



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 27, 2019, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, 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 February 27, 2019, 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**

- A. Approval of the January 30, 2019 Meeting Minutes**

GENERAL ORDER OF BUSINESS

- B. Public Hearings**

1. **PCZ1812-001: Cortaro Ranch II Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 5.47 acres of land from R-8 (single-family residential) [4.08 acres] and LI (Light Industrial) [1.39 acres] to VC (Village Commercial). The property is generally located north of Cortaro Farms Road, west of Cerius Stravenue within a portion of Section 26, Township 12S, Range 12E. (Brian D. Varney)

C. Commission Action

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

1. **PRV1811-001: Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B";** A request for recommendation to the Marana Town Council for approval of a final plat for a 6-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)
2. **DPR1810-001: Development Plan for Cortaro Ranch Phase II;** A request for a recommendation to the Marana Town Council for approval of the Development Plan for Cortaro Ranch Phase II generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

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 - Regular Meeting

Meeting Date: 02/27/2019

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: February 27, 2019

Strategic Plan Focus Area:

Subject: Approval of the January 30, 2019 Meeting Minutes

Discussion:

Staff Recommendation:

Suggested Motion:

Attachments

Draft Minutes 1/30/2019



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 30, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, 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. Commission Secretary Terri Byler called roll. Commissioner Schachter was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. *Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously.*

ANNOUNCEMENTS. The next General Plan Advisory Committee is scheduled for Wednesday, February 13, 2019 at 6:30 p.m. at Town Hall. (Jason Angell)

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from November 28, 2018. *Motion to approve by Commissioner Tyson, seconded by Commissioner Hill. Passed unanimously.*

PUBLIC HEARINGS.

1. CUP1901-001 Marana Church Building Height Exception. Approving and authorizing a conditional use permit for the proposed Marana Church Building project at 9800 N. Coachline Blvd, APN 226-07-005T. (Ryan Fagan)

Addressing the Commission **Ryan Fagan** stated staff received an application for a conditional use permit for a 62'4" steeple with a 4' lightning rod. The request is relating to a proposed church to be located at 9800 N. Coachline Blvd. The zoning is "F" – Continental Ranch Specific Plan and the land use is Medium Density Residential, which has a building height limit of 30'.

Both Planning Commission and Town Council recently approved changes to Town Code section 17-6-4. This section allows up to a 50% height increase above the zoning height for ornamental features to be approved administratively, subject to conditions. Relevant conditions to this project: the ornamental feature must be an integral part of the building's architecture, must not be used for human occupancy, the ornamental feature must not be used for signage, a viewshed and shadow analysis are required, the ornamental feature may not exceed 25% of the primary building roof area, and any lighting or illumination above the zoning height requires explicit conditional use permit approval. The purpose of this conditional use permit is a 17'4" height increase above the administratively allowed 45' maximum. Other than the steeple, the project meets all development standards and land use requirements for the zone. The steeple would be approximately 50' from the closest property line and 200' from the closest house. The steeple would not be illuminated at night.

Chairman Schnee asked how wide the main base would be. **Bruce Call** – applicant, noted that the steeple base would be less than 4' wide.

Chairman Schnee opened the public portion of the hearing. Nicole Boyle was in favor of the project, stating she would rather have a church in that location, than a gas station or store. William Weltscheff was opposed to the request, feeling it was unnecessary in relation to the area. John Lambert was opposed to the request. He felt the steeple was unnecessary for the proposed church. Gene Palmour and Joseph Callaway were opposed to the request. Ramon de la Torre was opposed to the request. He felt the church should blend in with the neighborhood. Kara Riley had no issues the project. She did have a question regarding the privacy wall and the drainage. Jason Angell stated that a drainage study would be submitted as part of the development package and would be reviewed by the Engineering staff to make sure it fully complies. Bill Arnold was opposed to the request. Christen Greenberg was opposed to the request. She felt the steeple was excessive and was concerned about her view. Renee' Sommerville was opposed to the conditional use permit request. She wanted to keep her view. **Chairman Schnee** closed the public portion of the hearing.

Chairman Schnee noted that he walked the property and looked at the homes that surrounded the proposed site. With regard to the viewshed and shadow analysis, he felt the steeple location would not greatly impact the homes. **Commissioner Hill** asked if the church and steeple were standard design to most other churches. Bruce Call noted there is a similarity between buildings but not all buildings are alike. Adding, the steeple is a significant piece to the design. **Commissioner Tyson** stated that many churches have steeples and crosses, which do not adversely affect the aesthetic appeal of neighborhoods. She had no issues with the request. **Commissioner Miller** had no issues with the request. He felt the steeple would not be detrimental to the neighborhood. **Commissioner Fehrmann** had no issues with the request. **Vice Chair Duncan** asked if the property was zoned for a church since 1997. Ryan Fagan noted that was accurate. **Vice Chair Duncan** had no issues with the request. He felt the steeple would not create a problem.

Motion to approve by Vice Chair Duncan, seconded by Commissioner Miller. Passed unanimously. 6-0

COMMISSION ACTION.

1. PRV1809-002 Preliminary Plat for Moonlight Canyon at Saguaro Ranch. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Moonlight Canyon at Saguaro Ranch, Lots 1-43, Blocks 1-2, Common Areas "A", "B", "C-1" and "C-2" (Brian D. Varney)

Addressing the Commission, **Brian Varney** stated this was a request for a preliminary plat for Moonlight Canyon at Saguaro Ranch. Zoning is "F" Specific Plan: Saguaro Ranch SP - 50.82 acres and Dove Mountain SP - 23.98 acres. The plat is subject to both specific plans, as well as the rezoning ordinance and development agreement. The minimum lot size in Saguaro Ranch - 8,000 s.f. and in Dove Mountain - 36,000 s.f. The minimum proposed lot size is 43,632 s.f. Access will be off of Conrad's Way and all internal streets will be private. Water will be provided by Tucson Water and wastewater will be by individual on-site septic systems.

Chairman Schnee liked the larger lots. He had no issues and was in favor of the project. **Commissioner Miller** liked the larger lots as well. **Commissioners Fehrmann, Hill and Tyson and Vice Chair Duncan** had no issues with the project.

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

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. Motion to adjourn at 7:23 p.m. by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on January 30, 2019. I further certify that a quorum was present.

Terri Byler
Terri Byler, Commission Secretary

Planning Commission - Regular Meeting

Meeting Date: 02/27/2019

To: Planning Commission

From: Brian Varney, Senior Planner

Date: February 27, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: PCZ1812-001: Cortaro Ranch II Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 5.47 acres of land from R-8 (single-family residential) [4.08 acres] and LI (Light Industrial) [1.39 acres] to VC (Village Commercial). The property is generally located north of Cortaro Farms Road, west of Cerius Stravenue within a portion of Section 26, Township 12S, Range 12E. (Brian D. Varney)

Discussion:

Rezoning Request

Cortaro Commercial JV, LLC, is requesting a recommendation to the Town Council for approval to rezone approximately 5.47 acres of land from R-8 [single-family residential] (4.08 acres) and LI [Light Industrial] (1.39 acres) to VC (Village Commercial) to accommodate the balance of the commercial development planned for Cortaro Ranch.

Marana General Plan

The Marana General Plan designates the proposed rezoning area with a land use category of Medium Density Residential (MDR), which accommodates commercial land use.

Land Use

The rezoning area was platted as part of the Cortaro Ranch Lots 1-297 and Common Area "A" and planned for 16 residential lots and retention area for the subdivision. The owner of the adjacent commercial development, Cortaro Commercial JV, LLC, purchased a portion of the rezoning area from the Cortaro Ranch Homeowners Association with the agreement that the commercial development would be extended northwesterly to the property boundary. The rezoning application is accompanied by an application for a final plat for Cortaro Ranch Phase II as well as a development plan for Cortaro Ranch Phase II. The rezoning application has been submitted to clean up the fragmented zoning in this portion of the development and establish a uniform zoning throughout the area planned for commercial development. The land use plan for the rezoning area consists of an intergration into the larger commercial development of Cortaro Ranch Phase II and will largely serve as a retention / detention basin. The remaining portion of the rezoning area will accommodate a commercial lot.

Access and Circulation

Access to the rezoning area will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane. The final plat will dedicate right-of-way to the Town for Joplin Lane, and the developer will be required to construct the roadway adjacent to its property in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The master traffic study for the entire development has been reviewed by our Traffic Engineering staff and is considered acceptable.

Utilities

The subdivision will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

Citizen Participation

The property owner attended a Cortaro Ranch Homeowner Association neighborhood meeting on January 28, 2019 to introduce the proposed rezoning to the nearby property owners. The property owner reported to staff that no opposition or concern was expressed by the attendees.

Public Notification

The public hearing was legally noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Recommended Findings of Fact

1. The property is currently zoned R-8 (single-family residential, minimum lot size of 8,000 square feet) and LI (Light Industrial). The proposed change in zoning to VC (Village Commercial) will not require an amendment to the General Plan.
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.
3. The proposed rezoning, 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 proposed rezoning 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 the proposed rezoning complies with the requirements of VC (Village Commercial) 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:

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

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate 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, the proposed rezoning 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 PCZ1812-001 Cortaro Ranch II Rezoning based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.

2. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a plat or development plan for any portion of the Rezoning Area.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owner's 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.
11. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

Suggested Motion:

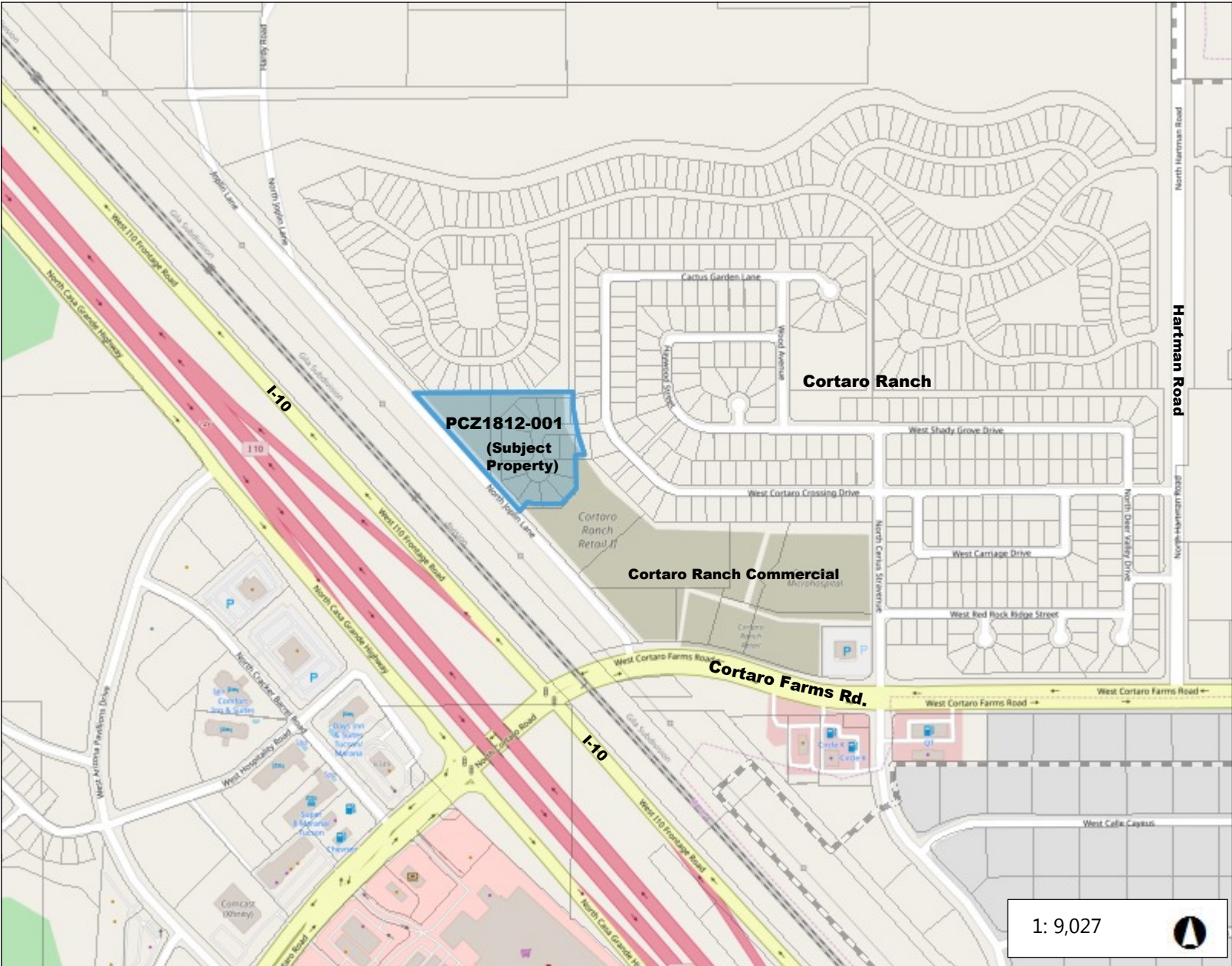
I move to recommend to the Marana Town Council approval of PCZ1812-001 Rezoning for Cortaro Ranch II subject to the recommended conditions.

Attachments

PCZ1812-001 CRPH2 Map
PCZ1812-001 CRPH2 Narrative
PCZ1812-001 CRPH2 Legal Desc
PCZ1812-001 CRPH2 App
PCZ1812-001 CRPH2 Site Plan



- Legend
- Marana Addresses
 - Marana Town Limits
 - Parcels (Black)



1: 9,027



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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 may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PCZ1812-001 Cortaro Ranch Rezoning



Thompson Thrift Retail Group
3131 East Camelback Road, Suite 115
Phoenix, Arizona 85016

TEL 602-313-8631
www.thompsonthrift.com

Commercial Re-zone Project Narrative

NWC Cortaro Rd. & Cerius Dr.,
Retail Development
December 4, 2018

Thompson Thrift Development is contemplating the retail development located at the NWC of Cortaro Farms Rd. and Cerius Dr. The majority of the project is currently zoned VC, Village Commercial. A small portion on the northern boundary of the property is zoned R-8. We proposing to rezone the approximate 4.0 acres to VC in order to extend our development in that area.

The subject property is south of the De-Anza property, West of the Cortaro Farms HOA, north of Cortaro Farms Rd. and just east of the rail tracks which are zoned Light Industrial.

By allowing us to rezone this property we can extend our development and make the area closer to the rail tracks and freeway contiguous with our commercial improvements, which is a more appropriate use and zoning for this area.

I've attached a concept plan showing the surrounding areas designate zoning as well as the approximate location of the 4.0 acres.

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP FLUSH MARKING THE NORTHEAST QUARTER OF SAID SECTION 26 BEARS NORTH 00°37'19" WEST, 2609.09 FEET;

THENCE SOUTH 89°18'13" WEST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 26, 2598.91 FEET;

THENCE DEPARTING SAID MIDSECTION LINE NORTH 00°41'47" WEST, 878.37 FEET; TO THE POINT OF BEGINNING;

THENCE NORTH 00°41'47" WEST, 147.48 FEET;
THENCE NORTH 89°18'13" EAST, 42.98 FEET;

THENCE NORTH 86°30'01" EAST, 32.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 375.68 FEET, FROM WHICH THE CENTER BEARS NORTH 52°36'13" EAST;

THENCE NORTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°38'31", AN ARC LENGTH OF 279.60 FEET;

THENCE SOUTH 89°18'10" WEST, 25.00 FEET;
THENCE NORTH 00°41'47" WEST, 25.06 FEET;
THENCE SOUTH 89°13'43" WEST, 673.33 FEET;
THENCE SOUTH 42°44'37" EAST, 688.11 FEET;
THENCE NORTH 47°15'23" EAST, 25.00 FEET;
THENCE SOUTH 68°54'55" EAST, 13.31 FEET;
THENCE NORTH 89°18'13" EAST, 141.01 FEET;
THENCE NORTH 44°18'13" EAST, 88.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 238,339 SQUARE FEET OR 5.472 ACRES, MORE OR LESS.



EXPIRES 03/31/21

Title: LEGAL DESCRIPTION

Project #: 09003088

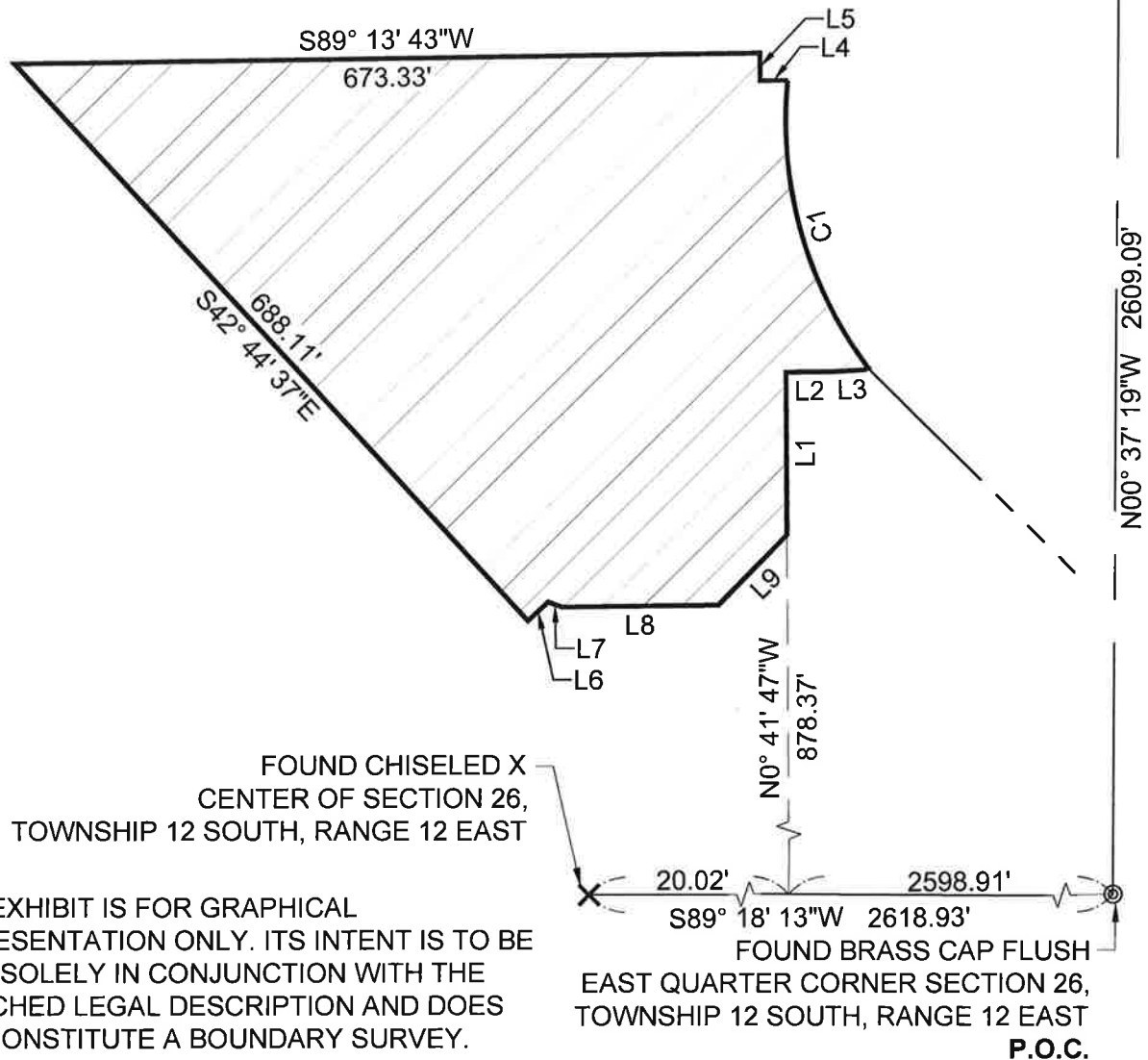
Date: 12/17/18

Page: 1 OF 3





FOUND BRASS CAP FLUSH
NORTHEAST CORNER SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST



THIS EXHIBIT IS FOR GRAPHICAL
REPRESENTATION ONLY. ITS INTENT IS TO BE
USED SOLELY IN CONJUNCTION WITH THE
ATTACHED LEGAL DESCRIPTION AND DOES
NOT CONSTITUTE A BOUNDARY SURVEY.

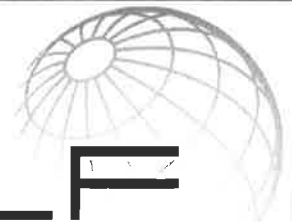


EXPIRES 03/31/21

Title: LEGAL EXHIBIT

Project #: 09003088

Date: 12/17/18

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RLF
CONSULTING

LAND SURVEY • MAPPING SOLUTIONS
1214 N STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-9180

EXHIBIT "B"
LEGAL EXHIBIT

LINE TABLE		
LINE	LENGTH	BEARING
L1	147.48	N0° 41' 47"W
L2	42.98	N89° 18' 13"E
L3	32.52	N86° 30' 01"E
L4	25.00	S89° 18' 10"W
L5	25.06	N0° 41' 47"W
L6	25.00	N47° 15' 23"E
L7	13.31	S68° 54' 55"E
L8	141.01	N89° 18' 13"E
L9	88.42	N44° 18' 13"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	279.60	375.68	42°38'31"	N16° 04' 31"W	273.19



EXPIRES 03/31/21

Title: LEGAL EXHIBIT

Project #: 09003088

Date: 12/17/18

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Development Services / maranaplanning@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: Cortaro Farms

Description of Project: Retail Development

Number of Lots:

Parcel No.(s):

Gross Area (Acres): 4.0

Project Address: NWC Cortaro Road & Cerius Drive

Ref. Project No.: ~~DPR1810-001~~ **PCZ1812-001**

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: 3131 E. Camelback Rd. #115

City: Phoenix

State: AZ

Zip: 85016

Email: acall@thompsonthrift.com

Phone No.: 602-313-8600

Applicant: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: Same as above

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer: Beck Engineering

Contact Name: Justin Evinger

Address: 2942 N 24th Street #114

City: Phoenix

State: AZ

Zip: 85016

Email: justin.evinger@beckcon.com

Phone No.:

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.)

