



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 14, 2019, at or after 6:00 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on May 14, 2019, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

The Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

This Notice and Agenda posted no later than 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 under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Related to Development Services; a presentation on the status of the Make Marana 2040 General Plan (Jason Angell)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT



Council-Study Session

D1

Meeting Date: 05/14/2019

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Steven Cheslak, Principal Planner

Date: May 14, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Related to Development Services; a presentation on the status of the Make Marana 2040 General Plan (Jason Angell)

Discussion:

The Town Council will be updated on the status of the Marana 2040 General Plan. Staff will review the steps that have been taken thus far in the process and discuss the work Matrix Design Group and staff is currently working on including the draft transportation map, planning area boundary and the future land use map.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure.

Attachments

Marana Council Worksession 2019

Town of Marana Council Worksession



Agenda

**Project
Update**

Outline & Key
Issues

Goals and
Policies

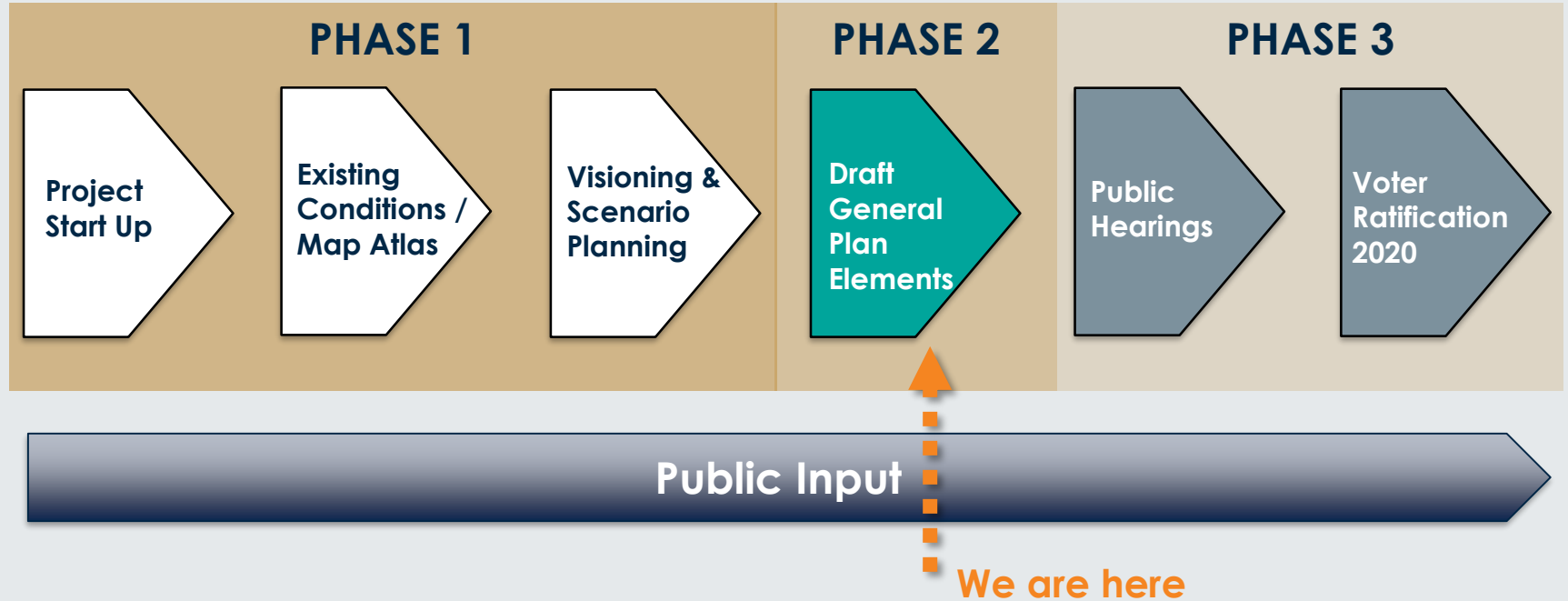
Next Steps

1. Project Update
 - Map Atlas (Existing Conditions)
 - Community Workshop Results
2. Key Issues and Goals
 - MPA Changes
 - Future Circulation Network
 - Future Land Use
 - Parks and Recreation
3. General Plan Outline
4. Next Steps

PROJECT UPDATE



Scope of Work



MAP ATLAS



Map Atlas

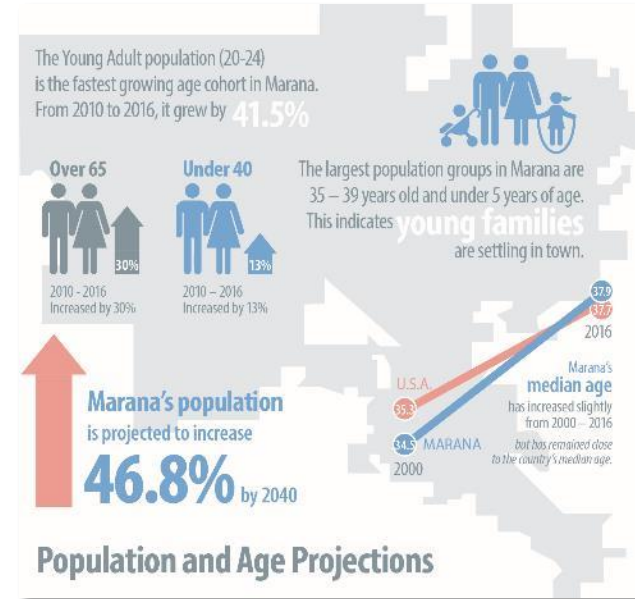
Project Update

Outline & Key Issues

Goals and Policies

Next Steps

- Assessment of Marana's existing conditions
- Illustrative book of maps and data
- Background information for the General Plan



COMMUNITY WORKSHOP #1



Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

Issues and Opportunities Exercise

Top Opportunities

- Quality Housing
- Open Space / Natural Resources
- Opportunity for Trail Connectivity
- Room for Growth
- Development of Downtown

Top Issues

- Water quality & quantity
- Lack of public transportation
- Lack of housing diversity
- Lack of entertainment, retail, and dining
- Lack of development north of Twin Peaks and west of I-10



Visioning Exercise

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

Marana is a **vibrant, active, and diverse** town that embraces **civic spirit** and a **unified sense of community**. We pride ourselves on having quality **neighborhoods and infrastructure that supports sound economic growth**. The Town will grow in a manner that ensures **safety** and promotes **healthy living** through development that improves our community and retains our shared values.

