MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 26, 2017, 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 April 26, 2017, 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.maranaaz.gov.

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.maranaaz.gov.

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. Approval of Minutes

1. Approval of the March 29, 2017 Meeting Minutes

B. Public Hearings

1. **PCZ1612-001: Lazy K Bar Ranch Specific Plan;** A request for recommendation to the Marana Town Council for approval to rezone approximately 104 acres of land from RR (Resort and Recreation) to F (Specific Plan) for the purpose of establishing the Lazy K Bar Ranch Specific Plan; and, a request for recommendation for approval of a minor amendment to the Marana General Plan. The property is generally located at the west terminus of Pima Farms Road, west of the Scenic Drive alignment, in Section 29, Township 12 S, Range 12 E. (Brian Varney)

C. Commission Action

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

1. **DPR1703-001 Encantada at Continental Ranch Development Plan.** Relating to Development; approving a development plan for Encantada at Continental Ranch at 6101 W. Arizona Pavilions Road (The Links at Continental Ranch Block 3). (Steven Vasquez)

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

Planning Commission

Meeting Date: 04/26/2017

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: April 26, 2017

Subject: **Approval of the March 29, 2017 Meeting Minutes**

Attachments

3/29/2017 Draft Minutes

MARANA PLANNING COMMISSION
REGULAR MEETING MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 29, 2017, 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. All Commission Members were present. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Passed unanimously.***

ANNOUNCEMENTS. Ryan Mahoney stated staff will bring Lazy K Bar Ranch before the Commission in April and mentioned scheduling a site visit prior to the meeting – scheduled for April 26, 2017.

GENERAL ORDER OF BUSINESS. Approval of January 25, 2017 meeting minutes. ***Motion to approve by Commissioner Miklosi, seconded by Vice Chair Duncan. Passed unanimously.***

PUBLIC HEARINGS.

1. PCZ1606-002: Twin Peaks and Lambert Lane Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 34 acres of land from R-144 (single-family residential) to R-6 (single-family residential). The property is generally located east of Twin Peaks Road and north of the Lambert Lane alignment within a portion of Section 11, Township 12 S, Range 12 E. (Brian D. Varney.)

Brian Varney stated this was a request to rezone approximately 34 acres of land in the Twin Peaks corridor from R-144 to R-6. The General Plan designation for this property is LDR (Low Density Residential.) The property is located on the east side of Twin Peaks Road, south of Blue Bonnet Road. 59 lots are proposed - 42 – 6,000 S.F. lots, 12 – one-half-acre lots, and 5 – one-acre lots. The higher density will be central to the development. 10.3 acres of open space is proposed, as well as a 15-ft. public trail easement along the eastern and southern boundary of the property. Primary access will be located off Twin Peaks Road; with an emergency access off of the Lambert Lane alignment. Water service will be provided by Marana. Sewer will be provided by Pima County. A new sewer line will be provided along the Blue Bonnet alignment to Linda Vista Blvd. The Town has been in discussion with Metro Water and Tierra Right-of-Way with respect to an easement across the property - to accommodate Metro Water's northwest recharge and recovery project. Staff recommends approval of the requested rezoning subject to the recommended conditions, with the revision that Condition # 19 be deleted, as the Town has agreed to allow Metro Water District to locate their facility lines in the right-of-way, making the easement on the property no longer necessary.

Chairman Schnee was very pleased with the project. He liked the 40-ft. buffer. **Vice Chair Duncan** asked if there were any future plans to establish Blue Bonnet Road as a public road. **Mr. Varney** stated that Blue Bonnet Road would be dedicated as 30-ft. of right-of-way and would become a public road, at some point.

Chairman Schnee opened up the public portion of the hearing. **David Lutz** was opposed to the project. He was concerned about climate change, water usage and taxes. **Grey Carpenter** was in favor of the project. He was pleased with the layout and the lot sizes. He wanted to know what was planned along the public easement on Blue Bonnet Road. **Mr. Varney** stated that a 30-ft. right-of-way would be dedicated. At such time that the Town needs to build the roadway, we will have the property rights to do so; however, there are no intentions to expand that road at this time. **Martin Moreno** had a concern with the location of the public trail in relation to his property. He preferred to have the vegetation located between his property and the public trail. **Chairman Schnee** closed the public portion of the hearing.

Chairman Schnee was pleased with the number of single-story homes, the topography, and the location of the two-story homes. **Vice Chair Duncan** stated that he preferred to see lots 1-15 designated as single-story. **Vice Chair Duncan** asked for a new map, depicting lots 6-15 as single-story, prior to Town Council. He was pleased with the project and felt it fit well in the area. **Vice Chair Duncan** asked if there were any future plans for traffic signals in the area. **Fausto Burruel –** stated that there were no traffic signals planned for the area.

Commissioner Officer liked the way various lot sizes were utilized in the project. He would like the pedestrian trail located closer to the development - away from Mr. Moreno's residence. **Commissioner Miklosi** agreed with Commissioner Officer. **Commissioner Miller** felt it was refreshing to see a mixed lot size proposed and agreed the trail should be placed closer to the project. **Commissioner Jakab** would like to see lots 1-15 limited to single-story. **Paul Oland – WLB Group** stated they would like to keep lots 1-5 two-story - adding, there would be enhanced vegetation and additional setbacks in front of lots 1-5. **Commissioner Fehrmann** felt it would be a benefit to keep lots 1-5 at two-story - stating it would add property value. She liked the project.

DRAFT

Motion to approve with the added changes, to delete Condition #19 per staff's request, to add a condition that the public trail be moved towards the west side of the 40' landscape bufferyard, and revise the map, depicting lots 6-15 as single-story, by Vice Chair Duncan, seconded by Commissioner Miller. Passed unanimously. 7-0

COMMISSION ACTION.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. ***Motion to adjourn at 7:07 p.m. by Commissioner Miklosi, seconded by Chairman Schnee. Passed unanimously.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on March 29, 2017. I further certify that a quorum was present.

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission

Meeting Date: 04/26/2017

To: Planning Commission

From: Brian Varney, Senior Planner

Date: April 26, 2017

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ1612-001: Lazy K Bar Ranch Specific Plan;** A request for recommendation to the Marana Town Council for approval to rezone approximately 104 acres of land from RR (Resort and Recreation) to F (Specific Plan) for the purpose of establishing the Lazy K Bar Ranch Specific Plan; and, a request for recommendation for approval of a minor amendment to the Marana General Plan. The property is generally located at the west terminus of Pima Farms Road, west of the Scenic Drive alignment, in Section 29, Township 12 S, Range 12 E. (Brian Varney)

Discussion:

The Planning Center is requesting a recommendation to the Marana Town Council for approval to rezone approximately 103.2 acres of land from RR (Resort and Recreation) to F (Specific Plan) for the purpose of establishing the Lazy K Bar Ranch Specific Plan. The requested rezoning includes an application requesting a minor amendment to the Marana General Plan. The application proposes to amend the existing General Plan land use plan category of Rural Density Residental (RDR) to Master Plan Area (MPA) to accommodate the proposed Specific Plan zoning. The plan proposes a single-family residential development consisting of 178 lots and a significant amount of active and passive open space.

Marana General Plan

The Marana General Plan designates the proposed rezoning area with a land use category of Rural Density Residential (RDR), which is characterized by single-family detached homes on large properties at a density range of 0.1 to 0.5 residences per acre. The rezoning application is accompanied by an application for a minor amendment to the General Plan from Rural Density Residential (RDR) to Master Plan Area (MPA) to accommodate the proposed specific plan zoning.

Land Use

The Lazy K Bar Ranch Specific Plan proposes 178 residential lots, significant open space, 1.5 acres of community recreation area, a public trail, and preservation of a portion of the iconic Lazy K Bar ranch house. The overall land area of the property totals approximately 138.2 acres; however, only 103.2 acres are subject to the rezoning application. The remaining 35 acres will remain as RR (Recreation and Resort) zoning and will serve as open space for the future residential development. The resulting density is 1.29 residences per acre. The plan proposes two land use designations: Residential Area (RA) and Open Space (OS). The RA consists of approximately 55.2 acres acres (40%) including lot area, roadways, and areas of ancillary disturbance associated with the development of the site. The OS covers roughly 83 acres or 60% of the overall 138.2 acres.

The topography of the site is characterized largely by flat and semi-undulating terrain with rather significant slopes in the west and south portions of the site. There are Level 1 restricted peaks and ridges located in the northwest and southwest corners of the property. Grading will be restricted to lots, roadways, and necessary ancillary grading for improvements. The low-density, clustered design of the project will allow for most drainage to flow naturally. Significant drainageways within the project will be preserved in their natural state with minimal encroachments, primarily for roadway

crossings. An existing wildlife corridor in the northern part of the rezoning area is proposed to be preserved and protected by maintaining a vast amount of open space in this area. The applicants have worked cooperatively with the Coalition for Sonoran Desert Protection to design a lot layout which respects the sensitivity of the existing wildlife corridor.

The rezoning area will be encompassed by an area of largely natural undisturbed open space extending inward a minimum of 150 feet from the perimeter of the property boundary. This area will serve as a project setback and buffer from adjacent land uses. The plan depicts a community recreation area of approximately 1.5 acres in the northeast part of the rezoning area. Although this is a suitable location, it is likely that the recreation area will be relocated to the site of the existing ranch house, which is proposed to be preserved as part of the development of the project. Many discussions have taken place between staff and the applicant team regarding the preservation of onsite buildings and facilities from the former ranch. After preliminary evaluations by Town staff as well as a local architect with experience in historic structures, it was determined that the most reasonable and prudent course of action would be to preserve what is arguably the oldest and most iconic structure on the site - the old stone ranch house. The structure will be restored and renovated to a degree deemed to be reasonable and safe with respect to the building code(s). The entire ranch house will not be salvaged; however, what is thought to be the original stone structure and perhaps the first addition are in the plans for preservation. The outdoor patio/ hardscaped area near the ranch house is planned to be preserved as well. It is anticipated that the preserved facilities will be incorporated into the recreational component of the future development and will serve not only as amenities but also as a means of retaining the history and nostalgia of the former Lazy K Bar Ranch.

As part of the future development's recreation component, a public trail easement extending from the east to the west property boundaries will be dedicated to the Town enabling the general public to continue to enjoy access to the natural environment. A trail currently exists within what is proposed as open space in the southern portion of the site and was used presumably for many years while the Lazy K Bar Ranch was in operation. The easement will be dedicated along the existing trail alignment during the subdivision platting process, and Town staff will ensure that the trail is sustainable and suitable for public use.

The proposed land use and development standards are rather typical of quality single-family residential developments. The permitted and accessory uses are acceptable and reasonable. The development plan proposes one lot size category within the Residential Area (RA) land use designation. The area of each lot within the RA will fall within a range of 6,000 square feet to approximately 11,200 square feet. As is depicted in the Land Use Concept Plan on Page III-64 of the specific plan, the smaller lots are proposed to be located within the eastern part of the rezoning area, and the larger lots are proposed central and west into the upper elevations. The plan proposes one-story structures at a maximum height of 25 feet with an option to increase by 20% up to 30 feet with approval by the Planning Director. This allowance for building height increase is supported by the Marana Land Development Code and is utilized occasionally to accommodate the contemporary residential designs of today’s homebuilders.

Access and Circulation

Access is proposed to be provided via Scenic Drive. The primary access aligns with Pima Farms Road and will provide both ingress and egress to the future development. The secondary access is located just south of the north boundary of the project and will provide egress only. A gated development is proposed and the private streets will be maintained by a homeowner's association. The conceptual development plan proposes the Town's 42-foot street section for the internal roadways. This street section typically utilizes two 10-foot travel lanes, two 6-foot parking lanes including mountable roll curbs, and a 5-foot sidewalk on both sides of the street. Through extensive review and analysis, Town staff has determined that re-opening the previously closed Scenic Drive is critical to ensure effective and efficient neighborhood traffic circulation. The owner/developer will dedicate to the Town the previously abandoned right-of-way for Scenic Drive along the project's frontage, and will fully design and construct Scenic Drive in accordance with a forthcoming Lazy K Bar Ranch Development Agreement.

Improvements to Pima Farms Road will also be necessary, the extent of which will be determined by the

Town Engineer. The Town of Marana Traffic Engineering Division has accepted the Traffic Impact Analysis for the project.

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

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

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

Development Agreement
Town staff has been working with the applicants and their legal counsel on drafting a development agreement (DA). Although the Planning Commission is not required to review the DA and make a recommendation to the Town Council regarding the DA, the draft (current at the time of this report) has been attached for reference.

Citizen Participation
As this project has evolved over the past few years, the applicants have held a number of meetings and met with many of the neighboring property owners. Four public hearings have been held before the Planning Commission and Town Council since August 2014 during which the Commission and Council have heard from many nearby property owners both in support of and opposed to the proposed rezoning. The applicants recently met with Dan Withers, the owner of the property adjacent to the south boundary of the Lazy K Bar to discuss the revised plan. They also met with Eleanor Bingham (east of rezoning area) and other neighbors in January of this year. Meetings with a number of the property owners north of the rezoning area were held in December of last year and March of this year to discuss the revised land use plan as well as the proposal for Scenic Drive and the extension of the Town of Marana water line.

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

Recommended Findings of Fact

1. The property is currently zoned RR (Resort and Recreation). The proposed change in zoning from RR to F (Specific Plan) will require a minor amendment to the Marana General Plan from the existing designation of Rural Density Residential (RDR) to Master Planning Area (MPA).
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.
3. This proposal, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the

Town of Marana.

CASE ANALYSIS

Review criteria

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

With the acceptance of the recommended conditions the development complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:

With the acceptance of the recommended conditions this proposal complies with the requirements of the F (Specific Plan) zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:

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

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

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

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ1612-001, Lazy K Bar Ranch Specific Plan, and GPA1612-001, General Plan Minor Amendment, based upon the recommended findings and subject to the following conditions:

1. Compliance with all of the 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 and payment of application fees and applicable development impact fees.
2. Any plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Land Use Concept Plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by the Marana Utilities Department (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any

final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable), must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 178.
9. All lots within the Rezoning Area shall be limited to one-story construction in accordance with the Lazy K Bar Ranch Specific Plan.
10. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
11. The Property Owners 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 the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
12. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
13. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners' expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall immediately notify the Town and the AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners' expense.
14. The Property Owners shall dedicate the right-of-way for and design and construct the necessary improvements for Scenic Drive in accordance with agreements with the Town as specified in the forthcoming Lazy K Bar Ranch Development Agreement.
15. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
16. A Native Plant Program (NPP) in accordance with the Marana Land Development Code must be submitted and approved by the Town of Marana during the review of subdivision plats for the Rezoning Area.
17. The Planning Department is authorized to approve minor revisions to the specific plan document for this rezoning including the clarification of regulatory language and grammatical revisions prior to the request proceeding to the Town Council.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PCZ1612-001, Lazy K Bar Ranch Specific Plan, and GPA1612-001, General Plan Minor Amendment, subject to the recommended conditions.

Attachments

Location Map
Rezoning Application
Site Concept Plan
Lazy K Bar Ranch Specific Plan
Draft Development Agreement



N
W E
S

PCZ1612-001: Lazy K Bar Ranch Specific Plan

600m
1000ft
111° 08' 42.252" 32° 22' 27.593" Scale 1:17,913

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

MARANA

3/7/2017

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

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

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

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	221-22-013B, 221-22-013E, 221-22-013F & 221-22-013G			General Plan Designation (To be confirmed by staff)	Rural Density Residential
Gross Area (Acre/SF)	138-acre property (103.5-acre specific plan rezoning request)			Current Zoning (To be confirmed by staff)	RR (Resort and Recreation)
Development / Project Name	Lazy K Bar Ranch			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 29				
Description of Project*	Single-family residential subdivision				
Property Owner	LKB Ranch LLC, LKB Hotel LLC, and LKB Retained Land LLC				
Street Address	8401 N Scenic Dr				
City Tucson	State AZ	Zip Code 85743	Phone # 520-797-1110	Fax # 520-797-2408	E-Mail Address pevans@bvtravel.com
Contact Person	Peter Evans			Phone Number / E-mail 520-797-1110 / pevans@bvtravel.com	
Applicant	The Planning Center				
Street Address	2 E Congress St, Suite 600				
City Scottsdale	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address lmorales@azplanningcenter.com
Contact Person	Linda Morales			Phone Number / E-mail 520-623-6146 / lmorales@azplanningcenter.com	
Agent/Representative	The Planning Center				
Street Address	2 E Congress St, Suite 600				
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

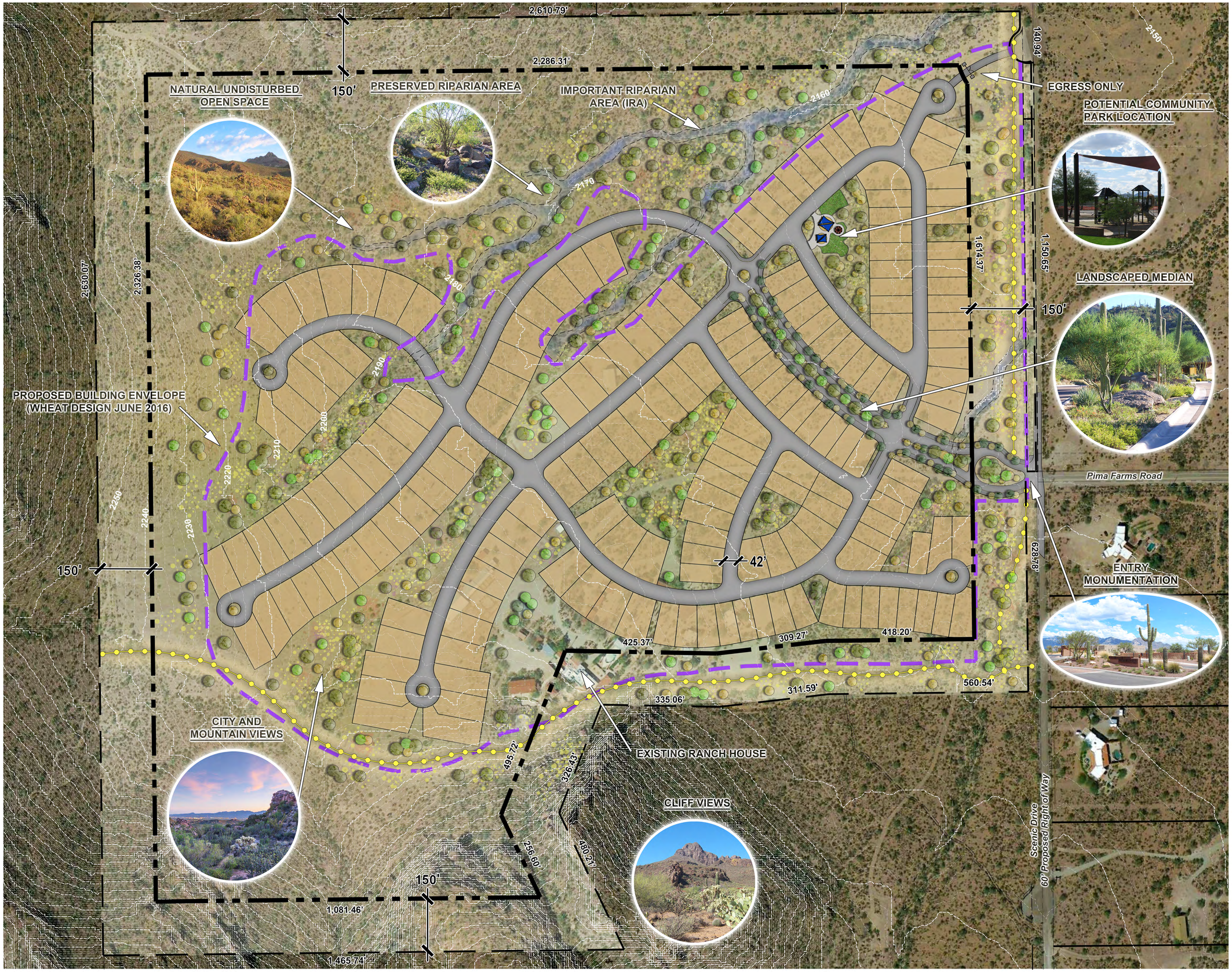
Linda S. Morales — Signature

December 15, 2016 — Date

CaseLog# N/A Date Received 12/15/16 Signature

CRW# PC2016012-001 | GPA1612-001

SITE PLAN CONCEPT



LEGEND

- PROJECT AREA
- SPECIFIC PLAN BOUNDARY
- PROPOSED BUILDING ENVELOPE (WHEAT DESIGN JUNE 2016)
- PUBLIC TRAIL EASEMENT
- COMMUNITY PARK

NOTES

1. AREA OF LAZY K BAR RANCH = 138.2 AC
2. AREA OF SPECIFIC PLAN BOUNDARY = 103.2 AC
3. EXISTING ZONING: RECREATION & RESORT (RR)
   PROPOSED ZONING: LAZY K BAR RANCH SPECIFIC PLAN (SP)
4. PROPOSED OPEN SPACE = 60% OF SITE AREA
   REQUIRED COMMUNITY REC: 0.76 AC
   PROPOSED COMMUNITY REC: 1.5 AC
5. PROPOSED DENSITY = 1.29 RAC
6. RESIDENTIAL AREA: (55.20 AC)
   178 LOTS (33.20 AC)
   PRIVATE STREETS (11.48 AC)
   MISCELLANEOUS DISTURBANCE (10.56 AC)
7. LOTS RANGE FROM 6,000SF TO 11,200SF

PROJECT: LKB-01
DATE: 04/17/2017
FILE NAME: LKB01-SITE-CONCEPT-033017-TORENDER.DWG

0' 100' 200' NORTH

THE PLANNING CENTER
a division of TPG Group, Inc.
110 s church ste 6320 tucson az 85701

LAZY K BAR RANCH



LAZY K BAR RANCH
SPECIFIC PLAN
TOWN OF MARANA
MARCH 2017
PCZ1612-001
GPA1612-001

Lazy K Bar Ranch
Specific Plan
Marana, Arizona

Submitted to:

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

Prepared for:

LKB LLC
8401 North Scenic Drive
Tucson, Arizona 85743

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PCZ1612-001
GPA1612-001
April 2017

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LAZY K BAR RANCH SPECIFIC PLAN

INTRODUCTION

A. Background

The Lazy K Bar Ranch (Lazy K Bar) is a 138-acre property located in the Town of Marana, directly west of the Ironwood Reserve subdivision. The specific plan rezoning area comprises approximately 103.5 acres of the overall 138-acre Lazy K Bar Ranch property. Lazy K Bar is bound on the east by the Scenic Drive alignment, and by privately held land on the north, west, and south. Topographically, the property is adjacent to the Tucson Mountains to the west and north, and a rocky outcropping to the south. These topographic features create a "valley" setting for the central portion of the property. The site has spectacular views of the Tucson metropolitan area, Sombrero Peak, and the surrounding Tucson Mountains.

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

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

Currently, the Lazy K Bar site has 16 buildings on site, including a ranch office, six adobe guest casitas, the Mountain Pavilion (meeting/ballroom), barn and stables for horses, as well as a swimming pool and tennis court. A caretaker resides on the property, which is fenced, privately gated and closed to the public. At this time, no public access is available anywhere on the site. Trespassing is strictly prohibited.

