



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 31, 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 July 31, 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 Council Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

- A. Approval of the May 29, 2019 Meeting Minutes**
- B. Public Hearings**
 - 1. CUP1906-001 Jack in the Box Drive-Through Conditional Use Permit.** A request for approval of a conditional use permit to allow the development of a restaurant with an associated drive-through at 13925 N. Sandario Road. (Steven E. Vasquez)

C. Commission Action

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

D. Informational Items/Possible Action Items

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

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

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 07/31/2019

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: July 31, 2019

Subject: **Approval of the May 29, 2019 Meeting Minutes**

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Attachments

May 29, 2019 Meeting Minutes



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 29, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrman, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

MINUTES

CALL TO ORDER. Chairman Schnee called the meeting to order at 6:33 p.m.

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

ROLL CALL. Commission Secretary called roll. Commissioner Fehrman was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. *Motion to approve by Commissioner Miller, seconded by Vice Chair Duncan. Passed unanimously.*

ANNOUNCEMENTS. The Marana 2040 General Plan Community Open House will be held at the following locations: June 19th at Marana Town Hall at 6:00 p.m. and June 20th at Wheeler Taft Abbett Library/Community Room 6:00 p.m. – Jason Angell.

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from April 24, 2019. *Motion to approve by Vice Chair Duncan, seconded by Commissioner Tyson. Passed unanimously.*

PUBLIC HEARINGS.

1. PC1905-001: Amendment to Title 17 (Land Development) of the Marana Town Code, adding a new chapter (Chapter 17-9. Parking) replacing the current Title 22 (Off-Street Parking and Loading) of the Marana Land Development Code.

Recommendation to the Town Council for approval of an amendment to Title 17 (Land Development) of the Marana Town Code, adding a new chapter (Chapter 17-09 Parking) to replace Title 22 (Off-Street Parking and Loading) in the Land Development Code. Chapter 17-09. (Parking) includes comprehensive revisions to the existing parking regulations. (Steve Cheslak).

Addressing the Commission, **Steve Cheslak** noted that town staff is currently updating the Land Development Code. As each section is completed, staff will bring it before Planning Commission and Town Council. This section was first brought, as a study session, to both Planning Commission in July of 2018, and Town Council in September of 2018. Tonight staff is bringing the Parking Code update as a Public Hearing item, then to the Town Council in August 2019 for Code adoption.

Staff reviewed the parking section of the Land Development Code and removed all duplicate regulations and requirements. Some of the newer, revised Code regulations currently exist in the Development Engineering and Planning sections of the Code:

Points of Access
Traffic Control
Surfacing
Drainage

Curbing
Landscaping
Residential Parking

Staff also added a new "Low Impact Design" section to the Code. Some of the concepts in the new section include:

- Compact car allowance – up to 30% of total parking spaces
- Greater than 100 parking spaces – parking lot division required
- Greater than 400 parking spaces – incorporate stormwater management system is required
- Bicycle parking - criteria for location and design

Mr. Cheslak - since 1997 the parking criteria has changed. The parking standards used to be broken down into uses; office, retail, grocery store. Now stores are combining uses. People can order in advance. Grocery stores offer delivery services. Uber and Lyft offer ride services. Even Walmart has plans to reinvent their super centers by revising the interior of the stores, add new stores to the perimeter and redevelop their parking lots. See their process on their new website www.walmartreimagined.com.

In response to these changes, staff is trying to be more flexible. We want the developer to tell us what they need, tell us how many spaces they need, where the spaces are located, the business hours of operation, what kind of source data are they using...etc. If the plan is not reasonable, we can regulate it. Once the plan is submitted, it is either approved or denied. At that point they can revise the plan or they can choose go to the Board of Adjustment.

Relating to the parking requirements, **Chairman Schnee** asked for clarification on "Accessible parking spaces." Mr. Cheslak noted that accessible parking spaces, refers to handicapped parking.

Referring to new Town Code Chapter 17-9-3, "Access and Circulation," parking lot dimensions for regular, handicap and small car parking spaces, **Chairman Schnee** felt the note in the middle of page 17-127, "Minimum of 20 feet for two-way traffic," needed to be clarified to avoid potential confusion with the charts on the same page. Fausto Burruel and Mr. Cheslak stated that staff will add, "Or as noted," to clear up any potential confusion. **Commissioner Schachter** stated this type of process seems more logical, especially with the changes that are happening with transportation. He liked the direction the Town is heading in. No other comments were offered from the Commission.