Andrew Call

12/4/18

Applicant Name (PRINT)

Signature

Date

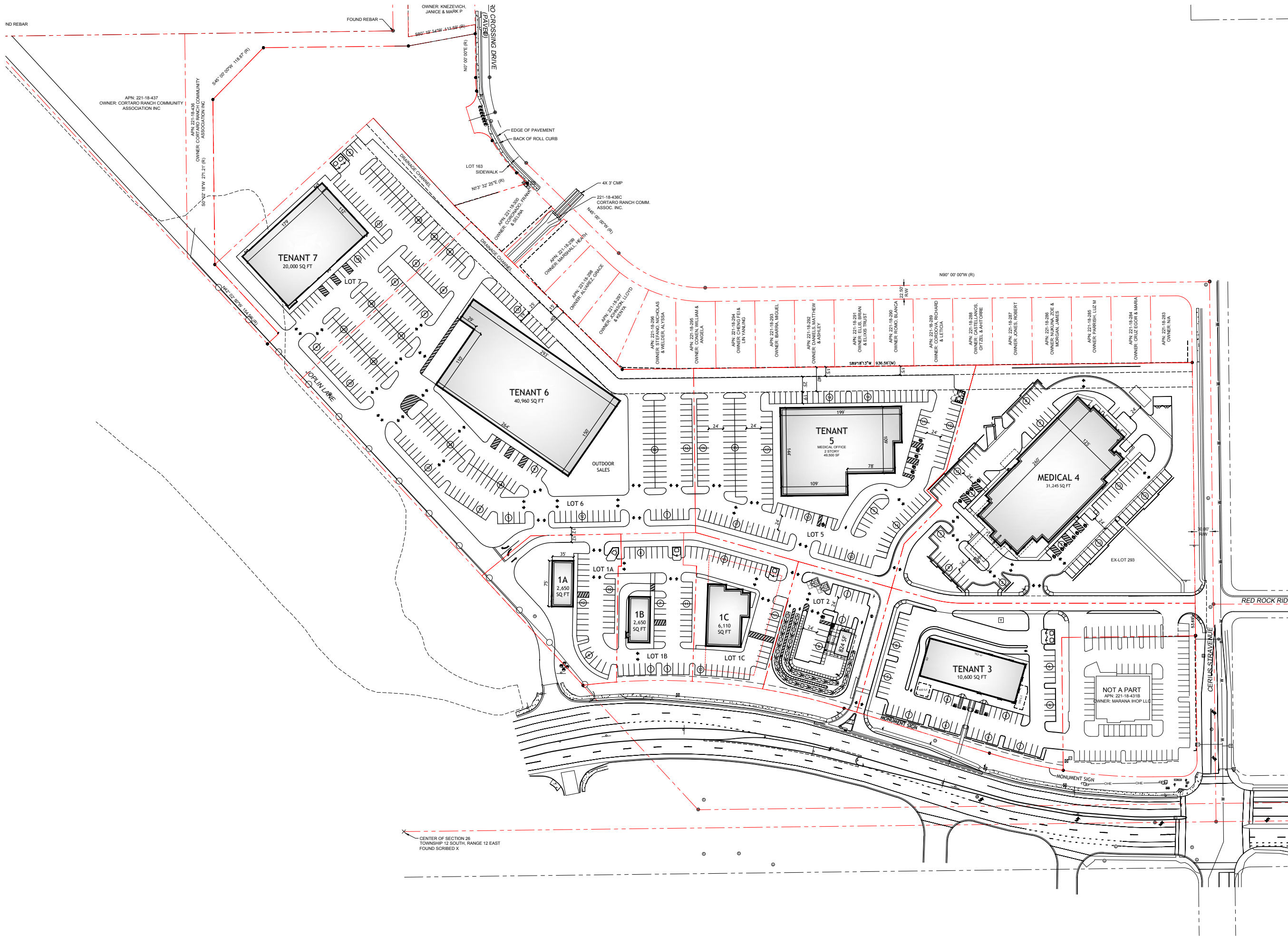
FOR OFFICIAL USE ONLY

Project No. **PCZ1812-001**

Date Received **12/4/18**

- | | | | |
|---|--|--|--|
| ☐ 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): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017

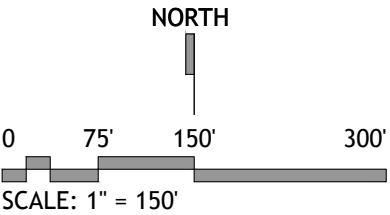


SITE DATA

LOT 1A	±0.86 AC 2,650 SF 28 SPACES RATIO: 10.6/1,000
LOT 1B	±0.68 AC 2,650 SF - QSR 38 SPACES RATIO: 14.3/1,000
LOT 1C	±0.78 AC 6,110 SF - MED 36 SPACES RATIO: 5.9/1,000
LOT 2	±0.78 AC 824 SF - COFFEE SHOP 18 SPACES RATIO: 21.8/1,000
LOT 3	±1.99 AC 10,600 SF - TENANT 3 67 SPACES RATIO: 6.3/1,000
LOT 4	±3.81 AC 31,245 SF - MEDICAL 4 93 SPACES
LOT 5	±3.0 AC 49,500 SF - TENANT 5 175 SPACES RATIO: 3.53/1,000
LOT 6	±4.87 AC 40,960 SF - TENANT 6 227 SPACES RATIO: 5.5/1,000
LOT 7	±1.96 AC FITNESS - TENANT 7 107 SPACES
POND	±2.27 AC



THOMPSON THRIFT
RETAIL GROUP
3131 East Camelback Road
Phoenix, Arizona 85018
(602) 313-8633
Andrew Call



project
**TUCSON,
ARIZONA**
W CORTARO FARMS ROAD AND
N CERIUS STRA
drawing title

PROPOSED OVERALL
SITE PLAN

date	drawing no.
01.11.2019	11.3

Planning Commission - Regular Meeting

Meeting Date: 02/27/2019

To: Planning Commission

From: Brian Varney, Senior Planner

Date: February 27, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: PRV1811-001: Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B"; A request for recommendation to the Marana Town Council for approval of a final plat for a 6-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Discussion:

The Marana Town Council approved the final plat for Cortaro Ranch Lots 1-297 and Common Area "A" under Resolution No. 96-81 on September 17, 1996. The applicant is requesting the approval of a resubdivision of Lots 163-180, Lots 295-297, and Common Area "A" of the original Cortaro Ranch Lots 1-297 plat and Lots 293C and 294B of the Final Plat for Cortaro Ranch Lots 293A through 294B resubdivision in order to accommodate the balance of the planned commercial development for Cortaro Ranch. Beck Consulting Engineers, Inc., representing Cortaro Commercial JV, LLC, is currently proposing a final plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B".

Zoning

The proposed plat is located within a portion of the Cortaro Ranch subdivision zoned Village Commercial (VC), R-8 (Residential), and LI (Light Industrial). The site is largely zoned VC; however, approximately 5.47 acres of the total 16.51 acres is currently zoned R-8 and LI. On a separate application, the applicant is concurrently requesting a change in zoning for approximately 4.08 acres of land zoned R-8 and approximately 1.39 acres of land zoned LI to VC. If recommended by the Commission, and ultimately approved by the Town Council, the rezoning will establish VC zoning throughout the entire plat area.

Land Use

The plat comprises approximately 16.51 acres and proposes six commercial lots ranging in size from 29,567 square feet to 197,657 square feet. All development within the subdivision will be subject to development plan approval and adherence to the Town's commercial design standards. Pursuant to a condition of the rezoning ordinance (Marana Ordinance 95.30) all development plans and plats within the project area require a recommendation by the Planning Commission and approval by the Town Council. Four previously platted commercial lots within Cortaro Ranch have approved development plans including the Carondelet Health Network Micro-hospital, Dutch Brothers, a multi-tenant shell building, and the existing IHOP.

Access and Traffic Circulation

Access to the subdivision will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane. This plat dedicates thirty-three feet of right-of-way to the Town for Joplin Lane, and the developer will be required to construct the roadway adjacent to its property in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement.

Infrastructure and Utilities

The subdivision will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and

Southwest Gas. Fire service will be provided by Northwest Fire District.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code and the Marana General Plan. This final plat is in substantial conformance with all required development regulations, and staff recommends a recommendation to the Marana Town Council for approval.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PRV1811-001, Final Plat for Cortatro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B".

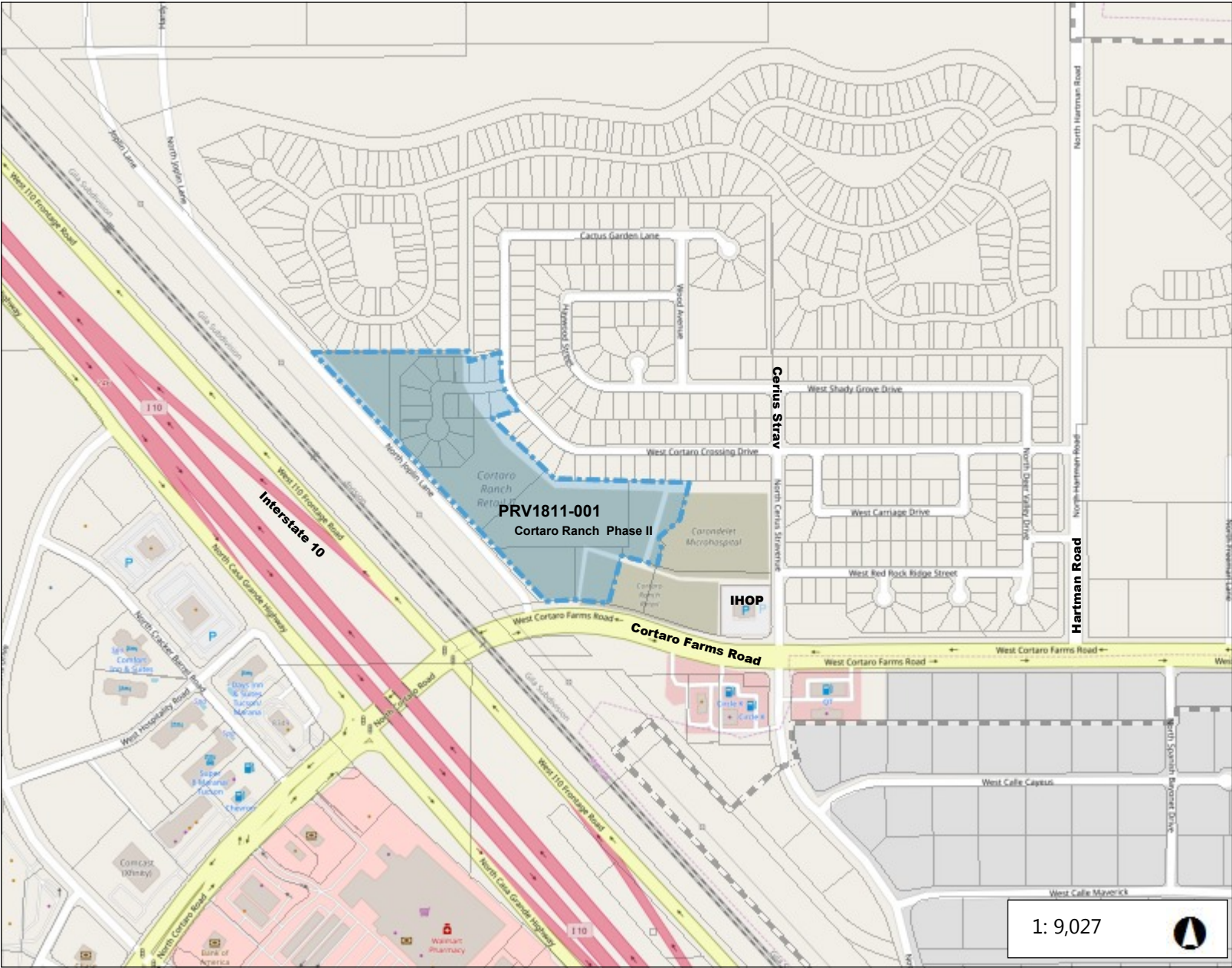
Attachments

PRV1811-001 CRPH2 FP Map
PRV1811-001 CRPH2 FP
PRV1811-001 CRPH2 FP App



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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 may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

GENERAL NOTES

- GROSS AREA IS 16.51 ACRES OR 719,241 SQ. FT..
- THE EXISTING ZONING FOR THIS PROJECT IS "VC" (VILLAGE COMMERCIAL).
- THE TOTAL NUMBER OF LOTS IS 6.
- NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
- APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
- ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
- TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS 0.25.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
- THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
- BASIS OF BEARINGS IS BASED ON THE EAST-WEST MIDSECTION LINE OF SECTION 26, SAID BEARING BEING N 89°18'13" E .
- BASIS OF ELEVATIONS. NAVD88 2154.36 PER NGS DATASHEET PID CZ0534.
- PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
- AN ARCHAEOLOGICAL MONITOR WILL BE PRESENT DURING GROUND-DISTURBING ACTIVITIES, PER THE CULTURAL REPORT "RESULTS OF ARCHAEOLOGICAL DATA RECOVERY INVESTIGATIONS AT THE PORTION OF AZ AA: 12-285 (ASM) WITHIN THE OLSSON PARCEL, IN MARANA, PIMA COUNTY, ARIZONA," BY TIERRA RIGHT OF WAY, DATED JANUARY 15, 2016,
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE PROVIDED TO THE TOWN DATED NOT MORE THAN 180 DAYS PRIOR TO THE RECORDING OF THIS PLAT.
- THIS PLAT IS SUBJECT TO MARANA ORDINANCE 95.30 AND THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.
- THE SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACKS:
TYPICAL STREET: 30 FEET
SIDE AND REAR: 20 FEET
SPECIAL BUFFER ADJACENT TO RESIDENTIAL: 40 FEET
- MAXIMUM BUILDING HEIGHT:
50 FEET FOR PRINCIPAL BUILDINGS
30 FEET FOR ACCESSORY BUILDINGS
- BY ITS APPROVAL OF THIS PLAT, THE MARANA TOWN COUNCIL VACATES THE PUBLIC RIGHT-OF-WAY OF CORTARO CROSSING COURT (ALSO PREVIOUSLY REFERRED TO AS SHADY GROVE COURT) AS SHOWN ON THE SUBDIVISION PLAT OF CORTARO RANCH,RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE AT BOOK 51 OF MAPS AND PLATS, PAGE 9.

APPROVAL

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

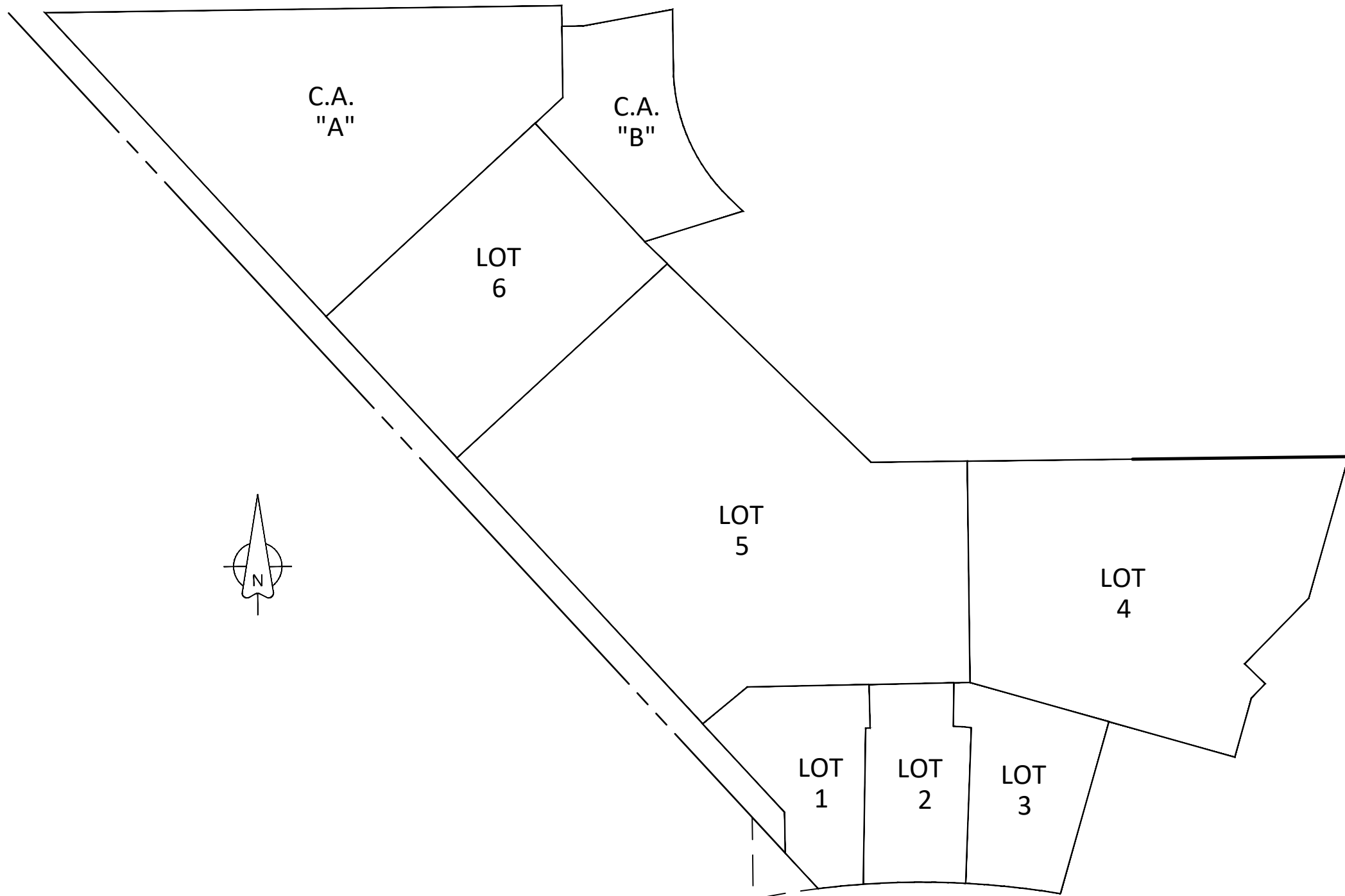
BY _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

BY _____ DATE _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT

TOWN CLERK CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 20 ____.

BY _____ DATE _____
CLERK OF THE TOWN OF MARANA



OWNER:

CORTARO COMMERCIAL JV, L.L.C.
901 WABASH AVE STE 300
TERRE HAUTE, IN 47807

INDEX MAP

1" = 150'

OWNER:

CORTARO RANCH COMMUNITY ASSOCIATION, INC.
1870 W PRINCE RD STE 47
TUCSON, AZ 85705

FLOOD ZONE DESIGNATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 5 AND LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

ASSURANCE

TO ASSURE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, CASH HAS BEEN DEPOSITED WITH THE TOWN OF MARANA PURSUANT TO ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8), MARANA TOWN CODE SECTION 17-5-5, AND PARAGRAPH 8 OF THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.

BY _____ DATE _____
TOWN OF MARANA

RECORDING DATA

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS
SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BECK CONSULTING ENGINEERS, INC., ON THIS _____ DAY OF _____, 20____, AT _____ IN SEQUENCE NO. _____ THEREOF.

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER BY DEPUTY

DATE _____

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

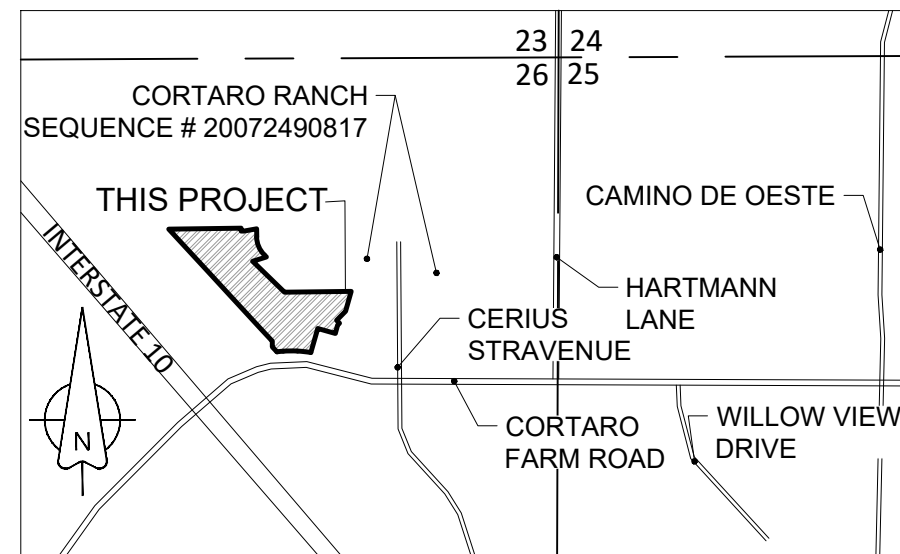
RYAN L. FIDLER, R.L.S. 44007

02/15/19
DATE



'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND
COMMON AREAS "A" AND "B" '
A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

#PRV1811-001 REF: #PRV9607-001 SHEET
PCZ1812-001 1 OF 4
DPR1810-001
JOB NO.: 09003088



LOCATION PLAN

3" = 1 MILE
BEING A PORTION OF SECTION 26, T12S, R12E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY,
ARIZONA

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY _____ DATE _____
MARANA WATER DIRECTOR

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHT-OF-WAY OF JOPLIN LANE AS SHOWN HEREON.

CORTARO COMMERCIAL JV, LLC.

BY: _____ DATE _____
PAUL M THRIFT, MANAGER

STATE OF INDIANA)
COUNTY OF VIGO) SS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PAUL M. THRIFT WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CORTARO COMMERCIAL JV, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

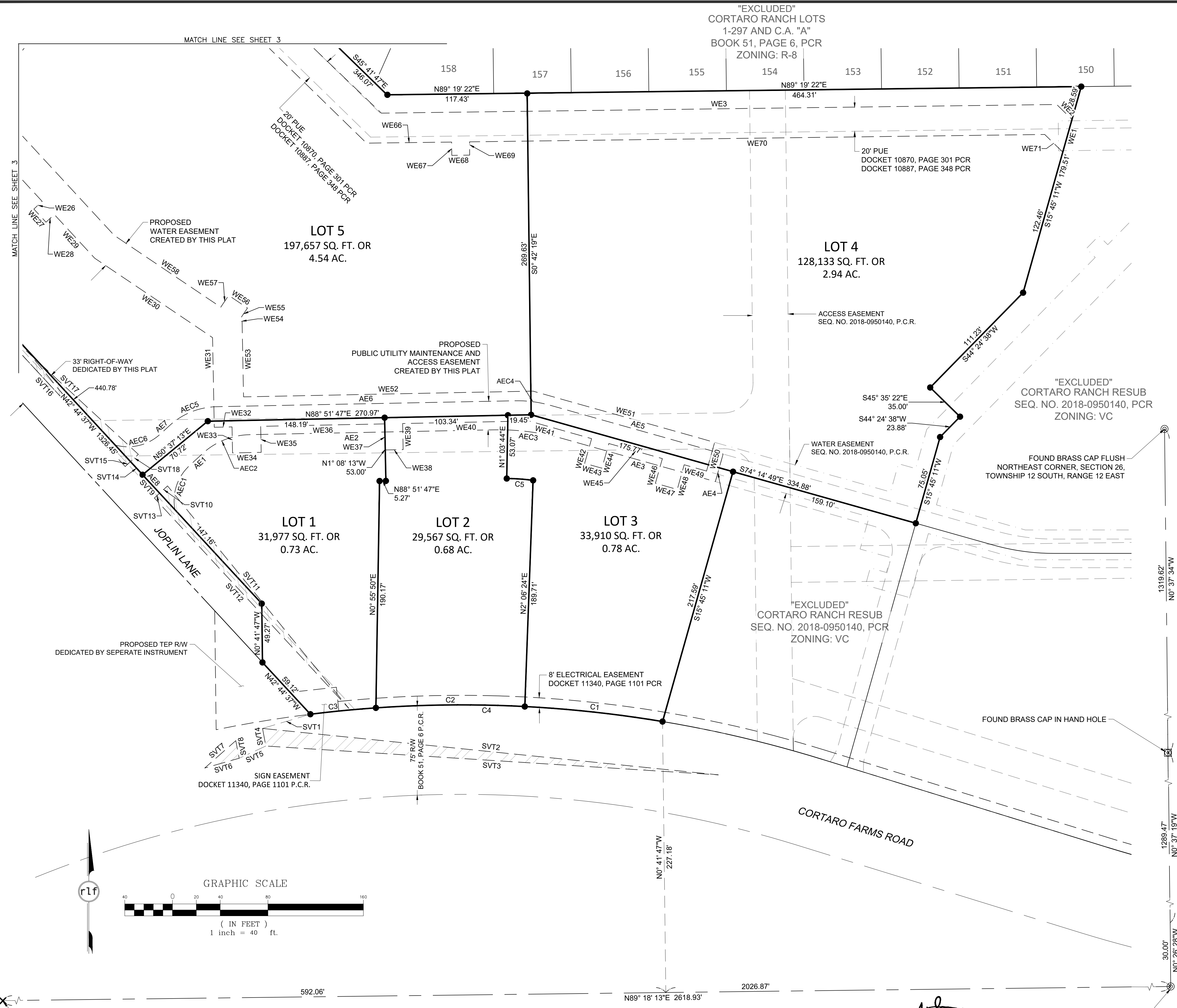
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
CORTARO RANCH COMMUNITY ASSOCIATION