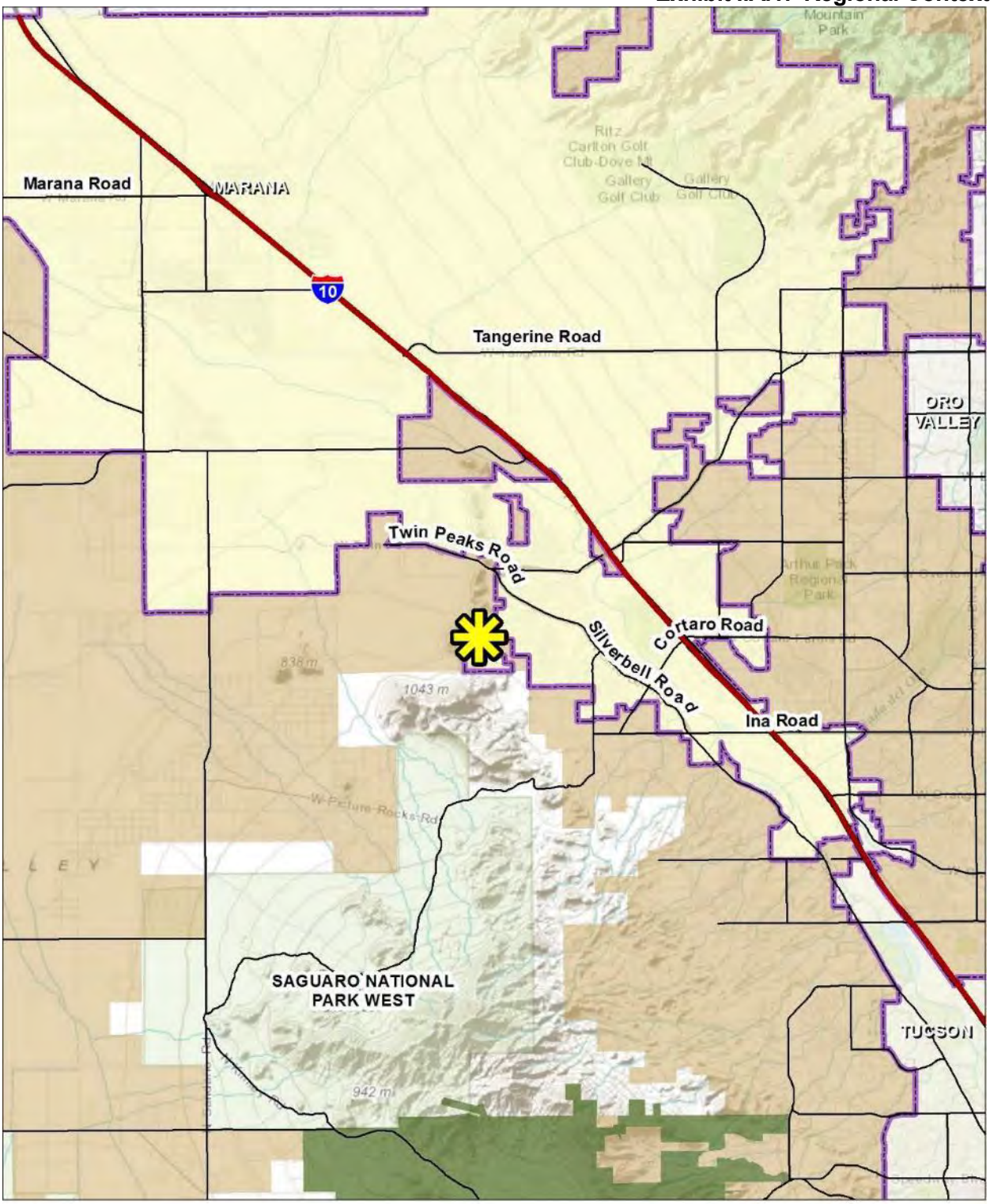
The current zoning designation on the property, Resort and Recreation, allows for the development of hotels, motels, inns, timeshare projects and resorts, substance abuse and other treatment centers, allowing up to approximately 600 lodging units. This specific plan proposes residential development with modifications to the development standards for lot size, grading, lot coverage and maximum building height. The Lazy K Bar Ranch Specific Plan is proposed to incorporate 178 lots at a gross density of 1.29 residences per acre based on overall project area or 1.72 residences per acre within the Specific Plan boundary. The plan also proposes a variation in lot sizes, a community park and natural open space. The proposed open space is approximately 60% of the total project area. The amount of historical disturbance from 85+ years of use on the property is approximately 67 acres, or 49% of the entire project area. While much of the proposed project is located on existing

disturbance areas, other previously disturbed areas that are not proposed for new development present opportunities for reclamation and revegetation.

Additionally, the Lazy K Bar Ranch Specific Plan is intended to protect a portion of the historic elements of the property. Portions of the ranch house, particularly the stone house portion built by the original homesteaders, will be preserved and serve as a primary focal point and gathering place for the community. The thematic elements of the community will respect and celebrate the ranching culture and rich history of Lazy K Bar Ranch.

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

Exhibit I.A.1: Regional Context





LAZY K BAR RANCH SPECIFIC PLAN

DEVELOPMENT CAPABILITY REPORT

II

A. Purpose and Intent

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

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

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

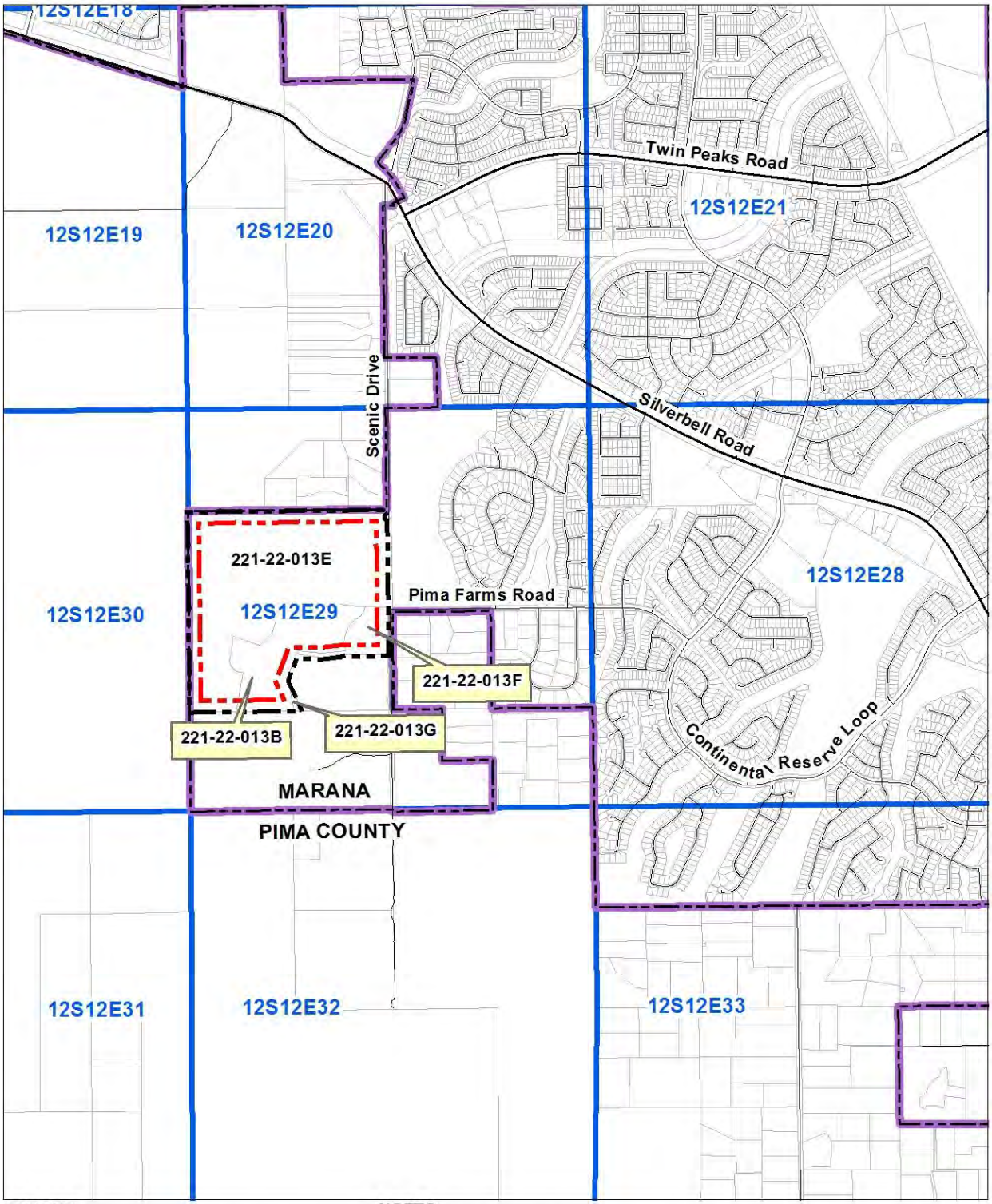
B. Existing Land Uses

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

1. Site Location

The project is situated within the southwestern limits of the Town of Marana in the west-central portion of Section 29, Township 12, Range 12 East. The property lies approximately three-quarters of a mile west of Interstate 10 just west of Continental Reserve, at the intersection of Pima Farms Road and North Scenic Drive. In total, the site area is approximately 138-acres and the specific plan area is approximately 103.5-acres. *See Exhibit II.B.1: Site Location*.

Exhibit II.B.1: Site Location



LEGEND

- ALTA Survey Property Boundary
- Specific Plan Boundary
- Township, Range & Section
- Jurisdictional Boundaries

NOTES:

Project Site is located at:
Township 12S, Range 12E, and Section 29
Property Acreage: Approx. 138 AC
Rezone Acreage: Approx. 103.5 AC
Parcel ID #'s:
221-22-013B, 221-22-013E,
221-22-013F & 221-22-013G

NORTH 0' 1000' 2000'

FILE NAME:MAR-04_location_6x8.mxd
SOURCE: Pima County GIS, 2016

2. Existing On-Site Land Use and Zoning

The existing zoning designation on the property is "RR", Resort and Recreation, which would potentially allow for the development of a large resort with up to 600 lodging units. The following accessory uses may be established in the RR zone if they are a part of, or accessory to a permitted use such as a resort, hotel, motel, inn, timeshare project or guest ranch: restaurants, bars, cocktail lounges, beauty and barbershops, spas, treatment centers, outdoor pavilions for outdoor events, live entertainment, and conference and gathering facilities designed to serve 200 people or less in a single room. See *Exhibit II.B.2: Existing Zoning*. In addition, the Lazy K Bar's historic uses, including its equestrian, bull riding and the like, remain grandfathered. The *Existing On-Site Structures* table demonstrates the total number of existing buildings, with designated uses and height. There are 16 buildings on the specific plan site including staff housing, storage, an historic lodge, swimming pool, (7) casitas for guests, covered parking, horse stalls, and tack room. See *Exhibit II.B.2: Existing On-Site Land Use*

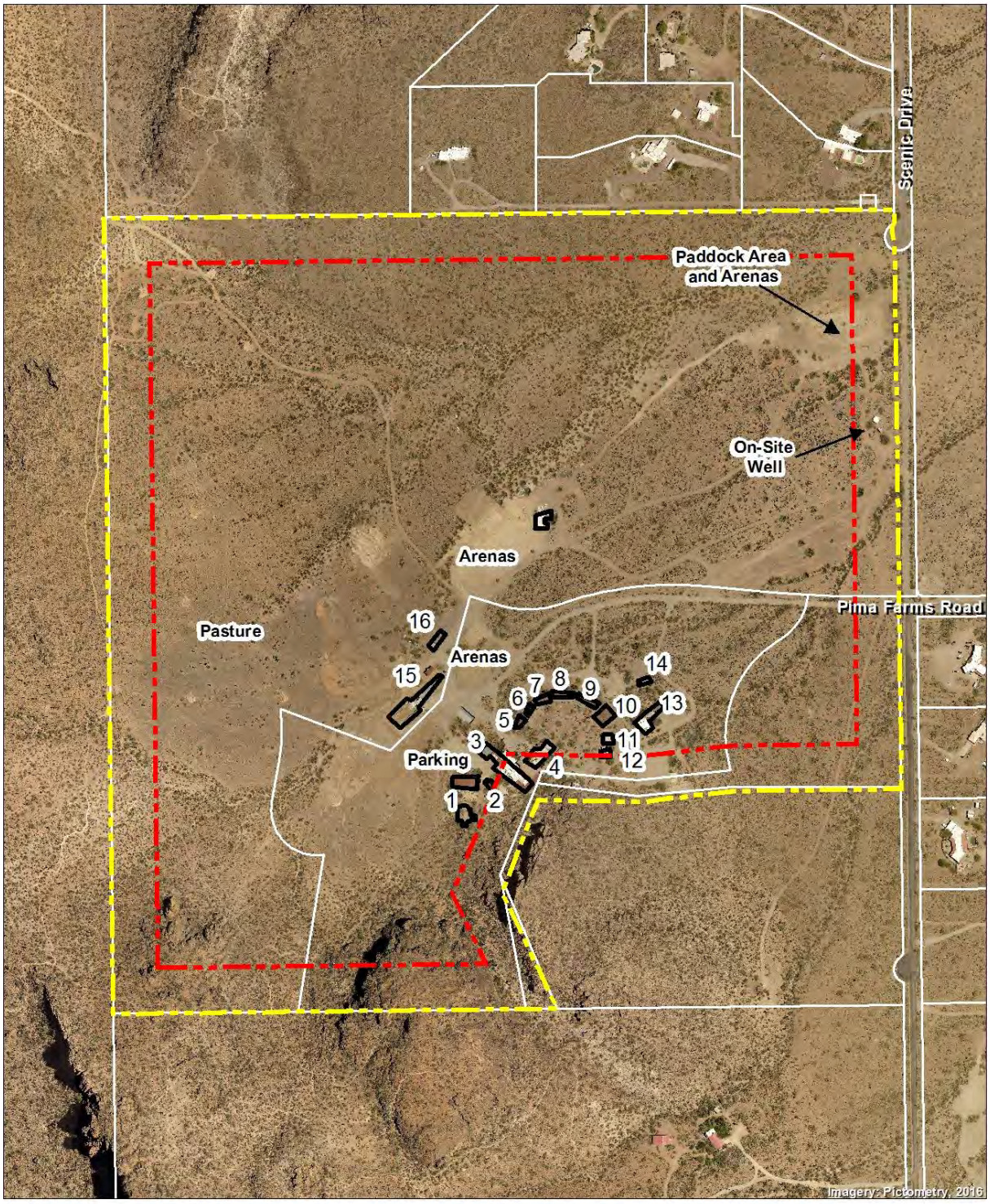
Table II.B.2: Existing On-Site Structures

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

Building 8 Casita	1,692	1
Building 9 Casita	2,022	1
Building 10 Casita	2,586	1
Building 11 Casita	1,120	1
Building 12 Casita	1,115	1
Building 13 Casita + Covered Parking	3,195	1
Building 14 Casita	1,100	1
Building 15 Stable/Tack Room	2,290	1
Building 16 Horse Stall	1,192	1
Total On-Site	**35,253**	16

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

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



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

a. Zoning

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

North: Pima County SR (Suburban Ranch Zone)

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

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

West: Pima County RH (Rural Homestead Zone)

b. General Plan Land Use

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

North: Rural Density Residential

South: Rural Density Residential

East: Master Planning Area and Rural Density Residential

West: Rural Density Residential

c. Land Use

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

North: Vacant and Unsubdivided Single-Family Residential

South: Vacant and All Creeds Brotherhood Sanctuary Cove

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

West: Rural Homestead

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

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

d. Number of Stories of Existing Structures

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

e. Pending and Conditional Rezonings

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

f. Subdivision/Development Plans Approved

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

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

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

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

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

g. Architectural Styles of Adjacent Development

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

4. Well Sites within 100 Feet of the property

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

Exhibit II.B.3.a: Existing Zoning

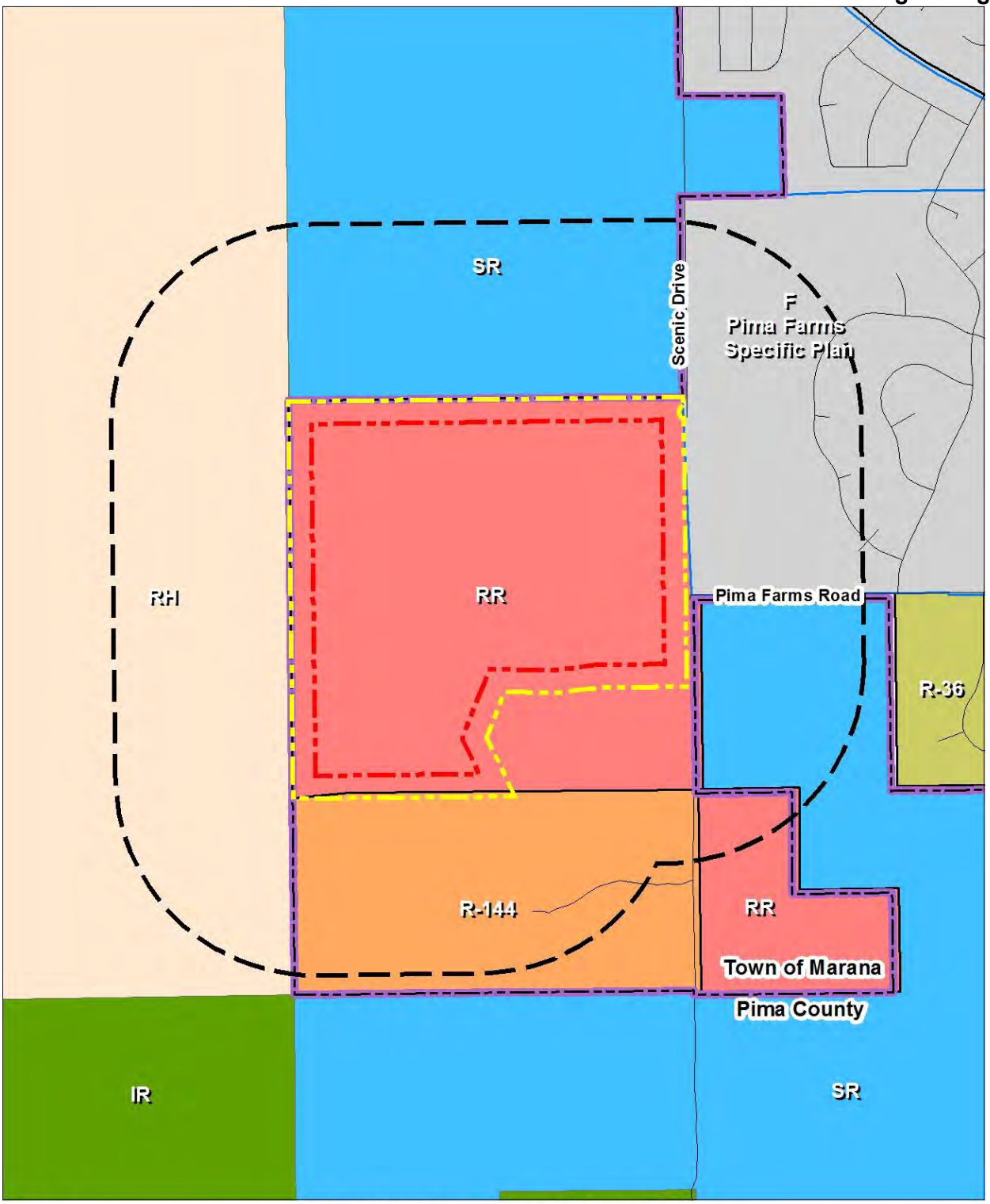


Exhibit II.B.3.b: General Plan Designations

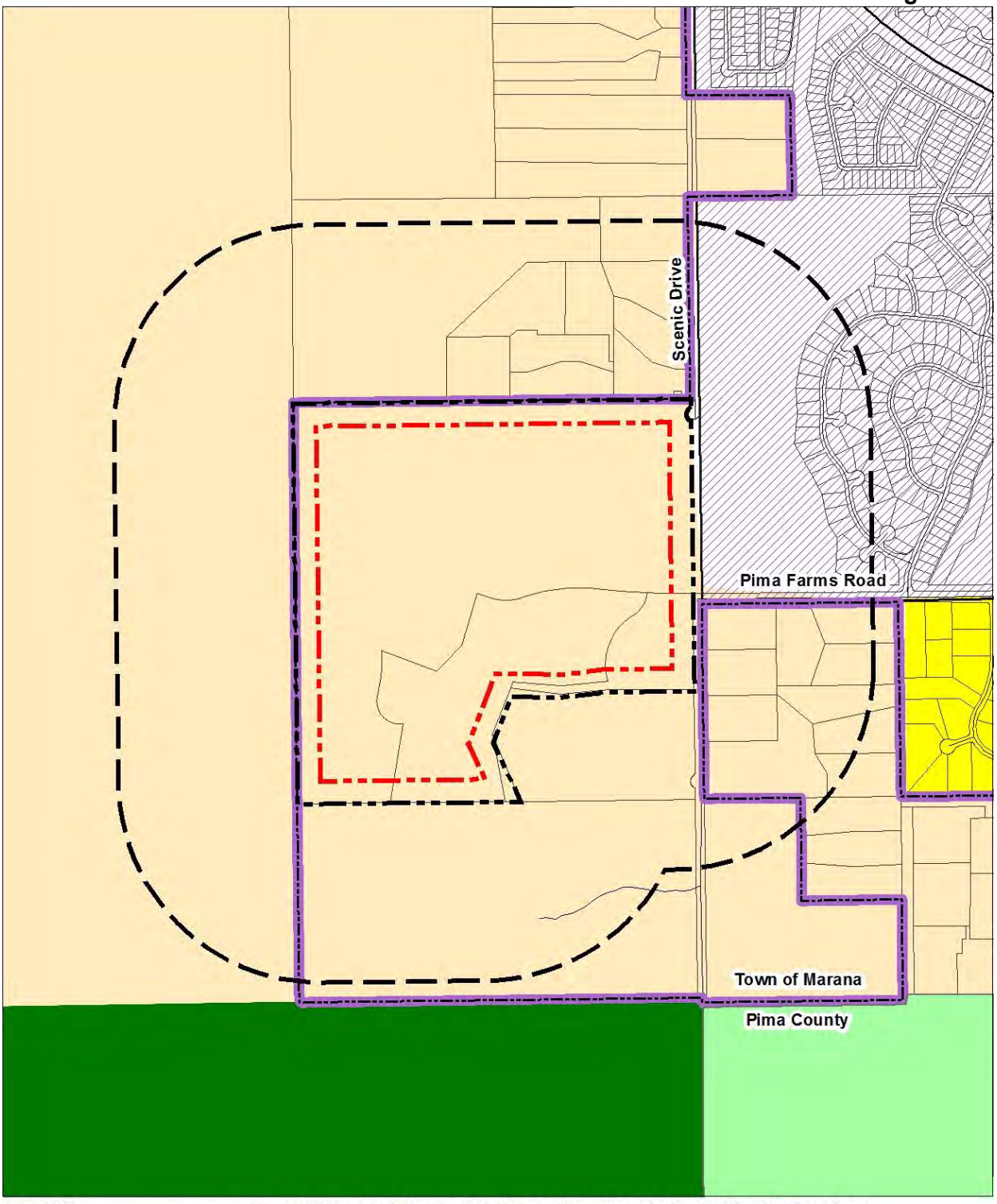
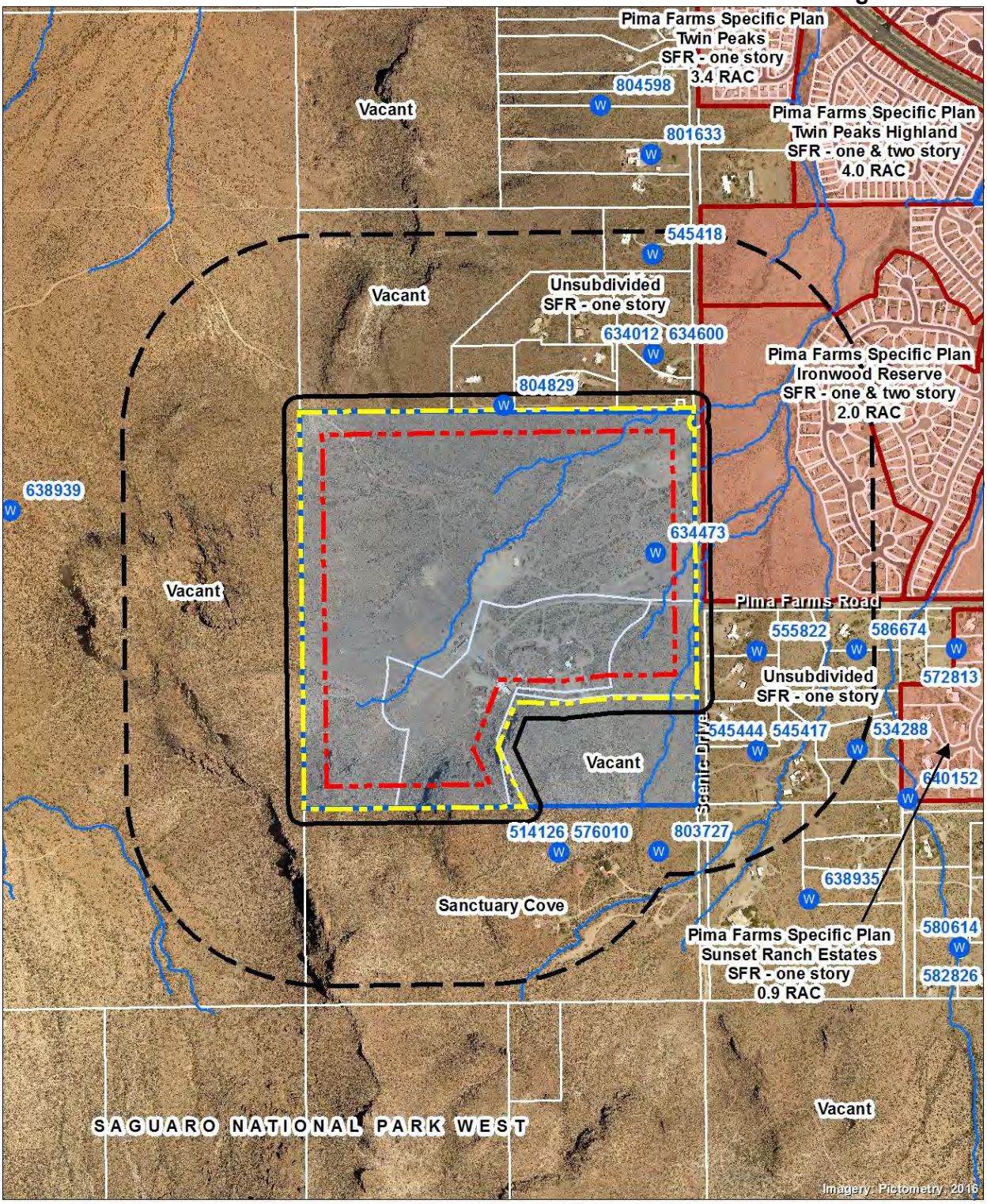