COMMUNITY WORKSHOP #2



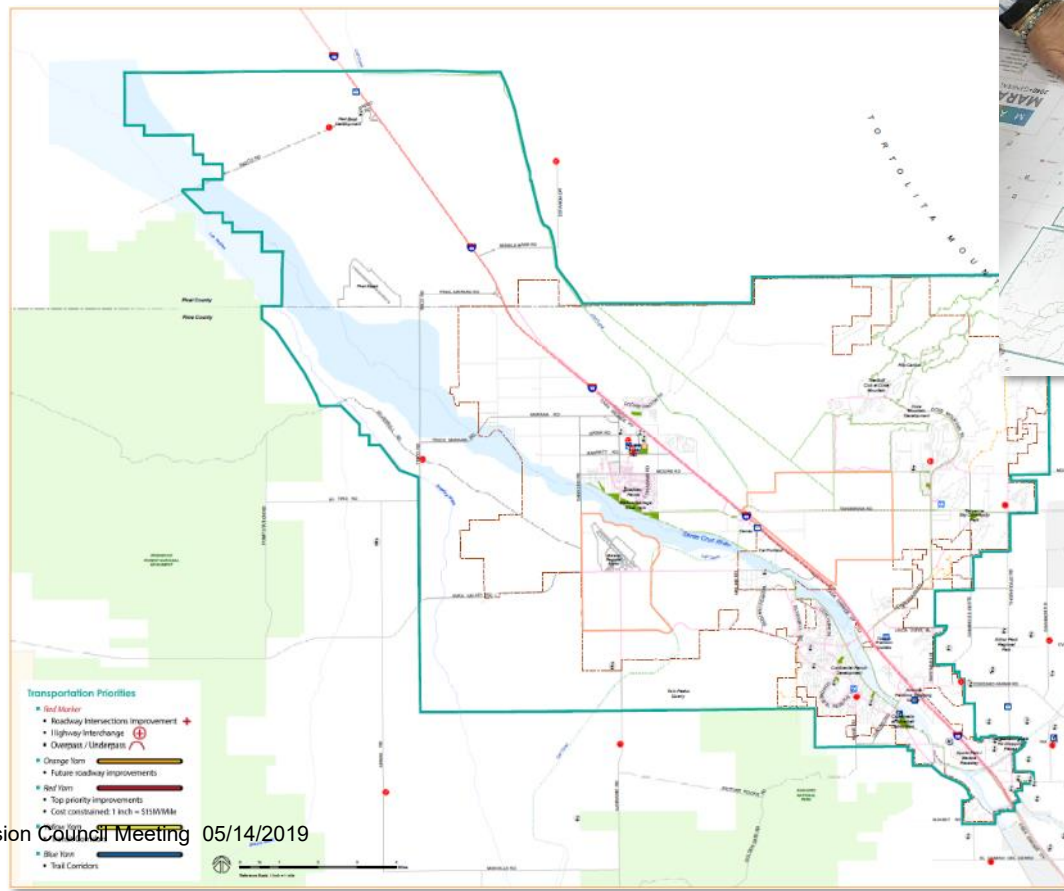
Transportation Planning Exercise

Project Update

Outline & Key Issues

Goals and Policies

Next Steps



Transportation Priorities

- Red Marker**
 - Roadway Intersections Improvement
 - Highway Interchange
 - Overpass / Underpass
- Orange Yarn**
 - Future roadway improvements
- Red Yarn**
 - Top priority improvements
 - Cost constrained: 1 inch = \$15M/Mile
- Yellow Yarn**
 - Transit Corridors
- Blue Yarn**
 - Trail Corridors

Transportation Planning Exercise



Project Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- Common Themes:
 - New roadways connecting Dove Mountain to I-10
 - New I-10 interchange at Moore Road
 - I-10 interchange improvements to Cortaro Road, Marana Road, Avra Valley Road, and Tangerine Road
 - Roadway improvements to Tangerine Road
 - Extending the trail system along the Santa Cruz River
 - New trail corridors along Tangerine Road
 - Looped transit route extensions
 - Transit connecting Dove Mountain, Downtown Marana, Gladden Farms, and Marana Regional Airport

Scenario Planning Exercise

Project Update

Outline & Key Issues

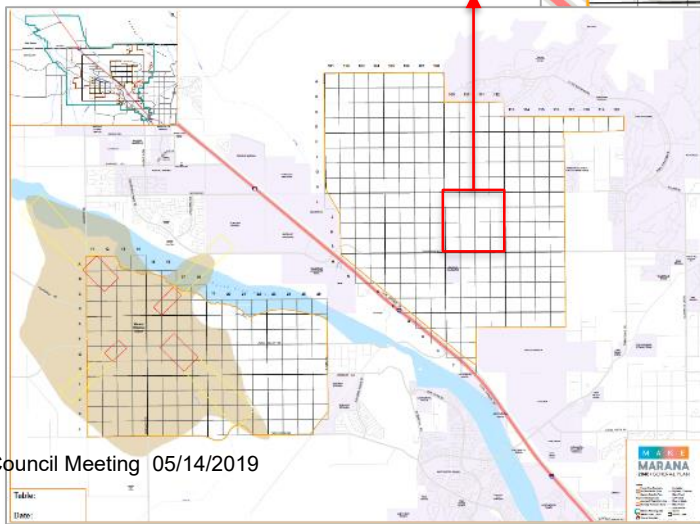
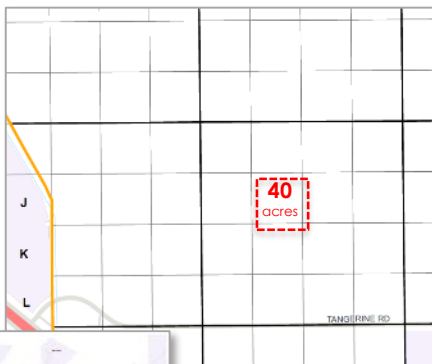
Goals and Policies