BY: _____ DATE _____

STATE OF ARIZONA)
COUNTY OF PIMA) SS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PAUL M. THRIFT WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CORTARO COMMERCIAL JV, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
WE1	28.46	S15° 45' 11"W	WE31	75.16	N1° 05' 01"W	WE61	9.71	N42° 44' 37"W
WE2	17.90	S45° 41' 47"E	WE32	14.89	S88° 51' 47"W	WE62	15.00	S47° 15' 23"W
WE3	565.93	N89° 16' 01"E	WE33	21.80	N1° 08' 13"W	WE63	9.71	S42° 44' 37"E
WE4	202.96	S46° 10' 05"E	WE34	24.00	S88° 51' 47"W	WE64	82.41	S47° 15' 23"W
WE5	10.00	S44° 18' 11"W	WE35	21.80	S1° 08' 13"E	WE65	11.07	N42° 49' 37"W
WE6	15.00	S45° 41' 49"E	WE36	103.98	S88° 51' 47"W	WE66	71.30	S89° 16' 01"W
WE7	10.00	N44° 18' 11"E	WE37	21.87	N1° 08' 13"W	WE67	11.14	N0° 43' 59"W
WE8	174.62	S45° 41' 49"E	WE38	15.00	S88° 51' 47"W	WE68	15.00	S89° 16' 01"W
WE9	35.41	S42° 49' 37"E	WE39	21.87	S1° 08' 13"E	WE69	11.14	S0° 43' 59"E
WE10	62.00	N47° 15' 23"E	WE40	105.99	S88° 51' 47"W	WE70	481.99	S89° 16' 01"W
WE11	29.84	S42° 49' 36"E	WE41	54.43	N74° 14' 49"W	WE71	21.14	N45° 41' 47"W
WE12	9.50	S47° 18' 36"W	WE42	21.50	N15° 45' 11"E			
WE13	15.00	S42° 49' 36"E	WE43	15.00	N74° 14' 49"W			
WE14	34.50	N47° 18' 36"E	WE44	21.50	S15° 45' 11"W			
WE15	44.87	N42° 49' 36"W	WE45	46.59	N74° 14' 49"W			
WE16	15.87	N47° 15' 23"E	WE46	21.48	N15° 45' 11"E			
WE17	9.71	S42° 41' 24"E	WE47	19.00	N74° 14' 49"W			
WE18	15.00	N47° 18' 36"E	WE48	21.48	S15° 45' 11"W			
WE19	9.72	N42° 41' 24"W	WE49	19.47	S74° 14' 49"E			
WE20	145.09	N47° 15' 23"E	WE50	25.00	S15° 45' 11"W			
WE21	34.45	N42° 44' 37"W	WE51	158.20	N74° 14' 49"W			
WE22	15.00	S47° 15' 23"W	WE52	242.55	S88° 51' 47"W			
WE23	9.45	S42° 44' 37"E	WE53	63.13	N1° 05' 01"W			
WE24	10.99	S47° 15' 23"W	WE54	2.59	S56° 00' 50"E			
WE25	263.80	N42° 44' 37"W	WE55	11.91	S33° 59' 10"W			
WE26	9.50	N47° 15' 23"E	WE56	19.00	S56° 00' 50"E			
WE27	15.00	N42° 44' 37"W	WE57	11.91	N33° 59' 10"E			
WE28	9.50	S47° 15' 23"W	WE58	107.58	S56° 00' 50"E			
WE29	49.88	N42° 44' 37"W	WE59	325.77	S42° 44' 37"E			
WE30	119.09	N56° 00' 50"W	WE60	89.59	S47° 15' 23"W			

LINE TABLE		
LINE	LENGTH	BEARING
SE1	171.33	N47° 18' 36"E
SE2	117.43	N0° 37' 36"E
SE3	22.87	N23° 10' 04"E
SE4	147.14	N11° 17' 34"W
SE5	138.82	S11° 17' 34"E
SE6	139.82	S86° 31' 05"E
SE7	117.48	N86° 22' 44"E
SE8	124.49	S86° 22' 44"W
SE9	141.72	N86° 31' 05"W
SE10	14.94	S23° 10' 04"W
SE11	122.08	S0° 37' 36"W
SE12	179.94	S47° 18' 36"W

LINE TABLE		
LINE	LENGTH	BEARING
AE1	14.85	N47° 21' 01"E
AE2	204.70	N88° 51' 47"E
AE3	132.30	S74° 14' 49"E
AE4	24.00	N15° 45' 11"E
AE5	150.71	N74° 14' 49"W
AE6	250.31	S88° 51' 47"W
AE7	10.58	S47° 21' 01"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
AEC1	40.70	40.00	58°18'20"	N18° 11' 51"E	38.97
AEC2	43.47	60.00	41°30'46"	N68° 06' 24"E	42.53
AEC3	58.96	200.00	16°53'24"	S82° 41' 31"E	58.74
AEC4	29.48	100.00	16°53'24"	N82° 41' 31"W	29.37
AEC5	43.47	60.00	41°30'46"	S68° 06' 24"W	42.53
AEC6	40.57	40.00	58°07'04"	S76° 24' 33"W	38.86

- LEGEND
- P.C.R.

P.U.E.

D/W

AE

WE

SVT

PIMA COUNTY RECORDER

PUBLIC UTILITY EASEMENT

DRIVEWAY

PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT

WATER EASEMENT CREATED BY THIS PLAT

SIGHT VISIBILITY TRIANGLE CREATED BY THIS PLAT

SECTION LINE

BOUNDARY LINE

ADJACENT BOUNDARY LINE

INGRESS/EGRESS EASEMENT LINE

WATER EASEMENT LINE

SEWER EASEMENT LINE

TIE LINE

'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND
COMMON AREAS "A" AND "B" '
A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

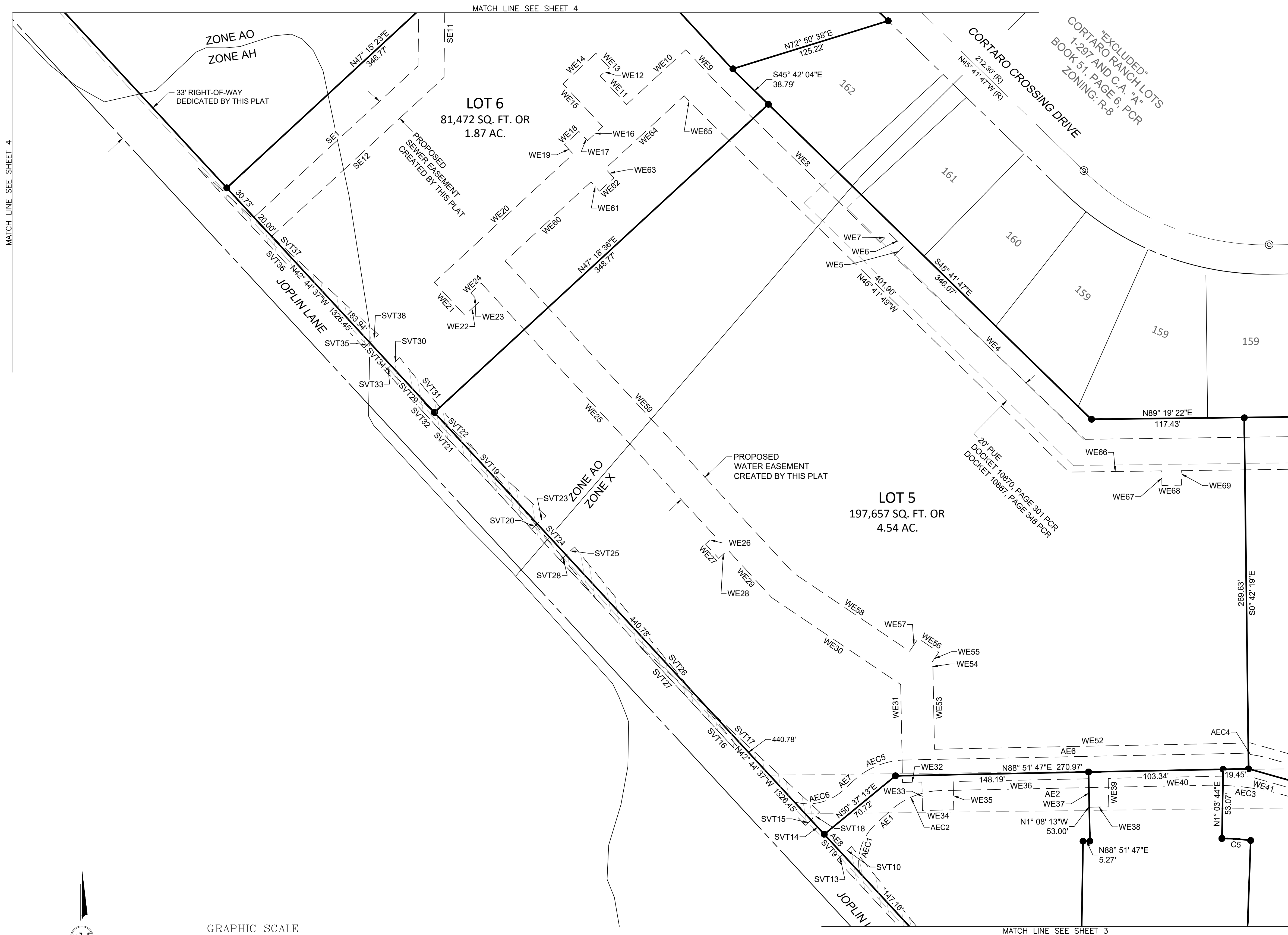
#PRV1811-001
REF: #PRV9607-001
DPR1810-001
SHEET
2 OF 4
JOB NO.: 09003088



FOUND BRASS CAP FLUSH
EAST QUARTER CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
SEC1	20.82	222.50	5°21'43"	S19° 42' 03"E	20.81

FOUND SCRIBED "X"
CENTER OF SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST
"POINT OF COMMENCEMENT"

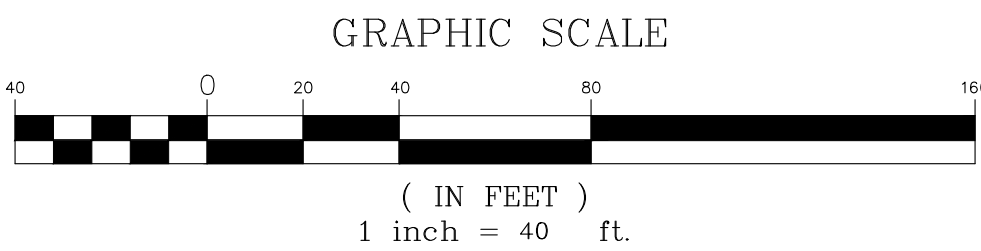
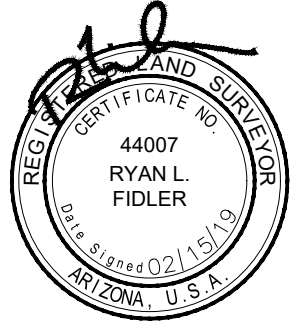


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WE5	10.00	S44° 18' 11"W	WE35	21.80	S1° 08' 13"E	WE65	11.07	N42° 49' 37"W																																										
WE6	15.00	S45° 41' 49"E	WE36	103.98	S88° 51' 47"W	WE66	71.30	S89° 16' 01"W																																										
WE7	10.00	N44° 18' 11"E	WE37	21.87	N1° 08' 13"W	WE67	11.14	N0° 43' 59"W																																										
WE8	174.62	S45° 41' 49"E	WE38	15.00	S88° 51' 47"W	WE68	15.00	S89° 16' 01"W																																										
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WE11	29.84	S42° 49' 36"E	WE41	54.43	N74° 14' 49"W	WE71	21.14	N45° 41' 47"W																																										
WE12	9.50	S47° 18' 36"W	WE42	21.50	N15° 45' 11"E	<table><tr><th colspan="3">LINE TABLE</th></tr><tr><th>LINE</th><th>LENGTH</th><th>BEARING</th></tr><tr><td>AE1</td><td>14.85</td><td>N47° 21' 01"E</td></tr><tr><td>AE2</td><td>204.70</td><td>N88° 51' 47"E</td></tr><tr><td>AE3</td><td>132.30</td><td>S74° 14' 49"E</td></tr><tr><td>AE4</td><td>24.00</td><td>N15° 45' 11"E</td></tr><tr><td>AE5</td><td>150.71</td><td>N74° 14' 49"W</td></tr><tr><td>AE6</td><td>250.31</td><td>S88° 51' 47"W</td></tr><tr><td>AE7</td><td>10.58</td><td>S47° 21' 01"W</td></tr></table>			LINE TABLE			LINE	LENGTH	BEARING	AE1	14.85	N47° 21' 01"E	AE2	204.70	N88° 51' 47"E	AE3	132.30	S74° 14' 49"E	AE4	24.00	N15° 45' 11"E	AE5	150.71	N74° 14' 49"W	AE6	250.31	S88° 51' 47"W	AE7	10.58	S47° 21' 01"W															
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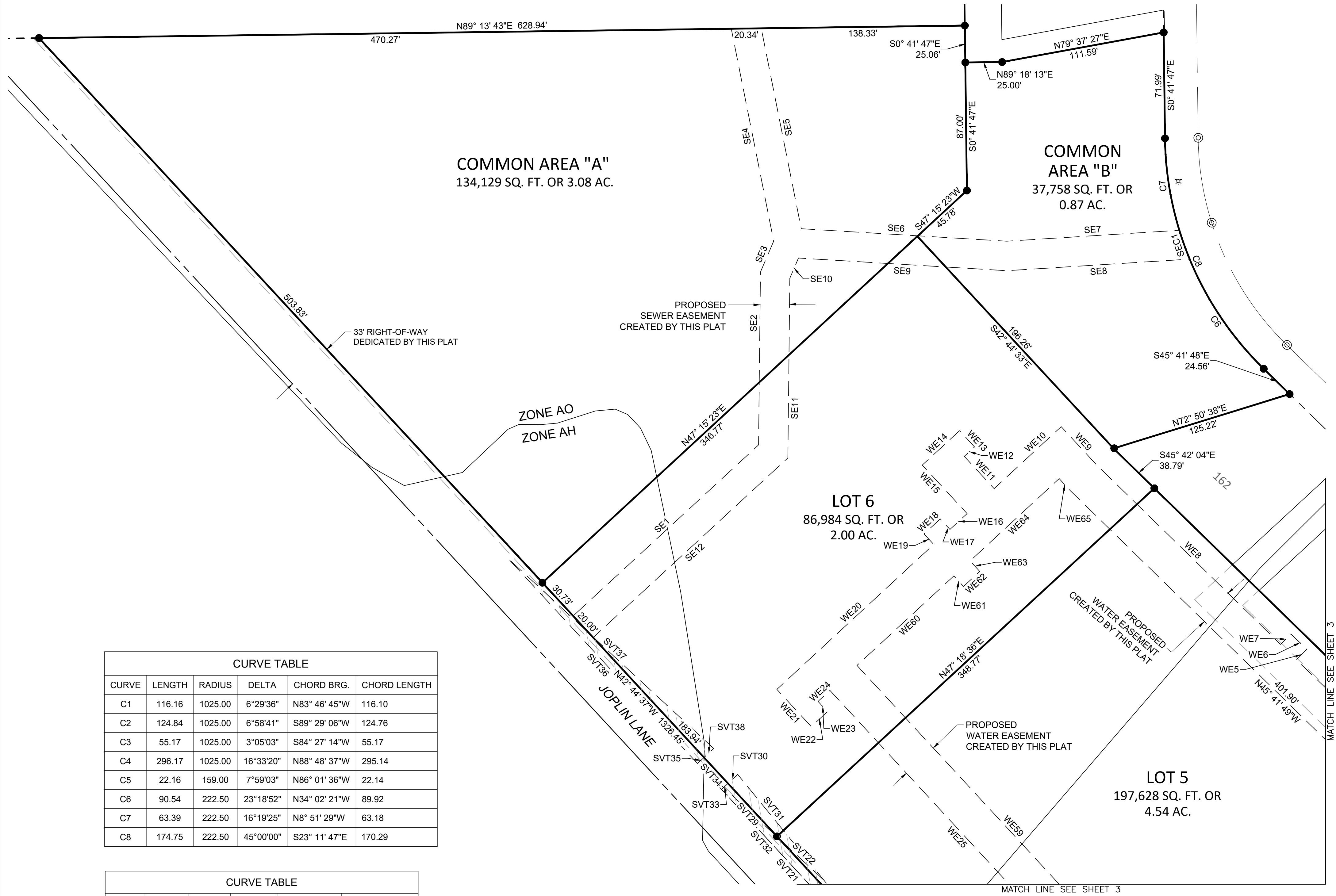
LEGEND

P.C.R.	PIMA COUNTY RECORDER	⊗	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	⊙	FOUND BRASS CAP FLUSH
D/W	DRIVEWAY	✕	FOUND SCRIBED X
AE	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT	●	SET REBAR WITH CAP RLS#44007
WE	WATER EASEMENT CREATED BY THIS PLAT	Δ	SET PK NAIL WITH WASHER RLS#44007
SVT	SIGHT VISIBILITY TRIANGLE CREATED BY THIS PLAT	~	BREAKLINE
		AEC	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CURVE CREATED BY THIS PLAT
			SECTION LINE
			BOUNDARY LINE
			ADJACENT BOUNDARY LINE
			INGRESS/EGRESS EASEMENT LINE
			WATER EASEMENT LINE
			SEWER EASEMENT LINE
			TIE LINE

**'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND
COMMON AREAS "A" AND "B" '**
A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA



#PRV1811-001 REF: #PRV9607-001 SHEET 3 OF 4
JOB NO.: 09003088



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	116.16	1025.00	6°29'36"	N83° 46' 45"W	116.10
C2	124.84	1025.00	6°58'41"	S89° 29' 06"W	124.76
C3	55.17	1025.00	3°05'03"	S84° 27' 14"W	55.17
C4	296.17	1025.00	16°33'20"	N88° 48' 37"W	295.14
C5	22.16	159.00	7°59'03"	N86° 01' 36"W	22.14
C6	90.54	222.50	23°18'52"	N34° 02' 21"W	89.92
C7	63.39	222.50	16°19'25"	N8° 51' 29"W	63.18
C8	174.75	222.50	45°00'00"	S23° 11' 47"E	170.29

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
AEC1	40.70	40.00	58°18'20"	N18° 11' 51"E	38.97
AEC2	43.47	60.00	41°30'46"	N68° 06' 24"E	42.53
AEC3	58.96	200.00	16°53'24"	S82° 41' 31"E	58.74
AEC4	29.48	100.00	16°53'24"	N82° 41' 31"W	29.37
AEC5	43.47	60.00	41°30'46"	S68° 06' 24"W	42.53
AEC6	40.57	40.00	58°07'04"	S76° 24' 33"W	38.86

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
SEC1	20.82	222.50	5°21'43"	S19° 42' 03"E	20.81

LINE TABLE		
LINE	LENGTH	BEARING
SVT1	41.83	S73° 26' 47"W
SVT2	384.00	S84° 11' 02"E
SVT3	380.00	N86° 21' 08"W
SVT4	15.00	N10° 44' 30"W
SVT5	24.60	S65° 21' 07"W
SVT6	30.00	S74° 07' 54"W
SVT7	34.69	N48° 36' 50"E
SVT8	15.00	S10° 52' 53"E
SVT9	21.07	S42° 44' 37"E
SVT10	9.00	N47° 15' 23"E
SVT11	240.47	S39° 10' 02"E
SVT12	240.00	N42° 44' 37"W
SVT13	6.00	N47° 15' 23"E
SVT14	14.93	N42° 44' 37"W
SVT15	6.00	S47° 15' 23"W

LINE TABLE		
LINE	LENGTH	BEARING
SVT16	190.00	N42° 44' 37"W
SVT17	190.59	S47° 15' 27"E
SVT18	9.00	S47° 15' 23"W
SVT19	116.38	S42° 44' 37"E
SVT20	6.00	S47° 15' 23"W
SVT21	190.00	N42° 44' 37"W
SVT22	190.59	S47° 15' 27"E
SVT23	9.00	S47° 15' 23"W
SVT24	32.48	S42° 44' 37"E
SVT25	9.00	N47° 15' 23"E
SVT26	240.47	S39° 10' 02"E
SVT27	240.00	N42° 44' 37"W
SVT28	6.00	N47° 15' 23"E
SVT29	48.99	N42° 44' 37"W
SVT30	9.00	N47° 15' 23"E

LINE TABLE		
LINE	LENGTH	BEARING
SVT31	240.47	S39° 10' 02"E
SVT32	240.00	N42° 44' 37"W
SVT33	6.00	N47° 15' 23"E
SVT34	24.00	N42° 44' 37"W
SVT35	6.00	S47° 15' 23"W
SVT36	190.00	N42° 44' 37"W
SVT37	190.59	S47° 15' 27"E
SVT38	9.00	S47° 15' 23"W

LINE TABLE		
LINE	LENGTH	BEARING
WE1	28.46	S15° 45' 11"W
WE2	17.90	S45° 41' 47"E
WE3	565.93	N89° 16' 01"E
WE4	202.96	S46° 10' 05"E
WE5	10.00	S44° 18' 11"W
WE6	15.00	S45° 41' 49"E
WE7	10.00	N44° 18' 11"E
WE8	174.62	S45° 41' 49"E
WE9	35.41	S42° 49' 37"E
WE10	62.00	N47° 15' 23"E
WE11	29.84	S42° 49' 36"E
WE12	9.50	S47° 18' 36"W
WE13	15.00	S42° 49' 36"E
WE14	34.50	N47° 18' 36"E
WE15	44.87	N42° 49' 36"W
WE16	15.87	N47° 15' 23"E
WE17	9.71	S42° 41' 24"E
WE18	15.00	N47° 18' 36"E
WE19	9.72	N42° 41' 24"W
WE20	145.09	N47° 15' 23"E
WE21	34.45	N42° 44' 37"W
WE22	15.00	S47° 15' 23"W
WE23	9.45	S42° 44' 37"E
WE24	10.99	S47° 15' 23"W
WE25	263.80	N42° 44' 37"W
WE26	9.50	N47° 15' 23"E
WE27	15.00	N42° 44' 37"W
WE28	9.50	S47° 15' 23"W
WE29	49.88	N42° 44' 37"W
WE30	119.09	N56° 00' 50"W

LINE TABLE		
LINE	LENGTH	BEARING
WE31	75.16	N1° 05' 01"W
WE32	14.89	S88° 51' 47"W
WE33	21.80	N1° 08' 13"W
WE34	24.00	S88° 51' 47"W
WE35	21.80	S1° 08' 13"E
WE36	103.98	S88° 51' 47"W
WE37	21.87	N1° 08' 13"W
WE38	15.00	S88° 51' 47"W
WE39	21.87	S1° 08' 13"E
WE40	105.99	S88° 51' 47"W
WE41	54.43	N74° 14' 49"W
WE42	21.50	N15° 45' 11"E
WE43	15.00	N74° 14' 49"W
WE44	21.50	S15° 45' 11"W
WE45	46.59	N74° 14' 49"W
WE46	21.48	N15° 45' 11"E
WE47	19.00	N74° 14' 49"W
WE48	21.48	S15° 45' 11"W
WE49	19.47	S74° 14' 49"E
WE50	25.00	S15° 45' 11"W
WE51	158.20	N74° 14' 49"W
WE52	242.55	S88° 51' 47"W
WE53	63.13	N1° 05' 01"W
WE54	2.59	S56° 00' 50"E
WE55	11.91	S33° 59' 10"W
WE56	19.00	S56° 00' 50"E
WE57	11.91	N33° 59' 10"E
WE58	107.58	S56° 00' 50"E
WE59	325.77	S42° 44' 37"E
WE60	89.59	S47° 15' 23"W

LINE TABLE		
LINE	LENGTH	BEARING
WE61	9.71	N42° 44' 37"W
WE62	15.00	S47° 15' 23"W
WE63	9.71	S42° 44' 37"E
WE64	82.41	S47° 15' 23"W
WE65	11.07	N42° 49' 37"W
WE66	71.30	S89° 16' 01"W
WE67	11.14	N0° 43' 59"W
WE68	15.00	S89° 16' 01"W
WE69	11.14	S0° 43' 59"E
WE70	481.99	S89° 16' 01"W
WE71	21.14	N45° 41' 47"W