Chairman Schnee opened the Public Hearing for public comment. No comment was offered.

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

COMMISSION ACTION.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. Motion to adjourn at 6:56 p.m. by Vice Chair Duncan, seconded by Commissioner Miller. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 29, 2019. I further certify that a quorum was present.



Terri Byler, Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 07/31/2019

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: July 31, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: **CUP1906-001 Jack in the Box Drive-Through Conditional Use Permit.** A request for approval of a conditional use permit to allow the development of a restaurant with an associated drive-through at 13925 N. Sandario Road. (Steven E. Vasquez)

Discussion:

Request

Baker & Associates Engineering Inc. and Bramic Design Group PLLC, on behalf of I Chief, LLC request approval of a conditional use permit (CUP) to allow the development of a restaurant with an associated drive-through at 13925 N. Sandario Road.

Zoning

The zoning for the property is F - Specific Plan (Marana Towne Center Specific Plan) with a planning area designation of DZ (Downtown Zone). Pursuant to the Marana Towne Center Specific Plan, approval of a CUP is required for the development of a restaurant with an associated drive-through in the Downtown Zone planning area.

Proposed Development

The proposed Jack In The Box restaurant is approximately 2,760 square feet with 784 square feet of patio area to the east. The drive-through is placed on the west and south sides of the property for maximum car stacking especially for peak morning and dinner time car circulation. The restaurant will be open 24 hours with a total of approximately 35 employees working in three shifts.

Existing Land Use - Neighborhood Impact

The proposed development is located approximately 400 feet south from the intersection of Marana and Sandario Roads on the west side of Sandario Road within an existing commercial area. A Circle K convenience store is located to the north across a 60 foot wide right-of-way. A McDonald's restaurant with a drive-through is across the street to the east. La Tumbleweed Lounge is directly to the south. Vacant land previously used for agricultural fields is to the west. The nearest residential development is the Marana Vista subdivision which is approximately 975 feet southeast of the proposed development.

Public Notice

The public hearing for the request was properly noticed in *The Daily Territorial*. A notice was posted in various locations around Town and on the Town's website. A notice of public hearing letter was mailed to all owners of property within 300 feet of the subject property informing them of the request as well as the date and time of the public hearing. Staff has not received any comments as of the date this report was created.

Recommended Findings of Fact

Overall, staff finds that the proposed use is consistent with the intent of the General Plan, the Towne Center Specific Plan, the Marana Land Development Code and complies with the requirements for a conditional use permit found in the Town Code. Staff is recommending approval based on the

recommended findings of fact.

1. The proposed use is appropriate to the specific location. The Downtown Zone planning area surrounding the proposed restaurant with associated drive-through permits many commercial uses and is within an existing commercial area.
2. The proposed use does not appear to be detrimental to the health, safety and general welfare of the town.
3. The proposed use will not adversely affect the orderly development of property within the town.
4. The proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the town.
5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the General Plan and Marana Towne Center Specific Plan.
6. The proposed use will not create a nuisance or enforcement problem within the neighborhood.
7. The proposed use will not encourage marginal development within the neighborhood.
8. The proposed use will not create a demand for public services within the town beyond that of the ability of the town to meet in the light of taxation and spending restraints imposed by law.
9. The proposed use does not conflict with the town's approved funding priorities
10. The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, included but not limited to, the setbacks, walls, landscaping and buffer yards.

Case Review

Ability to comply with Findings 1 through 10 of Section 17-3-2.D, Chapter 17-3 Administration and Enforcement of the Marana Town Code.

Staff Recommendation:

Staff recommends approval of the conditional use permit.

Suggested Motion:

I move to approve CUP1906-001, a conditional use permit to allow for the development of a restaurant with an associated drive-through at 13925 N. Sandario Road

Attachments

CUP1906-001 App
CUP1906-001 Location Map
CUP1906-001 Narrative
CUP1906-001 Proposed Site Plan
CUP1906-001 Elevations



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

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Jack in the Box on Sandario

Description of Project: Commercial (Fast Food Restaurant)

Number of Lots: n/a

Parcel No.(s): 217-06-010A (Parcel 1), 217-26-0110 (Parcel 2)

Gross Area (Acres): 1.63

Project Address:

Ref. Project No.: PCZ-10008

CONTACT INFORMATION

Owner: Desert Heritage/Chu Tze Tom & Ong Susan *

Contact Name: *Parcel 2: Revere Invest.