Next Steps

2 focus areas:

- Marana Regional Airport
- Tangerine Corridor

1 Section / Square Mile



Scenario Planning Exercise

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- Common Themes:
 - Higher densities and intensities located along Tangerine Road
 - Clustered densities in Tortolita foothills
 - Mixed use near Tangerine and I-10 interchange
 - Transitional residential densities adjacent to Dove Mountain
 - Marana Regional Airport as Mixed Use Hub
 - Community Parks supporting new residential
 - Need for Community Rec facility in the Tangerine Corridor Focus Area

COMMUNITY WORKSHOP #3



Land Use

Project Update

Outline & Key Issues

Goals and Policies

Next Steps

Policy Alternative	Workshops			Citizens' Forum			Online Survey		
	Yes	No	Rev	Yes	No	Rev	Yes	No	Rev
Marana should develop a long-range strategic plan for the Marana Regional Airport to encourage compatible land uses.	25	1	0	12	0	1	108	10	4
Marana should identify strategic locations for high density / intensity mixed-use development.	24	0	0	13	0	0	102	16	3
Marana should permit cluster development in environmentally sensitive areas that allows for increased densities / intensities of development, while protecting the most environmentally sensitive lands.	18	5	1	7	6	0	80	32	7
Marana should permit high-density residential uses along the Santa Cruz River that capitalize on the views of the natural landscape.	7	14	3	6	6	1	62	51	7
Marana should permit development within the Tortolita Foothills that features a similar character and development pattern as Dove Mountain.	20	5	0	6	4	3	83	35	3

Housing

Project Update

Outline & Key Issues

Goals and Policies

Next Steps

Policy Alternative	Workshops			Citizens' Forum			Online Survey		
	Yes	No	Rev	Yes	No	Rev	Yes	No	Rev
Marana should encourage developers to incorporate higher density housing to support increased commercial development, mixed-use development, and transit.	23	2	0	8	3	1	62	49	2
Marana should establish targets for a desirable proportion of low-, medium-, and high-density residential units.	23	2	0	13	0	0	81	28	4
Marana should offer development credits or incentives for affordable housing.	12	9	1	7	4	2	54	57	2
Marana should establish targets for an equitable ratio of market-rate to affordable housing units.	16	8	0	10	2	1	60	45	5
Marana should support age-restricted communities.	8	10	5	7	3	3	56	51	4
Marana should encourage developers to incorporate senior / assisted / independent living housing options in neighborhood / subdivision developments.	20	4	0	11	1	1	65	42	4
Marana should permit mixed-use developments that incorporate commercial, office, and residential uses within the same structure and / or property.	22	1	1	12	1	0	83	25	2
Marana should reserve areas in appropriate locations for low-density, custom housing.	20	3	0	9	1	3	84	21	5

Downtown

Project Update

Outline & Key Issues

Goals and Policies

Next Steps

Policy Alternative	Workshops			Citizens' Forum			Online Survey		
	Yes	No	Rev	Yes	No	Rev	Yes	No	Rev
Marana should rebrand "Downtown" as "Civic Center", "Municipal Center", or something similar.	17	7	0	8	4	1	61	43	6
Marana should prepare a long-range plan to establish a clear vision for Downtown.	24	0	0	12	0	1	99	8	4
Marana should invest in infrastructure and shovel-ready sites.	22	3	0	8	2	2	91	17	3
Marana should consider purchasing property to sell to developers that share the same vision.	10	11	3	5	8	0	68	38	4
Marana should establish a Redevelopment Area in Downtown.	13	7	1	11	1	0	81	23	6
Marana should focus planning efforts for a central "downtown" activity center in other areas, such as the Tangerine Road corridor or south of Twin Peaks Road.	12	11	1	7	4	2	68	37	4