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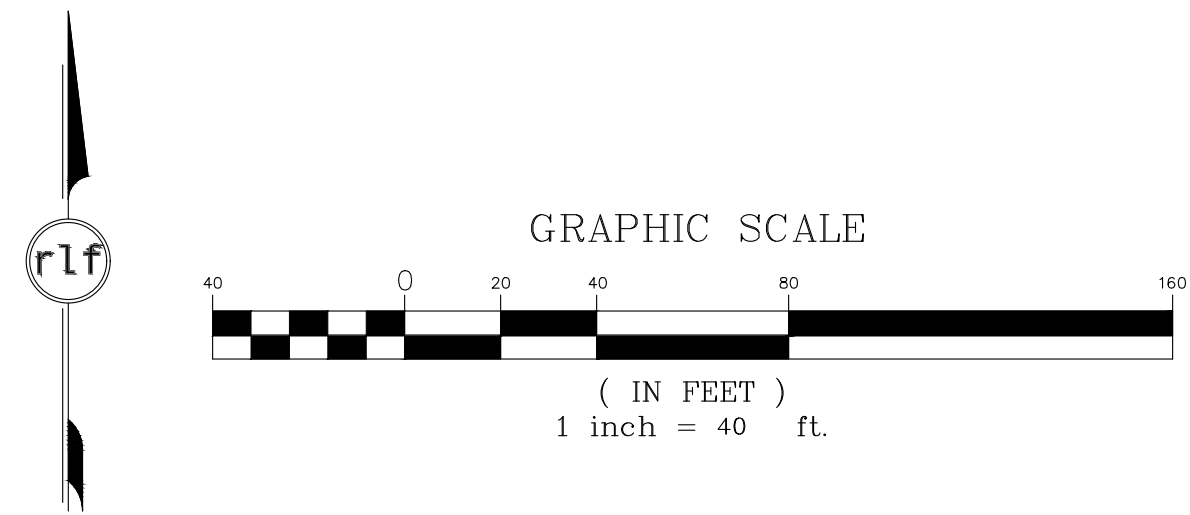
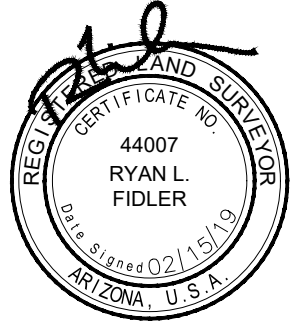
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LINE	LENGTH	BEARING
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SE4	147.14	N11° 17' 34"W
SE5	138.82	S11° 17' 34"E
SE6	139.82	S86° 31' 05"E
SE7	117.48	N86° 22' 44"E
SE8	124.49	S86° 22' 44"W
SE9	141.72	N86° 31' 05"W
SE10	14.94	S23° 10' 04"W
SE11	122.08	S0° 37' 36"W
SE12	179.94	S47° 18' 36"W

LEGEND

P.C.R.	PIMA COUNTY RECORDER	⊗	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	⊙	FOUND BRASS CAP FLUSH
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'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND
COMMON AREAS "A" AND "B" '

A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA



#PRV1811-001

REF: #PRV9607-001
PC21812-001
DPR1810-001

SHEET
4 OF 4

JOB NO.: 09003088



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: Cortaro Ranch Phase II

Description of Project: proposed 6 lot commercial subdivision

Number of Lots: 6

Parcel No.(s): 221-118-431A and 221-184-320

Gross Area (Acres): 16.5

Project Address: NWC of Cerius Stra and Cortaro Farms Road

Ref. Project No.: 154004

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: 901 Wabash Avenue, Ste. 300

City: Terre Haute

State: IN

Zip: 47807

Email: acall@thompsonthrift.com

Phone No.: (602) 313-8633

Applicant: Beck Consulting Engineers, Inc.

Contact Name: Justin Evinger

Address: 2942 N. 24th Street, Ste. 114

City: Phoenix

State: AZ

Zip: 85016

Email: justin.evinger@beckcon.com

Phone No.: (602) 810-2975

Consultant/Engineer: same as applicant

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

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.)

Justin Evinger

10/30/2018

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No.

PRV1811-001

Date Received

11/2/18

- | | | | |
|---|--|--|--|
| ☐ 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): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017

Planning Commission - Regular Meeting

Meeting Date: 02/27/2019

To: Planning Commission

From: Brian Varney, Senior Planner

Date: February 27, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: DPR1810-001: Development Plan for Cortaro Ranch Phase II; A request for a recommendation to the Marana Town Council for approval of the Development Plan for Cortaro Ranch Phase II generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Discussion:

Summary

Beck Consulting Engineers, Inc., representing Cortaro Commercial JV, LLC, is requesting a recommendation to the Town Council for approval of a development plan to allow the development of six commercial lots within Cortaro Ranch Phase II. The proposed development plan accompanies two other applications, a rezoning (PCZ1812-001) of 5.47 acres within the development plan area, and the Final Plat (PRV1811-001) for Cortaro Ranch Phase II Lots 1-6 and Common Areas "A" and "B". If recommended by the Commission, and ultimately approved by the Town Council, the proposed rezoning will establish VC zoning throughout the project area. If the Commission recommends, and the Town Council approves, both the proposed rezoning and subdivision plat, the development plan may subsequently be approved.

Land Use

The development plan comprises approximately 16.51 acres and proposes development of six commercial lots ranging in size from 29,567 square feet to 197,657 square feet. Building elevations are not available at this time, as some tenants have not been identified and corporate designs and colors will largely be accommodated as long as they are commensurate with the balance of the development. Staff will review separate construction plans for each lot within the development, and all development will be subject to the Town's commercial design standards. Allowable building height within the Village Commercial (VC) zoning district is 50 feet; however, the development plan proposes a maximum height of 25 feet. It is anticipated at this time that a two-story building will be proposed on Lot 4. A landscape plan will be forthcoming and all landscaping will be in compliance with the requirements of the Marana Land Development Code. Particular attention will be given to the landscaping and buffering along the north property boundary adjacent to the existing residential development.

Access and Traffic Circulation

Access to the development will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane. The proposed subdivision plat will dedicate thirty-three feet of right-of-way to the Town for Joplin Lane, and the developer will be required to construct the roadway adjacent to its property in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The master traffic study for the entire development has been reviewed by our Traffic Engineering staff and is considered acceptable.

Infrastructure and Utilities

The development will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and

Southwest Gas. Fire service will be provided by Northwest Fire District.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code and the Marana General Plan. This development plan is in substantial conformance with all required development regulations, and staff recommends a recommendation to the Marana Town Council for approval.

Suggested Motion:

I move to recommend to the Marana Town Council approval of DPR1810-001, Development Plan for Cortaro Ranch Phase II.

Attachments

DPR1810-001 CRPH2 DP Map

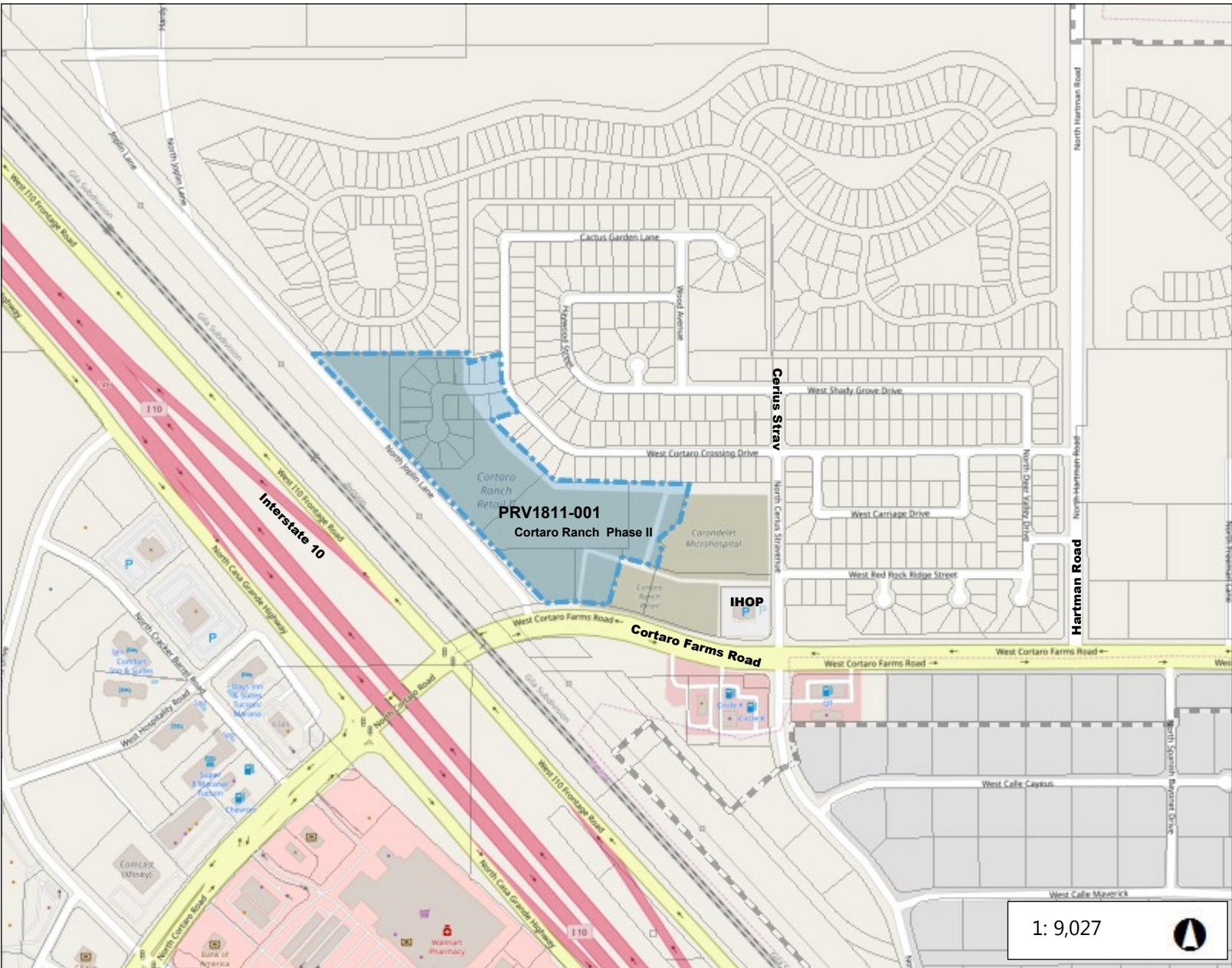
DPR1810-001 Cortaro Ranch Phase II_Commission.pdf

DPR1810-001 CRPH2 DP App



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)



Notes

TOTAL SITE DATA (PLAT BNDRY)

TOTAL SITE AREA: 719,331 SF (16.51 ACRES)
BUILDING SETBACKS:
TYPICAL STREET: 30 FT
SIDE AND REAR: 20 FT
SPECIAL BUFFER ALONG RESIDENTIAL: 40 FT
BUILDING HEIGHT:
MAX HEIGHT ALLOWED: 40'-0"
ZONING:
EXISTING: VILLAGE COMMERCIAL (VC) & LIGHT INDUSTRIAL (LI)
PROPOSED: VILLAGE COMMERCIAL (VC)
USE:
EXISTING: UNDEVELOPED
PROPOSED: COMMERCIAL / RETAIL
FIRE SPRINKLER TYPE = WET, AUTOMATIC (ALL BUILDINGS)
FIRE FLOW PROVIDED = 1,875 GPM FOR 2 HOURS

LOT 1: SITE & BUILDING DATA

ADDRESS: 5770 W CORTARO FARMS RD
LOT AREA: 31,977.27 S.F. (0.73 ACRES)
BUILDING AREA: 2,475 S.F.
LOT COVERAGE: 7.7%
LANDSCAPE AREA: 13,056 S.F. (41%)
PARKING SPACES PROVIDED: 28 STANDARD, 2 ADA

LOT 2: SITE & BUILDING DATA

ADDRESS: 5750 W CORTARO FARMS RD
LOT AREA: 29,427.49 S.F. (0.68 ACRES)
BUILDING AREA: 2,475 S.F.
LOT COVERAGE: 8.4%
LANDSCAPE AREA: 5,912 S.F. (20%)
PARKING SPACES: PROVIDED: 31 STANDARD, 2 ADA

LOT 3: SITE & BUILDING DATA

ADDRESS: 5730 W CORTARO FARMS RD
LOT AREA: 33,910.39 S.F. (0.78 ACRES)
BUILDING AREA: 6,110 S.F.
LOT COVERAGE: 8.8%
LANDSCAPE AREA: 6,110 S.F. (18%)
PARKING SPACES: PROVIDED: 31 STANDARD, 2 ADA

LOT 4: SITE & BUILDING DATA

ADDRESS: 5710 W CORTARO FARMS RD
LOT AREA: 128,133.21 S.F. (2.94 ACRES)
BUILDING AREA: 49,500 S.F. (2-STORY)
FOOTPRINT: 24,931 S.F.
LOT COVERAGE: 19.5%
LANDSCAPE AREA: 15,368 S.F. (12%)
PARKING SPACES PROVIDED: 142 STANDARD, 20 COMPACT, 6 ADA

LOT 5: SITE & BUILDING DATA

ADDRESS: 5780 W CORTARO FARMS RD
LOT AREA: 197,656.89 S.F. (4.54 ACRES)
BUILDING AREA: 40,960 S.F.
LOT COVERAGE: 20.7%
LANDSCAPE AREA: 23,715 S.F. (12%)
PARKING SPACES PROVIDED: 210 STANDARD, 7 ADA

LOT 6: SITE & BUILDING DATA

ADDRESS: 5820 W CORTARO FARMS RD
LOT AREA: 81,471.83 S.F. (1.87 ACRES)
BUILDING AREA: 20,000 S.F.
LOT COVERAGE: 24.5%
LANDSCAPE AREA: 9,568 S.F. (12%)
PARKING SPACES PROVIDED: 90 STANDARD, 4 ADA SPACES

COMMON AREA AND R/W DATA

C.A. "A" AREA: 134,129.11 S.F. (3.08 ACRES)

C.A. "B" AREA: 37,758.19 S.F. (0.87 ACRES)

JOPLIN LN. R/W AREA: 44,866.48 S.F. (1.03 ACRES)

T.E.P. R/W DEDICATION AREA: 3,901.22 S.F. (0.09 ACRES)

MARANA STANDARD NOTES:

- TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
- ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
- DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF REZONING APPROVED BY THE MARANA TOWN COUNCIL BY ADOPTED MARANA ORDINANCE NO. 95.30 AND ORDINANCE NO. _____.
- THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
- THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN CADDIS BRIDGE, LLC AND THE TOWN OF MARANA ADOPTED BY MARANA RESOLUTION NO. 2015-085 ON SEPTEMBER 1, 2015.
- IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPARATION COORDINATOR AT THE ARIZONA STATE MUSEUM MUST BE CONTACTED IMMEDIATELY, PURSUANT TO A.R.S. §41-865.
- GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AT THEIR COST AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
- THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
- AN ARCHAEOLOGICAL MONITOR IS REQUIRED DURING GROUND-DISTURBING ACTIVITIES, PER THE ARCHAEOLOGICAL REPORT BY TIERRA RIGHT OF WAY DATED 1-15-16.
- THE CURRENT AVAILABLE FIRE FLOW TO THIS PUBLIC WATER SYSTEM IS 1,875 GPM FOR 2 HOURS.
- IT SHALL BE THE RESPONSIBILITY OF THE OPERATOR(S) TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT, IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THIS PROJECT.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

AC	ASPHALT CONCRETE	ML	MONUMENT LINE
BC	BACK OF CURB	NG	NATURAL GRADE
BW	BOTTOM OF WALL	OHE	OVERHEAD ELECTRIC
B.S.L.	BUILDING SETBACK LINE	PV	PAVEMENT
CATV	CABLE TV	PC	POINT OF CURVE
C	CONCRETE	PR	PROPOSED
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	R	RIM
E	ELECTRIC	RDL	ROOF DRAIN LEADER
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EG	EXISTING GRADE	SL	STREET LIGHT
EX	EXISTING	SS	SANITARY SEWER
ESMT	EASEMENT	SVT	SIGHT VISIBILITY TRIANGLE
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	T	TELEPHONE
FF	FINISH FLOOR	TC	TOP CURB
FH	FIRE HYDRANT	T.O.M.	TOWN OF MARANA
FL	FLOW LINE	TW	TOP OF WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	UGE	UNDERGROUND ELEC
I.E.	INVERT ELEVATION	VG	VALLEY GUTTER
IRR	IRRIG. CONTROL VALVE	W	WATER
		WLE	WATER LINE EASEMENT

DEVELOPMENT PLAN FOR CORTARO RANCH PHASE II

LOTS 1 THRU 6, CA-"A" AND CA-"B" PER THE "FINAL PLAT FOR CORTARO RANCH LOTS 1 THROUGH 6", BEING
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

BENCHMARK

FOUND BRASS CAP IN HEADWALL 1000' NORTH OF CORTARO FARMS ROAD, EAST SIDE OF FRONTAGE ROAD.
EL. = 2154.50' NAVD 88 (USED HEREON)
EL. = 2152.78 NGVD 29 (-1.72)

DRAINAGE STATEMENT

PER PIMA COUNTY REQUIREMENTS, THE PROPOSED COMMERCIAL DEVELOPMENT IS LARGER THAN 1 ACRE, THUS REQUIRES 5-YEAR (PT=1.5 INCHES) THRESHOLD RETENTION AND IS LOCATED WITHIN A "CRITICAL BASIN". FOR CRITICAL BASINS, DETENTION IS REQUIRED, AND SIZED, TO ENSURE A 10% FLOW REDUCTION OF THE PRE-DEVELOPED 100 YEAR PEAK RUNOFF. BASIN A IS SIZED TO ACCOMMODATE THE FULL BUILD OUT OF THE ADJACENT PROPOSED LOTS WITHIN THE PHASE 1 SCOPE AREA (LOTS 293A, 293B AND 294A) AND PHASE II (LOTS 1 THRU 6). THE MASTER BASIN WILL REMAIN AS A PERMANENT BASIN FOR FULL BUILD OUT OF THE ENTIRE COMMERCIAL CENTER. THE PROPOSED MASTER BASIN IS ALSO SIZED TO ACCOUNT FOR THE EXISTING RESIDENTIAL SUBDIVISION 100 YEAR RETENTION PER THE EXISTING DRAINAGE REPORT FOR THIS SUBDIVISION, PREPARED BY OTHERS.

FEMA FLOOD ZONE CLASSIFICATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 5 AND LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

BASED ON REVIEW OF A CURRENT LAND SURVEY, THE SITE IS ALREADY ELEVATED OUT OF THE MAPPED AH FLOOD ZONE. THE EXISTING AND PROPOSED SITE ELEVATIONS ARE GREATER THAN 1 FOOT ABOVE THE FEMA AH BASE FLOOD ELEVATIONS. THE FEMA FLOOD MAP WILL NEED TO BE REVISED TO REMOVE ZONE AO AND AH FROM THE DEVELOPMENT AS A PART OF THIS PROJECT, OR ADDITIONAL FLOOD INSURANCE FOR LOTS 5 AND 6 WILL BE REQUIRED PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

LEGAL DESCRIPTION (PLAT BOUNDARY)

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP FLUSH MARKING THE NORTHEAST QUARTER OF SAID SECTION 26 BEARS NORTH 00°37'19" WEST, 2609.09 FEET;

THENCE SOUTH 89°18'13" WEST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 26, 2026.87 FEET;

THENCE DEPARTING SAID MIDSECTION LINE NORTH 00°41'47" WEST, 227.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 09°28'03" WEST ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°33'20", AN ARC LENGTH OF 296.17 FEET;

THENCE NORTH 42°44'37" WEST, 1451.85 FEET;
THENCE NORTH 89°13'43" EAST, 673.33 FEET;
THENCE SOUTH 00°41'47" EAST, 25.06 FEET;
THENCE NORTH 89°18'13" EAST, 25.00 FEET;
THENCE NORTH 79°37'27" EAST, 111.59 FEET;

THENCE SOUTH 00°41'47" EAST, 71.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 174.75 FEET;

THENCE SOUTH 45°41'48" EAST, 24.56 FEET;
THENCE SOUTH 72°50'38" WEST, 125.22 FEET;
THENCE SOUTH 45°41'47" EAST, 385.29 FEET;
THENCE NORTH 89°17'32" EAST, 581.43 FEET;
THENCE SOUTH 15°45'11" WEST, 179.51 FEET;
THENCE SOUTH 44°24'38" WEST, 111.23 FEET;
THENCE SOUTH 45°35'22" EAST, 35.00 FEET;
THENCE SOUTH 44°24'38" WEST, 23.88 FEET;
THENCE SOUTH 15°45'11" WEST, 75.05 FEET;
THENCE NORTH 74°14'49" WEST, 159.10 FEET;

THENCE SOUTH 15°45'11" WEST, 217.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 719,241 SQUARE FEET OR 16.511 ACRES, MORE OR LESS.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

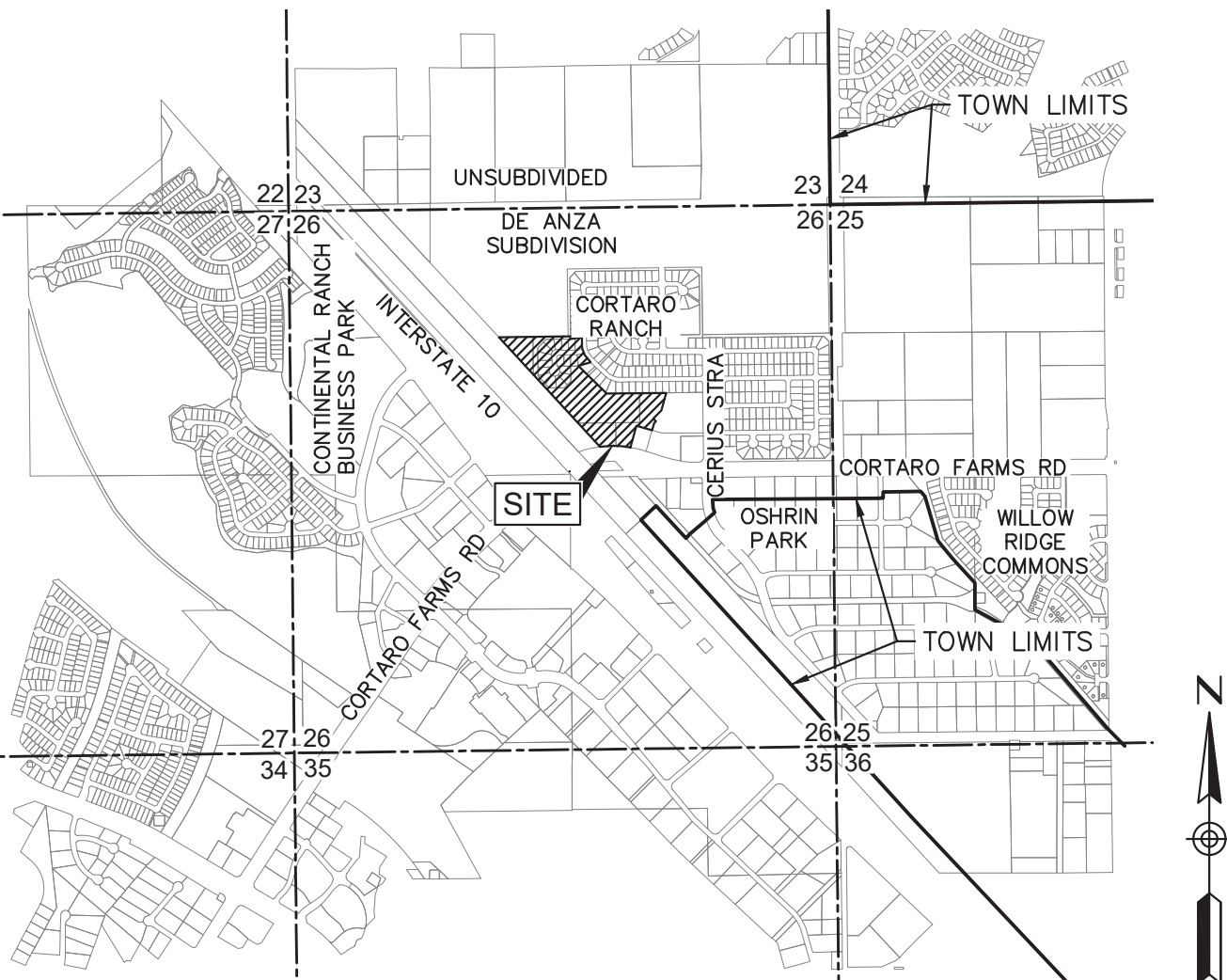
BASIS OF BEARINGS IS BASED ON THE ASSUMED CENTERLINE OF CERIUS STRAVENUE, SAID BEARING BEING N 00°41'47" W .