Exhibit II.B.3.c: Existing Land Uses



LEGEND

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

NORTH 0' 500' 1000'

FILE NAME: ex_cond_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

C. Topography and Slope

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

1. Hillside Conservation Areas

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

2. Rock Outcrops

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

3. Slopes of 15% or Greater

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

4. Other Significant Topographic Features

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

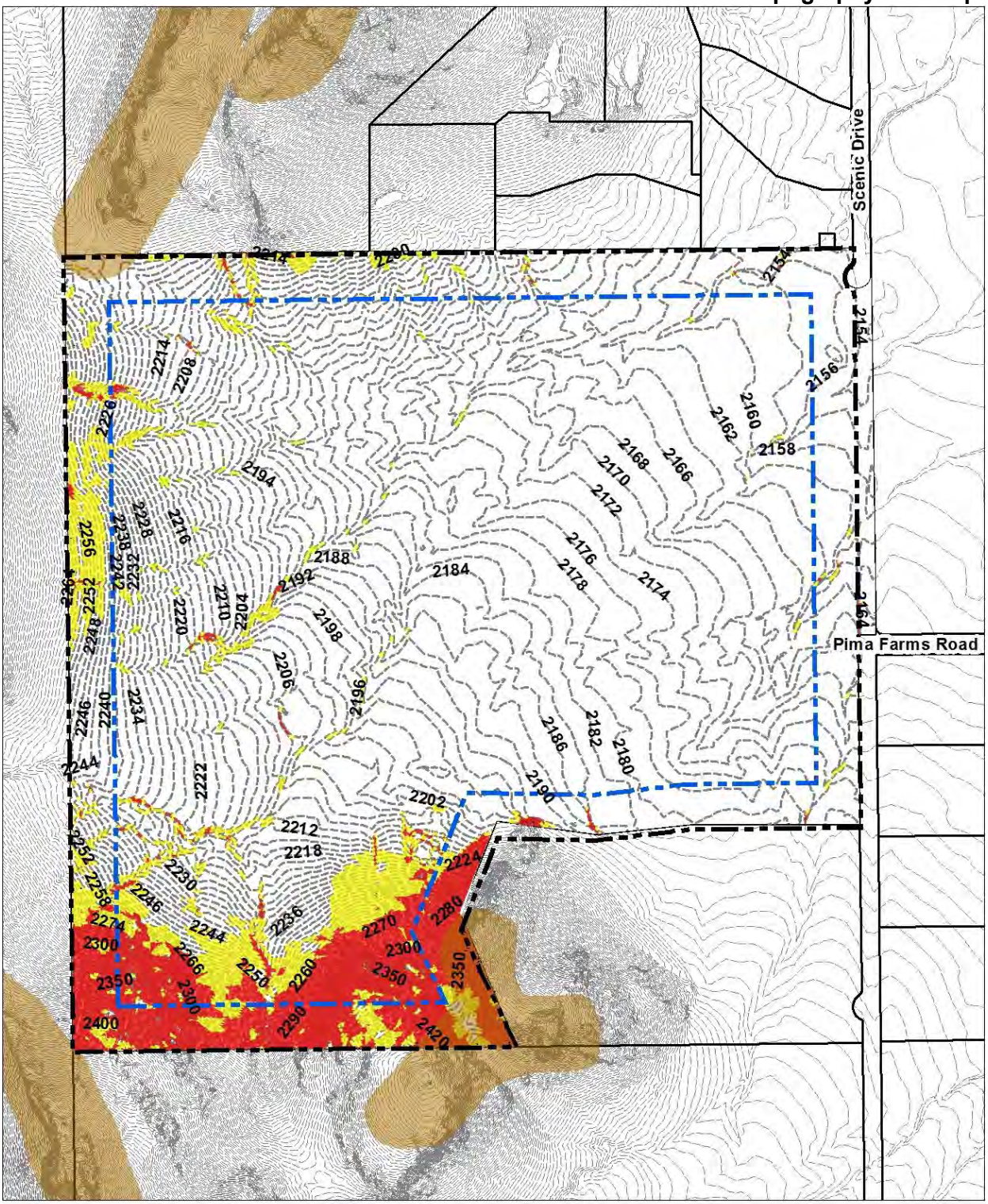
5. Pre-Development Cross-Slope

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

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

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

Exhibit II.C.1: Topography and Slope



LEGEND

- ALTA Survey Property Boundary
- Specific Plan Boundary
- Adjacent Parcels
- 2' Elevation Contours
- 15-25% slopes
- Greater than 25% slopes
- Restricted Peaks & Ridges

NORTH

0' 250' 500'

FILE NAME: topo_slope_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

D. Hydrology, Water Resources and Drainage

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

1. Off-Site Watersheds

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

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

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

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

2. On-Site Hydrology

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

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

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

Conservation Service (NRCS) soils study. Within this report, hydrologic soil types with the following Map Unit Names/Symbols are present within the project boundary: Anklam-Cellar-Rock outcrop complex, 15 to 55 percent slopes (Symbol 2), Pantano-Granolite complex, 5 to 25 percent slopes (Symbol 58), Pinaleno very cobbly sandy loam, 1 to 8 percent slopes (Symbol 62), and Sahuarita soils, mohave soils and urban land, 1 to 5 percent slopes (Symbol 72). Using the Pima County Hydrology Manual, the weighted basin factors range in size from 0.035 to 0.050. The vegetative cover and density will be determined using recent aerial photographs and site visits.

b. Federally Mapped Floodways and Floodplains:

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

c. 100-Year Peak Discharge Exceeding 50 cfs:

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

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

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

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

3. Existing Drainage Conditions along Downstream Property Boundary

The foothills of The Tucson Mountains are a series of alluvial fans where storm water runoff is generally conveyed via sheet flow in ill-defined channels. The developments throughout the watersheds collect and redirect all sheet flow from these alluvial fans and ultimately deliver it to the Santa Cruz River. The land downstream of the project

site is predominantly comprised of residential and commercial developments. Furthermore, the downstream parcels also exist within various FEMA flood hazard zones.

Exhibit II.D.1: Pre-Development Hydrology

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

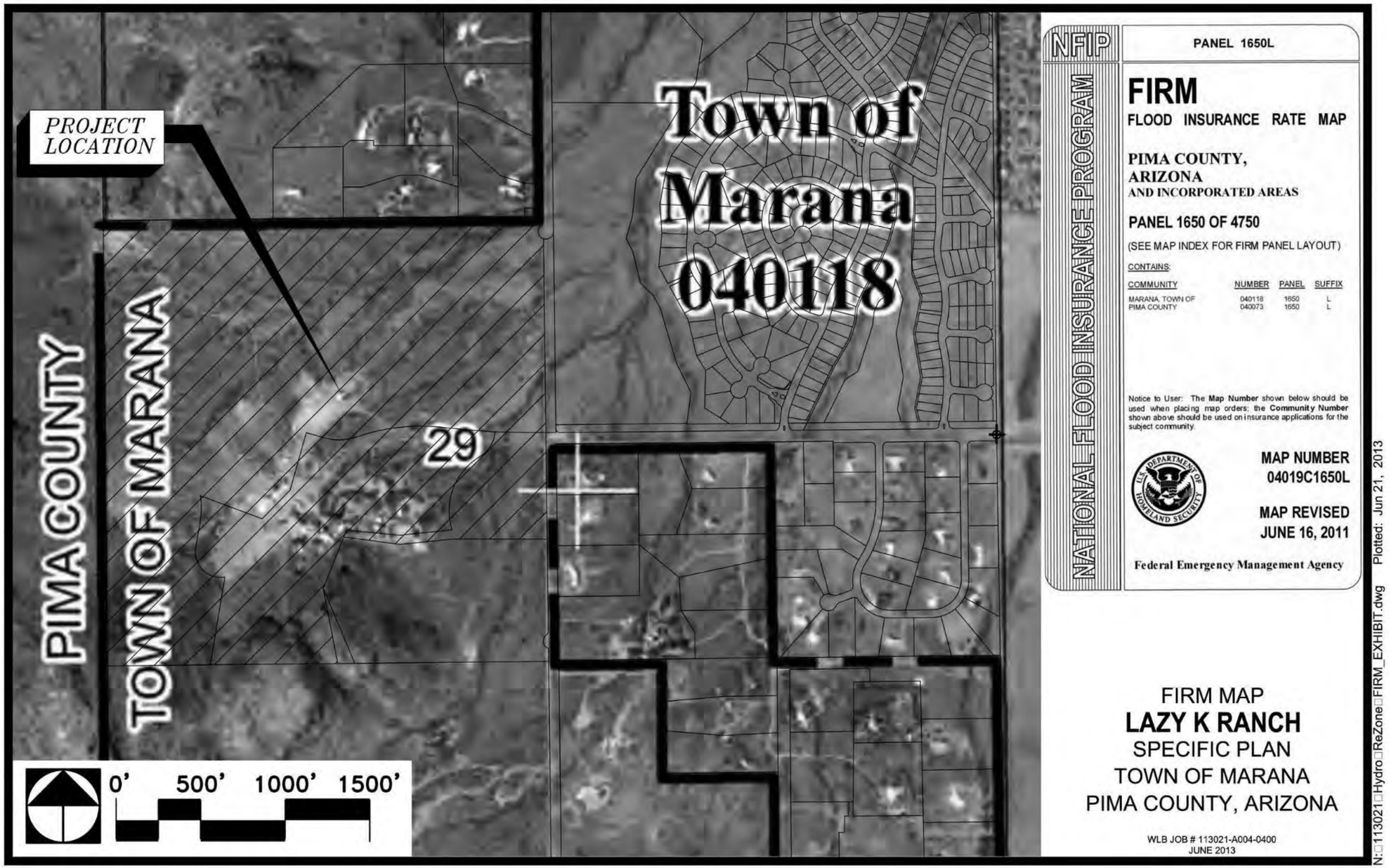
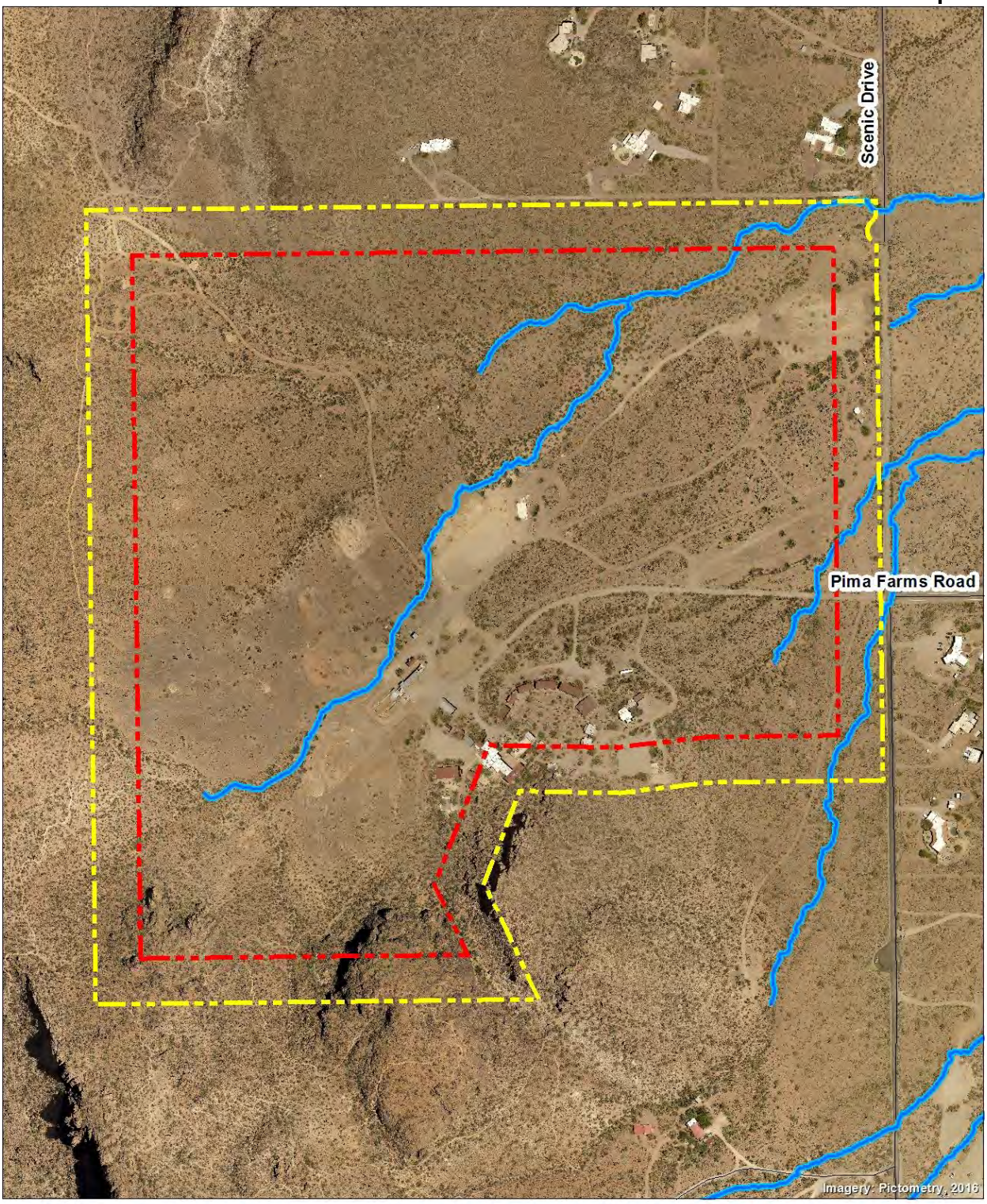


Exhibit II.D.2.b.2: FEMA Floodplain



LEGEND

ALTA Survey Property Boundary

Specific Plan Boundary

Washes

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

NORTH

0' 250' 500'

FILE NAME: hydro_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

E. Vegetation

1. Vegetative Communities and Associations On-Site

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

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

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

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

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

b. Sonoran Riparian Scrub vegetation:

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

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

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

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

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

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

2. Significant Cacti and Groups of Trees

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

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

3. Special-Status Plant Species

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

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

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

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

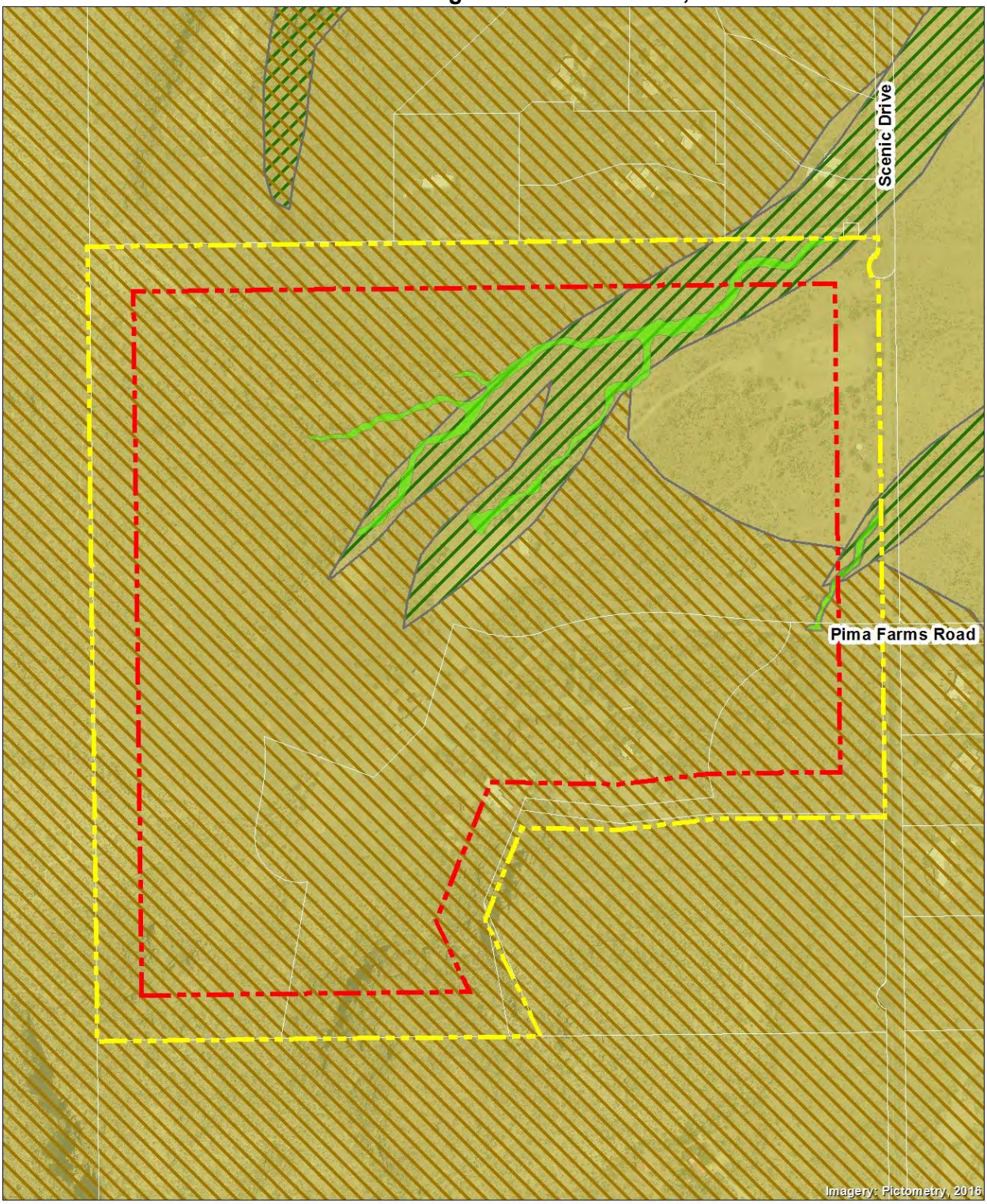
Common Name	Scientific Name	ESA Status
Plants		
Acuña cactus	*Echinomastus erectocentrus var. acunensis*)	Proposed Endangered
Gooding's onion	*Allium gooddingii*)	Conservation Agreement
Huachuca water umbel	*Lilaeopsis schaffneriana* ssp. *recurva*)	Endangered
Kearney's blue star	*Amsonia kearneyana*)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

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

4. Vegetative Densities by Percentage of Plant Cover

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

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



LEGEND

ALTA Survey Property Boundary
Specific Plan Boundary
Parcels

Vegetation

Sonoran Desertscrub
Field Verified IRA

Pima County Special Elements

Palo Verde - Mixed Cacti
Sonoran Riparian Scrub

NORTH

0' 250' 500'

FILE NAME: Vegetation_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

Exhibit II.E.2: Site Resource Inventory (Sheets 1-8)

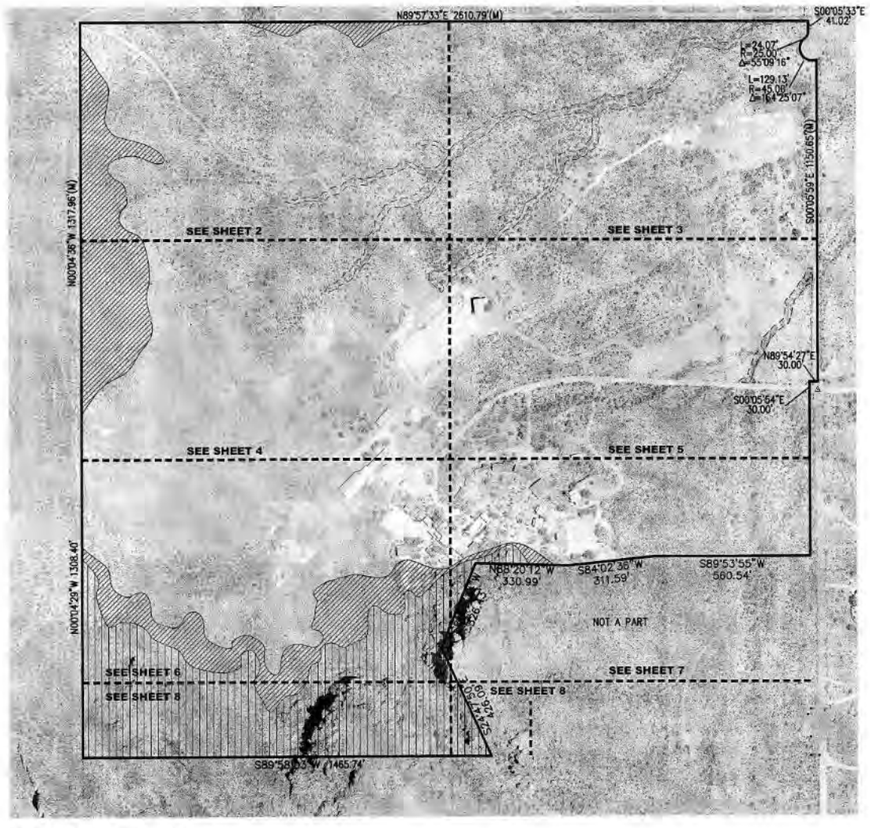
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LAZY K BAR RANCH

SRI LEGEND

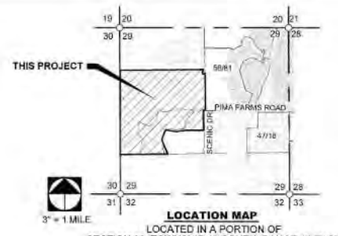
- UNIQUE SIGNIFICANT VEGETATION (NONE)
- RIPARIAN AREAS (FIELD VERIFIED)
- WILDLIFE CORRIDORS (NONE)
- UNIQUE ROCK OUTCROPPINGS **
- STEEP HILLSIDE SLOPES >15% - 25% SLOPES * (15%)
- STEEP HILLSIDE SLOPES >25% SLOPES * (25%)
- FEMA 100 - YEAR REGULATORY FLOOD LIMITS (NONE)

*APPROXIMATE LOCATION - FOR PLANNING PURPOSES ONLY

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



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



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

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

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2 THRU 8	AERIAL PHOTO

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

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4444 East Broadway
Tucson, Arizona (520) 881-7480