KEY ISSUES



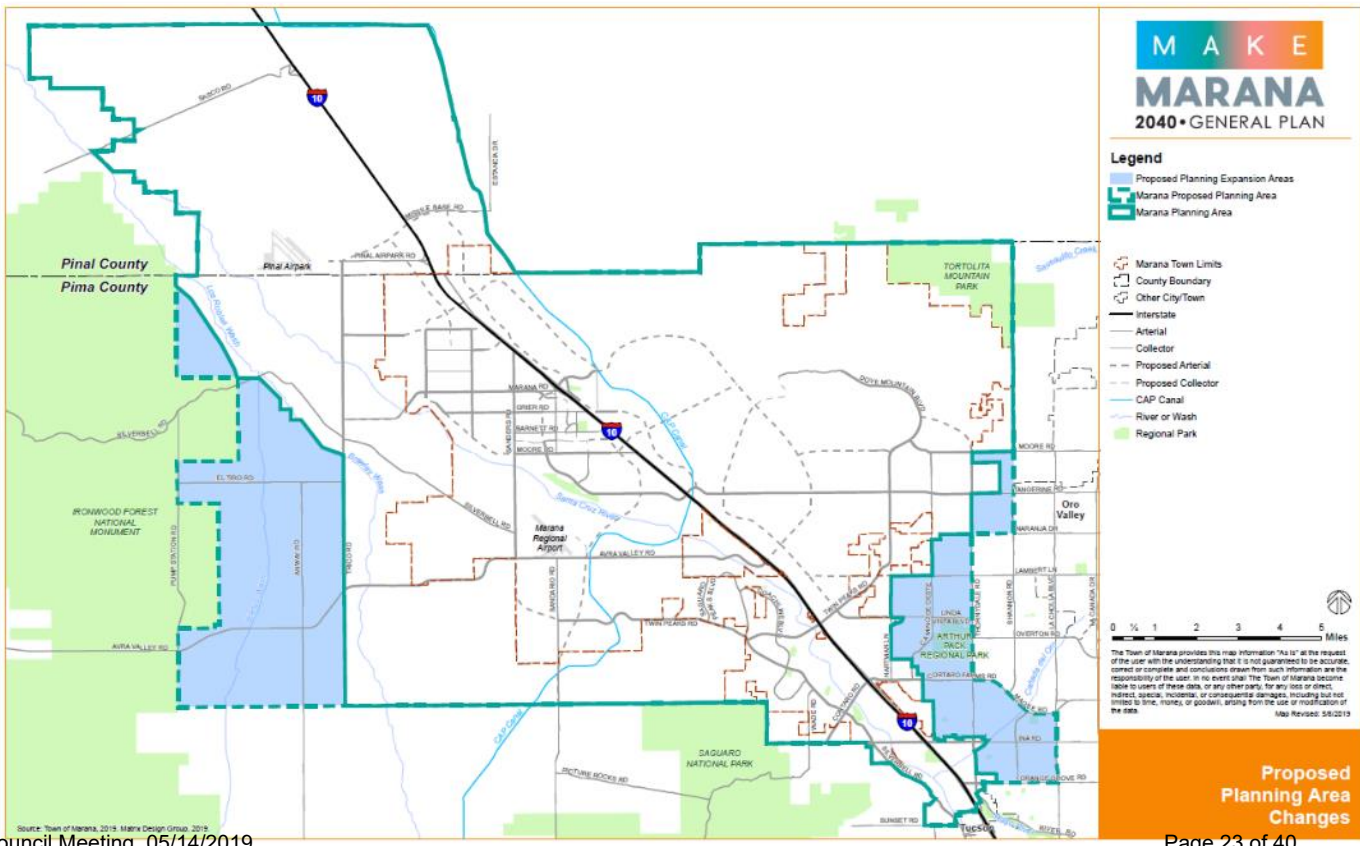
Municipal Planning Area

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps



Municipal Planning Area

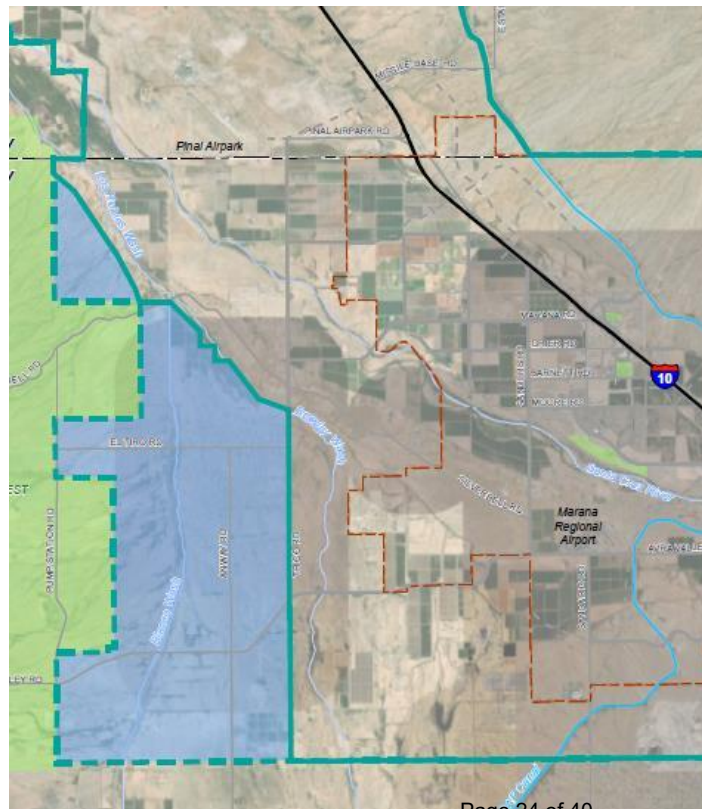
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- **West Expansion:**
 - Extend West from Trico Road
 - Extend to Ironwood National Monument
 - Comprises 25.21 square miles



Municipal Planning Area

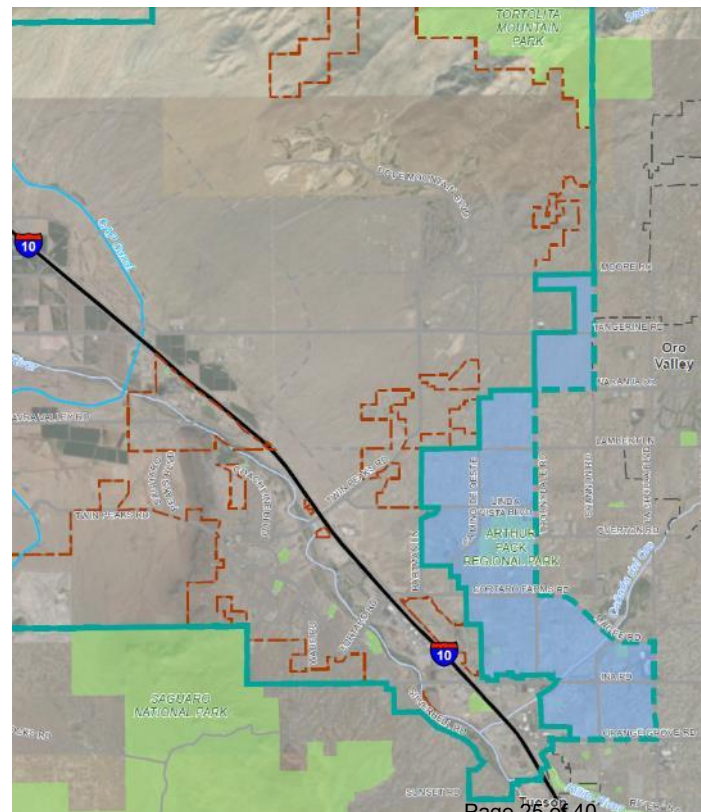
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- **East Expansion:**
 - Extend to Oro Valley Planning Area
 - Thornydale,
 - Shannon
 - Magee,
 - La Cholla,
 - Orange Grove
 - Arthur Pack Regional Park
 - Foothills Mall Area
 - Comprises 12.19 square miles