LEGEND

NOTE: ALL SYMBOLS MAY NOT APPEAR ON EACH SHEET.

	PROPOSED STORM DRAIN
	EASEMENT LINE
	CENTERLINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING CONTOUR LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED CONTOUR LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SEWER SERVICE LINE
	EXISTING MANHOLES, VAULTS AND BOXES
	EXISTING ELEVATION
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	FLOW ARROW
	EX. LIGHT POLE
	PROPOSED ELEVATION
	EX. POWER POLE
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. SANITARY SEWER MANHOLE
	PR. SANITARY SEWER MANHOLE
	GRADE BREAK
	SIGHT VISIBILITY TRIANGLE
	WATER MAIN STUB WITH DRAIN VALVE
	FOUND BRASS CAP FLUSH
	FOUND BRASS CAP IN HAND HOLE
	SET REBAR WITH CAP
	FOUND SCRIBED X
	BREAK LINE

NOTE:
THIS DOCUMENT IS A "DEVELOPMENT PLAN" AND IS NOT FOR CONSTRUCTION. THE GRADING DESIGN, UTILITY LOCATIONS AND DETAILS SHOWN HEREIN ARE CONCEPTUAL. DETAILED CONSTRUCTION DOCUMENTS, INCLUDING ALL APPLICABLE DETAILS AND SPECIFICATIONS IN ACCORDANCE WITH MARANA REQUIREMENTS, WILL BE SUBMITTED UNDER SEPARATE COVER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



LOCATION MAP

SCALE: 3"=1 MILE (1"=1760')
A PORTION OF SECTION 26, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, AZ

PROJECT DIRECTORY:

OWNER:	CORTARO COMMERCIAL JV, LLC 901 WABASH AVENUE, SUITE 300 TERRE HAUTE, IN 47807 CONTACT: ANDREW CALL PHONE: (602) 313-8633
DEVELOPER:	THOMPSON THRIFT 3131 E. CAMELBACK ROAD, SUITE 115 PHOENIX, AZ 85016 CONTACT: ANDREW CALL PHONE: (602) 313-8633
CIVIL ENGINEER:	BECK CONSULTING ENGINEERS, INC. 2330 WEST MISSION LANE, SUITE 3 PHOENIX, AZ 85021 CONTACT: JUSTIN EVINGER, P.E. PHONE: (602) 810-2975
ARCHITECT:	LEVEL 4 STUDIO, L.L.C. 6868 N. 7TH STREET, SUITE 209 PHOENIX, ARIZONA 85013 CONTACT: BRYAN CURTIS PHONE: (602) 374-4920

DRAWING INDEX

1	COVER SHEET
2	SITE PLAN (1 OF 2)
3	SITE PLAN (2 OF 2)
4	WATER & SEWER PLAN (1 OF 2)
5	WATER & SEWER PLAN (2 OF 2)
6	GRADING & DRAINAGE PLAN (1 OF 2)
7	GRADING & DRAINAGE PLAN (2 OF 2)
8	DETAILS AND X-SECTIONS

APPROVALS:

BY	MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER	DATE
BY	MARANA DEVELOPMENT SERVICES DIRECTOR	DATE
BY	NORTHWEST FIRE DISTRICT	DATE



DPR 1810-001

PCZ9505-002
PRV1802-001

2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201



SCALE (H):	SCALE (V):
DESIGNED BY:	CHECKED BY:
DRAWN BY:	DATE: 10-22-18

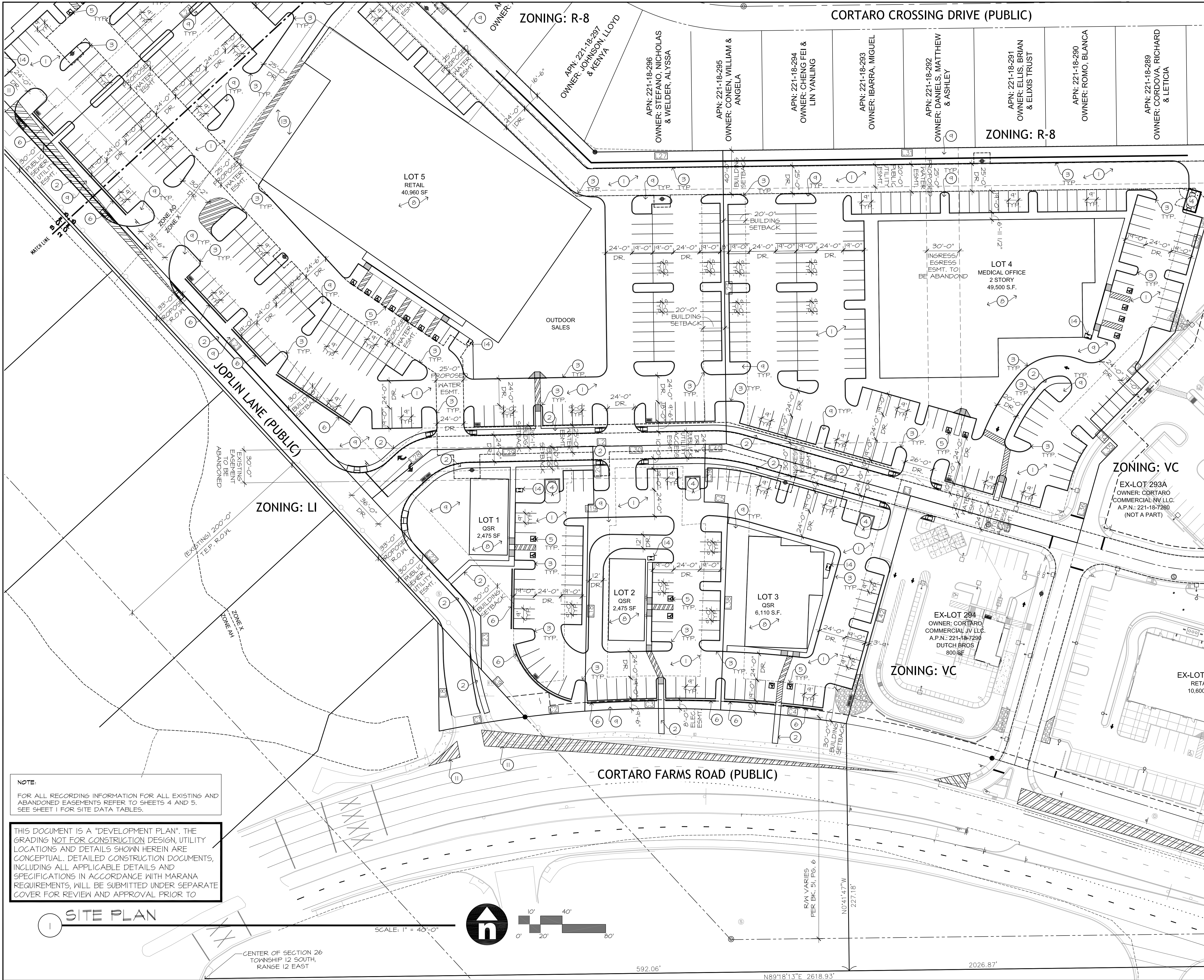
DEVELOPMENT PLAN - COVER SHEET
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

NO.	DATE	DESCRIPTION



PROJECT NO.
154004

1 OF 8

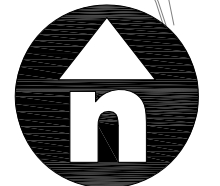
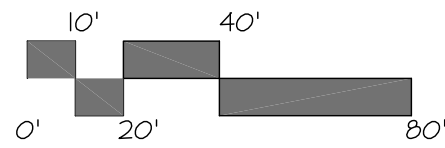


NOTE:
FOR ALL RECORDING INFORMATION FOR ALL EXISTING AND ABANDONED EASEMENTS REFER TO SHEETS 4 AND 5. SEE SHEET 1 FOR SITE DATA TABLES.

THIS DOCUMENT IS A "DEVELOPMENT PLAN". THE GRADING NOT FOR CONSTRUCTION DESIGN. UTILITY LOCATIONS AND DETAILS SHOWN HEREIN ARE CONCEPTUAL. DETAILED CONSTRUCTION DOCUMENTS, INCLUDING ALL APPLICABLE DETAILS AND SPECIFICATIONS IN ACCORDANCE WITH MARANA REQUIREMENTS, WILL BE SUBMITTED UNDER SEPARATE COVER FOR REVIEW AND APPROVAL PRIOR TO

SITE PLAN

SCALE: 1" = 40'-0"



CENTER OF SECTION 26
TOWNSHIP 12 SOUTH,
RANGE 12 EAST

592.06'

N89°18'13"E 2618.93'

2026.87'

KEYNOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED CONCRETE SIDEWALK.
3. PROPOSED CAST-IN-PLACE CONCRETE CURB.
4. PROPOSED TRASH ENCLOSURE - TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES. REFER TO DETAIL 7 ON SHEET 8 OF 8.
5. ACCESSIBLE PARKING STALL REFER TO DETAIL 1 ON SHEET 8 OF 8.
6. 6" C.M.U. SCREW WALL 3'-6" HIGH REFER TO DETAIL 5 ON SHEET 8 OF 8.
7. NOT USED.
8. PROPOSED BUILDING LOCATION
9. PROPOSED LANDSCAPE AREA.
10. NOT USED.
11. SIGHT VISIBILITY TRIANGLE, REFER TO CIVIL DRAWINGS.
12. NOT USED.
13. LOADING DOCK.
14. BICYCLE PARKING PER DETAIL 6 ON SHEET 8.

GENERAL NOTES

- A. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
- B. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- C. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- D. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINE LOCATED 30' AND 12" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- E. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
- F. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- G. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- H. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 45.30.

LEVEL 4 STUDIO

LEVEL 4 STUDIO, L.L.C.
6868 N. 7TH AVE.,
SUITE 209
PHOENIX, ARIZONA 85013
+602.374.4926 T.
+602.374.4922 F.
WWW.L4STUDIO.COM

THOMPSON THRIFT

RETAIL GROUP

SCALE (H): 1" = 40'-0"

SCALE (V):

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 10-12-18

DEVELOPMENT PLAN – SITE PLAN (2 OF 8)

CORTARO RANCH PHASE II

NEC OF CORTARO FARMS RD. AND JOPLIN LN.

MARANA, ARIZONA

NO.	DATE	DESCRIPTION

REGISTERED ARCHITECT

CERTIFICATE NO. 67882

NICHOLAS PERSONOCH

DESIGNED - 3/18

ARIZONA U.S.A.

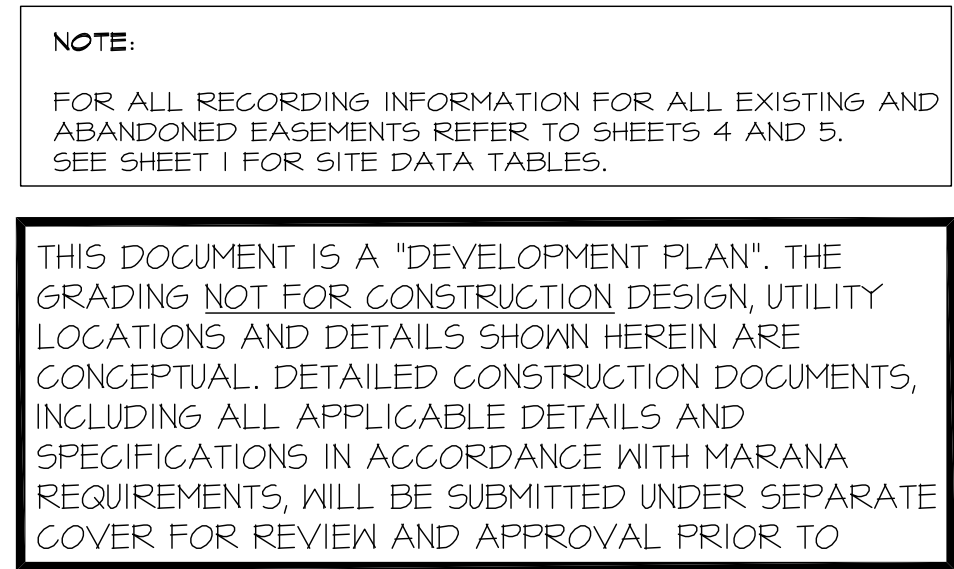
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DPR: 1810-001

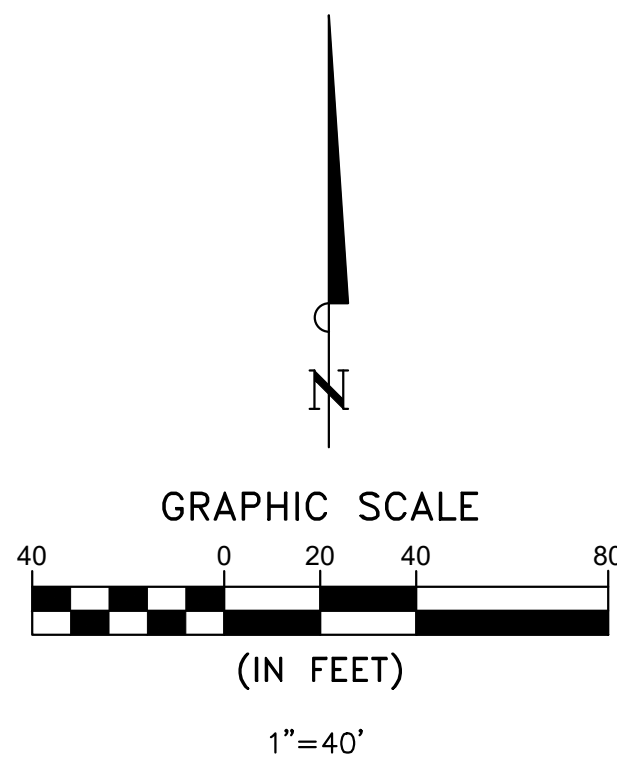
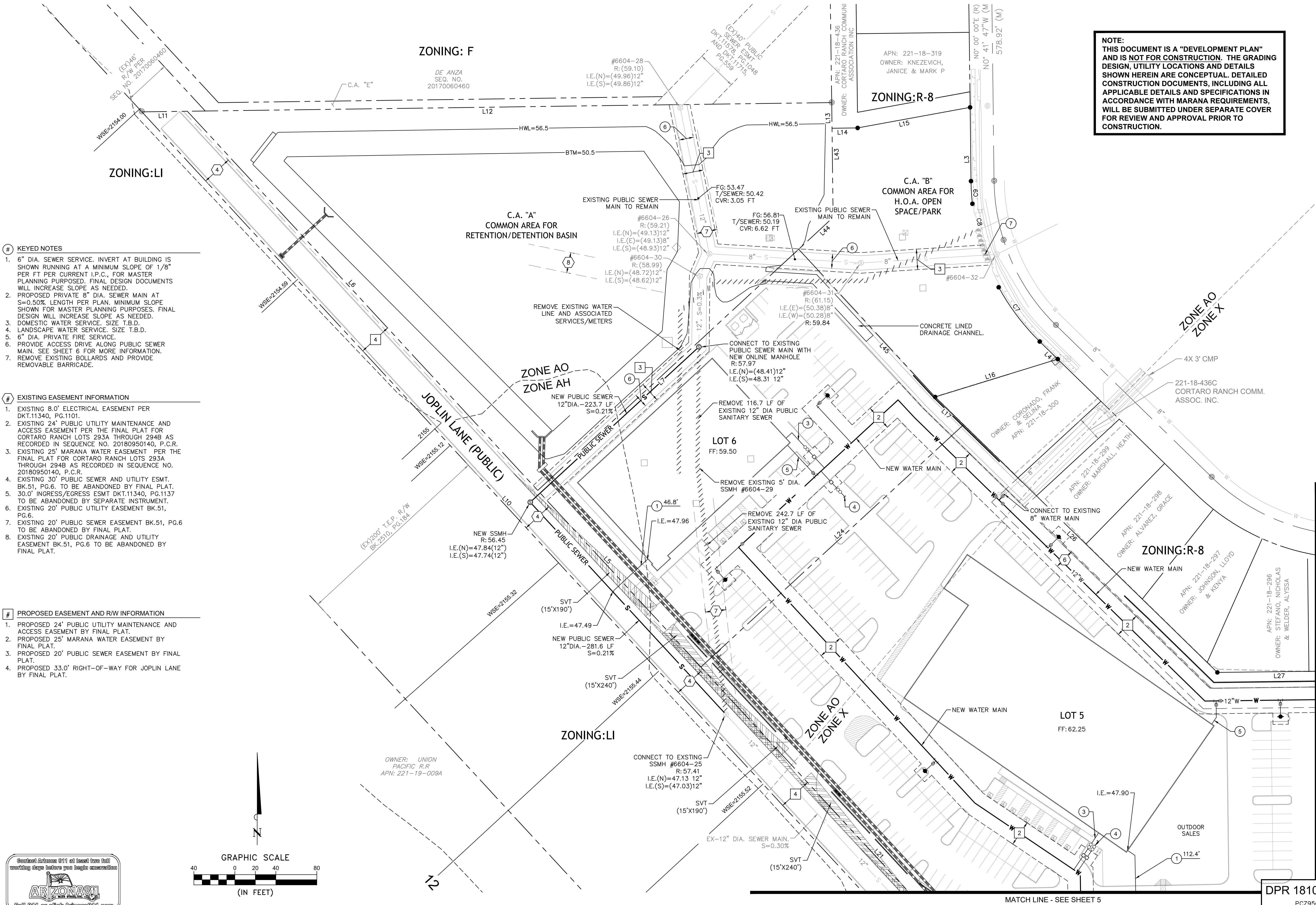
PCZ9505-002
PRV1802-001

PROJECT NO.
154004

2 OF 8



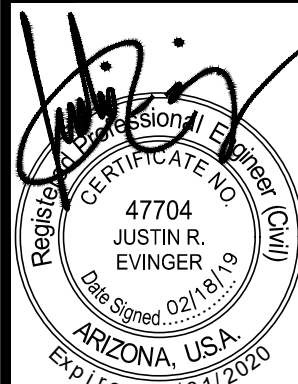
- # KEYED NOTES
- 6" DIA. SEWER SERVICE. INVERT AT BUILDING IS SHOWN RUNNING AT A MINIMUM SLOPE OF 1/8" PER FT PER CURRENT I.P.C., FOR MASTER PLANNING PURPOSES. FINAL DESIGN DOCUMENTS WILL INCREASE SLOPE AS NEEDED.
 - PROPOSED PRIVATE 8" DIA. SEWER MAIN AT S=0.50% LENGTH PER PLAN. MINIMUM SLOPE SHOWN FOR MASTER PLANNING PURPOSES. FINAL DESIGN WILL INCREASE SLOPE AS NEEDED.
 - DOMESTIC WATER SERVICE. SIZE T.B.D.
 - LANDSCAPE WATER SERVICE. SIZE T.B.D.
 - 6" DIA. PRIVATE FIRE SERVICE.
 - PROVIDE ACCESS DRIVE ALONG PUBLIC SEWER MAIN. SEE SHEET 6 FOR MORE INFORMATION.
 - REMOVE EXISTING BOLLARDS AND PROVIDE REMOVABLE BARRICADE.
- # EXISTING EASEMENT INFORMATION
- EXISTING 8.0' ELECTRICAL EASEMENT PER DKT.11340, PG.1101.
 - EXISTING 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
 - EXISTING 25' MARANA WATER EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
 - EXISTING 30' PUBLIC SEWER AND UTILITY ESMT. BK.51, PG.6. TO BE ABANDONED BY FINAL PLAT.
 - 30.0' INGRESS/EGRESS ESMT DKT.11340, PG.1137 TO BE ABANDONED BY SEPARATE INSTRUMENT.
 - EXISTING 20' PUBLIC UTILITY EASEMENT BK.51, PG.6.
 - EXISTING 20' PUBLIC SEWER EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.
 - EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.
- # PROPOSED EASEMENT AND R/W INFORMATION
- PROPOSED 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT BY FINAL PLAT.
 - PROPOSED 25' MARANA WATER EASEMENT BY FINAL PLAT.
 - PROPOSED 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
 - PROPOSED 33.0' RIGHT-OF-WAY FOR JOPLIN LANE BY FINAL PLAT.



MATCH LINE - SEE SHEET 5

DEVELOPMENT PLAN - SEWER & WATER (1 OF 2)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

NO.	DATE	DESCRIPTION



PROJECT NO.
154004
4 OF 8

SCALE (H): 1"=40'
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-22-18



beck
consulting engineers
2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201

DPR 1810-001
PC29505-002
PRV1802-001

- # KEYED NOTES
- 6" DIA. SEWER SERVICE. INVERT AT BUILDING IS SHOWN RUNNING AT A MINIMUM SLOPE OF 1/8" PER FT PER CURRENT I.P.C., FOR MASTER PLANNING PURPOSES. FINAL DESIGN DOCUMENTS WILL INCREASE SLOPE AS NEEDED.
 - PROPOSED PRIVATE 8" DIA. SEWER MAIN AT S=0.50%. LENGTH PER PLAN. MINIMUM SLOPE SHOWN FOR MASTER PLANNING PURPOSES. FINAL DESIGN WILL INCREASE SLOPE AS NEEDED.
 - DOMESTIC WATER SERVICE. SIZE T.B.D.
 - LANDSCAPE WATER SERVICE. SIZE T.B.D.
 - 6" DIA. PRIVATE FIRE SERVICE.
 - PROVIDE ACCESS DRIVE ALONG PUBLIC SEWER MAIN. SEE SHEET 6 FOR MORE INFORMATION.