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

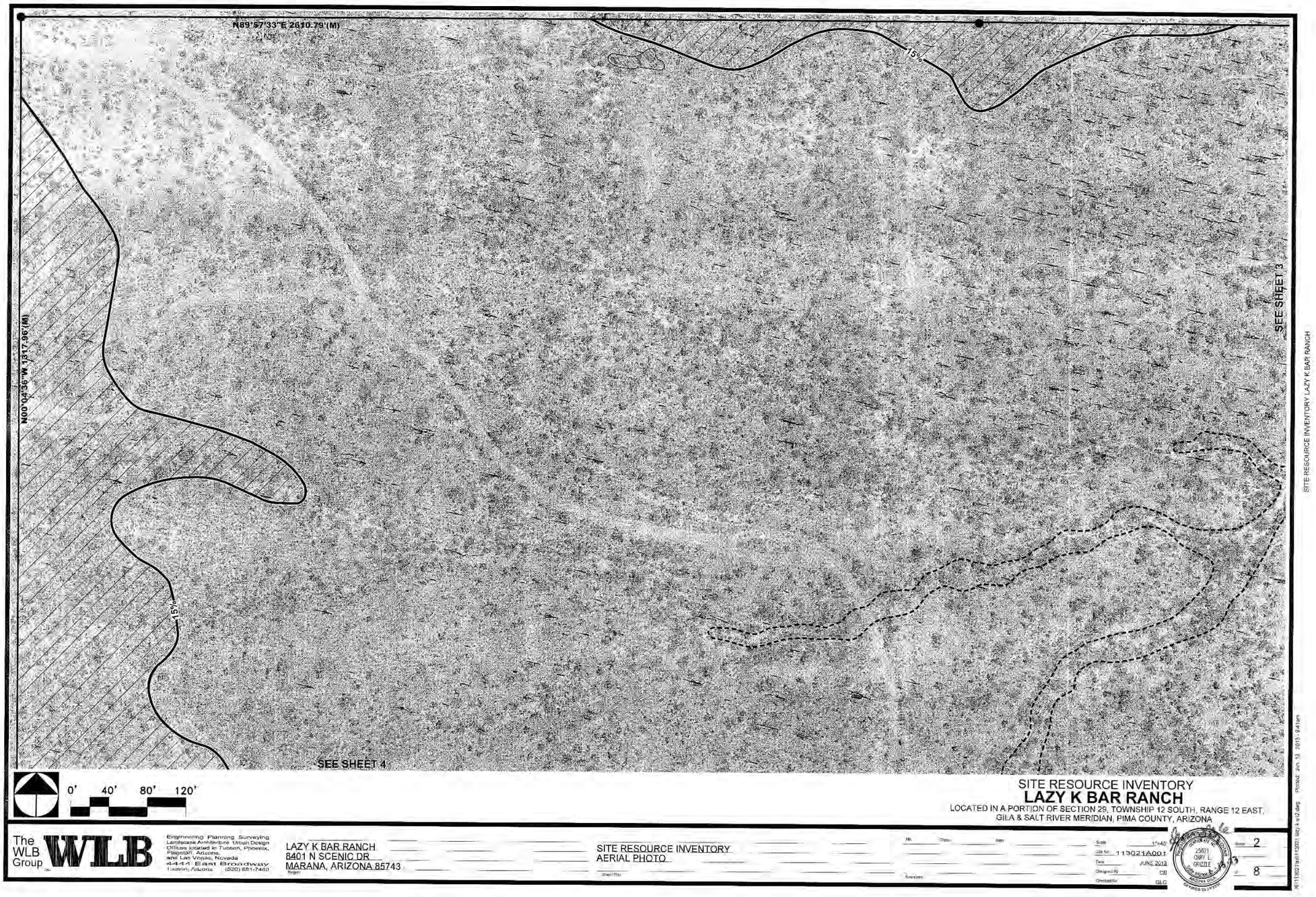
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Sheet Title

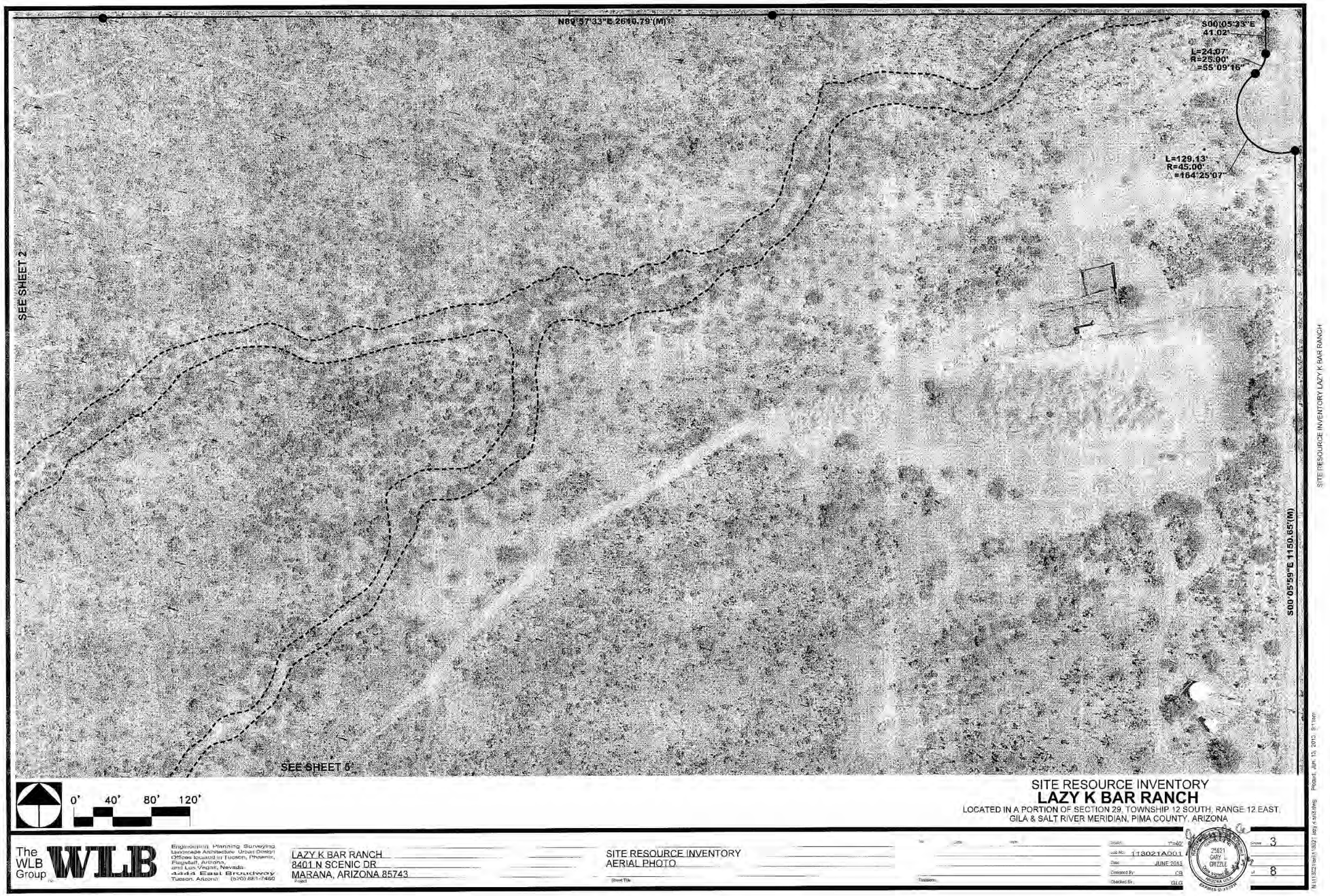
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Designed By	CB
Checked By	GLG
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of	8

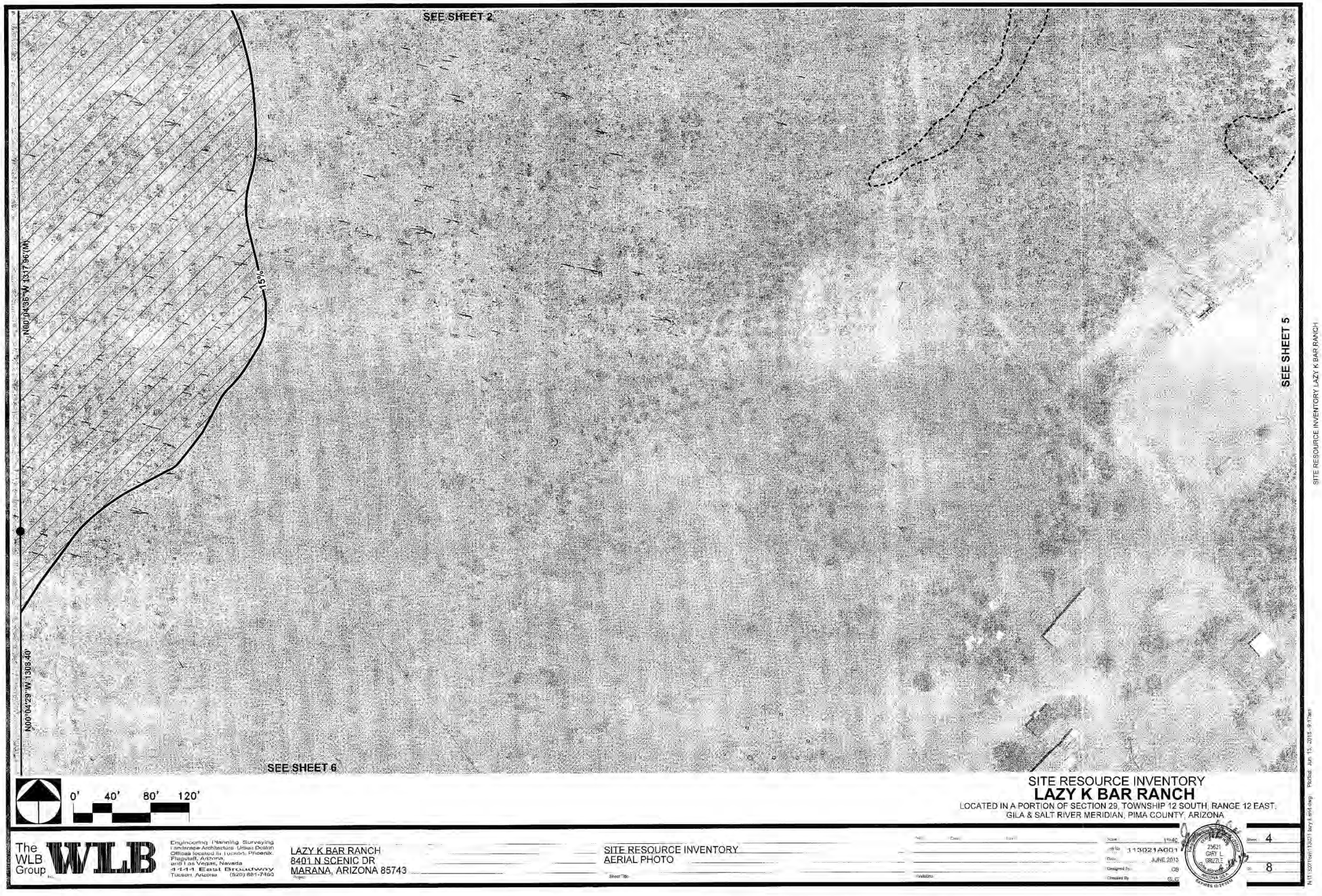
25021 GARY L. GRATZ — REGISTERED LANDSCAPE ARCHITECT — EXPIRES 10/31/2014

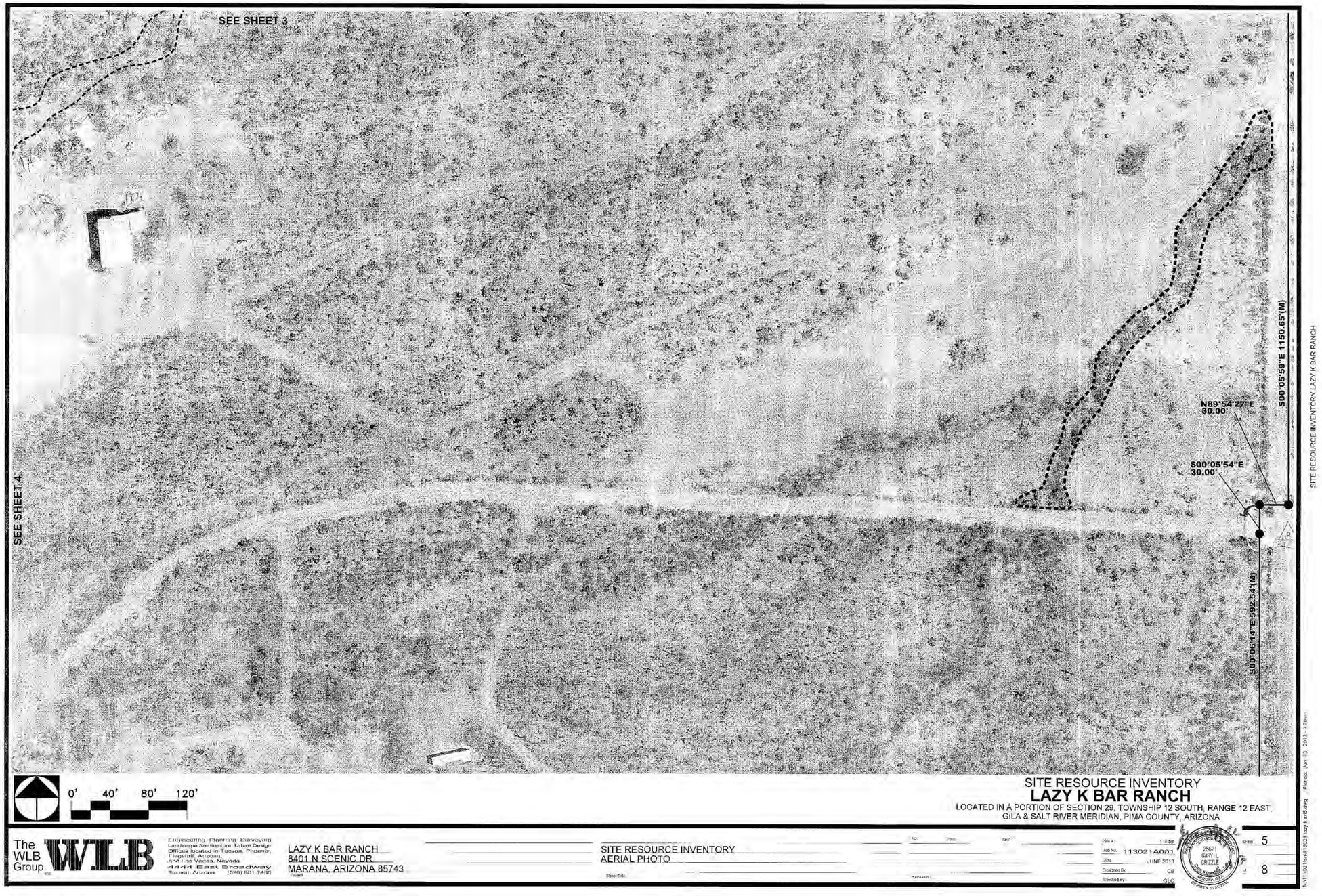
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N00°04'36"W 1317.96'(M)
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15%
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SEE SHEET 4
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SITE RESOURCE INVENTORY
LAZY K BAR RANCH
LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
The WLB Group
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and Las Vegas, Nevada
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Tucson, Arizona (520) 881-7480
LAZY K BAR RANCH
8401 N SCENIC DR
MARANA, ARIZONA 85743
SITE RESOURCE INVENTORY
AERIAL PHOTO
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Job No. 113021A001
Date JUNE 2013
Designed By DB
Checked By GLC
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of 8
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R=45.00'
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SITE RESOURCE INVENTORY
LAZY K BAR RANCH
LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
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Tucson, Arizona (520) 881-7480
LAZY K BAR RANCH
8401 N SCENIC DR
MARANA, ARIZONA 85743
Project
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Checked By: GLG
25821
GARY L.
GRIZZLE
ARIZONA U.S.A.
REGISTERED
Sheet 3
of 8
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15%
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SEE SHEET 5
SEE SHEET 6
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SITE RESOURCE INVENTORY
LAZY K BAR RANCH
LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
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Tucson, Arizona (520) 881-7480
LAZY K BAR RANCH
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MARANA, ARIZONA 85743
SITE RESOURCE INVENTORY
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JUNE 2013
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SITE RESOURCE INVENTORY LAZY K BAR RANCH



SITE RESOURCE INVENTORY
LAZY K BAR RANCH
LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
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LAZY K BAR RANCH
8401 N SCENIC DR
MARANA, ARIZONA 85743

SITE RESOURCE INVENTORY
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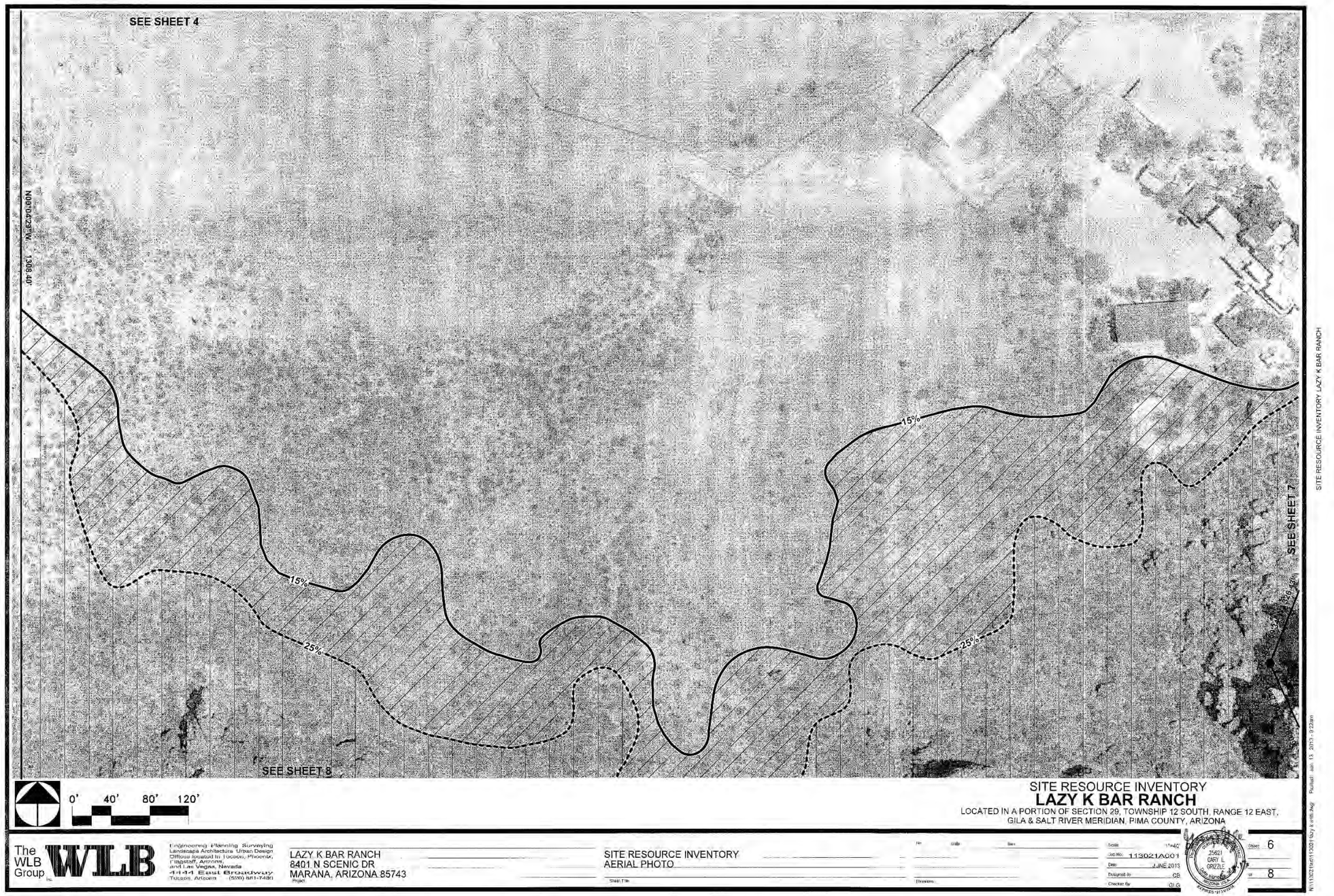
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25621 GARY L. GRIZZLE — REGISTERED LANDSCAPE ARCHITECT — ARIZONA U.S.A.

Sheet 5 of 8

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SITE RESOURCE INVENTORY LAZY K BAR RANCH



SITE RESOURCE INVENTORY
LAZY K BAR RANCH
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GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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

SITE RESOURCE INVENTORY
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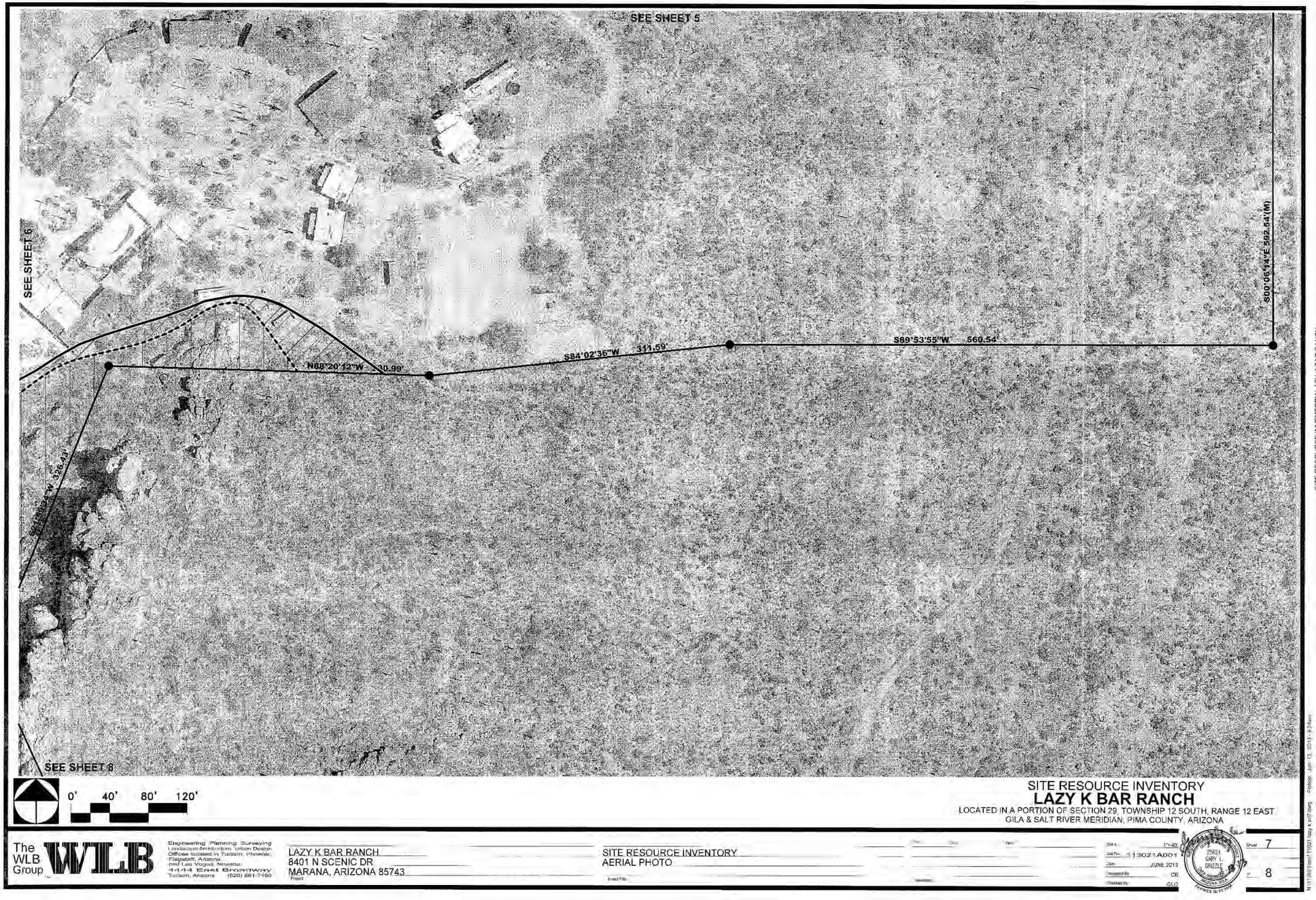
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25621 GARY L. GRIZZLE — REGISTERED LANDSCAPE ARCHITECT — ARIZONA U.S.A. — EXPIRES 12/31/2013

Sheet 6 of 8

SITE RESOURCE INVENTORY LAZY K BAR RANCH

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

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8401 N SCENIC DR
MARANA, ARIZONA 85743

SITE RESOURCE INVENTORY
AERIAL PHOTO

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Date JUNE 2013
Designed By DB
Checked By GLG