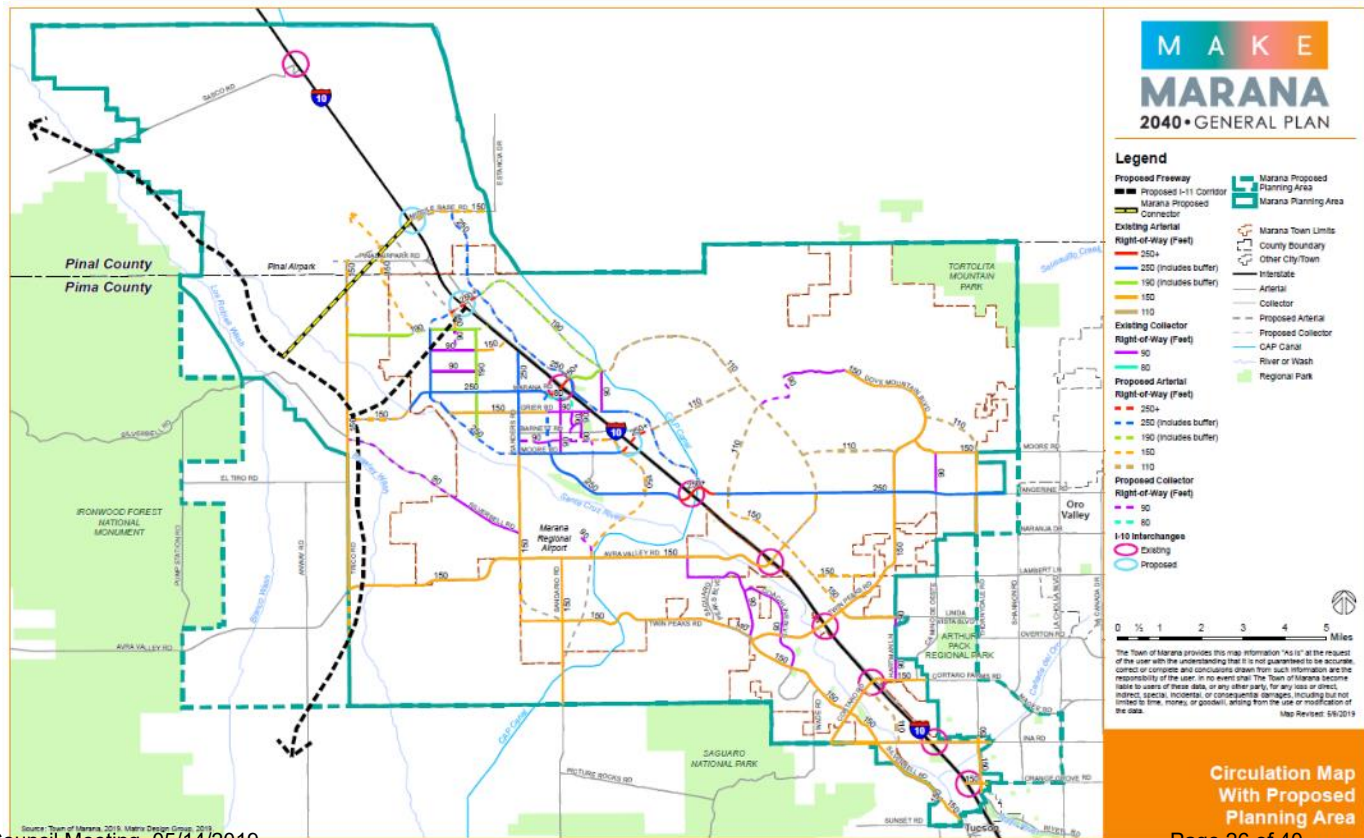
Future Circulation

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps



Future Circulation

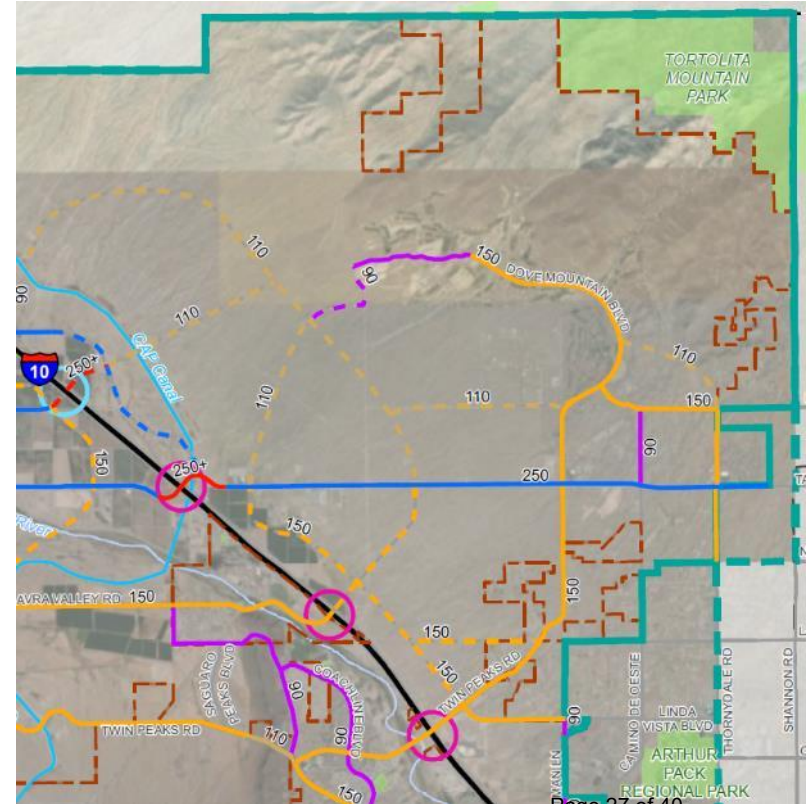
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- **Northeast of I-10**
 - Thornydale access to Dove Mountain
 - Dove Mountain 2nd point of access
 - Moore Rd. Interchange
 - Avra Valley Road extension