Address: 4365 N. Silverbell Road

City: Tucson

State: AZ

Zip: 85745

Email:

Phone No.:

Applicant: Baker & Assoc.

Contact Name: Mike Baker

Address: 3561 E. Sunrise Drive, #225

City: Tucson

State: AZ

Zip: 85718

Email: mike@baetucson.com

Phone No.: (520) 318-1950

Consultant/Engineer: Baker & Assoc.

Contact Name: Mike Baker

Address: 3561 E. Sunrise Drive, #225

City: Tucson

State: AZ

Zip: 85718

Email: mike@baetucson.com

Phone No.: (520) 318-1950

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.)

MICHAEL JOHN BAKER
Applicant Name (PRINT)

[Signature]
Signature

4.23.2019
Date

FOR OFFICIAL USE ONLY

Project #

CUP1906-001

Received

5/1/2019

- | | | | |
|---|--|--|--|
| ☐ 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 6/17/2016

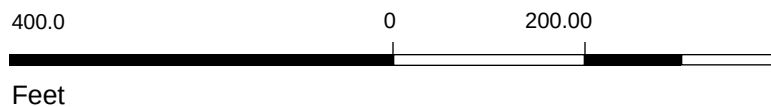
CUP1906-001 Jack In the Box Drive-Through

Legend

☐ Parcels



Request for approval of a Conditional Use Permit to allow for a restaurant with an associated drive-through.



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

7/11/2019



Bramic Design Group PLLC
9516 E. Ventaso Circle
Tucson, AZ 85715
520.401.9183 (cell)
ggoldsteinarchitect@gmail.com

May 23, 2019

Town of Marana Development Services
11555 West Civic Center Drive
Marana, AZ 85653

The following letter serves as our project narrative on behalf of our client, "I Chief, LLC", noting our request for a CONDITIONAL USE PERMIT related to the proposed restaurant with drive thru use at 13915 N. Sandario Rd.

This property is vacant currently, and is sandwiched between the existing Circle K convenience store to the north and the existing Tumbleweed Bar to the south. To the north of our property, there are future plans for the re alignment of Marana Rd., which we have keenly studied so as to make sure our restaurant concept for layout and drives work for this, again in the future. This existing site is 26,120 SF (or 0.599 acres).

The conditional use permit request for this project would be placed mainly on the west and south sides of the property so as to allow for what we feel is the best stacking design for this property and restaurant. This restaurant use is consistent with other restaurants with drive thru's (most closely the existing McDonald's to the east), and other drive thru restaurants throughout the Town of Marana.

This drive thru would support a prototype restaurant from Jack in the Box being 2,760 SF, with typical kitchen layout and interior dining as well as an area for exterior dining at the patio to the east of the building. We feel this drive thru will have little to no impact on the property to the north (Circle K), to the south (Tumbleweed Bar), and to the west (vacant land, but alleyway existing), and to the east (existing Sandario Rd.). There are no single family residences directly in this area.

The Jack in the Box restaurant anticipates having approximately 60 interior dining seats for the public, approximately 35 employees, hours of operation will be 24 hours consisting of three work shifts.

As noted above, the drive thru stacking design has been placed as you see on the site plan to maximize peak morning and dinner time car circulation. Pedestrian walkways to the right of way(s) has also been incorporated into our site design. The exterior of the building is consistent with the corporate mandate for their design appearance (see colored elevations). Additionally, please refer to the traffic report information produced and provided by "Mathieu".

We hope the aforementioned information supports our request for approval of a conditional use permit for this use and property. "Baker & Associates", our civil engineers, will provide a full development package to support and help better understand information noted above as well.