Sheet 7
of 8

SITE RESOURCE INVENTORY LAZY K BAR RANCH

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

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LAZY K BAR RANCH
8401 N SCENIC DR
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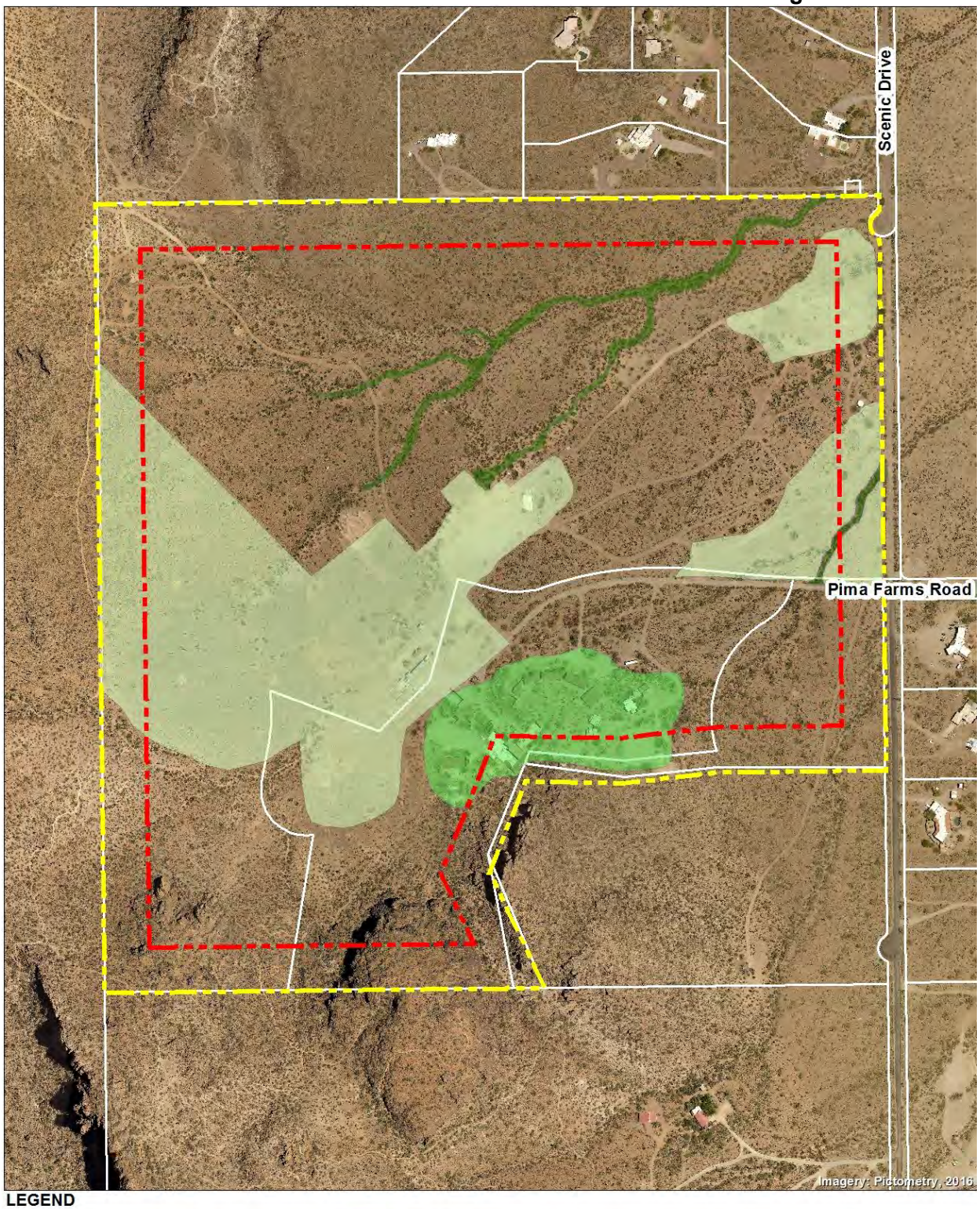
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Designed by: CB
Drawn by: GLG
Sheet: 8 of 8

25021 GARY L. GRIZZLE REGISTERED LANDSCAPE ARCHITECT ARIZONA USA

"SITE RESOURCE INVENTORY LAZY K BAR RANCH"
N:\113021\Civil\113021 lazy k exhibit.dwg Plotted: Jun 10, 2013 - 9:25am

Exhibit II.E.3: Vegetation Densities



LEGEND

Property Boundary
Specific Plan Boundary
Parcels

High Density
Medium Density
Low Density
Manicured/Introduced Vegetation

NORTH
0' 250' 500'

FILE NAME: Veg_Dens_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

F. Wildlife

1. Letter from Habitat Specialist

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

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

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

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

b. High Densities of a Given Species

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

2. Arizona Game and Fish Department Environmental Review

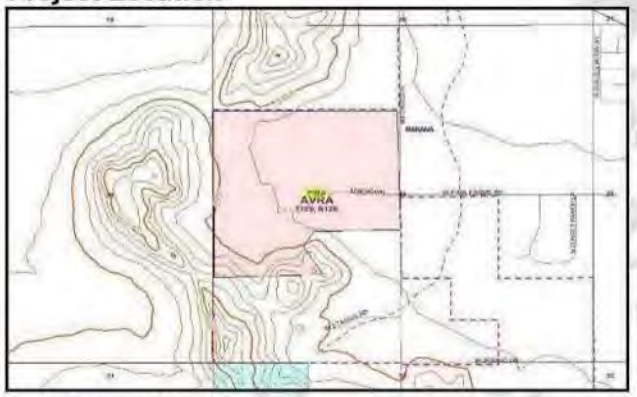
In support of this analysis, the AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as Exhibit: II.F.1: AGFD Online Environmental Review.

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

Exhibit II.F.1: AGFD Online Environmental Review

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

Project Location



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

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

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

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

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

Page 1 of 7 APPLICATION INITIALS: _____

G. Viewsheds

1. Viewsheds Onto and Across the Site

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

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

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

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

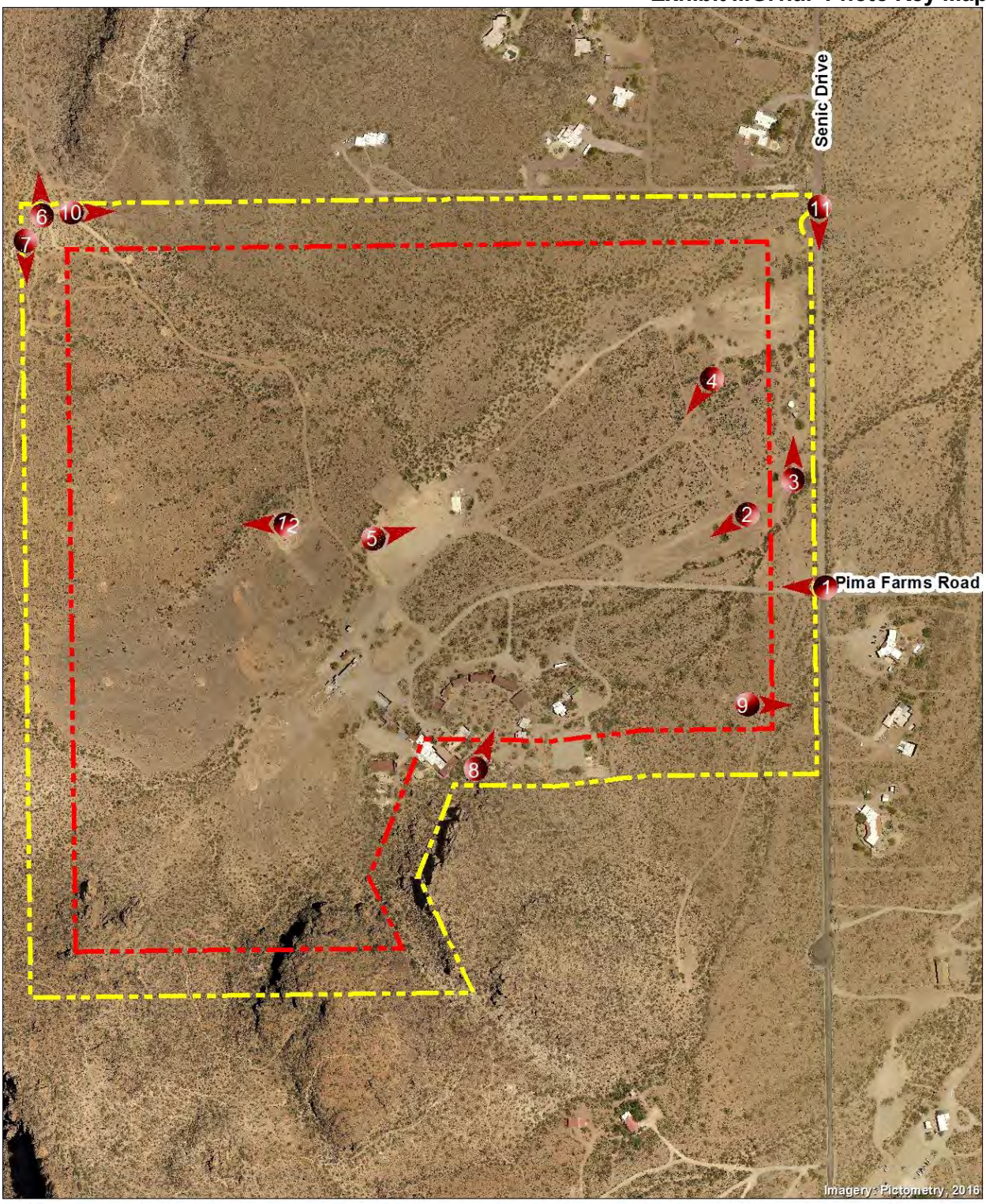
South: The Tucson Mountains, including Brown Mountain, provide increased elevation, allowing for increased visibility when looking north, across the site; vegetation is not a limiting factor.

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

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

See Exhibit II.G.2: Visibility.

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



LEGEND

ALTA Survey Property Boundary

Specific Plan Boundary

4 Photo ID & location photo was taken

NORTH

0' 250' 500'

FILE NAME: PhotoKeyMap_6x8_MAR-04.mxd
SOURCE: Pima County DOT GIS, 2016

Exhibit II.G.1.b: Site Photos



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



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



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



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



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



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

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



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



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



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



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

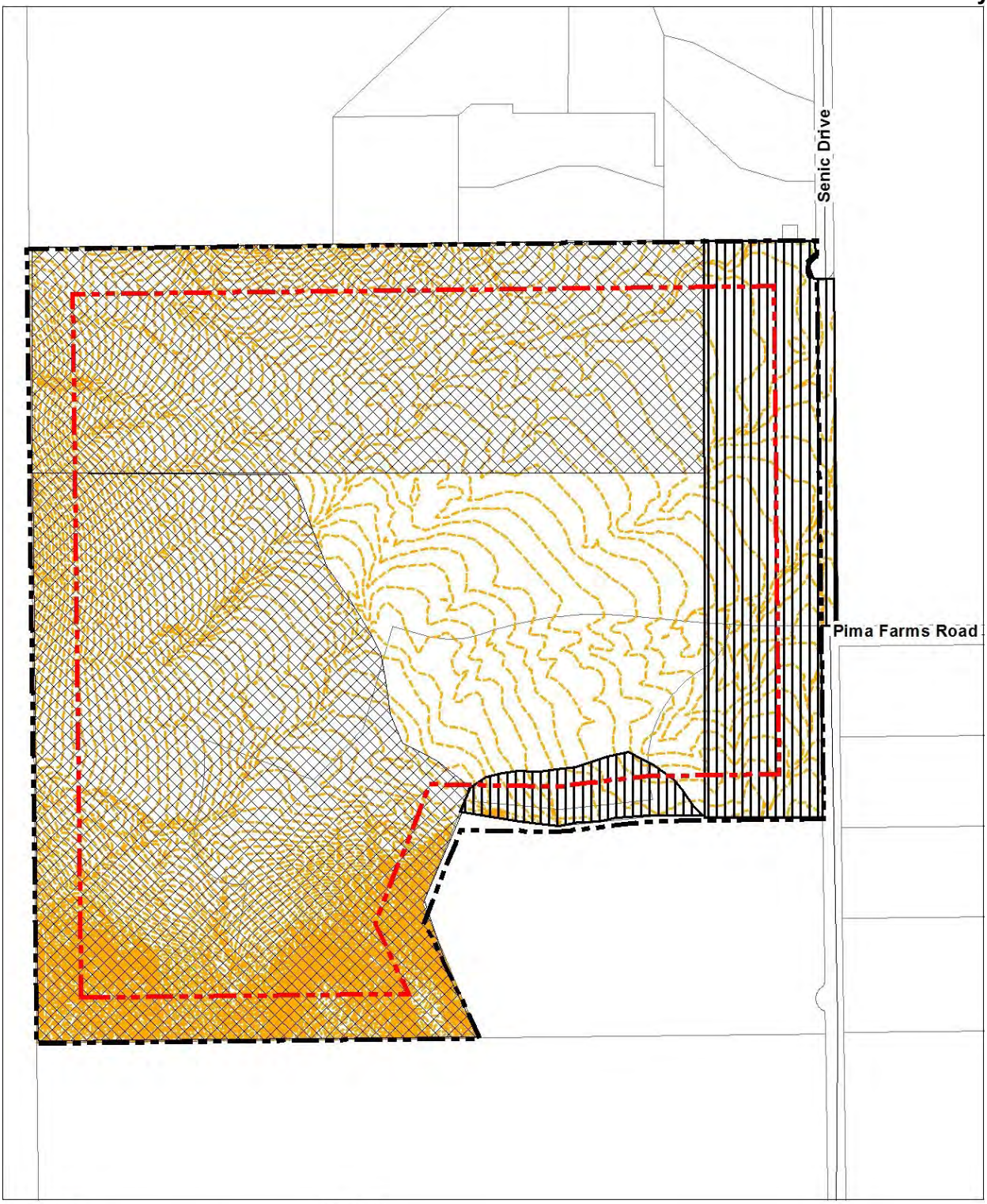


Photo 11: View looking south along Scenic Drive from northeast of the site.



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

Exhibit II.G.2: Visibility



H. Traffic Circulation and Road System

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

1. Existing and Proposed Off-Site Streets

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

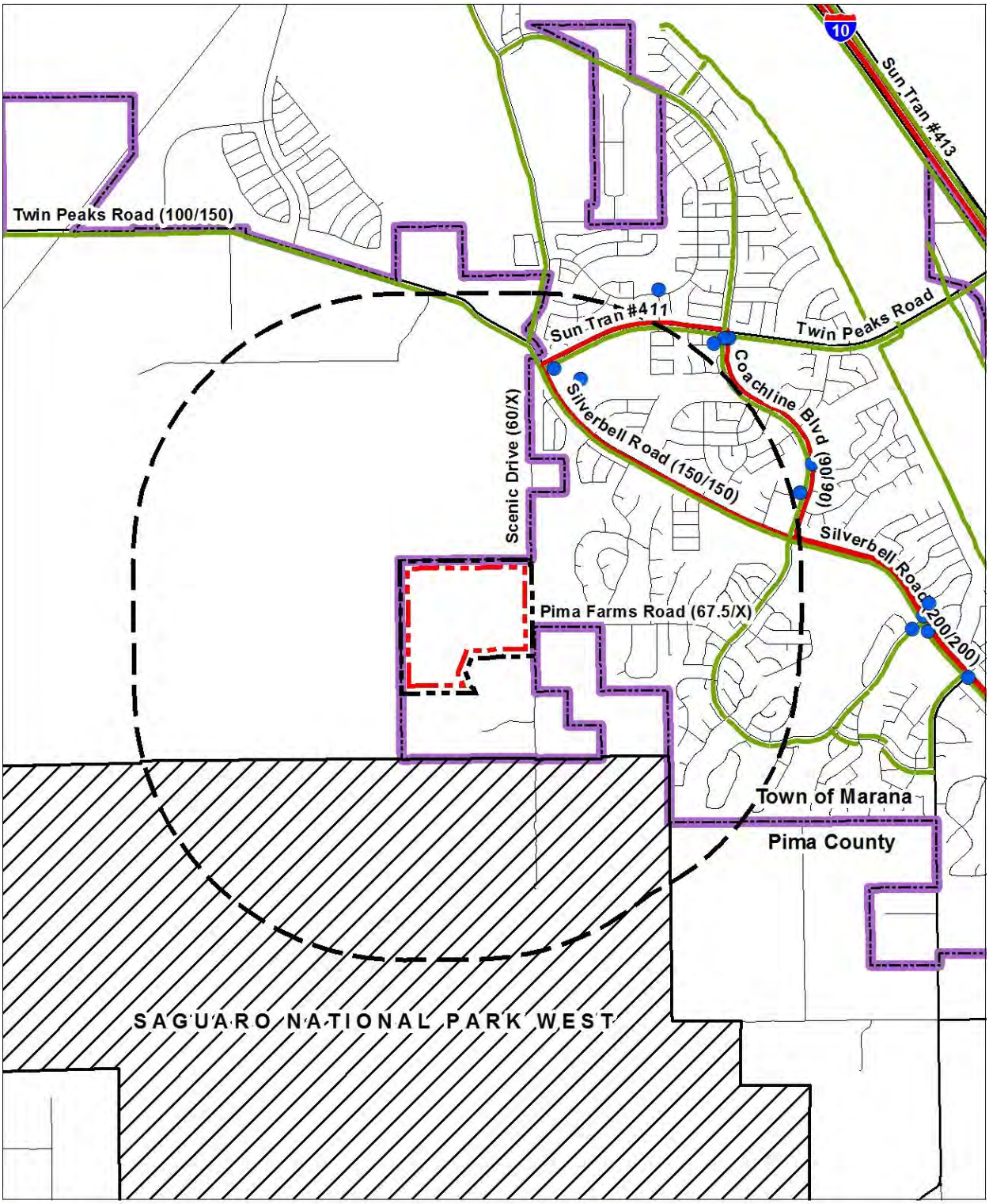
No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

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

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

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

Exhibit II.H.1: Traffic



LEGEND

- ALTA Survey Property Boundary
- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Bicycle Routes
- Bus Routes (Sun Tran)
- (150/150) Existing/Future Right-of-Way
- X = No Defined ROW Width
- Bus Stops

NORTH 0' 1500' 3000'

FILE NAME: traffic_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2016

2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

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

Table II.H.2: Roadway Inventory

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

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

3. Roadway Improvements

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

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

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

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

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

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

I. Existing Utility Infrastructure

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



J. Recreation and Trails

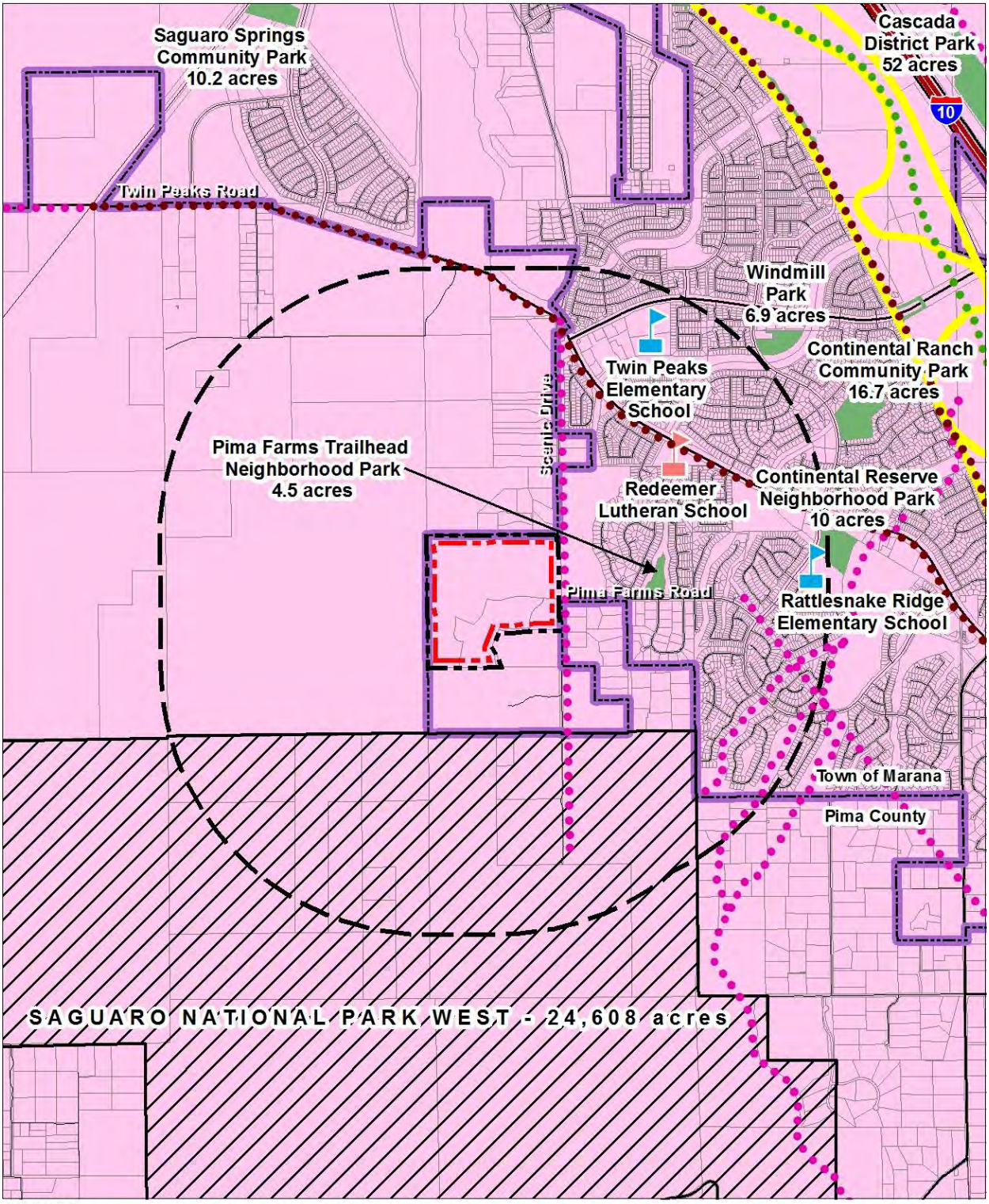
1. Open Space, Recreation Facilities, Parks and Trails

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

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

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

Exhibit II.J.1: Recreation and Schools



K. Cultural Resources

1. Location of Resources On-Site

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

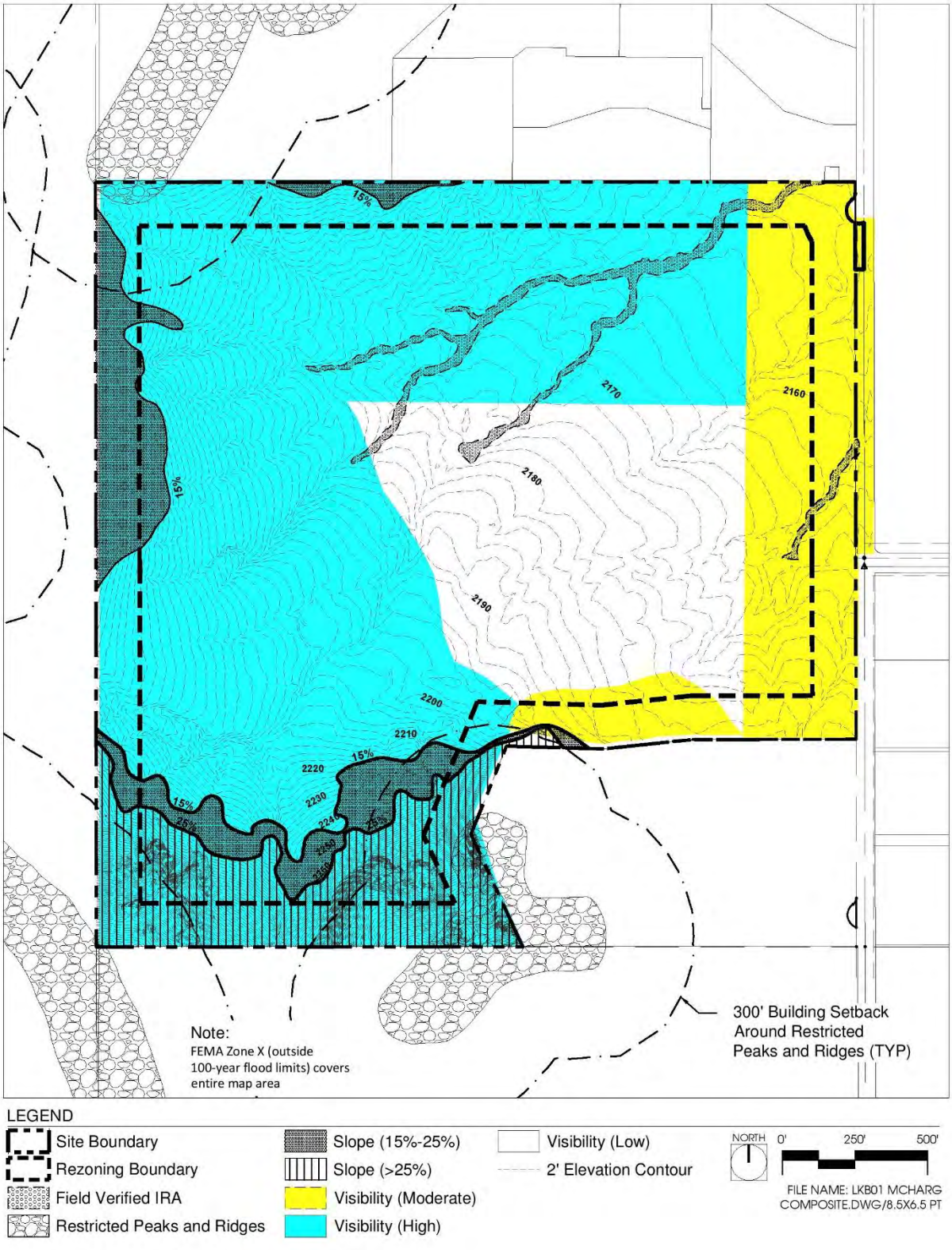
As part of their research on the property, SWCA consulted the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University, the Arizona State Historic Preservation Office, and the Bureau of Land Management, for previously conducted surveys and previously recorded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

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

L. McHarg Composite Map

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

Exhibit II.L.1: McHarg Composite Map





LAZY K BAR RANCH SPECIFIC PLAN

DEVELOPMENT PLAN

III

A. Purpose and Intent

The Lazy K Bar Ranch Specific Plan establishes the framework for the development of a 138-acre residential community within the Town of Marana, Pima County, Arizona. Of which, only 103.5 acres is subject to the Specific Plan. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

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

B. Design Principles and Vision

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

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

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

C. Relationship to Adopted Plans

1. Marana General Plan

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

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

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

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

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

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

Specific Plan Conformance: Given that Lazy K Bar Ranch is already approximately 49% disturbed, an emphasis was placed on how the property fits into the framework of regional wildlife connectivity and substantial open space buffers were provided to facilitate wildlife movement and improve species persistence between the Tucson and Catalina Mountains. Similar to the Ironwood Reserve subdivision to the east, Lazy K Bar will utilize cluster development to avoid environmentally sensitive areas and provide open space amenity to residents that achieves this goal.