Future Circulation

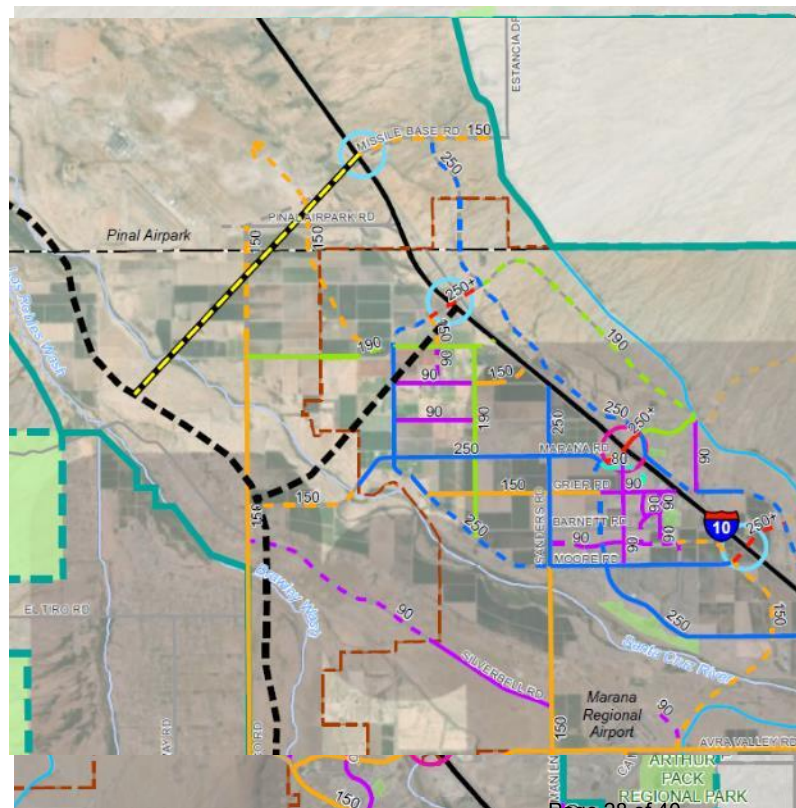
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

- **Southwest of I-10**
 - I-11 recent alignment and proposed connection to I-10
 - Trico extension north
 - Moore Rd. extension west
 - Silverbell Rd. extension west



Future Land Use

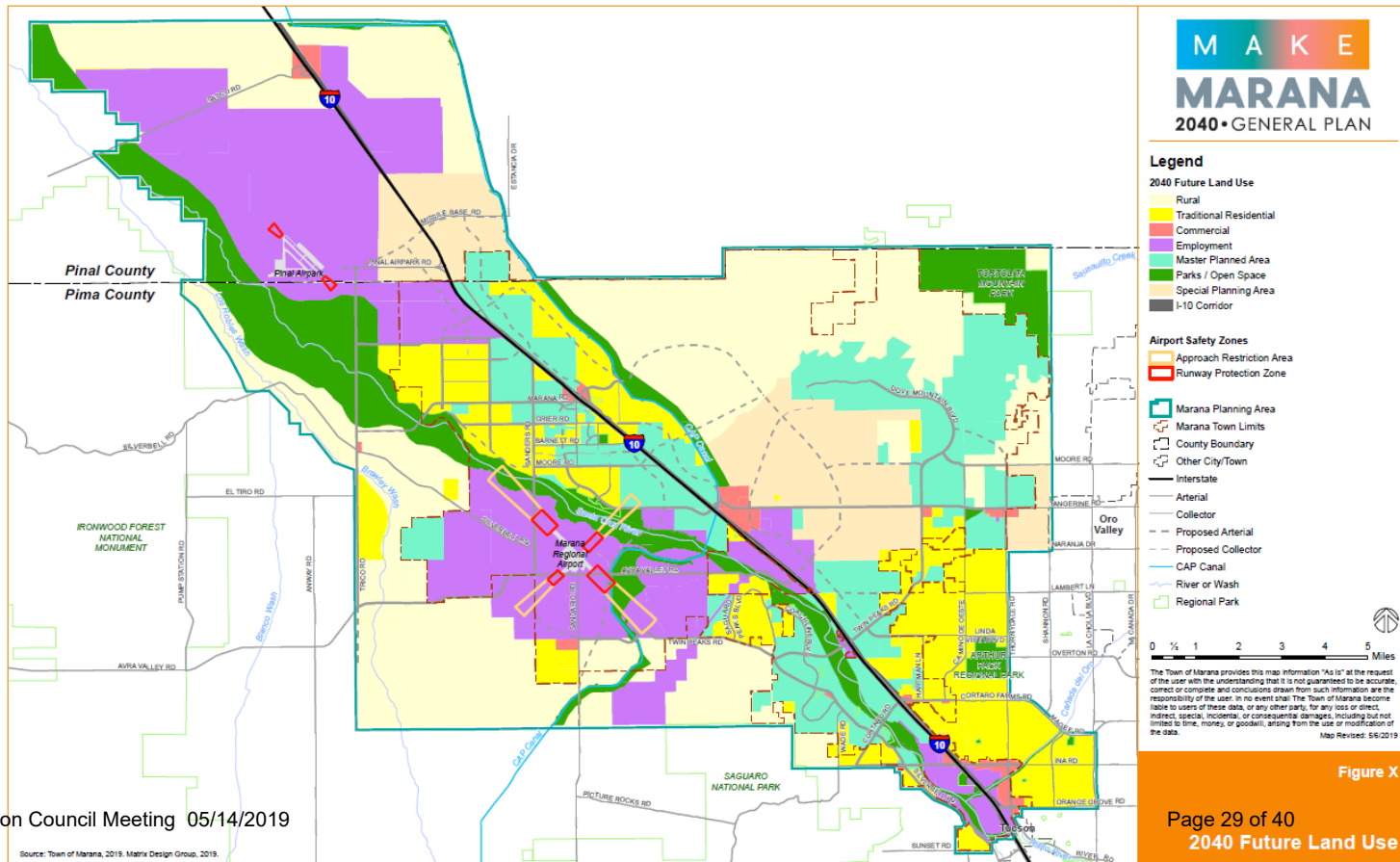
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