NOTE:
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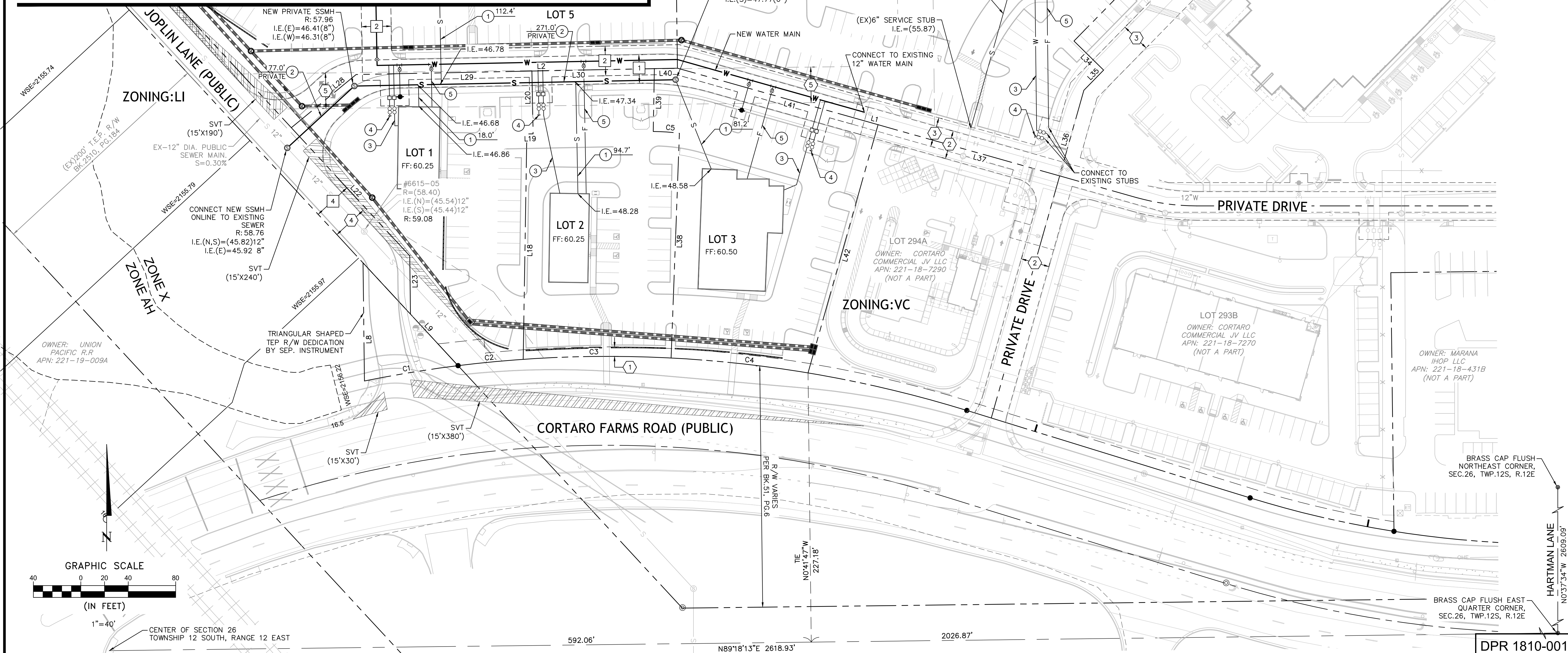
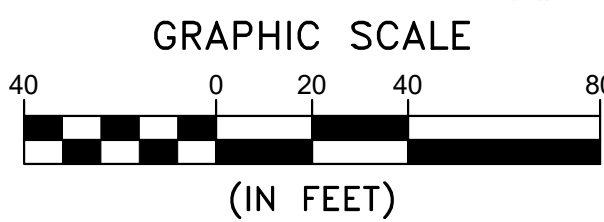


- # EXISTING EASEMENT INFORMATION
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 - EXISTING 25' MARANA WATER EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
 - EXISTING 30' PUBLIC SEWER AND UTILITY ESMT. BK.51, PG.6. TO BE ABANDONED BY FINAL PLAT.
 - 30.0' INGRESS/EGRESS ESMT DKT.11340, PG.1137 TO BE ABANDONED BY SEPARATE INSTRUMENT.
 - EXISTING 20' PUBLIC UTILITY EASEMENT BK.51, PG.6.
 - EXISTING 20' PUBLIC SEWER EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.
 - EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.

- # PROPOSED EASEMENT AND R/W INFORMATION
- PROPOSED 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT BY FINAL PLAT.
 - PROPOSED 25' MARANA WATER EASEMENT BY FINAL PLAT.
 - PROPOSED 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
 - PROPOSED 33.0' RIGHT-OF-WAY FOR JOPLIN LANE BY FINAL PLAT.

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4



CENTER OF SECTION 26
TOWNSHIP 12 SOUTH, RANGE 12 EAST

beck
consulting engineers

THOMPSON THRIFT
RETAIL GROUP

2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201

SCALE (H): 1"=40'
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DESIGNED BY:
DRAWN BY:
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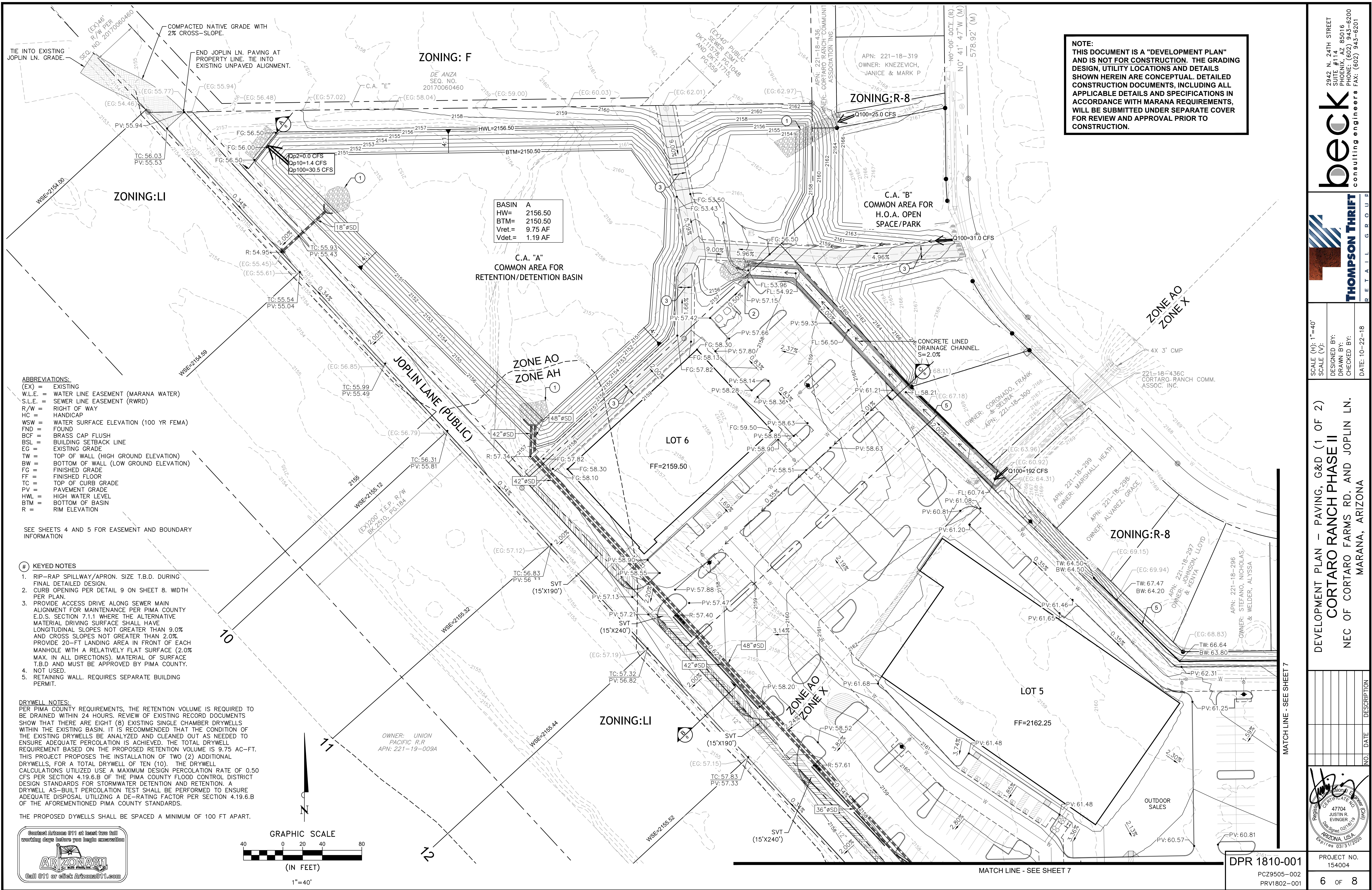
DEVELOPMENT PLAN - SEWER & WATER (2 OF 2)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

NO.	DATE	DESCRIPTION

47704
JUSTIN R.
EVINGER
Professional Engineer
Arizona, USA
Expires 03/31/2020

DPR 1810-001
PC29505-002
PRV1802-001

PROJECT NO.
154004
5 OF 8



1. RIP-RAP SPILLWAY/APRON. SIZE T.B.D. DURING FINAL DETAILED DESIGN.
2. CURB OPENING PER DETAIL 9 ON SHEET 8. WIDTH PER PLAN.
3. PROVIDE ACCESS DRIVE ALONG SEWER MAIN ALIGNMENT FOR MAINTENANCE PER PIMA COUNTY E.D.S. SECTION 7.1.1 WHERE THE ALTERNATIVE MATERIAL DRIVING SURFACE SHALL HAVE LONGITUDINAL SLOPES NOT GREATER THAN 9.0% AND CROSS SLOPES NOT GREATER THAN 2.0%. PROVIDE 20'-FT LANDING AREA IN FRONT OF EACH MANHOLE WITH A RELATIVELY FLAT SURFACE (2.0% MAX. IN ALL DIRECTIONS). MATERIAL OF SURFACE TO BE USED MUST BE APPROVED BY PIMA COUNTY.
4. NOT USED.
5. RETAINING WALL. REQUIRES SEPARATE BUILDING PERMIT.

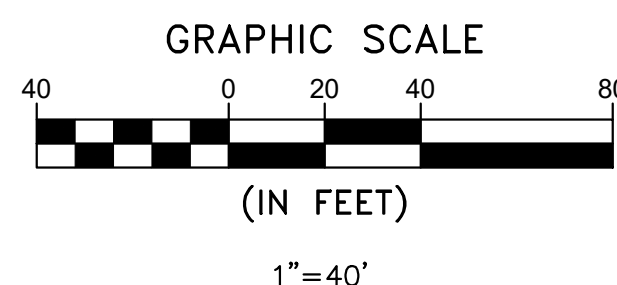
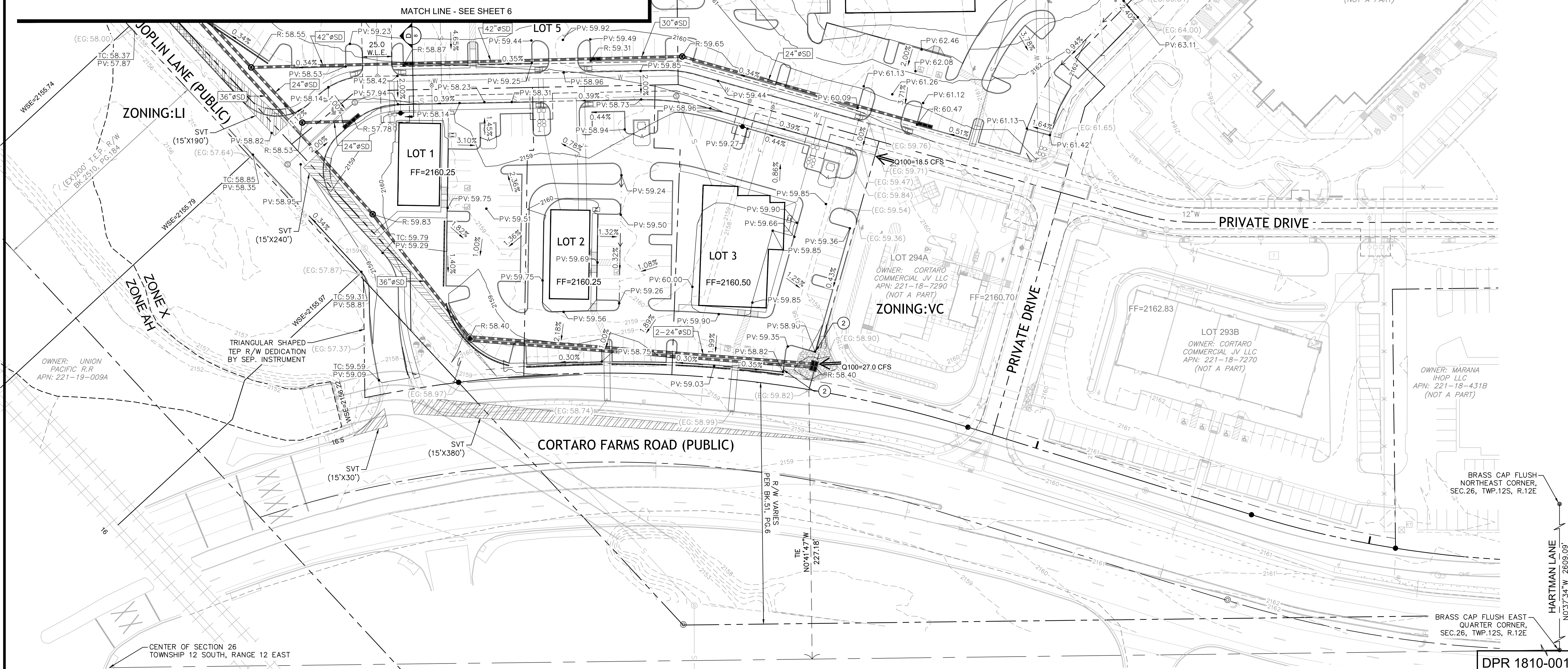
Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

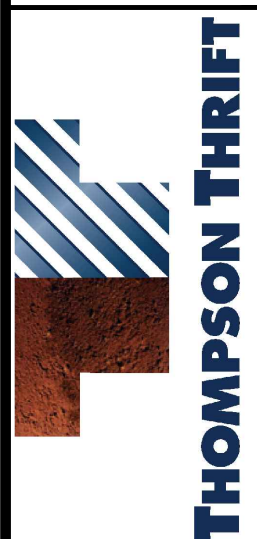
(EX) = EXISTING
W.L.E. = WATER LINE EASEMENT (MARANA WATER)
S.L.E. = SEWER LINE EASEMENT (RWRD)
R/W = RIGHT OF WAY
HC = HANDICAP
WSW = WATER SURFACE ELEVATION (100 YR FEMA)
FND = FOUND
BCF = BRASS CAP FLUSH
BSL = BUILDING SETBACK LINE
EG = EXISTING GRADE
TW = TOP OF WALL (HIGH GROUND ELEVATION)
BW = BOTTOM OF WALL (LOW GROUND ELEVATION)
FG = FINISHED GRADE
FF = FINISHED FLOOR
TC = TOP OF CURB GRADE
PV = PAVEMENT GRADE
HWL = HIGH WATER LEVEL
BTM = BOTTOM OF BASIN
R = RIM ELEVATION

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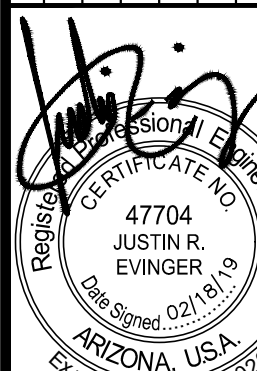
beck
consulting engineers

2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201



SCALE (H): 1"=40'
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:

DEVELOPMENT PLAN – PAVING, G&D (2 OF 2)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

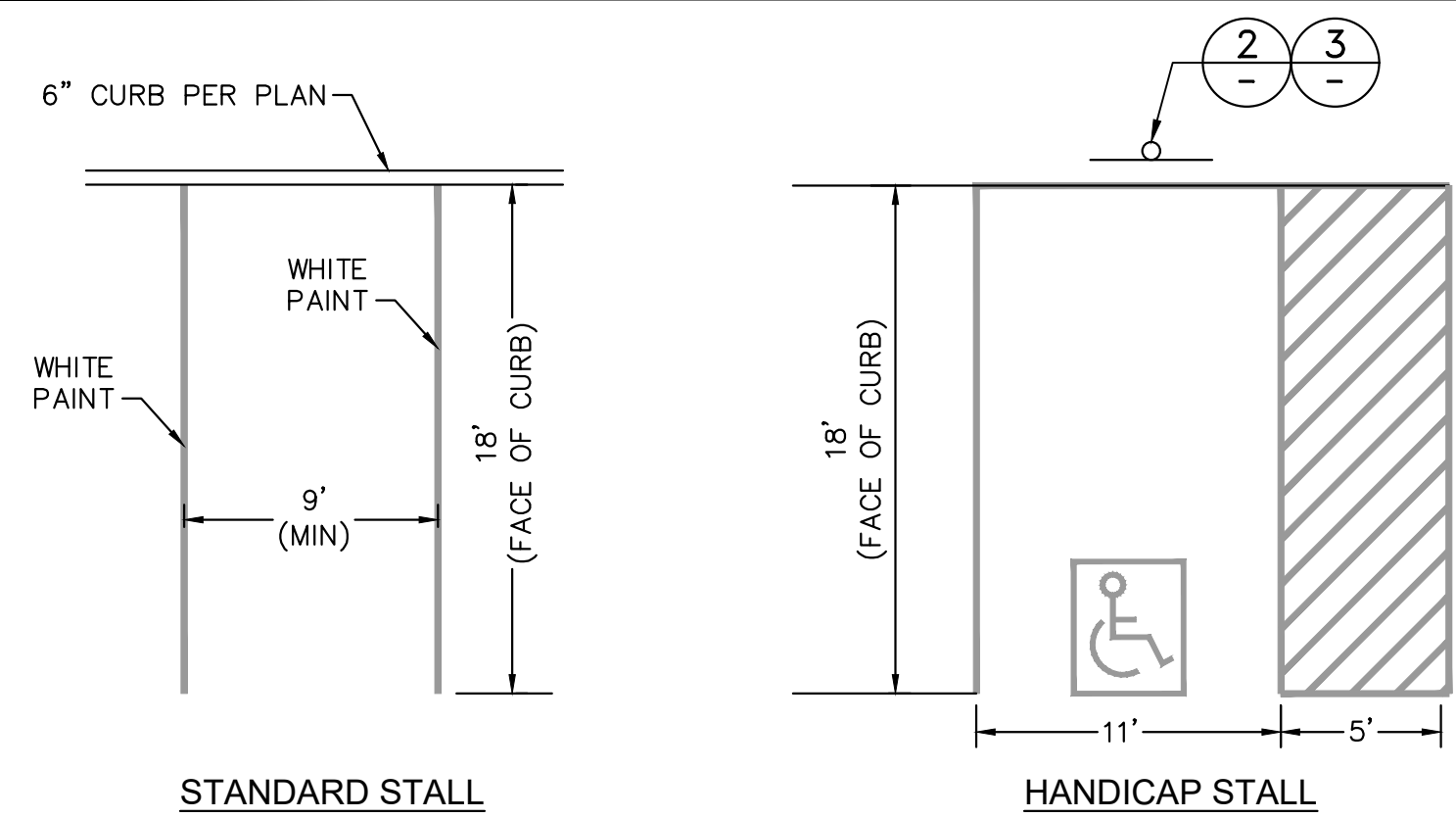


PROJECT NO. 154004
7 OF 8

DPR 1810-001
PCZ9505-002
PRV1802-001

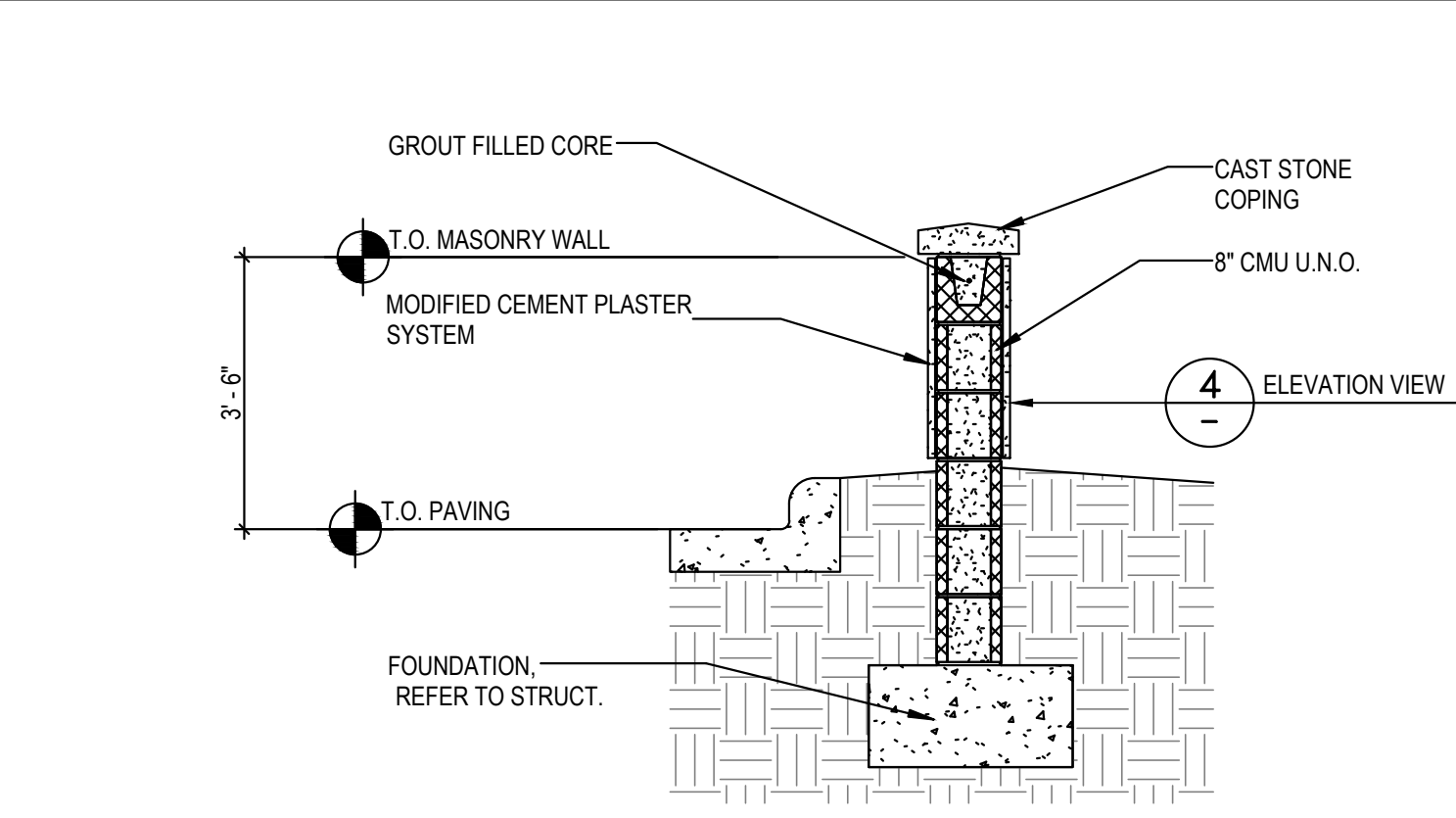
BRASS CAP FLUSH
NORTHEAST CORNER,
SEC.26, TWP.12S, R.12E