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

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

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

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

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

Table III.C.1: Lot Sizes

Developments	Typical Lot Square Footage		
Ironwood Reserve	6,122	7,179	12,435
Lazy K Bar Ranch (Proposed)	6,000 (min)	9,100	11.200 (max)

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

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

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

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

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

preserves native vegetation and drainageways. The total amount of open space in Lazy K Bar is approximately 60%.

2. Marana Strategic Plan

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

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

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

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

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

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

Recreation – The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to natural undisturbed open space areas.

D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

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

E. Land Use Concept Plan

The Lazy K Bar land use concept plan responds to site-specific conditions and environmental constraints as identified in the site analysis and through consultation with the Coalition for Sonoran Desert Protection (CSDP) and Wheat Design Group, Inc. Wheat Design's building envelope, shown as a purple dotted line on the Land Use Concept Plan map, was developed to highlight the area of less significant resource value as compared to the remainder of the site. The proposed building envelope also provides over a 300-foot buffer along nearly the entire west boundary in order to protect the critical wildlife corridor between the Tucson and Catalina Mountains according to, and as mapped by, Paul Beier et al. in *Arizona Missing Linkages*. The project consists of 178 single-family residential units with a density of approximately 1.29 units per acre *(See Exhibit III.E.1: Land Use Concept Plan*).

The developer proposes distinct product types on two different lot sizes to meet the unique needs, preferences and lifestyles of Arizona homebuyers. The plan provides for a range of lot sizes varying from 6,000 square feet to nearly 11,200 square feet. Homes will be limited to single-story. The developer's home designs will consider current homebuyer lifestyle preferences, timeless rather than trendy exterior styling, incorporation of popular elements drawn from the developer's extensive customer experience, and a commitment to crafting inviting neighborhoods and distinctive places. The developer will build energy efficient homes using innovative construction techniques and materials.

Lazy K Bar Ranch already exhibits approximately 49% disturbance from previous grading and development. The greatest areas of disturbance are concentrated around the center of the specific plan site, extending west and northeast. Currently, the center of the site is dedicated to infrastructure for supporting ranch operations, including: covered horse stalls and stables for housing livestock, tack room for storing supplies, housing for staff, casitas for guests, a barn, store and pool to accommodate guests using the ranch.

The proposed development of Lazy K Bar includes setting aside a large portion, approximately 60% of the total project area for open space. The development is designed to minimize disturbance of the on-site washes and riparian habitat by limiting development in those areas to wash crossings for roadways, and focusing residential development on the remainder of the site and primarily on already disturbed areas. Native plant species left intact will serve as habitat for Sonoran Desert fauna, providing visual amenity to residents in Lazy K Bar. Most lots in the community will have a backyard facing natural desert open space; this open space will be complemented by avoiding development on areas with slopes greater than 15%, preserving wildlife corridors, reducing development that encroaches on the two drainageways that lead out of the specific plan area to the north, and concentrating development on areas that have already been historically disturbed.

Open space in Lazy K Bar Ranch will consist of a minimum of 150 feet of NUOS around the entire perimeter of the property with minor exceptions for previous disturbance, common area roadways, drainage, utilities and a public trail. The amount of open space along the north and, especially the west boundary is even greater than the minimum 150-foot NUOS buffer. The previously disturbed open space areas will be revegetated where necessary with native and

low-water use plant material that is deemed noninvasive in character. The stone ranch house and a trail are also located in the designated open space area. A minimum 35,000 square foot pocket park will provide active open space opportunities for residents. Amenities for this park area will be determined by the target market for the subdivision, but may include features such as shade structure/ramadas, grills, picnic area and playground or exercise structures. Location of the park will be determined during the plat process.

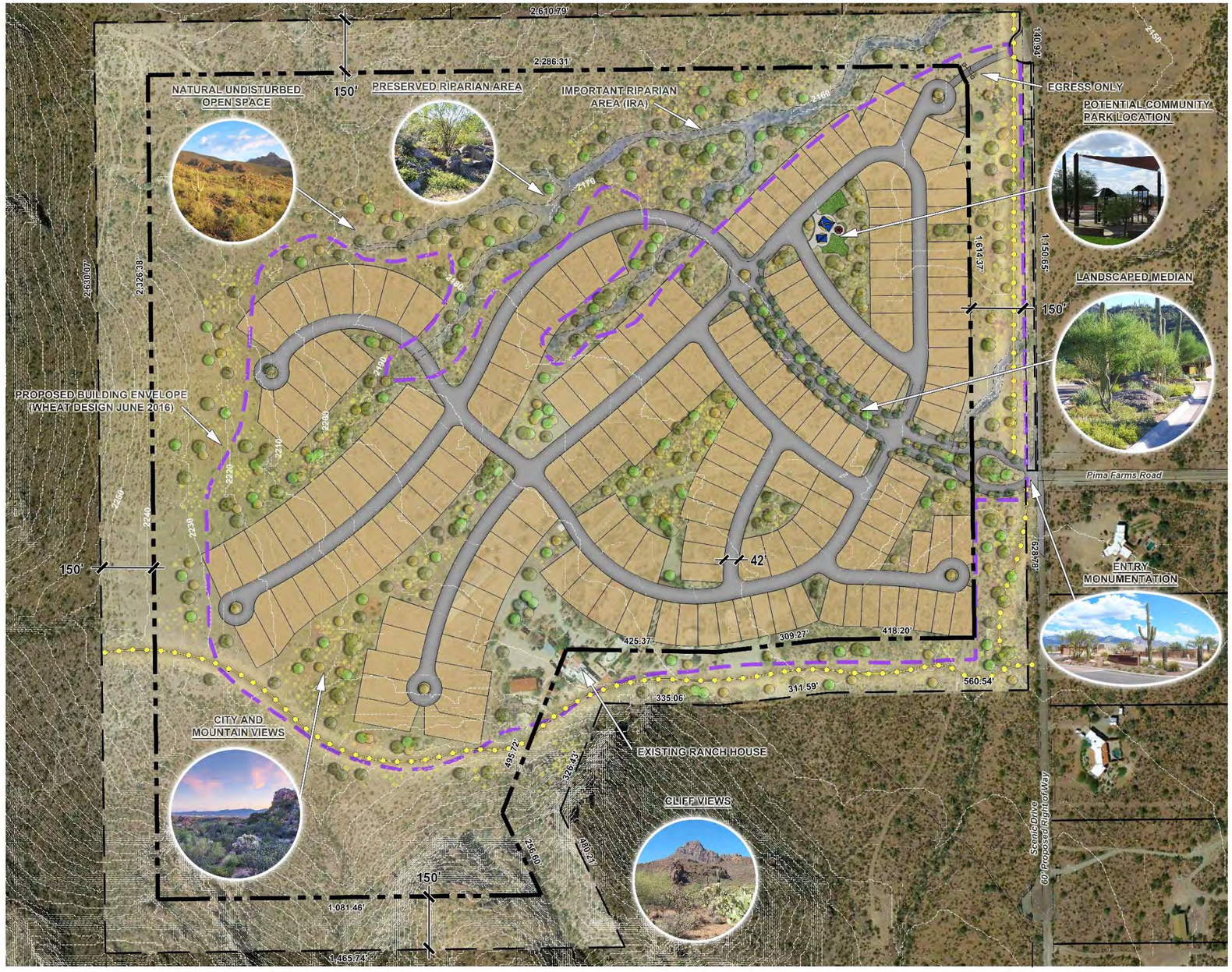
The Lazy K Bar Ranch Specific Plan will safeguard a portion of the historic nature of the property. The plan preserves, at a minimum, the original stone house portion of the larger ranch house lodge, the fireplace/patio behind the rock house and the former Mountain Pavilion Terrace area. This historic structure anchors the community to tie it to the property and Marana's rich historic past.

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

Table III.E: Land Use Data

Area Description	Area (acres)	Percent Area
Total Site Area	138.2	100
RESIDENTIAL AREA (RA)	55.2	40.0
• Proposed Lots	33.20	24.02
• Private Streets	11.48	8.34
• Miscellaneous Disturbance	10.56	7.64
OPEN SPACE (OS)	82.9	60.0
• N.U.O.S.	41.5	30.0
• General Open Space	39.9	28.90
• Recreation Area	1.5	1.09

Exhibit III.E.1: Land Use Concept Plan



LEGEND

- PROJECT AREA
- SPECIFIC PLAN BOUNDARY
- PROPOSED BUILDING ENVELOPE (WHEAT DESIGN JUNE 2016)
- PUBLIC TRAIL EASEMENT
- COMMUNITY PARK

NOTES

1. AREA OF LAZY K BAR RANCH = 138.2 AC
2. AREA OF SPECIFIC PLAN BOUNDARY = 103.2 AC
3. EXISTING ZONING: RECREATION & RESORT (RR)
   PROPOSED ZONING: LAZY K BAR RANCH SPECIFIC PLAN (SP)
4. PROPOSED OPEN SPACE = 60% OF SITE AREA
   REQUIRED COMMUNITY REC: 0.76 AC
   PROPOSED COMMUNITY REC: 1.5 AC
5. PROPOSED DENSITY = 1.29 RAC
6. RESIDENTIAL AREA: (55.20 AC)
   178 LOTS (33.20 AC)
   PRIVATE STREETS (11.48 AC)
   MISCELLANEOUS DISTURBANCE (10.56 AC)
7. LOTS RANGE FROM 6,000SF TO 11,200SF

PROJECT: LKB-01
DATE: 04/17/2017
FILE NAME: LKB01-SITE-CONCEPT-033017-TORENDER.DWG

0' 100' 200' NORTH

THE PLANNING CENTER

LAZY K BAR RANCH

F. Circulation Plan

Ingress/egress will be provided at a main gated location at Pima Farms Road and Scenic Drive. It is approximately 1.25 miles from Silverbell Road. A gated egress-only street, is located at the northeastern corner of the site, providing a secondary access to Scenic Drive. All electronically controlled access gates including the main gate, shall be provided with an optical pre-emptive device with key switch back up approved by the fire code official.

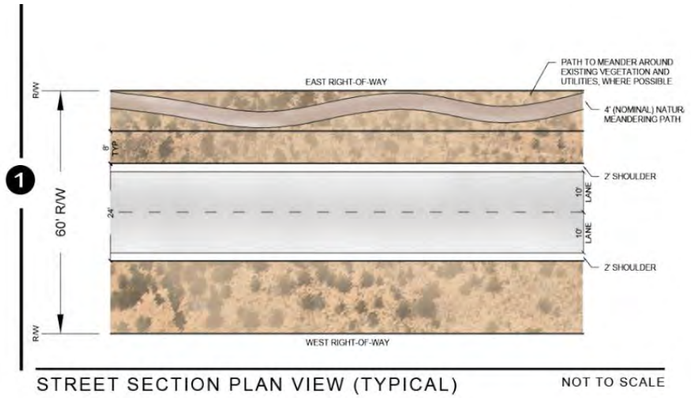
Interstate 10 is approximately 3 miles east of the site. North/south movements can be made by utilizing Scenic Drive (southbound travel terminates at base of the Tucson Mountains) or Silverbell Road to the east of the site. There are no off-site rights-of-way proposed for the site because access is already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

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

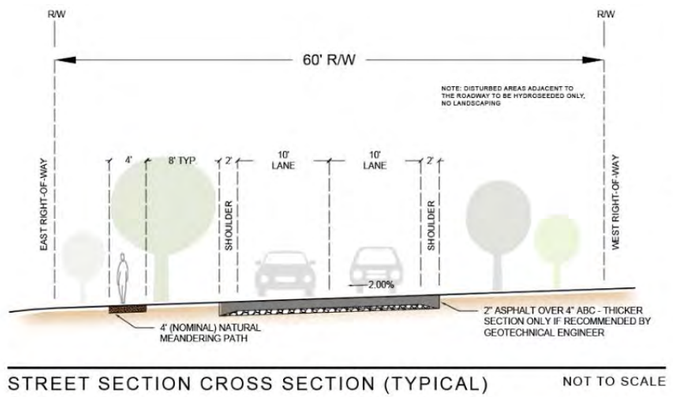
In order to improve regional circulation and to enhance project access, a 60 foot right of way will be dedicated along the eastern boundary of the project to provide for the reconnection of Scenic Drive to Pima Farms Road. The developer will enter into a development agreement with the Town of Marana providing for the developer to construct a new 24-foot width two lane public roadway. The development agreement will provide for reimbursement for a portion of the costs associated with constructing the new roadways and will additionally provide for construction of an earthen trail along Scenic Drive. See *Exhibit III.F.1: Proposed Scenic Drive Improvements*.

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

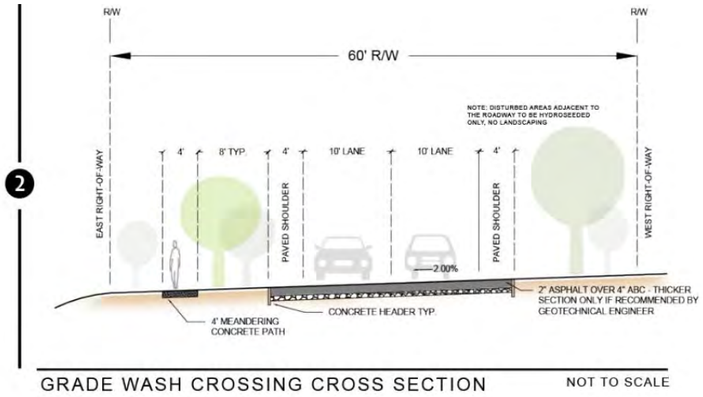
Exhibit III.F.1: Proposed Scenic Drive Improvements



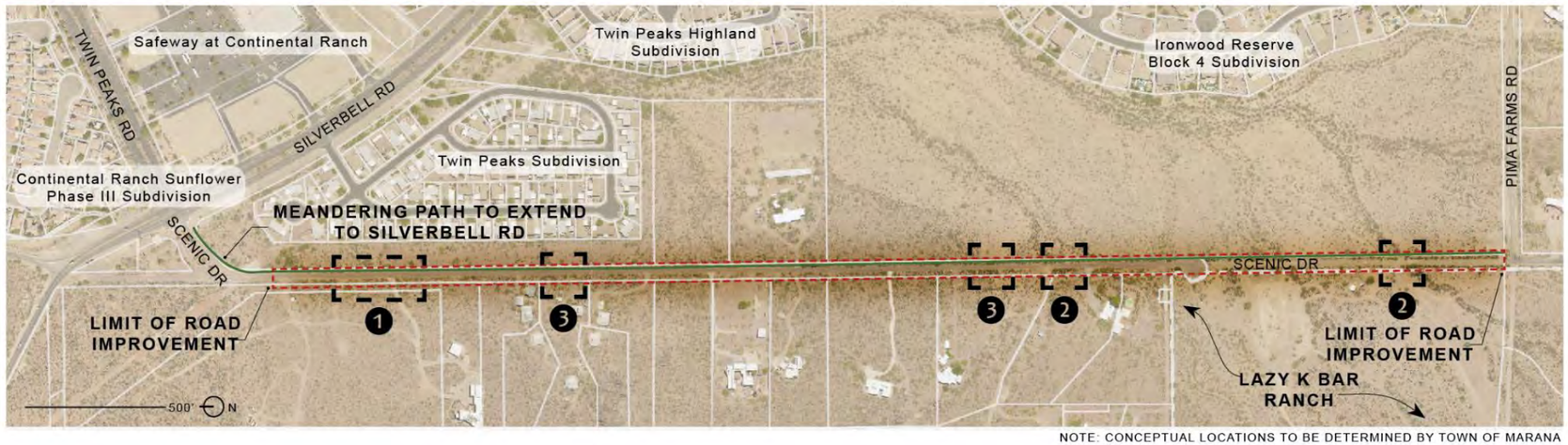
STREET SECTION PLAN VIEW (TYPICAL) NOT TO SCALE



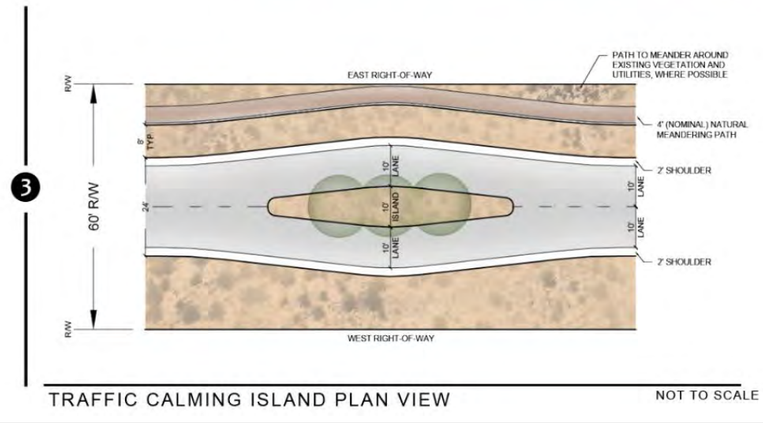
STREET SECTION CROSS SECTION (TYPICAL) NOT TO SCALE



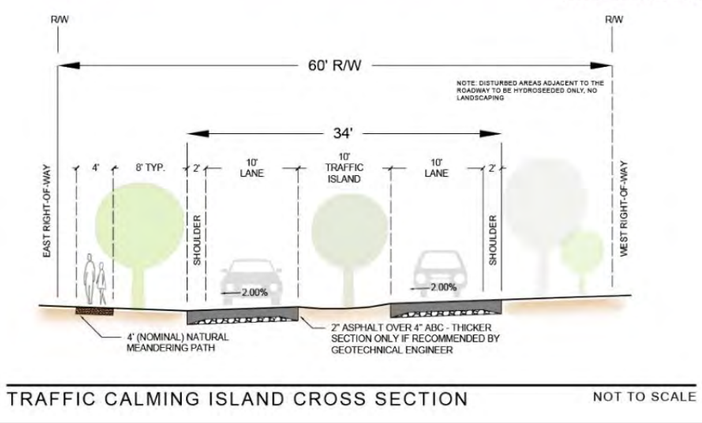
GRADE WASH CROSSING CROSS SECTION NOT TO SCALE



NOTE: CONCEPTUAL LOCATIONS TO BE DETERMINED BY TOWN OF MARANA



TRAFFIC CALMING ISLAND PLAN VIEW NOT TO SCALE



TRAFFIC CALMING ISLAND CROSS SECTION NOT TO SCALE

THE PLANNING CENTER
a division of TPC Group, Inc.

EXHIBIT D-1
PROPOSED SCENIC DRIVE ROADWAY IMPROVEMENT

G. Grading Element

Grading is directed to selected areas of the Lazy K Bar Ranch Specific Plan project area. After 85 years of intense guest ranch use on this site, it is impossible to credibly identify any significant undisturbed areas on this property. Grading will occur on approximately 40% of the site, leaving approximately 60% of the overall 138-acre Lazy K Bar Ranch property undeveloped. The following indicates the size of each area graded and the percentage of the site. The overall allowable grading and related disturbance includes internal roadways and their common area, building pads, driveways, accessory structures, utility crossings of natural washes, emergency access and other areas needed for infrastructure and utilities. Roadway layouts in Lazy K Bar should have a minimum effect on existing drainage patterns in either sheet flow areas or defined channels. Barriers such as temporary yellow rope or similar methods will be provided for machinery in order to ensure that the grading limits will not be exceeded and will be constrained to the areas designated for disturbance. The grading will be done in conformance with the Land Use Concept Plan and the Development Regulations of Lazy K Bar. In accordance with Title 25 of the Town of Marana *Land Development Code*, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to ADEQ for coverage under the Arizona Pollution Discharge Elimination System (AZPDES) Construction General Permit is required and will be submitted to the Town for review and acceptance prior to commencement of grading activities.

H. Post Development Hydrology

1. Land Use Concept Plan Response to Hydrologic Characteristics:

The primary design components for the project drainage structures will be for the facilities to convey off-site drainage through the project site. The project will utilize constructed channels or storm drain pipes and on-site detention basins. Ultimately, on-site stormwater runoff to the downstream project boundaries will comply with the *Standards Manual for Drainage Design and Floodplain Management"* and the *Marana Stormwater Detention/Retention Manual*. Pad elevations will be determined by the submittal of a drainage report that shall be approved by the Town of Marana.

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



This project is located within The Town of Marana and is required to comply with all drainage requirements set forth by the Town. This project is located within a balanced basin. As a result of being in a balanced basin, reduction of the post-developed runoff, to pre-developed levels, by means of retention and/or detention will be required for this project to the extent necessary to ensure that, at a minimum, the post-development 2-, 10-, and 100-year peak discharges from the site will not exceed the pre-development conditions. Also, the project is a residential development larger than one acre in size, but has a density less than three units per developed acre. Therefore, the project will require 2-year threshold retention. The need for 5-year and 10-year threshold retention will be determined during platting when final grading limits are known. The detention volumes for the project will be addressed during the platting and improvements plans within the Lazy K Bar Ranch Specific Plan area. A master drainage report will be a requirement for the development of this project.

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

The project site is located in a Zone X as illustrated on the Revised Preliminary Flood Insurance Rate Map (FIRM) panel 04019C1650L, June 16, 2011 (see *Exhibit II.D.2.b.1: FEMA FIRM*). Although there are no on-site FEMA floodplain encroachments; according to the Town of Marana Floodplain Ordinance, all locally regulated floodplains need to be mapped on-site for stormwater flows exiting and entering the project site. There will be no rise of 0.1-foot either entering the property or leaving the property and no increase in velocity greater than 1-foot per second (FPS) onto adjacent property.