Thank you for your consideration for this request,

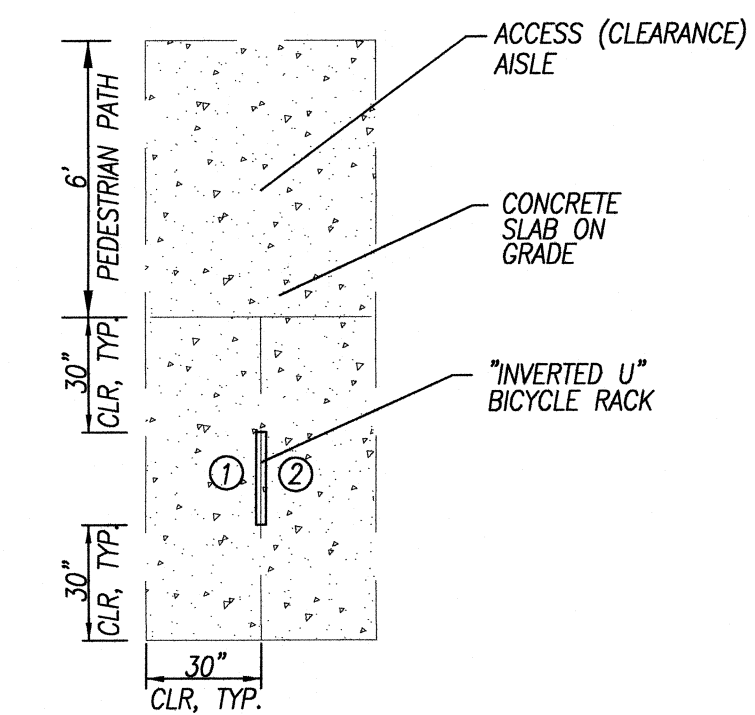
Sincerely,

Gene Goldstein
President

Bramic Design Group PLLC

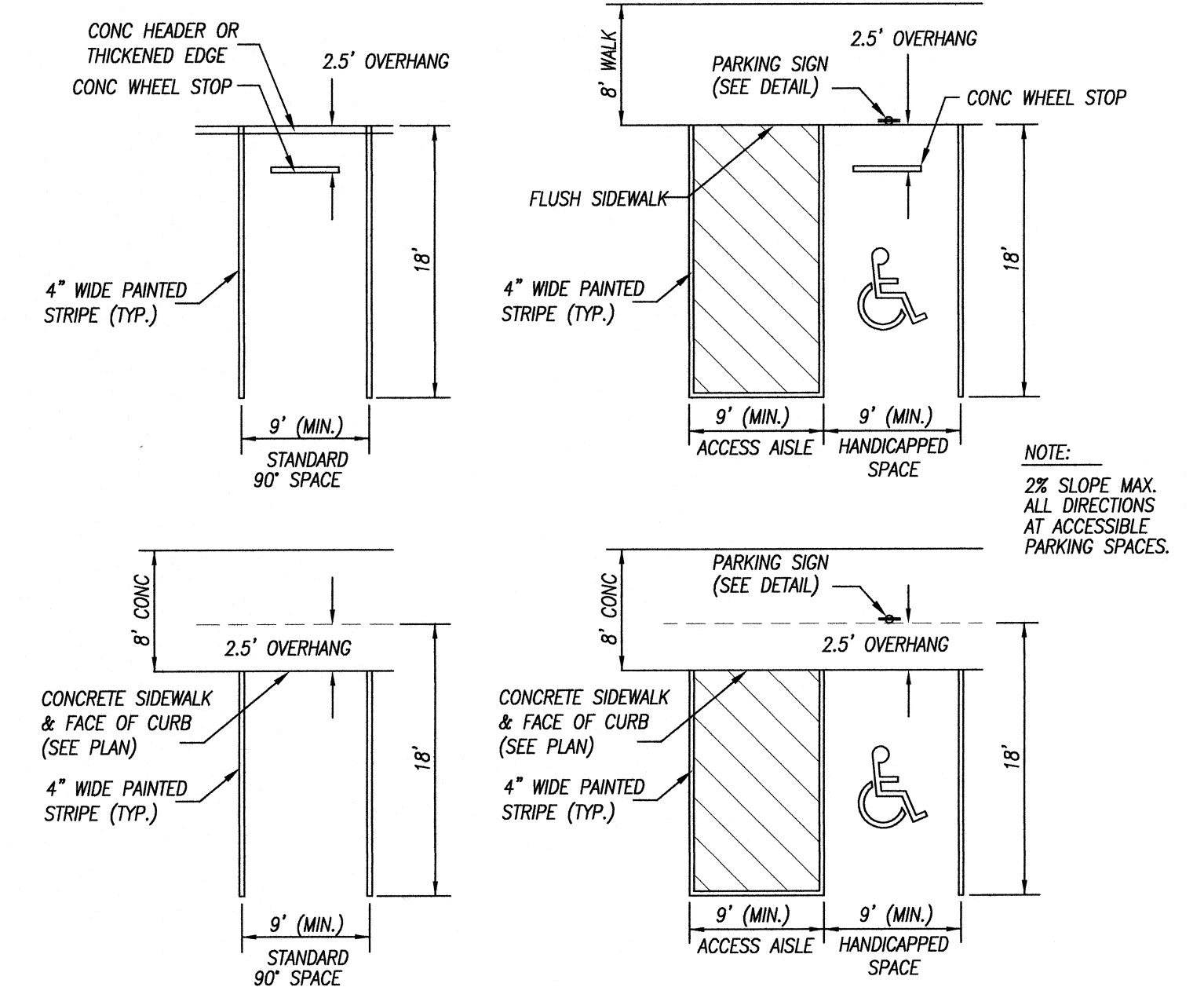
217-26-013

0 20
SCALE IN FEET



HANDICAP SIGN DETAIL

N.T.S.