BRASS CAP FLUSH EAST
QUARTER CORNER,
SEC.26, TWP.12S, R.12E

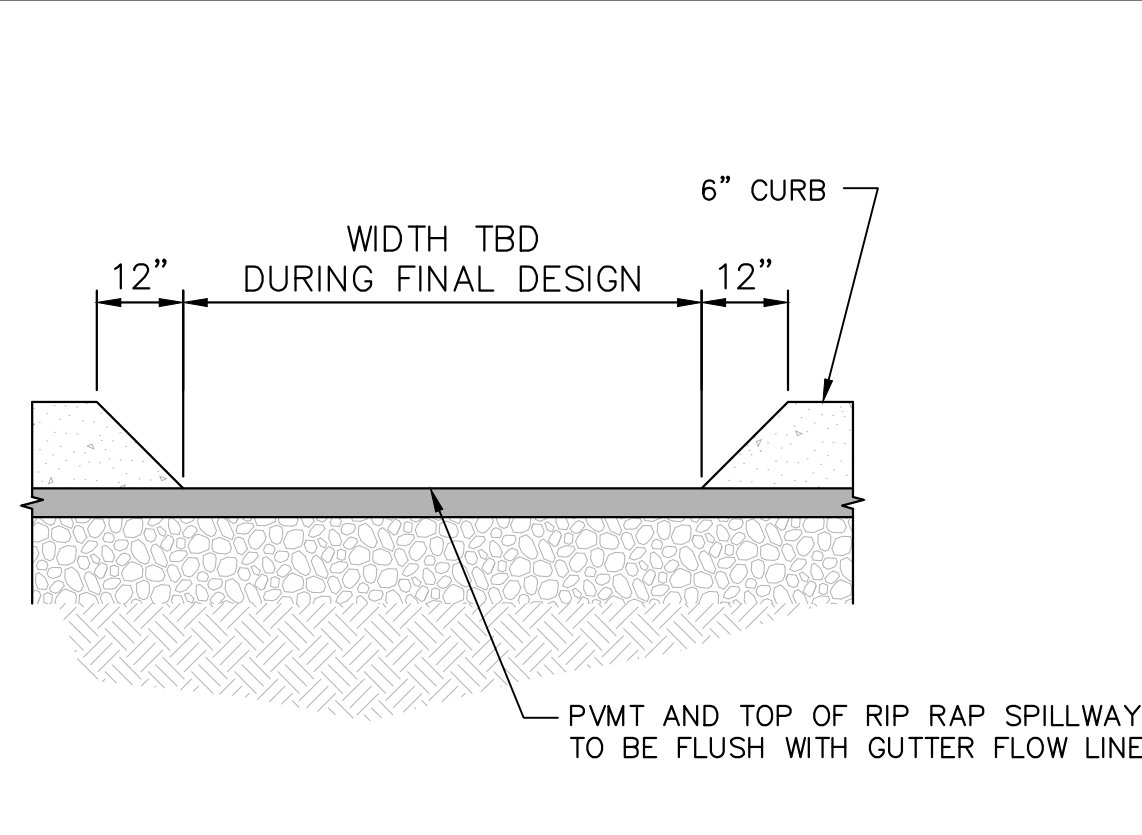


1 PARKING DIMENSIONS DETAILS
NOT TO SCALE

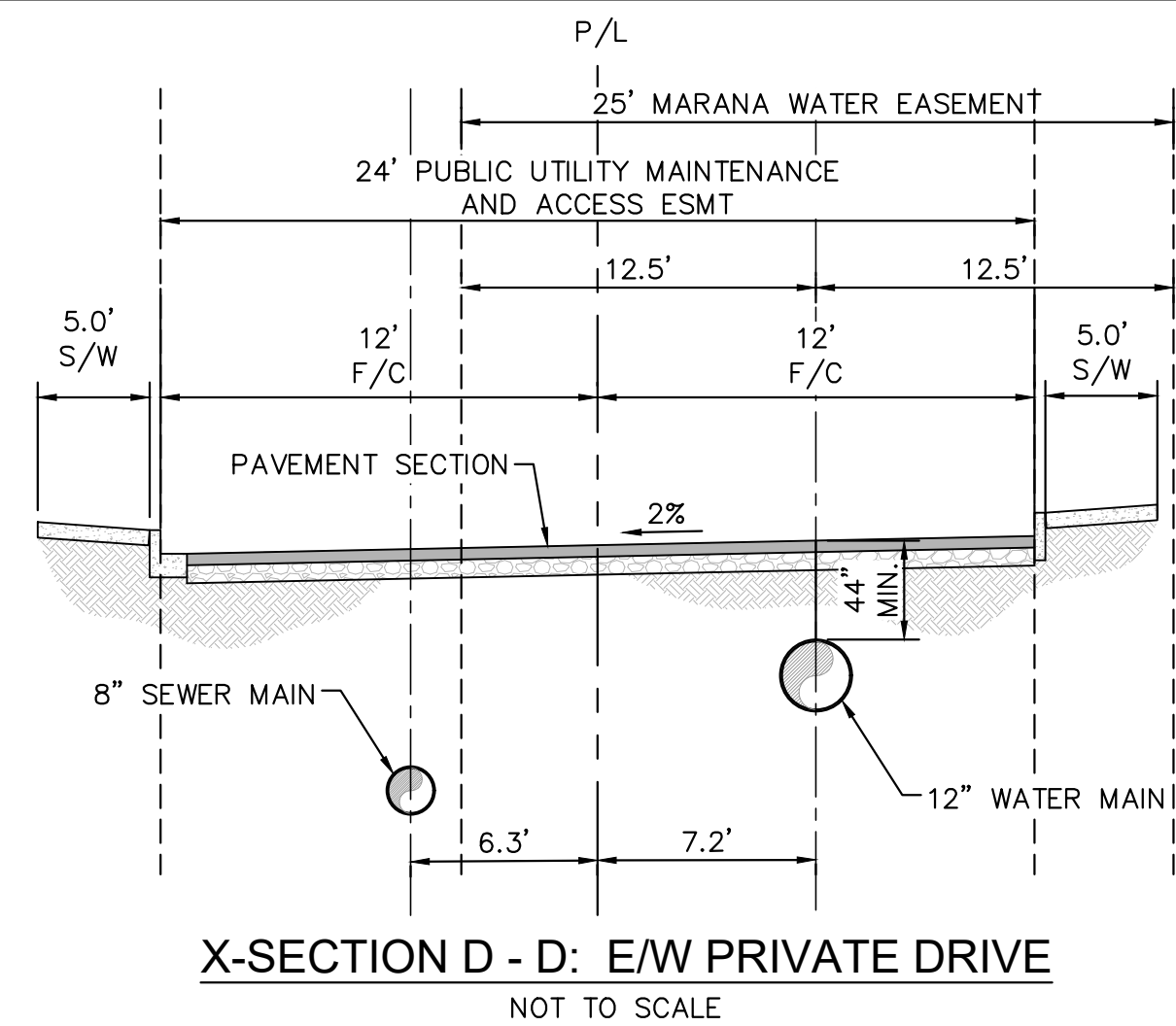
NOTE: STALL DIMENSIONS SHOWN ARE A GUIDELINE FOR MINIMUM REQUIREMENTS.



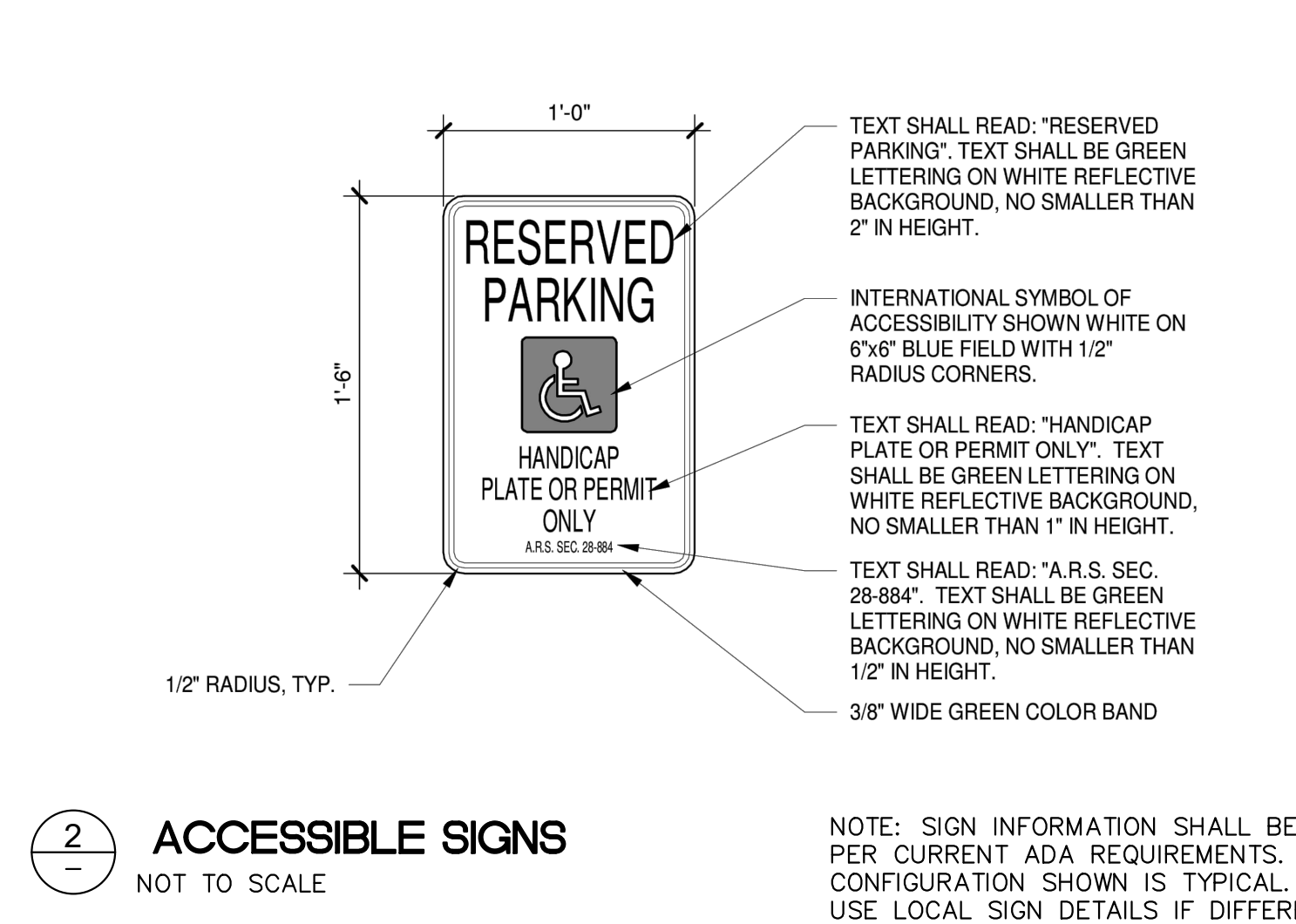
5 PARKING SCREEN WALL DETAIL (TYP.)
NOT TO SCALE



9 CURB OPENING
NOT TO SCALE

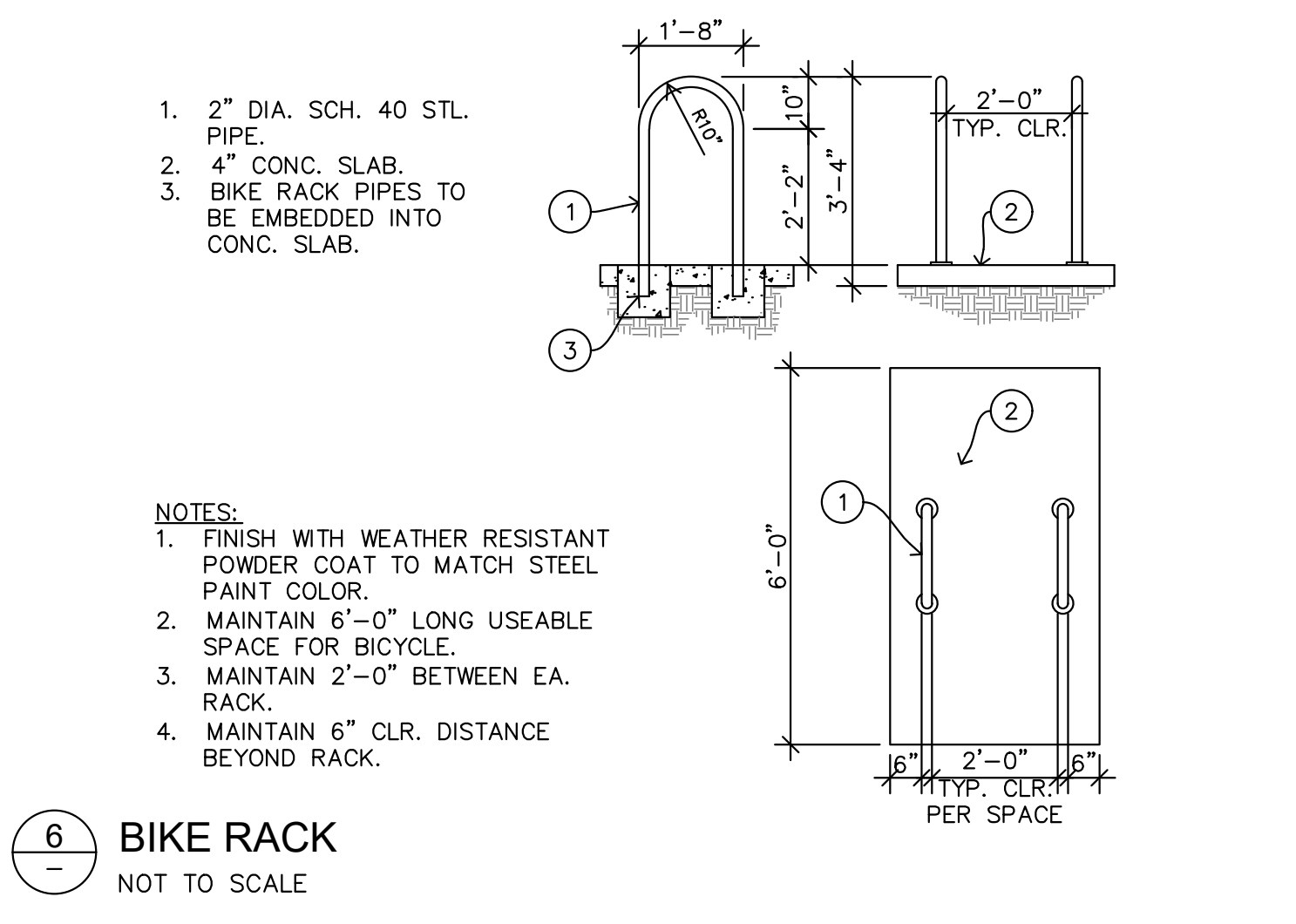


X-SECTION D - D: E/W PRIVATE DRIVE
NOT TO SCALE

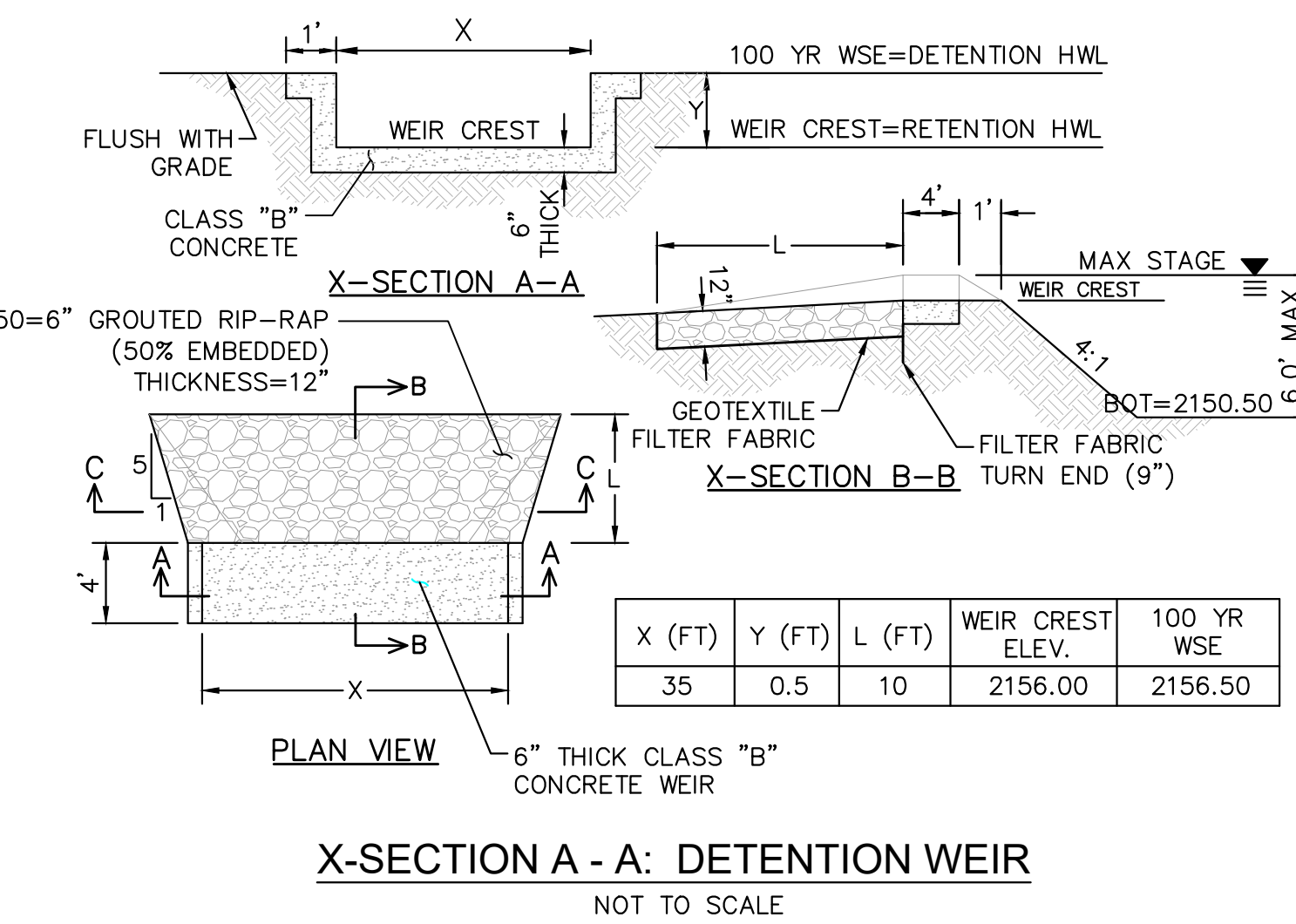


2 ACCESSIBLE SIGNS
NOT TO SCALE

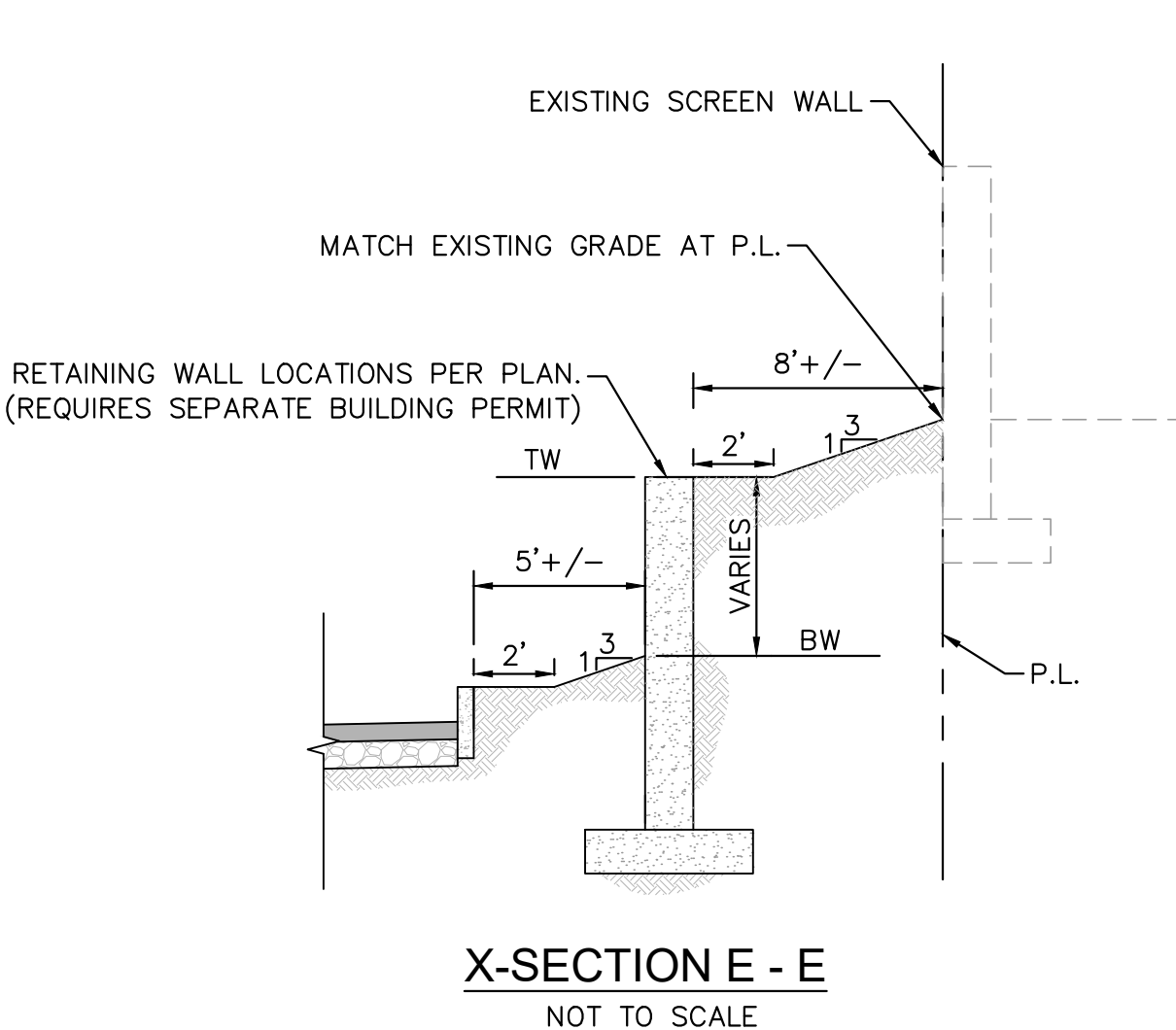
NOTE: SIGN INFORMATION SHALL BE PER CURRENT ADA REQUIREMENTS. CONFIGURATION SHOWN IS TYPICAL. USE LOCAL SIGN DETAILS IF DIFFERENT.