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

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

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

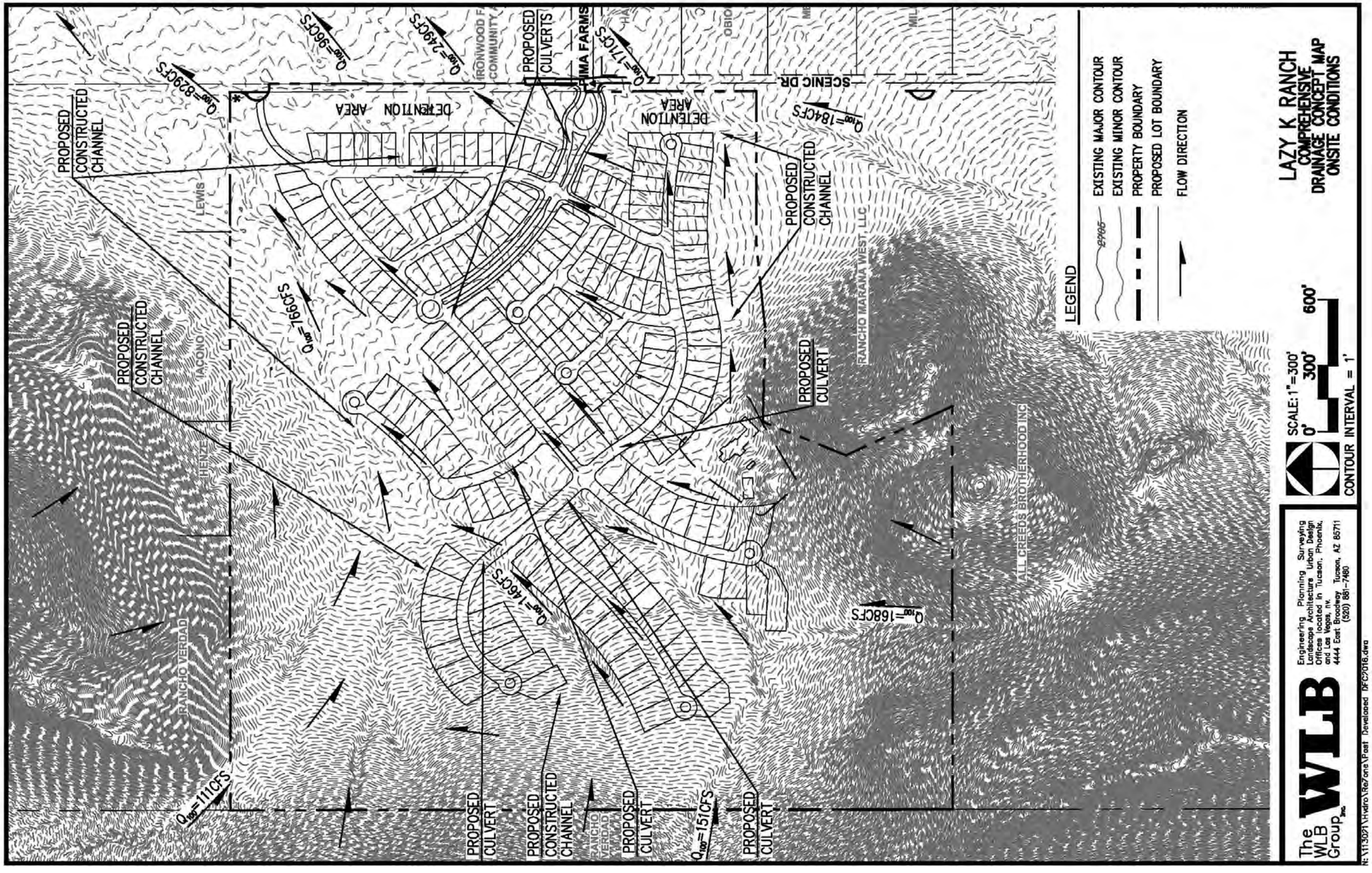
The lot layout was designed to largely maintain existing drainage patterns. No lots shall be platted within the locally regulated, developed conditions floodplain or erosion hazard setback areas as delineated in the final accepted drainage report. Surface drainage will be prohibited from draining onto the roadway surfaces within Lazy K Bar.

The conveyance of runoff through the proposed development will be accomplished by a system of concrete, metal or H.D.P.E. pipes and concrete box culverts, channels, catch basins, sidewalk scuppers, and retention/detention basins. All hydraulic structures, constructed drainage channels, and retention/detention basins will be calculated in conjunction with the platting and improvement plans. Riprap aprons may be used to control erosion at culverts, channels, or basin outlets. Vegetation may also be used to enhance channels, but preservation of natural channels is not possible since none exist on the site.

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

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

Exhibit III.H.1: Post-Development Hydrology



I. Environmental Resources

1. Waters of the United States

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

2. Federally Endangered Species and Other Special Species

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

3. Wildlife Corridor

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

J. Landscape & Buffering

The overall landscape theme will reflect the best attributes of the Sonoran Desert and the site's surrounding environment. Native and low-water use plant material (that is deemed non-invasive in character), as well as regionally appropriate hardscape materials will be used within the park, landscape buffers, and common areas. Approximately 60 percent of the site will be

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



preserved. Buffers and common areas will reflect the plant palette and appearance of the native desert that dominates the site and honor the cultural and historical relevance of the previous Lazy K Bar. All planting in common areas as well as on private property will adhere to the Lazy K Bar Prohibited Plant List (Table III.J). Hybrid Bermuda grass will only be allowed in fully fenced rear yards and shall be prohibited in front yards and subdivision common areas.

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

- Custom gated entry (reflecting cultural heritage of the ranch)
- Landscaped roadways and medians
- Lazy K Bar Community Ranch House and fireplace/patio (original stone ranch house)
- Lazy K Bar Mountain Pavilion Terrace preserved for gatherings

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

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

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

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

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

Table III.J: Lazy K Bar Prohibited Plant List

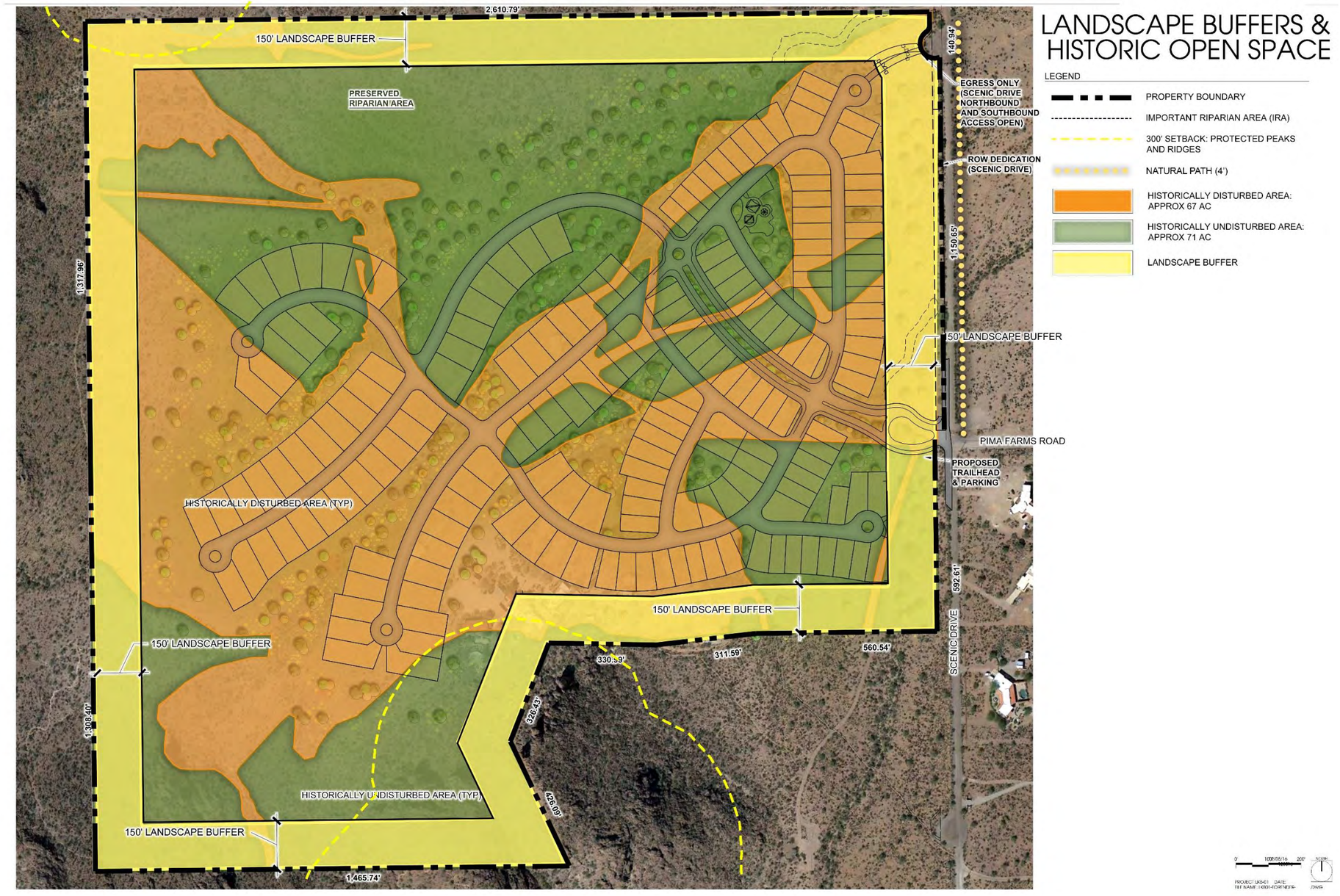
Botanical Name	*Common Name*
TREES	
Ailanthus altissima	Tree of Heaven
Cedrus sp.	Cedars
Cupressus semperviren	Cypress
Eucalyptus sp.	Eucalyptus
Gleditsia triachanthos inermis	Honey Locust
Grevillea robusta	Silk Oak
Olea europaea	Olives
Oleander sp.	Oleander
Parkinsonia sp. (non-natives)	Non-native Palo-Verdes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

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

1. Native Plant Preservation

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

Exhibit III.J: Landscape and Buffering



LAZY K BAR RANCH

K. Cultural Resources

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

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

L. Utilities

1. Water

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

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

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

Exhibit III.L.1: Water Service Letter

MARANA AZ

February 13, 2017

Ms. Lexy Wellott
Planner
The Planning Center
2 East Congress, Suite 600
Tucson, AZ 85701
LWellott@azplanningcenter.com

Sent via Electronic Mail

SUBJECT: Water Availability for Lazy K Bar Ranch Specific Plan; Parcel Nos.: 221-22-013B, 221-22-013E, 221-22-013F, 221-22-013G; Portions of Section 29, T12S, R12E

Dear Ms. Wellott:

WATER SUPPLY

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

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to sign a water service agreement with the Town. A proposed plan identifying water use, fire flow requirements and all major on-site and off-site water facilities must be submitted for a hydraulic review.

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

This letter is not to be construed as approval of a water plan or containing construction review comments relative to conflicts with existing utilities and the proposed development.

5100 WEST INA ROAD / MARANA, ARIZONA 85743 / (520) 382-2500 / FAX (520) 382-2590 / MaranaAZ.gov

Ms. Lexy Wellott
February 13, 2017
Page 2

The comments herein made are valid for a period of one year only. If you have any questions, please contact me at 520-382-2560 or sschladweiler@maranaaz.gov.

Sincerely,

Scott Schladweiler, P.E.
Deputy Water Director
Marana Water

5100 WEST INA ROAD / MARANA, ARIZONA 85743 / (520) 382-2500 / FAX: (520) 382-2590 / MaranaAZ.gov

2. Wastewater

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

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

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

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

3. Private Utilities

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

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

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



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

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

4. Sanitation and Recycling Services

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

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



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

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

Jackson Jenkins
Director

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

May 22, 2013

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

Sewerage Capacity Investigation No.13-108 Type I

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

Greetings:

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

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

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

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

Respectfully,

Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T12S, R12E, Sec. 29

M. Public Services

1. Police Service

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

2. Schools

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

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

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

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

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

Table III.M.2: School Capacities & Enrollments

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

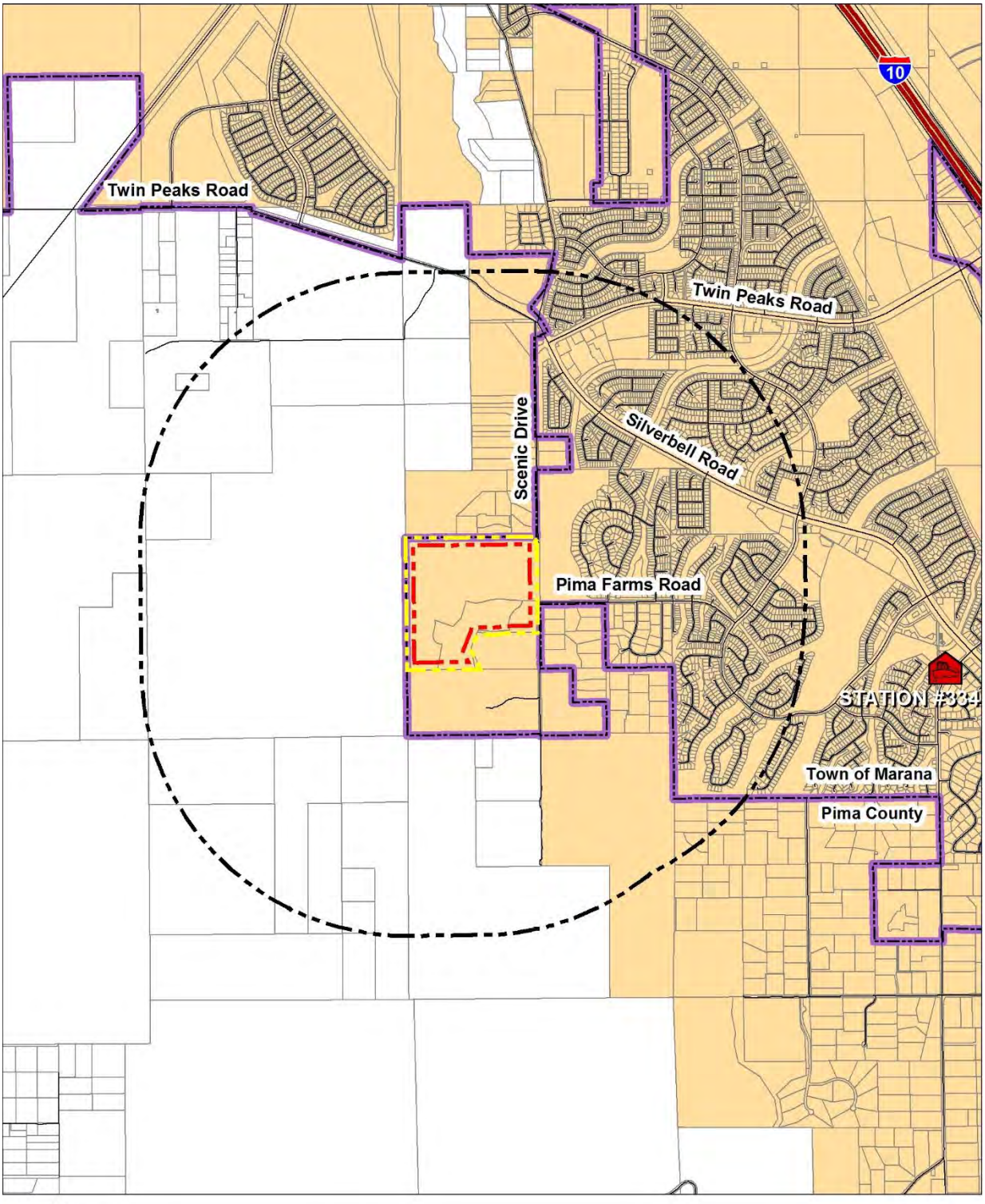
Twin Peaks Elementary	800+	510
Redeemer Lutheran School	200	135

3. Fire Service

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

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

Exhibit III.M.3: Fire Service





LAZY K BAR RANCH SPECIFIC PLAN

DEVELOPMENT REGULATIONS

IV

A. Purpose and Intent

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

These development regulations apply to the 103.5 acres of land in the Lazy K Bar Ranch Specific Plan. The area outside of the Specific Plan boundary will remain subject to the existing Resort and Recreation zoning. Land use designations within the Specific Plan shall be as follows:

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

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

B. General Provisions

1. Applicable Codes

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

All construction and development within the Specific Plan area shall comply with all current building and development codes and regulations that are currently adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development. Lazy K Bar Ranch will not deviate from Title 15, 19, 21 or 25 of the Town of Marana *Land Development Code* unless authorized by the Town Engineer.

2. Additional Uses

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

C. Development Standards

1. Land Use Standards

a. Residential Area Designation (RA)

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

Permitted Uses:

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

Accessory Uses:

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

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

Project Accessory Uses:

- One temporary nursery
- Neighborhood Park and other recreational uses

Development Standards — Residential

- Minimum Lot Area: 6,000 sf
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 110 feet
- Minimum Building Separation: 10 feet (if the adopted fire code requires a separation of more than 10 feet, the greater distance will apply)
- Minimum Setbacks:
    - Front yard: 20 feet from the property line to face of garage; 10 feet for side entry garages and/or livable and architectural components
    - Side yard: 5 feet
    - Street side yard: 10 feet

- Rear yard: 15 feet

- Maximum Building Height: 25 feet; may be increased BY 5 feet for a total of 30 feet with Planning Director approval
- Maximum Lot Coverage: 70%
- Maximum Number of Lots: 178

b. Open Space (OS)

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

Permitted Uses:

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

Project Accessory Uses:

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

Environmental Standards

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

Maintenance

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

Development Standards- Open Space

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

2. Landscaping

Open space will cover approximately 60 percent of the site. The majority of the Landscape Buffers will be comprised of Natural Desert. Disturbed areas will be revegetated with native and low water use plants.

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

b. The width of the Landscape Buffer shall be 150' around the perimeter of the site. The site contains (4) landscape buffers: north, south, east, and west. (Note: The former ranch house area is included in this buffer area and will be developed for passive and active recreation.)

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

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

3. Landscape Standards

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

b. Turf is limited to hybrid Bermuda and may be used only in fully fences rear yards so as to prevent spreading to natural areas. No natural turf may be used in front yards or subdivision common areas; artificial turf is allowed in common areas.

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



d. Plants requiring irrigation shall be irrigated via an underground drip irrigation system.

4. Parking

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

5. Lighting

All lighting will be in accordance with the Town of Marana Outdoor Lighting Code and additional lighting restrictions per the Pima County Outdoor Lighting Code, specifically as set forth for Lighting Area E1c, will also be adhered to.

6. Signage

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

D. Single Family Residential Detached Housing Design Standards

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

1. Individual Lot Landscaping

Per Town of Marana Land Development Code Requirements.

2. Color

Color schemes other than a dwelling's trim color shall not exceed a light reflectivity value of 40%.

E. Town of Marana Subdivision Requirements

1. Provision of Recreational Area

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

Lazy K Bar will feature one pocket park a minimum of 35,000 square feet in size; final location to be determined during the plat process. The original stone ranch house and fireplace/patio area will be preserved as a community amenity along with the former Lazy K Bar Mountain Pavilion Terrace. (See *Exhibit III.E.1: Land Use Concept Plan*).

2. Open Space Ownership

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

3. Off-Site Trail Access and Maintenance

The proposed earthen trail along Scenic Drive as shown on Exhibit III.J.1 as well as the proposed public trail will be HOA owned and maintained.

F. Minimum Roadway Development Standards

1. Application

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

2. Functional Classifications Defined

Within Lazy K Bar, the local streets may carry an Average Daily Traffic Volume of up to 1,780 trips per day. Design speed for these local streets is 25 miles per hour. The directional distribution is estimated at 50% entering and 50% exiting.

3. Cul-de-sacs

There is no restriction on cul-de-sac length, provided Northwest Fire District is satisfied with the proposed access and a design exception is approved prior to platting.

4. Curbing and Sidewalks

Rolled curbs are appropriate for Lazy K Bar and will be a minimum of 2 feet wide. All internal roads will utilize the 42-foot local street section in the Town of Marana

Subdivision Street Standards Manual, which provides 5-foot sidewalks along both sides of the street. In the event that any deviation from Marana's standard street section is sought during platting, a design exception application will be submitted for the proposed street section modifications.



LAZY K BAR RANCH SPECIFIC PLAN

IMPLEMENTATION AND ADMINISTRATION

V

A. Purpose

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

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

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

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

2. General Implementation Responsibilities

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

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

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

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

3. Interpretation

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



4. Development Review Procedures

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

5. Specific Plan Amendments

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

6. Administrative Change

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

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

7. Substantial Change

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



Bibliography

Aerial Photographs, Pima Association of Governments, 2012.

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

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

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

Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

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

FEMA Flood Insurance Rate Map, Pima County, Arizona.

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

MapGuide, Pima County Geographic Information Systems, 2013.

Pima Regional Trail System Master Plan, revised May 2012.

LAZY K BAR RANCH DEVELOPMENT AGREEMENT

Town of Marana, Arizona

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), and LKB RANCH, LLC, an Arizona limited liability company ("LKB Ranch"), LKB HOTEL, LLC, an Arizona limited liability company ("LKB Hotel"), and LKB RETAINED LAND, LLC ("LKBRL"), an Arizona limited liability company. LKB Ranch, LKB Hotel, and LKBRL are collectively referred to as the "Owner." The Town and the Owner are sometimes collectively referred to as the "Parties," any of which is sometimes individually referred to as a "Party."

RECITALS

A. LKB Ranch is the current owner of a parcel of land bearing Pima County Assessor's parcel number 221-22-013E and referred to in this Agreement as the "Ranch Parcel," described as Parcels 2, 5, 6, and 7 in Exhibit A to this Agreement. LKB Hotel is the current owner of a parcel of land bearing Pima County Assessor's parcel number 221-22-013B and referred to in this Agreement as the "Hotel Parcel," described as Parcel 1 in Exhibit A to this Agreement. LKBRL is the current owner of parcels of land bearing Pima County Assessor's parcel numbers 221-22-013F and 221-22-013G and referred to in this Agreement together as the "LKBRL Parcel," described as Parcel 3 in Exhibit A to this Agreement. The Ranch Parcel, the Hotel Parcel and the LKBRL Parcel are referred to in this Agreement collectively as the "Owner's Land." The Owner's Land is located west of the Scenic Drive alignment and its intersection with Pima Farms Road.

B. The Owner's Land includes the Project Site depicted in the Lazy K Bar Ranch Specific Plan adopted by Town of Marana Ordinance No. 2017.____. In general, the Project Site depicted in the Lazy K Bar Ranch Specific Plan is all of the Owner's Land that lies 150 feet or more from lands located adjacent to the Owner's Land.

C. The Parties anticipate that the Owner will develop or sell for future development the Owner's Land into a project containing a residential subdivision containing ____ lots with homes and other uses consistent with the Lazy K Bar Ranch Specific Plan and this Agreement (the "Development").

D. In connection with the Development, the Town has requested the Owner to construct what are referred to in this Agreement as the Public Roadway Improvements and to dedicate to the public certain right-of-way referred to in this Agreement as the New Right-of-Way, all of which the Owner is willing to do on the terms and conditions set forth in this Agreement.

E. The Development is in compliance with the Town's adopted and approved General Plan (as defined in A.R.S. § 9-461).

F. The Development is in compliance with the Lazy K Bar Ranch Specific Plan.

G. The Town is authorized by A.R.S. § 9-500.05 to enter into a development agreement with a landowner or other person or entity having an interest in real property located within the Town to facilitate development of the property by providing for, among other things, the conditions, terms, restrictions, and requirements for development and public infrastructure and the financing of public infrastructure.

H. The Town has determined that the reopening of Scenic Drive is in the best interest of the region and will enhance circulation for the broader community.

I. Reopening Scenic Drive will benefit the Development and enhance overall traffic circulation within the area.

J. The Town entered into a Pre-Annexation and Development Agreement with LKB, L.L.C., an Arizona limited liability company, recorded in the office of the Recorder of Pima County, Arizona, on November 29, 2001, at Docket 11685, Page 3367 (the "2001 PADA").

K. The land area covered by the 2001 PADA included all of the Owner's Land which is the subject of this Agreement, plus some additional land not included in this Agreement.

L. As it applies to the Owner's Land, the Parties intend to terminate, supersede, and replace the 2001 PADA with this Agreement except as specifically provided in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated into this Agreement as though fully restated here, and the mutual covenants set forth in this Agreement, the Parties hereby agree as follows:

1. *Definitions*. The following definitions shall apply to this Agreement:

A. "2001 PADA" is defined in recital J above.

B. "Construction Sales Tax Revenues" mean those portions of the Town's transaction privilege taxes (currently 4%) generated pursuant to Section 8-415 or 8-416 of the Marana Tax Code (or corresponding sections of successor codes) from construction contracting or speculative builder activities occurring as part of the Development (including but not limited to the construction of the Public Roadway Improvements).

C. "Development" is defined in recital C above.

D. "Development Regulations" is defined in paragraph 6 below.

E. "Owner's Land" is defined in recital A above.

F. "Owner's Setback Area" is that portion of the Owner's Land located outside the boundaries of the Lazy K Bar Ranch Specific Plan and not dedicated to the Town pursuant to this Agreement.

G. "Pima Farms Road Improvements" means the reconstruction of Pima Farms Road from its intersection with Moonfire Drive westward to Scenic Drive to the cross-section depicted on Exhibit C to this Agreement and to the specifications set forth in Exhibit F to this Agreement.

