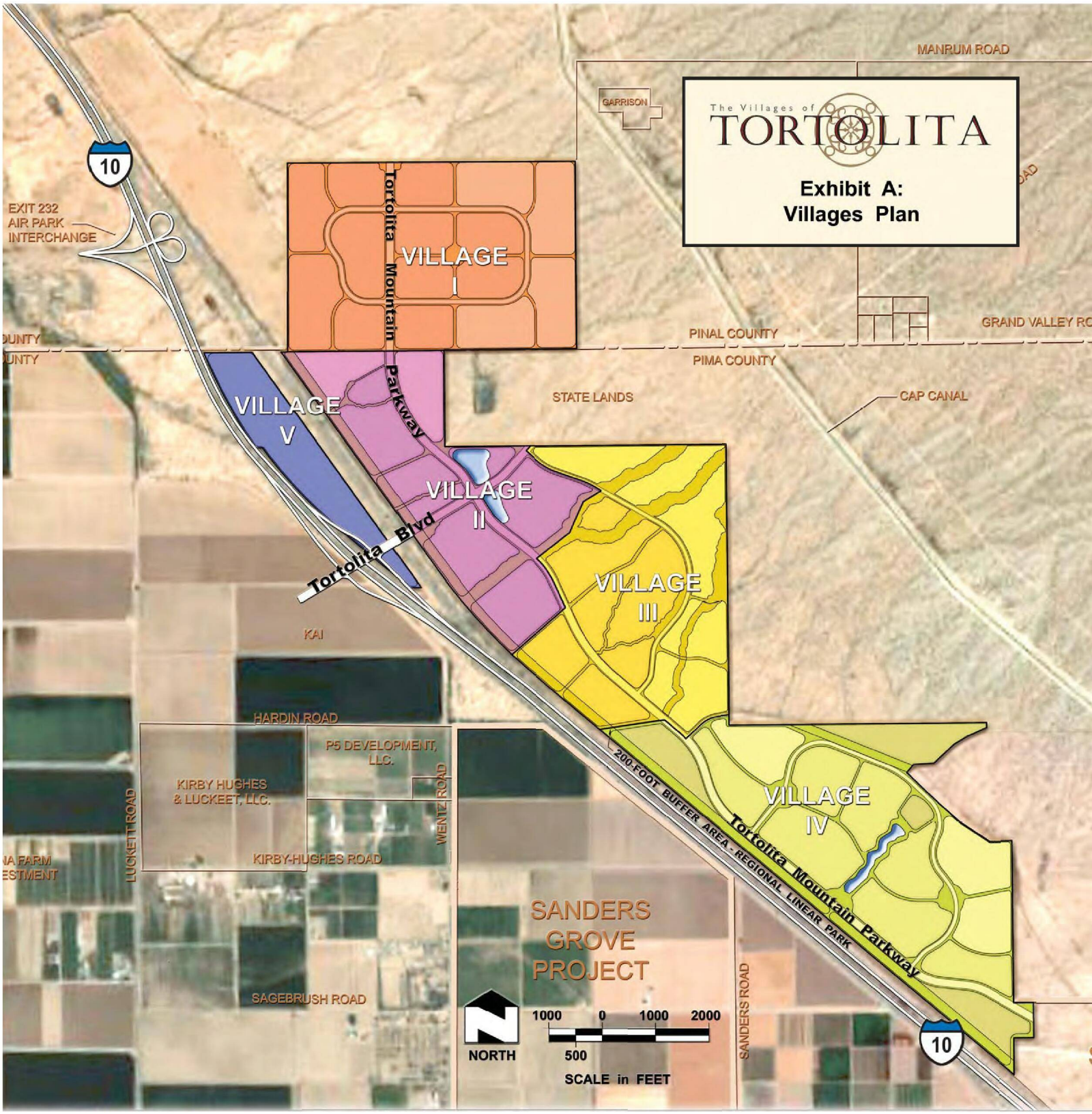
Council's pleasure.

Attachments

Planning Units
Land Use Plan
Village Concept


The Villages of
TORTOLITA
Exhibit B:
Planning Units Plan
MANRUM ROAD
GARRISON
STAGHORN LANE
U.S.A.
GRAND VALLEY ROAD
PINAL COUNTY
PIMA COUNTY
STATE LANDS
CAP CANAL
MLDR
MDR
MHDR
I
MU
KAI
HARDIN ROAD
P5 DEVELOPMENT, LLC.
KIRBY HUGHES & LUCKEET, LLC.
LUCKETT ROAD
WIENTE ROAD
KIRBY-HUGHES ROAD
SAGEBRUSH ROAD
200-FOOT BUFFER AREA - REGIONAL LINEAR PARK
SANDERS GROVE PROJECT
SANDERS ROAD
SAN LUCAS PROJECT
NORTH
1000 0 1000 2000
500
SCALE in FEET