Marana Study Session Council Meeting 05/14/2019



Implementation

Future Land Use



Zoning



Project
Update

Outline & Key
Issues

**Goals and
Policies**

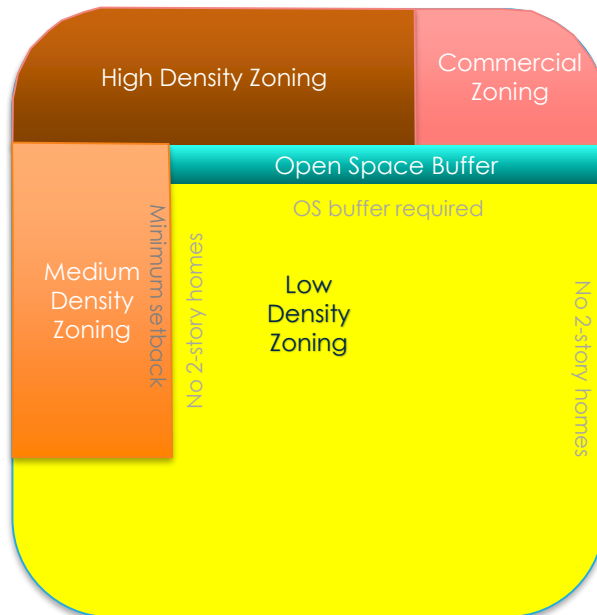
Next Steps

Arterial Roadway



Collector Roadway

Arterial Roadway



Arterial Roadway

Local Roadway

Parks and Recreation

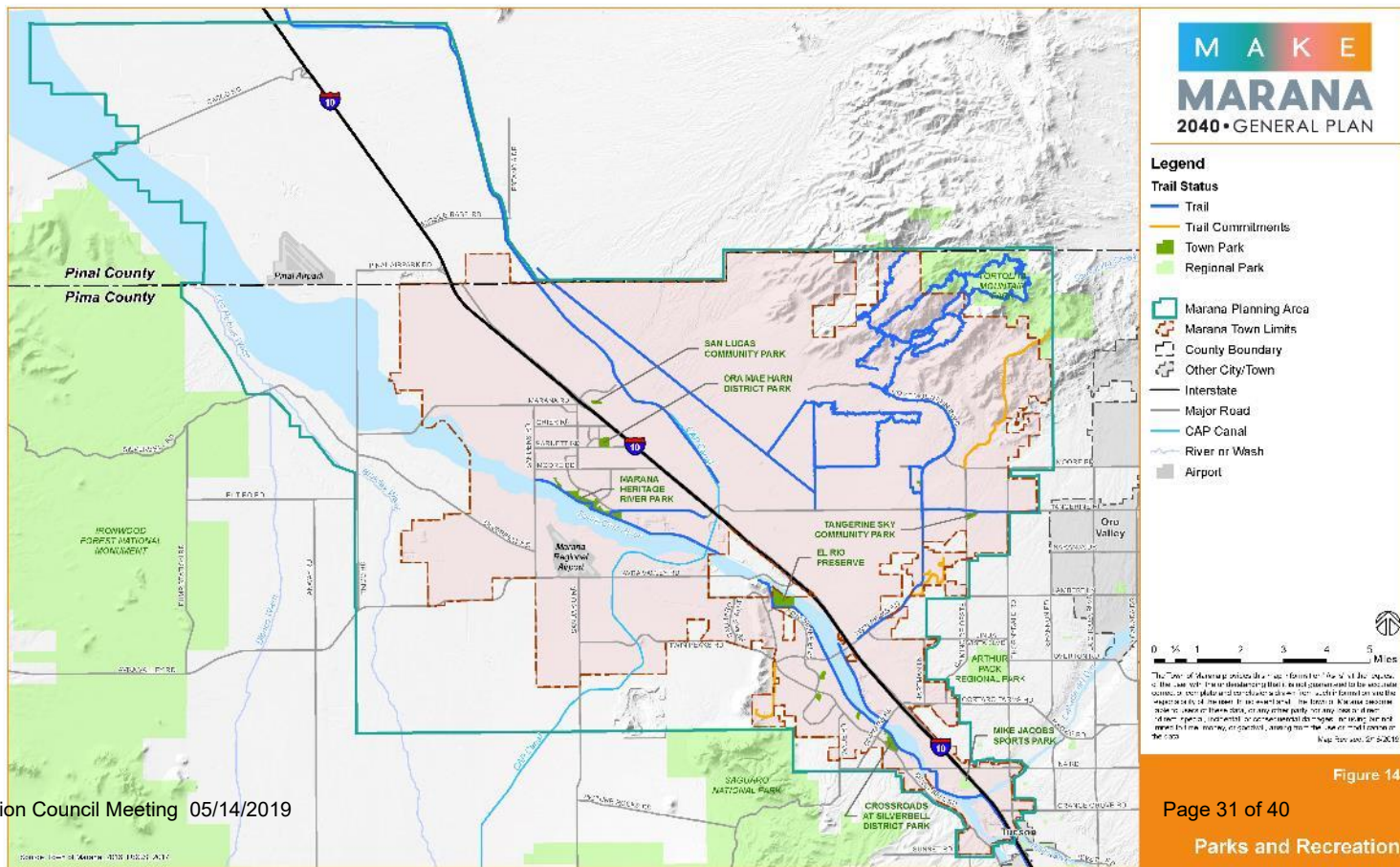
Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