H. "Public Improvement Costs" means all costs, expenses, fees, transaction privilege taxes and charges actually incurred and paid by or on behalf of the Owner to contractors, architects, engineers, surveyors, governmental agencies, other professionals and consultants, and

other third parties for materials, labor, planning, design, engineering, surveying, site excavation and preparation, governmental permits and payments, payment and performance bonds, other professional services, and all other costs and expenses related or incidental to and reasonably necessary for, the acquisition, improvement, construction, installation, or provision of the Public Roadway Improvements and warranting them for one year after completion.

I. "Public Roadway Improvements" means the Scenic Drive Improvements and the Pima Farms Road Improvements.

J. "Reimbursement Account" means a separate account within the Town's General Fund or accounted for by an appropriate book or ledger entry designation for the purpose of making Reimbursement Payments.

K. "Reimbursement Payments" is defined in paragraph 11 below.

L. "Scenic Drive Improvements" means the extension of Scenic Drive on and off-site of Owner's Land from a point approximately 400 feet south of Silverbell Road to the intersection of Pima Farms Road, as depicted on Exhibit B and described in Exhibit E to this Agreement.

M. "Town's Share of Public Improvement Costs" means 40% of all Public Improvement Costs for the Scenic Drive Improvements and 100% of all Public Improvement Costs for the Pima Farms Road Improvements.

2. *Term*. This Agreement shall become effective upon the later of its execution by all the Parties and the effective date of the Town Council ordinance approving this Agreement (the "Effective Date"). The term of this Agreement shall begin on the Effective Date and, unless sooner terminated by the mutual consent of the Parties, shall automatically terminate and shall thereafter be void for all purposes on the 15th anniversary of the Effective Date. The Town's reimbursement obligations under paragraph 11 below shall terminate when the Town has reimbursed the Owner for all of the Town's Share of Public Improvement Costs or on the 15th anniversary of the Effective Date, whichever occurs first.

3. *Construction of Public Roadway Improvements*. As a condition of the Town's approval of the Development, and not as a separate legal obligation, the Owner must substantially complete construction of the Public Roadway Improvements before seeking occupancy of any structure authorized by the Lazy K Bar Ranch Specific Plan other than model homes. Model home lots may not be sold until they have been released from subdivision assurances.

4. *Dedication of right-of-way; exchange*. The Owner shall dedicate the New Right-of-Way to the Town upon completion of the Scenic Drive Improvements or as part of the final plat for the Development, whichever occurs first. In exchange for and concurrently with the Owner's dedication of the New Right-of-Way to the Town, the Town shall abandon to the Owner pursuant to A.R.S. § 28-7203 the portion of the cul-de-sac bulb of right-of-way near the northeast corner of the Owner's Land that lies outside the 60-foot public right-of-way, as described and depicted in Exhibit G to this Agreement.

5. *Maintenance*. Once the Public Roadway Improvements are completed by the Owner and accepted by the Town, and the warranty has expired, the Town shall have full maintenance responsibility for the Public Roadway Improvements.

6. *Development regulations*. The Development shall be governed by the Lazy K Bar Ranch Specific Plan and this Agreement. The Marana Land Development Code, including the written rules, regulations, substantive procedures, and policies relating to development of land, adopted or approved by the Mayor and Council (collectively the "Marana Development Code") in effect on the Effective Date shall apply to the extent not covered by the Lazy K Bar Ranch Specific Plan or this Agreement. The requirements of this paragraph are collectively referred to as the "Development Regulations." In the event of any express conflict,

A. The Lazy K Bar Ranch Specific Plan shall control over the terms of the Marana Development Code on all matters;

B. The Lazy K Bar Ranch Specific Plan and the Marana Development Code shall control over the terms of this Agreement as to any zoning or other legislative matter;

C. Within the Owner's Setback Area, this Agreement shall control over the terms of the Marana Development Code and any residual zoning entitlements that would otherwise accrue to the Owner's Setback Area in the absence of this Agreement; and

D. This Agreement shall control over the terms of the Lazy K Bar Ranch Specific Plan and the Marana Development Code as to any administrative or procedural matter.

7. *Development review*. The Development shall be developed in a manner consistent with the Development Regulations and this Agreement, which together establish the basic land uses, and the densities, intensities and development regulations that apply to the land uses authorized for the Development. Upon the Owner's compliance with the applicable development review and approval procedures and substantive requirements of the Development Regulations, the Town agrees to issue such permits or approvals for the Development as may be requested by the Owner.

8. *Public Roadway Improvements construction and reimbursement*. As a condition precedent to receiving Reimbursement Payments under paragraph 11 of this Agreement, and not as a separate contractual obligation, the Owner shall, in conjunction with its construction of the Development and in accordance with the State of Arizona and the Town public infrastructure construction procurement laws and procedures:

A. Design and construct the Public Roadway Improvements; and

B. Pay all Public Improvement Costs for the Public Roadway Improvements as they become due.

9. *Reimbursement amount*. The Town shall make Reimbursement Payments to the Owner for the Town's Share of Public Improvement Costs pursuant to paragraph 11 below. The Owner shall submit to the Town quarterly statements showing the actual Public Improvement Costs incurred and paid to date for the Scenic Drive Improvements and the Pima Farms Road Improvements. Quarterly statements shall be provided until the total amount of all Reimbursement Payments to the Owner equals the Town's Share of Public Improvement Costs or until the 15th anniversary of the Effective Date, whichever first occurs. Within 60 days thereafter, the Owner shall provide a final statement to the Town. The Owner shall provide the Town with invoices or other backup information reasonably requested by the Town to confirm the accuracy of the Owner's quarterly statement of costs and contributions or credits.

10. *Reimbursement Account*. The Town shall deposit the Construction Sales Tax Revenues into the Reimbursement Account as they are received from the Arizona Department of Revenue, beginning with the first such revenues generated from the Development and ending upon the expiration of this Agreement. Funds in the Reimbursement Account shall be reimbursed to the Owner pursuant to paragraph 11 below.

11. *Reimbursement Payments*. The Town shall pay the Owner within the first 30 days of each calendar quarter the lesser of (i) the Town's Share of Public Improvement Costs and (ii) all funds in the Reimbursement Account ("Reimbursement Payments"). Reimbursement Payments shall begin the first calendar quarter after all of the following have occurred: (a) the Owner has incurred Public Improvement Costs for the Public Roadway Improvements; (b) the Owner has submitted the first quarterly statement pursuant to paragraph 9 above; and (c) the Town has received Construction Sales Tax Revenues generated by the Development. Any funds accrued in the Reimbursement Account and owed to the Owner for the Town's Share of Public improvement Costs but not yet disbursed to the Owner upon the expiration of this Agreement shall be paid to the Owner within 30 days after the expiration of this Agreement.

12. *Effect of loss of Construction Sales Tax Revenues*. If the laws of the State of Arizona are revised in a way that reduces or eliminates Construction Sales Tax Revenues, the Town shall make deposits into the Reimbursement Account from such funding, if any, that the Town receives under then-existing laws of the State of Arizona to replace the reduced or eliminated Construction Sales Tax Revenues, in an amount that is proportional, in the Town's Finance Director's reasonable opinion, to the Construction Sales Tax Revenues that the Town would have received if the laws of the State of Arizona had not been so revised.

13. *No Town representation of sufficiency of Reimbursement Payments*. The Owner acknowledges and understands that the amount of the Construction Sales Tax Revenues depends on many factors and may be insufficient to pay all of the Town's Share of Public Improvement Costs.

14. *Owner audit*. Not more than once each calendar year, the Owner may, at its own cost, audit Town sales tax returns and other appropriate financial records of the Town to assure prompt and accurate deposit into the Reimbursement Account of all revenues as required pursuant to this Agreement. The Owner audit authorized by this paragraph shall be subject to all applicable laws that may prohibit or limit the dissemination or use of transaction privilege tax and related information. Before the Owner audit occurs, the Owner shall obtain and provide to the Town written waivers of confidentiality sufficient to satisfy the requirements of Arizona Revised Statutes § 42-2003(A)(6) from each taxpayer whose sales tax returns and other financial records are provided by the Town in connection with the audit.

15. *Annual report*. Within 45 days following the end of each Town fiscal year, the Town shall deliver to the Owner a report of all Construction Sales Tax Revenues generated by or attributable to the Development which have been utilized by the Town in determining the amount deposited into the Reimbursement Account. The report shall be restricted to information that may be released by the Town without violating applicable laws that may prohibit or limit the dissemination or use of transaction privilege tax and related information. The report will not contain information capable of identifying confidential information of any particular taxpayer unless and until the Owner has obtained and provided to the Town written waivers of confidenti-

ality sufficient to satisfy the requirements of Arizona Revised Statutes § 42-2003(A)(6) from each taxpayer whose confidential information is revealed in the report.

16. *Limitations*. During the Term of this Agreement, the Town shall not enter into any agreement or transaction which impairs the rights of the Owner under this Agreement, including, without limitation, the right to receive the Reimbursement Payments and the proceeds of the Reimbursement Account in accordance with the procedures established in this Agreement.

17. *Contractor and subcontractor disaggregation of tax information for the Development; release of tax information*. The Owner shall require each contractor and subcontractor responsible for the payment of construction sales tax for work attributable to the Development to separately report construction sales tax attributable to the Development. The Owner shall exercise reasonable efforts to obtain from each contractor and subcontractor doing work attributable to the Development a consent to release of tax information in a form reasonably acceptable to the Town. If the separate report required by this paragraph is not provided to the Town, the Town shall make a reasonable estimate of the Construction Sales Tax Revenues derived from the Development based on all information available to the Town, including information provided by the Owner, and the good faith certification by the Town's Finance Director shall be considered final and binding upon the Owner. The final certification of the Town's Finance Director shall be subject to all applicable laws that may prohibit or limit the dissemination or use of transaction privilege tax and related information.

18. *Permit and review fee waiver.* The Town will waive 40% of all plan review fees and inspection and construction permit fees for the Scenic Drive Improvements, and 100% of all plan review fees and inspection and construction permit fees for the Pima Farms Road Improvements.

19. *Town review and approval of plans*. Except as expressly provided in this Agreement, the development and construction of the Public Roadway Improvements is subject to the Town's normal plan submittal, review and approval procedures and construction inspection requirements.

20. *Development impact fees*. Nothing in this Agreement shall be construed as a waiver or reduction of development impact fees properly adopted by the Town pursuant to A.R.S. § 9-463.05 and applicable to the Development.

21. *Uses within the Owner's Setback Area*. The Owner's Setback Area may be used only for (i) open space and recreational uses approved in writing by the Town and (ii) Town-approved roadway access to the Development.

22. *Existing historic structures.* [To be written after the Parties reach agreement—presumably dedication to the Town of the structures, as they may be remodeled or reconfigured by agreement of the Parties. Will need to include provisions for access to the historic structures, most likely consisting of the right of Parks maintenance vehicles to use private roadways through the Development.]

23. *Public trail dedication.* The Owner shall grant to the Town a permanent public trail easement in the designated open space in close proximity to the south boundary of the Owner's Land, extending from the east property boundary to the west property boundary of the Owner's Land. The easement shall be the minimum width necessary for the Town to construct and maintain a sustainable public trail, as reasonably determined by the Town of Marana Parks and Recreation Department, but in any event not wider than 30 feet (except by the Owner's consent). To

the greatest extent reasonably possible, the grade and layout of the trail shall be designed so that water generally runs across the tread rather than down the tread. Based on direction and feedback provided by the Town of Marana Parks and Recreation Department, the Owner shall identify and reserve the easement on the subdivision plat for the Development. The Owner shall grant the trail easement to the Town after the Town constructs the trail and the constructed trail alignment is legally described to the Parties' satisfaction based on survey or Global Positioning System equipment.

24. Effect on the 2001 PADA. This Agreement terminates, supersedes, and replaces the 2001 PADA as it applies to the Owner's Land except as follows:

A. The provisions of subparagraph 3.2 of the 2001 PADA, relating to the oversizing of Town public water facilities, shall continue to apply to the Owner's Land.

B. The Owner may continue to use the existing wells on the Owner's Land referred to in Section 6 of the 2001 PADA for construction and irrigation water until completion of the development of the Owner's Land.

25. *Cooperation and alternative dispute resolution.*

A. *Appointment of representatives.* To further the commitment of the Parties to cooperate in the progress of the Development, the Town and the Owner each shall designate and appoint a representative to act as a liaison between the Town and its various departments and the Owner. The initial representative for the Town (the "Town Representative") shall be the Town Manager, and the initial representative for the Owner shall be Peter Evans or a replacement to be selected by the Owner. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties and the Development.

B. *Non-performance; remedies*. If either Party does not perform under this Agreement (the "Non-Performing Party") with respect to any of that Party's obligations under this Agreement, the other Party (the "Demanding Party") shall be entitled to give written notice in the manner prescribed in paragraph 26 below to the Non-Performing Party, which notice shall state the nature of the non-performance claimed and make demand that such non-performance be corrected. The Non-Performing Party shall then have (i) 15 days from the date of the notice within which to correct the non-performance if it can reasonably be corrected by the payment of money, or (ii) 30 days from the date of the notice to cure the non-performance if action other than the payment of money is reasonably required, or if the non-monetary non-performance cannot reasonably be cured within 30 days, then such longer period as may be reasonably required, provided and so long as the cure is promptly commenced within 30 days and thereafter diligently prosecuted to completion. If any non-performance is not cured within the applicable time period set forth in this paragraph, then the Demanding Party shall be entitled to begin the mediation and arbitration proceedings set forth in this paragraph. The Parties agree that due to the size, nature and scope of the Development, and due to the fact that it may not be practical or possible to restore the property to its condition prior to Owner's development and improvement work, once implementation of this Agreement has begun, money damages and remedies at law will likely be inadequate and that specific performance will likely be appropriate for the non-performance of a covenant contained in this Agreement. This paragraph shall not limit any contract or other rights, remedies, or causes of action that either Party may have at law or in equity.

C. *Mediation*. If there is a dispute under this Agreement which the Parties cannot resolve between themselves, the Parties agree that there shall be a 45-day moratorium on arbitration during which time the Parties agree to attempt to settle the dispute by nonbinding mediation before commencement of arbitration. The mediation shall be held under the commercial mediation rules of the American Arbitration Association. The matter in dispute shall be submitted to a mediator mutually selected by the Owner and the Town. If the Parties cannot agree upon the selection of a mediator within seven days, then within three days thereafter the Town and the Owner shall request the presiding judge of the Superior Court in and for the County of Pima, State of Arizona, to appoint an independent mediator. The mediator selected shall have at least five years' experience in mediating or arbitrating disputes relating to real estate development. The cost of any such mediation shall be divided equally between the Town and the Owner. The results of the mediation shall be nonbinding on the Parties, and any Party shall be free to initiate arbitration after the moratorium.

D. *Arbitration*. After mediation, as provided for in this paragraph 16, any dispute, controversy, claim or cause of action arising out of or relating to this Agreement shall be settled by submission of the matter by both Parties to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, A.R.S. § 12-501 *et seq*., and judgment upon the award rendered by the arbitrator(s) may be entered in a court having jurisdiction.

26. *Notices*. All notices, requests and other communications under this Agreement shall be given in writing and either (i) personally served on the party to whom it is given, or (ii) mailed by registered or certified mail, postage prepaid, return receipt requested, or (iii) sent by private overnight courier such as Federal Express or Airborne, or (iv) transmitted by facsimile (provided that a confirming copy of the facsimile transmission is mailed on the date of such transmission), addressed as follows:

If to the Town:

TOWN OF MARANA
11555 W. Civic Center Drive, Bldg. A3
Marana, Arizona 85653-7006
Telephone: (520) 382-1900
Fax: (520) 382-1901

If to the OWNER:

LKB HOTEL, LLC
LKB RANCH, LLC
LKB RETAINED LAND, LLC
1640 E. River Road, Suite 115
Tucson, Arizona 85718
Attn: Peter Evans
Telephone: (520) 904-2297

All notices shall be deemed given when delivered or transmitted by facsimile or, if mailed as provided above, on the second day after the day of mailing, and if sent by overnight courier, on the next day after the date of deposit with the courier. Any party may change its address for the receipt of notices at any time by giving written notice thereof to the other parties in accordance

with the terms of this section. The inability to deliver notice because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the effective receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

27. *Miscellaneous*.

A. This Agreement may not be modified except in a writing signed by the Parties.

B. Time is of the essence of this Agreement.

C. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona, and any lawsuit to enforce any provision of this Agreement or to obtain any remedy with respect to this Agreement shall be brought in the Pima County Superior Court, and for this purpose the Parties expressly and irrevocably consent to the jurisdiction of the Pima County Superior Court.

D. If either of the Parties fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in the dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights under this Agreement, including, without limitation, court costs and reasonable attorneys' fees.

E. This Agreement may be executed in identical counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature pages and this Agreement may be executed by the affixing of the signature pages, and all of such counterpart signature pages shall be read as though one, and they shall have the same force and effect as though all the signers had signed a single signature page.

F. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors in interest and assigns; provided, however, that (i) upon the conveyance of all of the Owner's Land to a single grantee, the grantor shall automatically be released from any further obligation or liability under this Agreement and this Agreement shall thereafter bind the grantee; and (ii) in no event shall this Agreement be binding on or burden the property of a purchaser of a home in the Development.

G. This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the last date set forth below their respective signatures.

THE "TOWN":
TOWN OF MARANA, an Arizona municipal corporation

By:_____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

The "OWNER":
LKB RANCH, LLC, an Arizona limited liability company
LKB HOTEL, LLC, an Arizona limited liability company
LKB RETAINED LAND, LLC, an Arizona limited liability company

By: _____
Peter Evans, Manager

Date: _____

STATE OF ARIZONA)
ss
County of Pima)

The foregoing instrument was acknowledged before me on _____ by Peter Evans, Manager of LKB RANCH, LLC, LKB HOTEL, LLC, and LKB RETAINED LAND, LLC, each an Arizona limited liability company, on behalf of the LLCs.

(Seal)

_____
Notary Public

LIST OF EXHIBITS

Exhibit A	Legal description of the "Owner's Land"
Exhibit B	Depiction of area of extension of Scenic Drive and typical roadway sections
Exhibit C	Depiction of Pima Farms Road typical roadway sections
Exhibit D	Legal description of New Right-of-Way to be dedicated to the Town
Exhibit E	Description of and specifications for the Scenic Drive Improvements
Exhibit F	Description of and specifications for the Pima Farms Road Improvements
Exhibit G	Legal description and depiction of right-of-way to be abandoned by the Town

Planning Commission

Meeting Date: 04/26/2017

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: April 26, 2017

Strategic Plan Focus Area:
Not Applicable

Subject: **DPR1703-001 Encantada at Continental Ranch Development Plan.** Relating to Development; approving a development plan for Encantada at Continental Ranch at 6101 W. Arizona Pavilions Road (The Links at Continental Ranch Block 3). (Steven Vasquez)

Discussion:

Request
The WLB Group, Inc., on behalf of HSL Continental Ranch LLC, is requesting approval of a development plan for Encantada at Continental Ranch.

Location
The proposed development is located at the northwest corner of Arizona Pavilions Drive and Casa Grande Highway at 6101 W. Arizona Pavilions Road (The Links at Continental Ranch Block 3).

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

Proposed Development
The proposed use of the development is a multi-family residential complex. There is proposed 16 residential buildings - 10 two-story at a height of 26 feet and six three-story at a height of 38 feet (Per the Continental Ranch Specific Plan, Block 3 of The Links at Continental Ranch is allowed a maximum height of four stories and 48 feet for a residential use.) for a total of 304 dwelling units. Other proposed amenities include a one-story clubhouse, swimming pool, play area and dog park. A minimum of one and one-half parking spaces for each dwelling unit is required for a total of 456 spaces. Approximately 544 spaces are provided. Per the Continental Ranch Specific Plan, any part of the total development not required for buildings, structures, loading and vehicular access, pedestrian walks and hard surface activity areas is to be landscaped per the design guidelines. Those guidelines state that 10% of the site area is to be landscaped (Approximately 27,907 square feet for this site area). 56.5% of the site area or 157,806 square feet of landscaped area is being proposed. Access into the development will be on Arizona Pavilions Drive from the main entrance that is aligned with Cracker Barrel Road. The gates shown to the north and south of the main entrance will be for exiting the development only.

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 development standards of the Specific Plan related for 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.

Case Analysis

1. **Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel etc:** The site 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.

Project Development & Approval

HSL anticipates starting construction on this development in July 2017. Per the Continental Ranch Specific Plan, site plans of proposed projects must go before the Planning Commission for approval. Planning Commission meetings are held on the last Wednesday of the month which could possibly cause a delay with the proposed start date. The specific plan also states that upon determination that the site plan complies with the provisions of the specific plan and the design guidelines, staff is to prepare a report with recommendations submitted along with the site plan to the Planning Commission at the earliest possible regular meeting. Because the site plan in it current form does meet the provision of the specific plan, staff is willing to have the case come before the Planning Commission even though other Town departments and outside agencies have not accepted the development plan due to their respective governing regulations.

Staff Recommendation:

Staff recommends **APPROVAL with Conditions**:

1. Final acceptance by Town Staff and outside agencies of the revised development plan and any necessary reports upon subsequent submittals by the applicant.

Suggested Motion:

I motion to approve case number DPR1703-001, Encantada at Continental Ranch subject to the condition outlined in this staff report.

Attachments

DPR1703-001 Application

DPR1703-001 Location Map

DPR1703-001 Site Plan

DPR1703-001 Elevations

Development Services / planning@maranaaz.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaaz.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Encantada at Continental Ranch	
Description of Project: Multi-family Attached Units	Number of Lots: 1
Parcel No.(s): 221-05-2120	Gross Area (Acres): 17.83
Project Address: Links at Continental Ranch - Block 3	
Ref. Project No.: PRV-97-26fp; PRV-96-87pp	

CONTACT INFORMATION

Owner: HSL Construction Services	Contact Name: Mike Censky		
Address: 3901 E. Broadway	City: Tucson	State: AZ	Zip: 85711
Email: mike@hslproperties.com	Phone No.: (520) 322-6994		
Applicant: Same as above	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: The WLB Group, Inc.	Contact Name: Linda Thompson		
Address: 4444 E. Broadway	City: Tucson	State: AZ	Zip: 85711
Email: lthompson@wlbgroup.com	Phone No.: (520) 390-1086		

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

Linda Thompson	Digitally signed by Linda Thompson Date: 2017.03.13 10:14:57 -07'00'	3/13/2017
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. DPR1703-001 **Date Received** 3/13/17

☐ Annexation	☐ Rezone	☐ Specific Plan	☐ General Plan Amendment
☐ Preliminary Plat	☐ Final Plat	☐ Significant Land Use Change	☐ Minor Land Division
☐ Variance	☒ Development Plan	☐ Development Plan Package	☐ Dedications / Easements
☐ Lic. Agreement	☐ Landscape Plan	☐ Conditional Use Permit	☑ Report (Type): Geo/Drng
☐ SWPP	☐ Native Plant Plan	☐ Native Plant Exception	☑ Other: Phase I

☐ Improvement Plan (Type): _____

Revision Date 6/17/2016

DPR1703-001 Encantada at Continental Ranch Development Plan



Legend

Parcels



A request for approval of a development plan for a multi-family residential complex on 17.83 acres at 6101 W. Arizona Pavilions Rd.

4/20/2017

800.0 0 400.00

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.

DEVELOPMENT PLAN FOR
ENCANTADA AT CONTINENTAL RESERVE



The WLB Group INC. **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design

Offices located in: Tucson, Phoenix,
Flagstaff Az. and Las Vegas, NV.

4444 E. Broadway Tucson, Az 85711
(520) 881-7480

0' 50' 100' 150'



1 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 LEFT ELEVATION
SCALE 1/8"=1'-0"



3 REAR ELEVATION
SCALE 1/8"=1'-0"



4 RIGHT ELEVATION
SCALE 1/8"=1'-0"

SW 6095 TOASTY	SW 6115 TOTALLY TAN	SW 7710 BRANDYWINE	SW 6092 LIGHTWEIGHT BEIGE	SW 6076 TURKISH COFFEE

ENCANTADA at CONTINENTAL RESERVE

MARANA, ARIZONA

HSL Construction Services, LLC

EGLIN ⇨ BRESLER ARCHITECTS
7391 EAST TANQUE VERDE ROAD, TUCSON, AZ. 85715
TEL (520) 885-4455 FAX (520) 885-2886
www.eglinbresler.com info@eglinbresler.com

3/14/2017

JOB# 3109-16