The Villages of TORTOLITA
Exhibit S:
Land Use Plan
MANRUM ROAD
GARRISON
10
EXIT 232
AIR PARK
INTERCHANGE
Tortolita Mountain Parkway
Tortolita Blvd
PINAL COUNTY
PIMA COUNTY
STATE LANDS
CAP CANAL
GRAND VALLEY R
KAI
HARDIN ROAD
P5 DEVELOPMENT, LLC.
KIRBY HUGHES & LUCKEET, LLC.
LUCKETT ROAD
WENTZ ROAD
KIRBY-HUGHES ROAD
SAGEBRUSH ROAD
SANDERS GROVE PROJECT
SANDERS ROAD
200-FOOT BUFFER AREA - REGIONAL LINEAR PARK
Tortolita Mountain Parkway
NORTH
1000 0 1000 2000
500
SCALE in FEET
V-7


The Villages of
TORTOLITA
Exhibit A:
Villages Plan
MANRUM ROAD
GARRISON
10
EXIT 232
AIR PARK
INTERCHANGE
Tortolita Mountain Parkway
VILLAGE I
VILLAGE V
VILLAGE II
VILLAGE III
VILLAGE IV
PINAL COUNTY
PIMA COUNTY
STATE LANDS
CAP CANAL
GRAND VALLEY RO
Tortolita Blvd
KAI
HARDIN ROAD
P5 DEVELOPMENT, LLC.
KIRBY HUGHES & LUCKEET, LLC.
LUCKETT ROAD
WENTZ ROAD
KIRBY-HUGHES ROAD
200-FOOT BUFFER AREA - REGIONAL LINEAR PARK
Tortolita Mountain Parkway
SANDERS GROVE PROJECT
SAGEBRUSH ROAD
SANDERS ROAD
NORTH
1000 0 1000 2000
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SCALE in FEET

Council-Study Session **D2**

Meeting Date: 05/09/2017

To: Mayor and Council

From: Keith Brann, Town Engineer

Date: May 9, 2017

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Public Works; a presentation on possible alignments for the extension of Adonis Road east of Interstate 10 from the terminus of Grier Road to Tangerine Road (Keith Brann)

Discussion:

The circulation element of the Town of Marana's general plan, which also serves as the Town's major streets and routes plan, calls for a major parallel arterial roadway east of I-10. Portions of this ultimate arterial alignment exist today as the two lane roadways Adonis Road, Postvale Road, and Grier Road. At some point in the future, these roadways will be expanded to four lanes, extended to Tangerine Road, and renamed to carry a single name. The current working name for this expanded and extended arterial is Adonis Road.

Prior to the great recession, it was expected that the rapid development in northwest Marana would construct this roadway within a few years. As a result of the lack of development, the San Lucas community has fully developed without a formal secondary access point (informal secondary access is possible through state land to the east and north that ultimately connects to Missile Base Road in Pinal County).

In order to address access issues east of I-10, the Town has been working towards a preemptive extension of Adonis Road. An alignment more detailed than the general plan was first created in 2009 and adjusted in 2015 due to the minor general plan amendment that removed the Tangerine Interchange relocation. This detailed alignment was used by the Tortolita Shadows and Mandarina specific plans for their roadway networks.

The alignment of Adonis Road extension, as created by Town staff, is set to meet engineering design speed criteria, pass though key inflection points between developments, and provide

adequate spacing of future signalized intersections.

We have received input from all three of the major developers along the corridor which could lead to significant shifts in the previously set corridor. Tonight's presentation is to discuss and receive council direction on finalizing the alignment of Adonis Road.

Three proposed alignments are attached for your consideration. Option 1 is the alignment proposed by the owner of the Mandarina Specific Plan, and is the only alignment that Mandarina's owner will support. About 1.25 miles of Adonis Road will cross Mandarina, give or take depending on which of the three alignments is chosen. Option 1 would move Adonis Road toward the west side of Mandarina, separated from the railroad by a drainageway. Option 1 connects to Tortolita Shadows (north of Mandarina) significantly west of where the Adonis Road alignment is shown on the Tortolita Shadows Specific Plan. The owner-representative of Tortolita Shadows has no objection to the realignment of Adonis Road as shown in Option 1 as long as the Town adopts a corresponding amendment to the Tortolita Shadows Specific Plan. Option 1 connects to Tangerine Road with a roundabout fronting the Mandarina property.

Option 2 follows the Adonis Road alignment as shown in the Tortolita Shadows Specific Plan and in the north portion of the Mandarina Specific Plan, and connects to Tangerine Road with a roundabout slightly northeast of the Option 1 roundabout -- in a location fronting both the Mandarina and Tangerine Investment Partners properties.