Marana Study Session Council Meeting 05/14/2019



GOALS & POLICIES



Open Space and Recreation

Project
Update

Marana supports a healthy, active community through a high-quality park and recreation network accessible throughout Town, to all residents.

Outline & Key
Issues

Marana values the natural desert landscape and strives to ensure that new development is designed in a sensitive manner.

Goals and
Policies

The Santa Cruz River is an iconic open space spine that provides opportunities for active and passive recreation that is designed to respect the riparian habitat.

Next Steps

Economic Development

Project
Update

The Town provides a business environment attractive to high-tech industries.

Outline & Key
Issues

The Marana Regional Airport is a mixed-use regional and national destination for employment, shopping, and entertainment.

Goals and
Policies

Marana partners with post-secondary educational institutions to maintain a highly-educated workforce.

Next Steps

Land Use and Placemaking

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

Downtown Marana is the central gathering place in the community for culture, events, and entertainment.

Marana promotes cluster development techniques in environmentally sensitive areas to protect and conserve the long-term sustainability of natural resources.

GENERAL PLAN OUTLINE



General Plan Organization

Project
Update

Outline & Key
Issues

Goals and
Policies

Next Steps

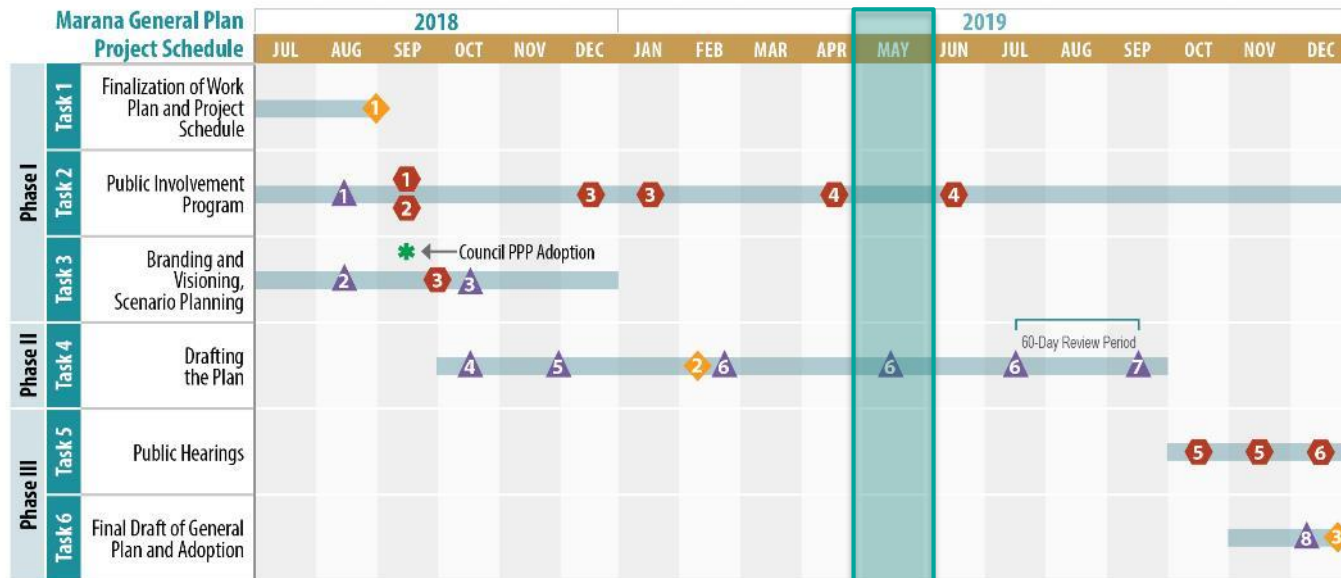
- Four Sections
 - **Introduction**
 - **Built Environment:** Growth , Land Use, Cost of Development, Housing, Transportation, Bicycling, Public Services and Facilities, Public Buildings
 - **People and Community:** Economic Vitality, Public Safety, Recreation, Arts & Culture, Neighborhood Preservation and Revitalization, Conservation, Rehabilitation, and Redevelopment
 - **Resources and Sustainability:** Open Space, Water Resources, Environmental Planning, Conservation, Energy



NEXT STEPS



Project Schedule



Informational Brochures:

- 1 Project Overview
- 2 Workshop Results
- 3 Executive Summary

Community Participation:

- 1 Stakeholder Interviews
- 2 Focus Groups
- 3 Community Workshop
- 4 Community Open House
- 5 Planning Commission Hearing
- 6 Town Council Adoption

Deliverables:

- 1 Public Participation Plan (PPP)
- 2 Branding / Messaging
- 3 Vision Statement
- 4 General Plan Template
- 5 Map Atlas
- 6 Draft Plan
- 7 Revised Plan
- 8 Final Adopted Plan

Project Team

Project Update

Map Atlas

General Plan

Workshop Results

Next Steps

Thank You!