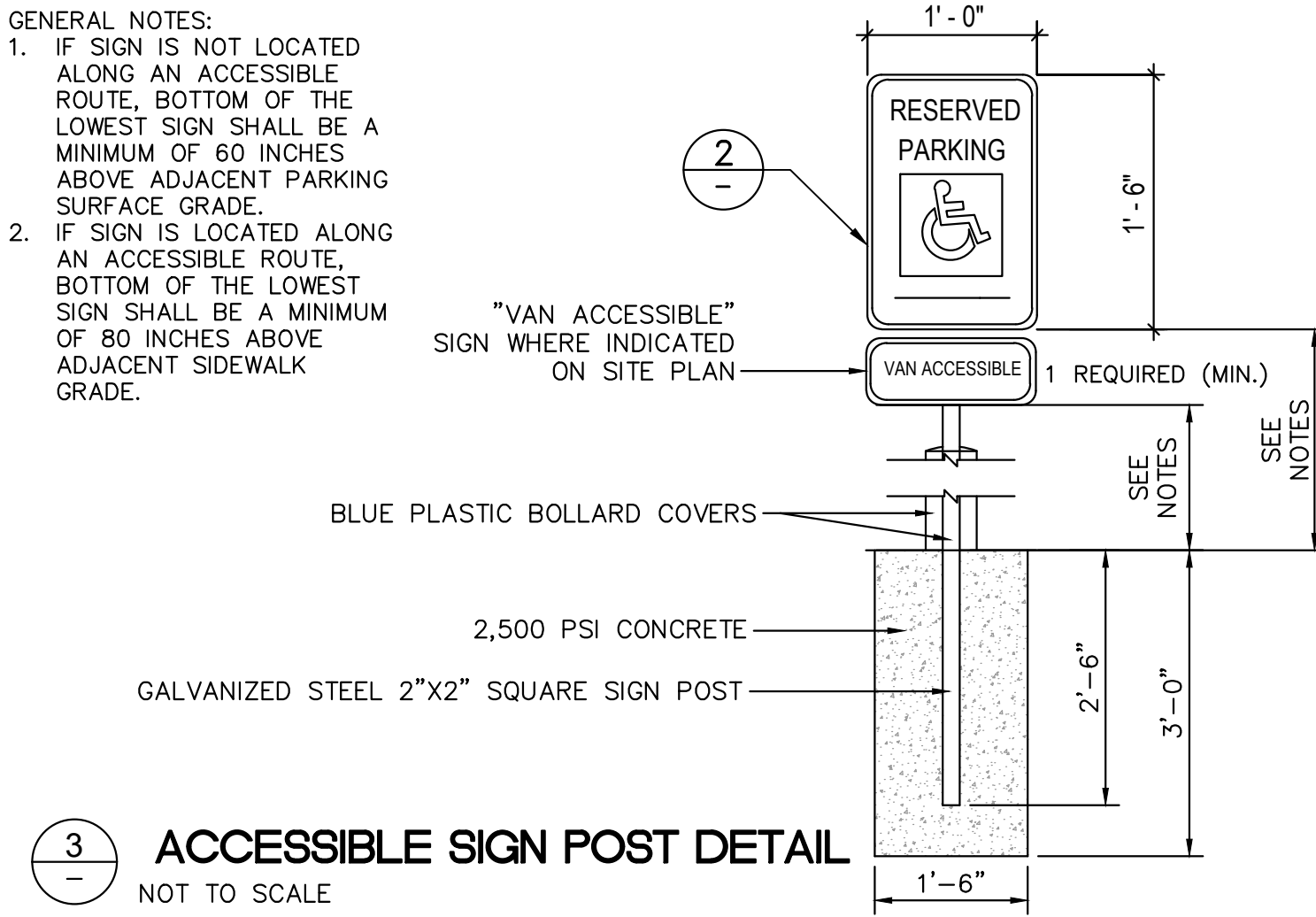
6 BIKE RACK
NOT TO SCALE



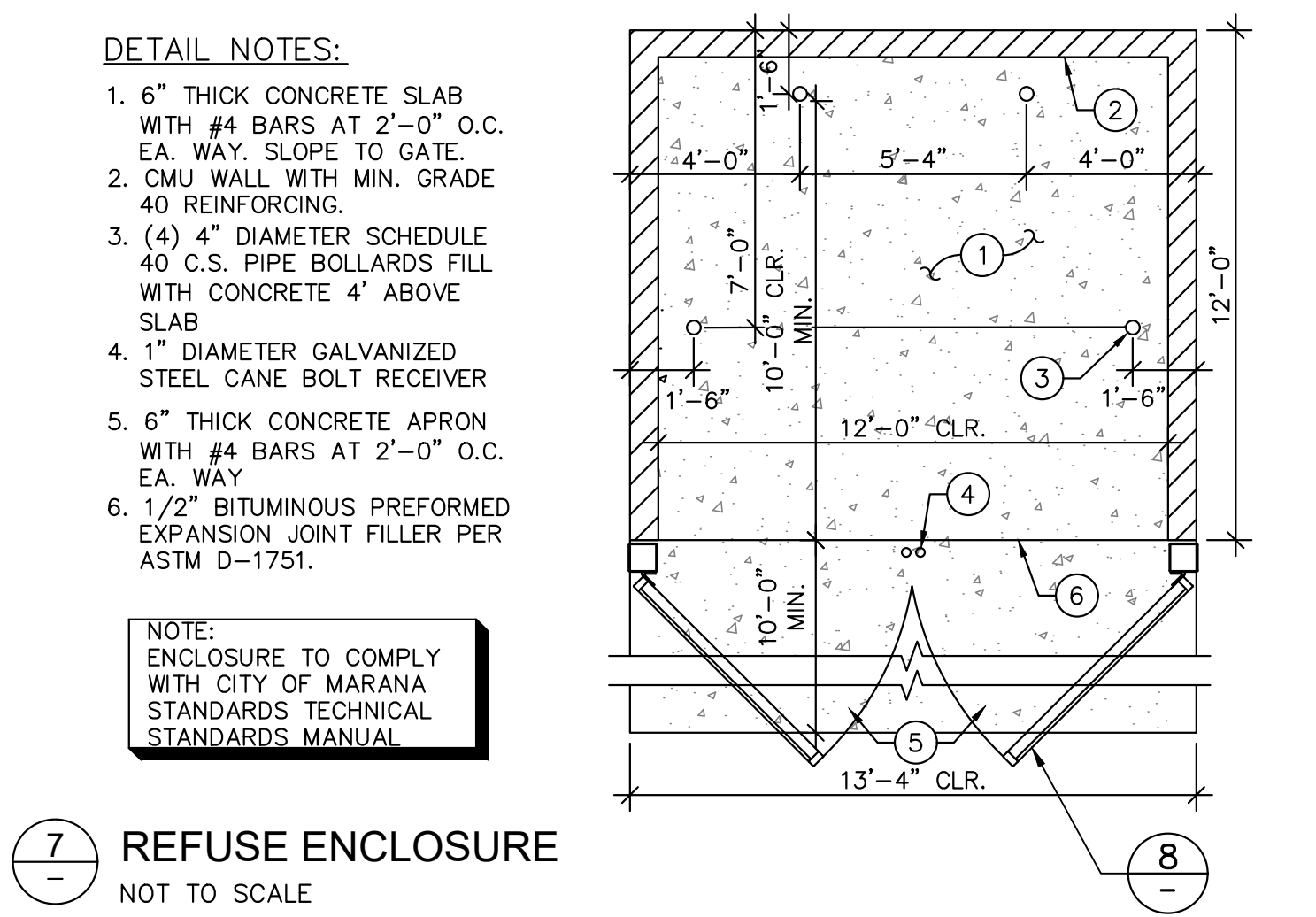
X-SECTION A - A: DETENTION WEIR
NOT TO SCALE



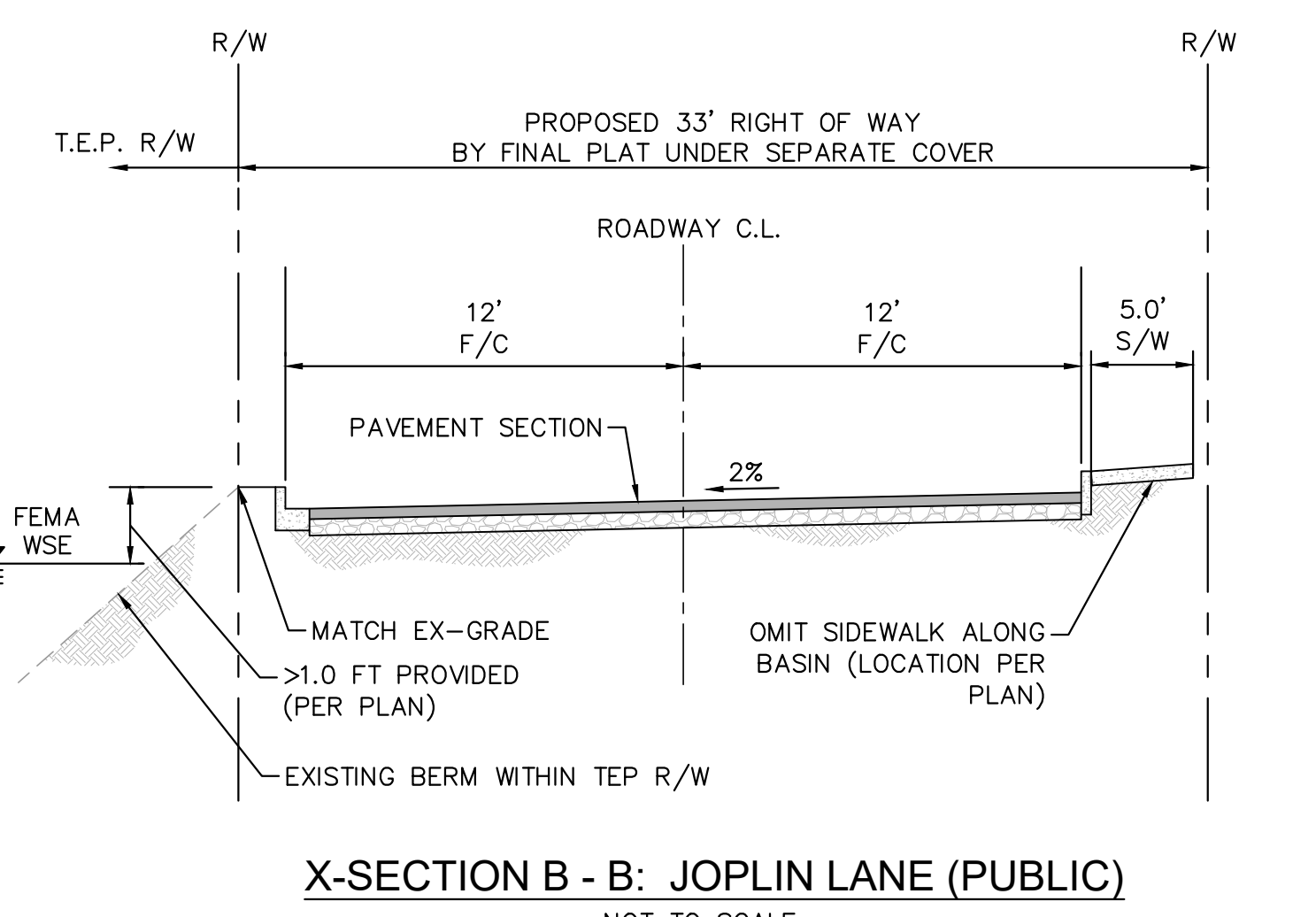
X-SECTION E - E
NOT TO SCALE



3 ACCESSIBLE SIGN POST DETAIL
NOT TO SCALE



7 REFUSE ENCLOSURE
NOT TO SCALE



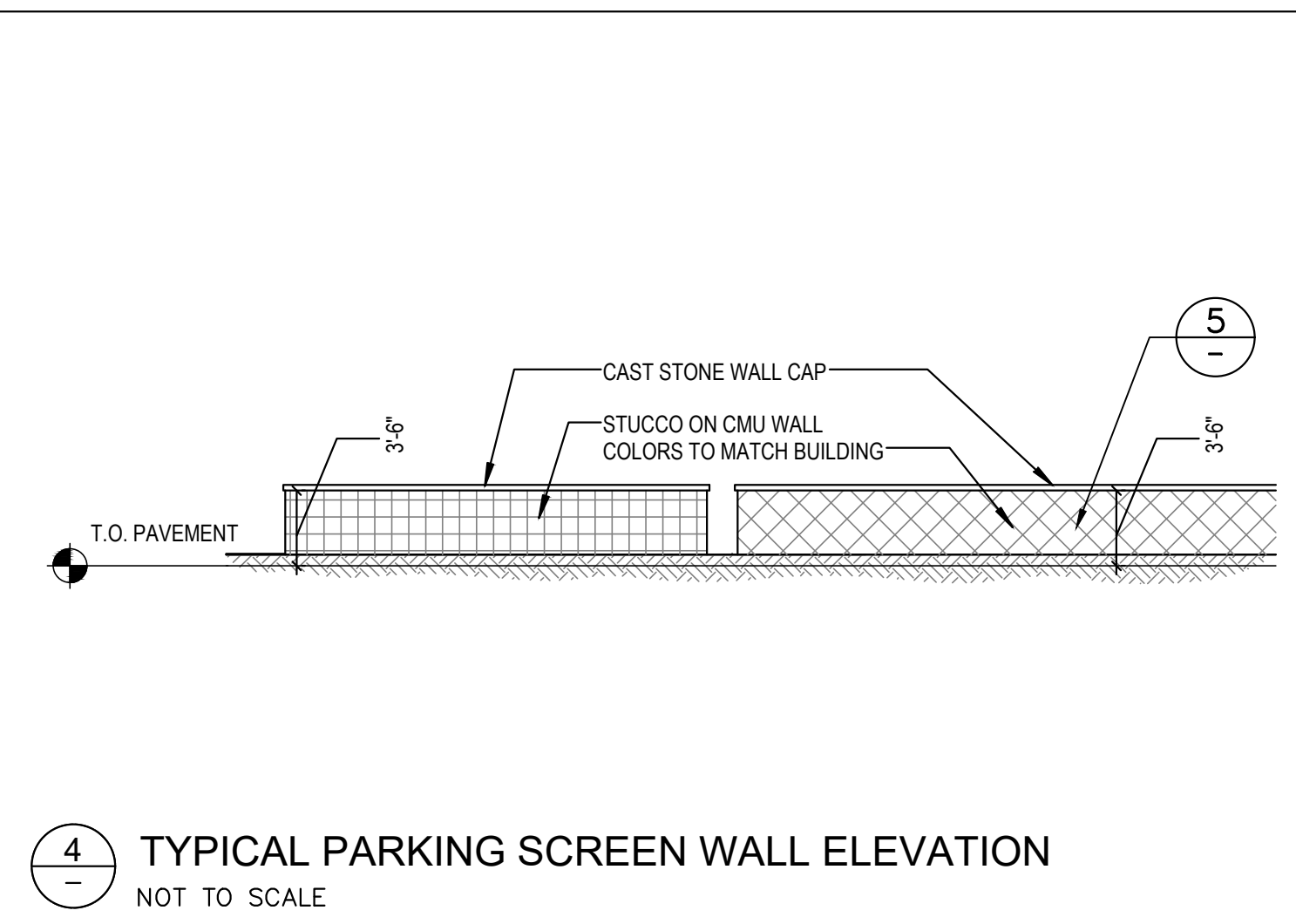
X-SECTION B - B: JOPLIN LANE (PUBLIC)
NOT TO SCALE

PROPERTY LINES - LINE AND CURVE TABLES

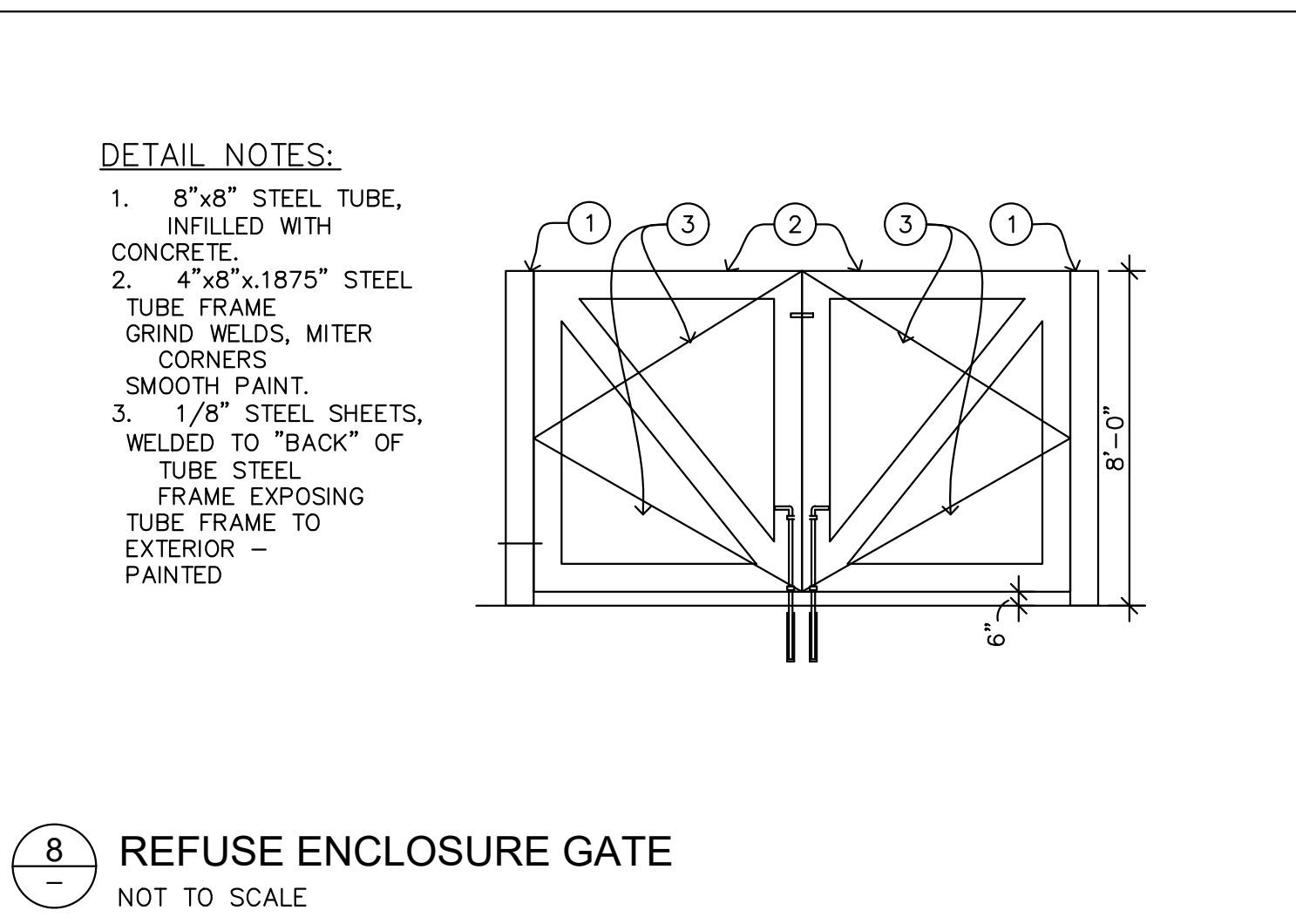
LINE TABLE	
LINE	BEARING
L1	334.88 S74°14'49.36\"E
L2	270.97 N88°51'46.68\"E
L3	71.99 N0°41'46.68\"W
L4	24.56 N45°41'46.68\"W
L5	234.67 N42°44'36.68\"W
L6	503.83 N42°44'36.68\"W
L7	346.77 S47°15'23.32\"W
L8	99.70 S0°41'46.68\"E
L9	59.12 N42°44'36.68\"W
L10	1392.73 S42°44'36.68\"E
L11	44.39 S89°13'43.32\"W
L12	628.94 S89°13'43.32\"W
L13	25.06 S0°41'46.68\"E
L14	25.00 N89°18'13.32\"E
L15	111.59 S79°37'27.32\"W

LINE TABLE		
LINE	LENGTH	BEARING
L16	125.22	N72°50'38.32\"E
L17	38.79	N45°41'46.68\"W
L18	190.17	S0°55'50.16\"W
L19	5.27	S88°51'46.58\"W
L20	53.00	S108°13.42\"E
L21	440.78	N42°44'36.68\"W
L22	147.16	N42°44'36.68\"W
L23	49.27	S0°41'46.68\"E
L24	348.77	N47°18'35.70\"E
L25	269.63	S0°42'19.41\"E
L26	346.07	N45°41'47.00\"W
L27	117.43	S89°19'21.58\"W
L28	70.72	S50°37'13.21\"W
L29	148.19	S88°51'46.58\"W
L30	103.34	S88°51'46.58\"W

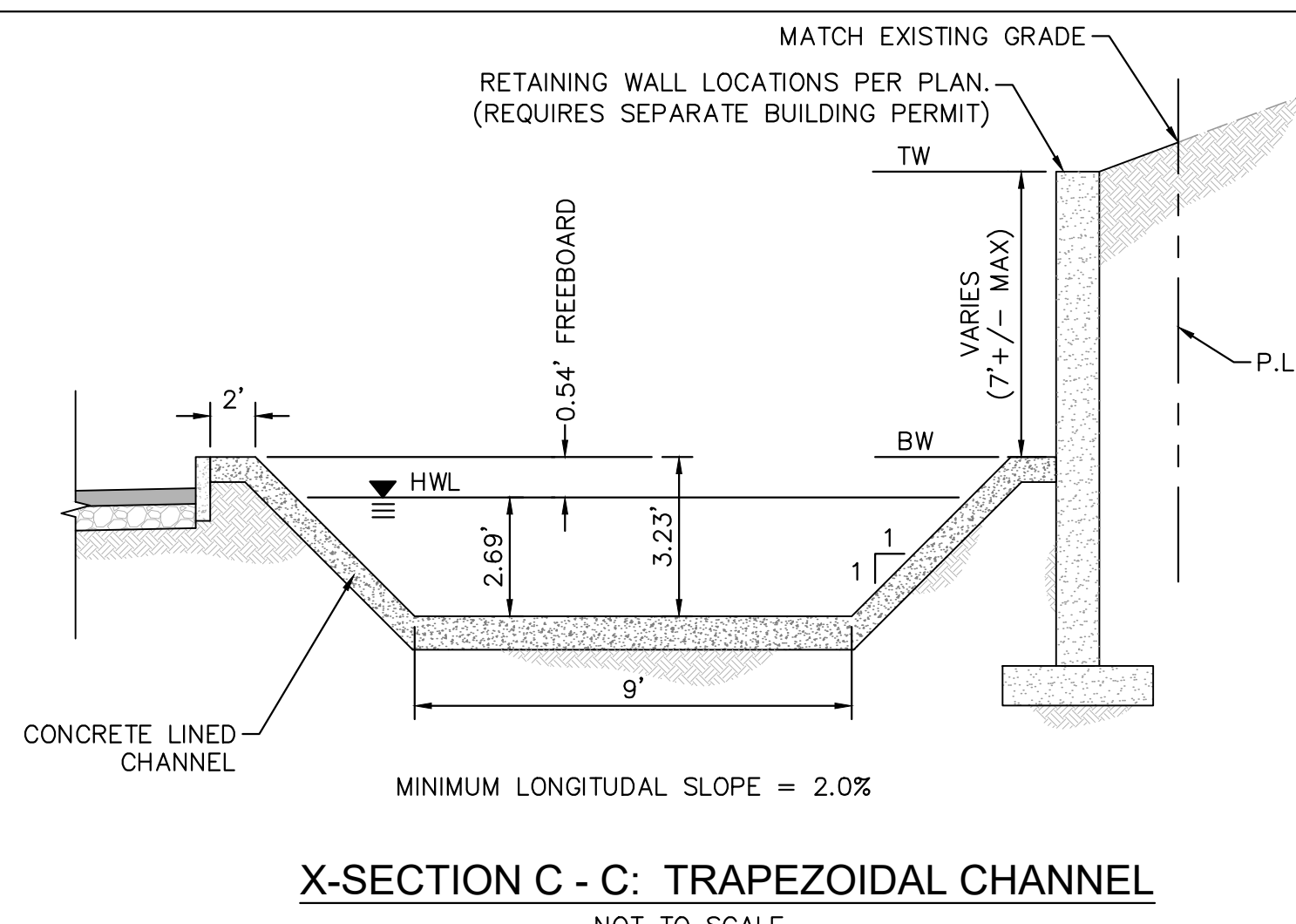
LINE TABLE		
LINE	LENGTH	BEARING
L31	464.31	S89°19'21.58\"W
L32	179.51	N15°45'10.64\"E
L33	111.23	N44°24'37.69\"E
L34	35.00	N45°35'22.31\"W
L35	23.88	N44°24'37.69\"E
L36	75.05	N15°45'10.64\"E
L37	159.10	N74°14'49.36\"W
L38	189.72	S2°06'24.25\"W
L39	53.07	S1°03'43.95\"W
L40	19.45	S88°51'46.58\"W
L41	175.77	N74°14'49.36\"W
L42	217.59	S15°45'10.64\"W
L43	87.00	S0°41'46.68\"E
L44	45.78	S47°15'23.32\"W
L45	196.27	S42°44'36.68\"E



4 TYPICAL PARKING SCREEN WALL ELEVATION
NOT TO SCALE



8 REFUSE ENCLOSURE GATE
NOT TO SCALE



X-SECTION C - C: TRAPEZOIDAL CHANNEL
NOT TO SCALE

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DPR 1810-001
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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: Cortaro Ranch Phase II

Description of Project: proposed 6 lot commercial subdivision

Number of Lots: 6

Parcel No.(s): 221-118-431A and 221-184-320

Gross Area (Acres): 16.5

Project Address: NWC of Cerius Stra and Cortaro Farms Road

Ref. Project No.: 154004

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: 901 Wabash Avenue, Ste. 300

City: Terre Haute

State: IN

Zip: 47807

Email: acall@thompsonthrift.com

Phone No.: (602) 313-8633

Applicant: Beck Consulting Engineers, Inc.

Contact Name: Justin Evinger

Address: 2942 N. 24th Street, Ste. 114

City: Phoenix

State: AZ

Zip: 85016

Email: justin.evinger@beckcon.com

Phone No.: (602) 810-2975

Consultant/Engineer: same as applicant

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

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.)

Justin Evinger

10/23/2018

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No.

DPR1810-061

Date Received

10/23/18

- | | | | |
|---|--|--|--|
| ☐ 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): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017