Option 3 uses the same Adonis Road alignment as Option 2 through Tortolita Shadows and the north portion of Mandarina, but then connects to Tangerine Road with a traditional signalized intersection. To accommodate the separation requirement for a signalized intersection, Option 3 connects to Tangerine Road further to the east, on the Tangerine Investment Partners property. Option 3 is favored by the owner-representative of Tangerine Investment Partners, who has expressed a willingness to consider dedicating the necessary Adonis Road right-of-way to the Town at no cost through the Tangerine Investment Partners property if Option 3 is chosen.

The owner-representatives of the Tortolita Shadows, Mandarina, and Tangerine Investment Partners properties have been notified of tonight's study session. Town staff recommends that Council give them an opportunity to express their positions on the three alignments if they request the opportunity to do so.

Staff Recommendation:

Council's pleasure.

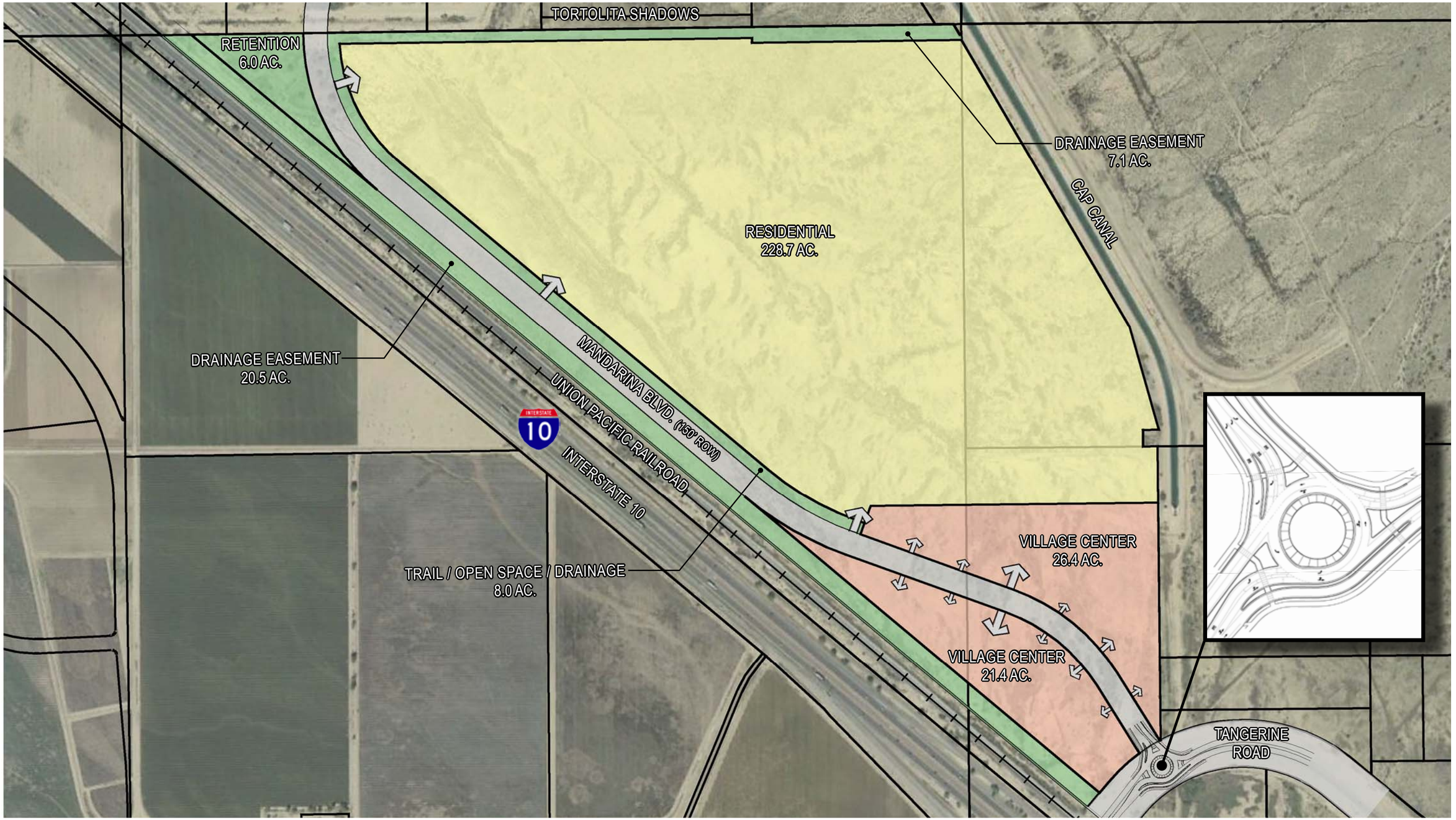
Suggested Motion:

I move to direct Town staff to proceed to pursue the design of Adonis Road utilizing Option _____.

Attachments

Adonis option 1

Adonis option 2



NORTH

0 300 600 1200

SCALE: 1" = 600'

C.A.P. CANAL

10

CROSSROADS TR

TANGERINE RD

MARANA AZ

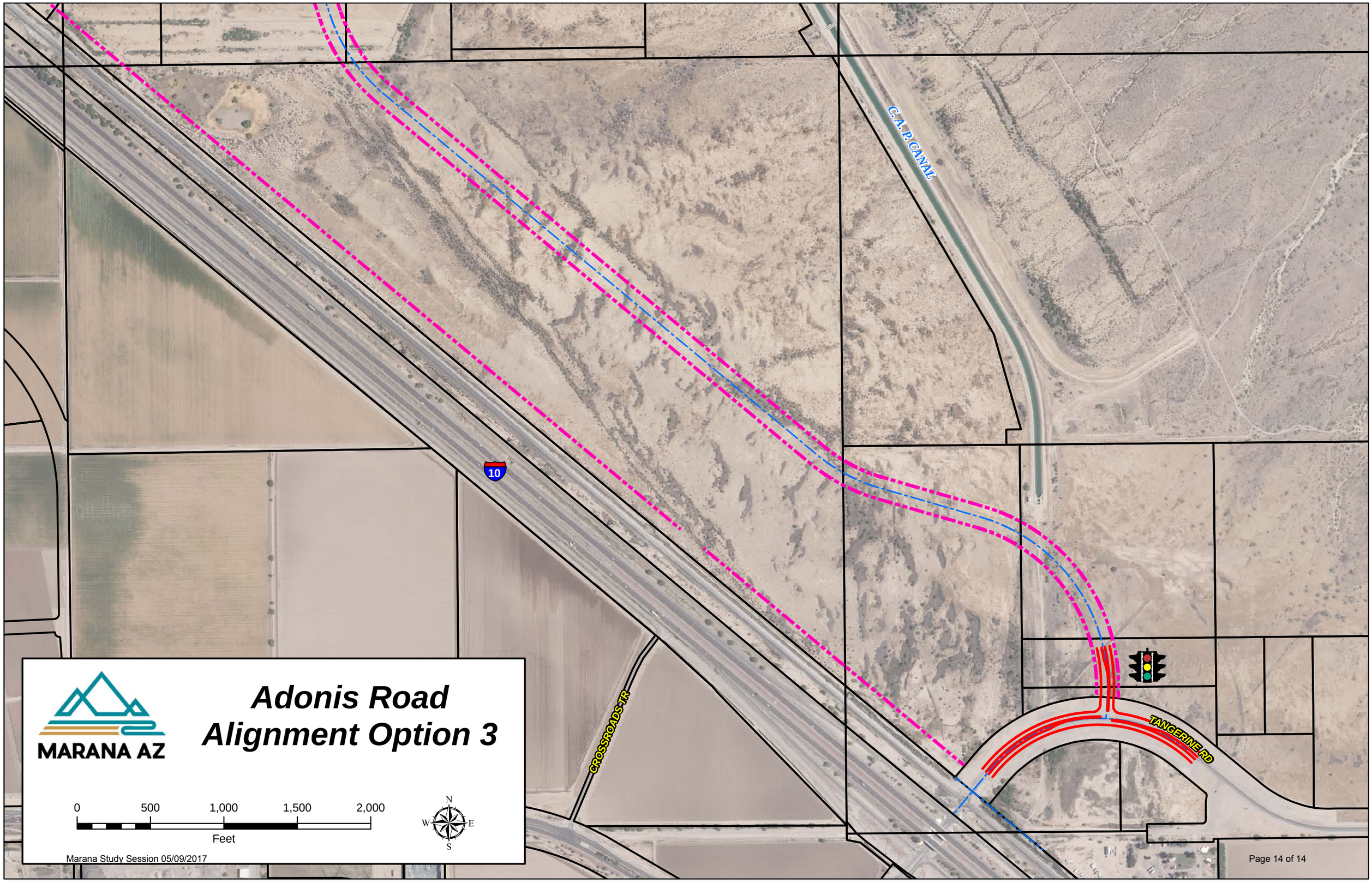
Adonis Road Alignment Option 2

0 500 1,000 1,500 2,000

Feet

N W E S

Marana Study Session 05/09/2017


C.A.P. CANAL
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CROSSROADS TR
TANGERINE RD
MARANA AZ
Adonis Road
Alignment Option 3
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