TYPICAL PARKING STALL DETAILS

A CONCRETE VERTICAL CURB-TYPE 2 PER PAG SD 209 (TYP.)

B 28.25 L.F. 1'x2' CONCRETE CUT-OFF-WALL
(SEE DETAIL "D" ON SHEET #3)

C CONCRETE WHEEL STOP (TYP.)

D LANDSCAPE ISLAND, 9 ft. x 4 ft.

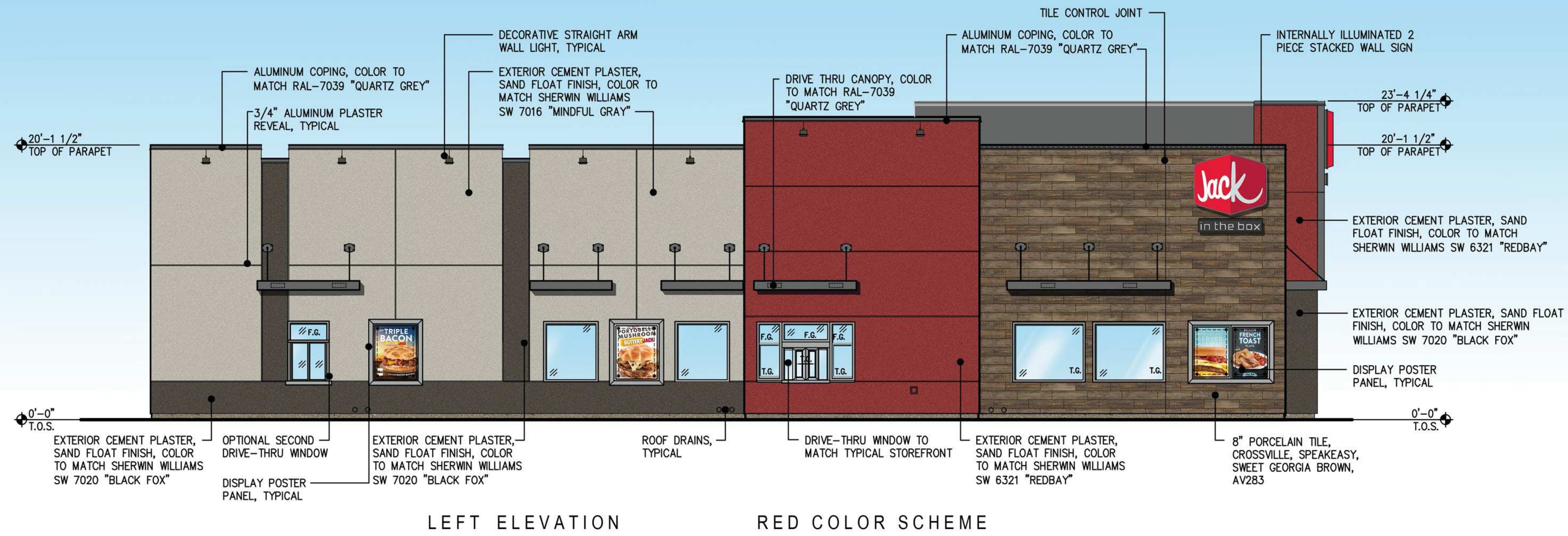
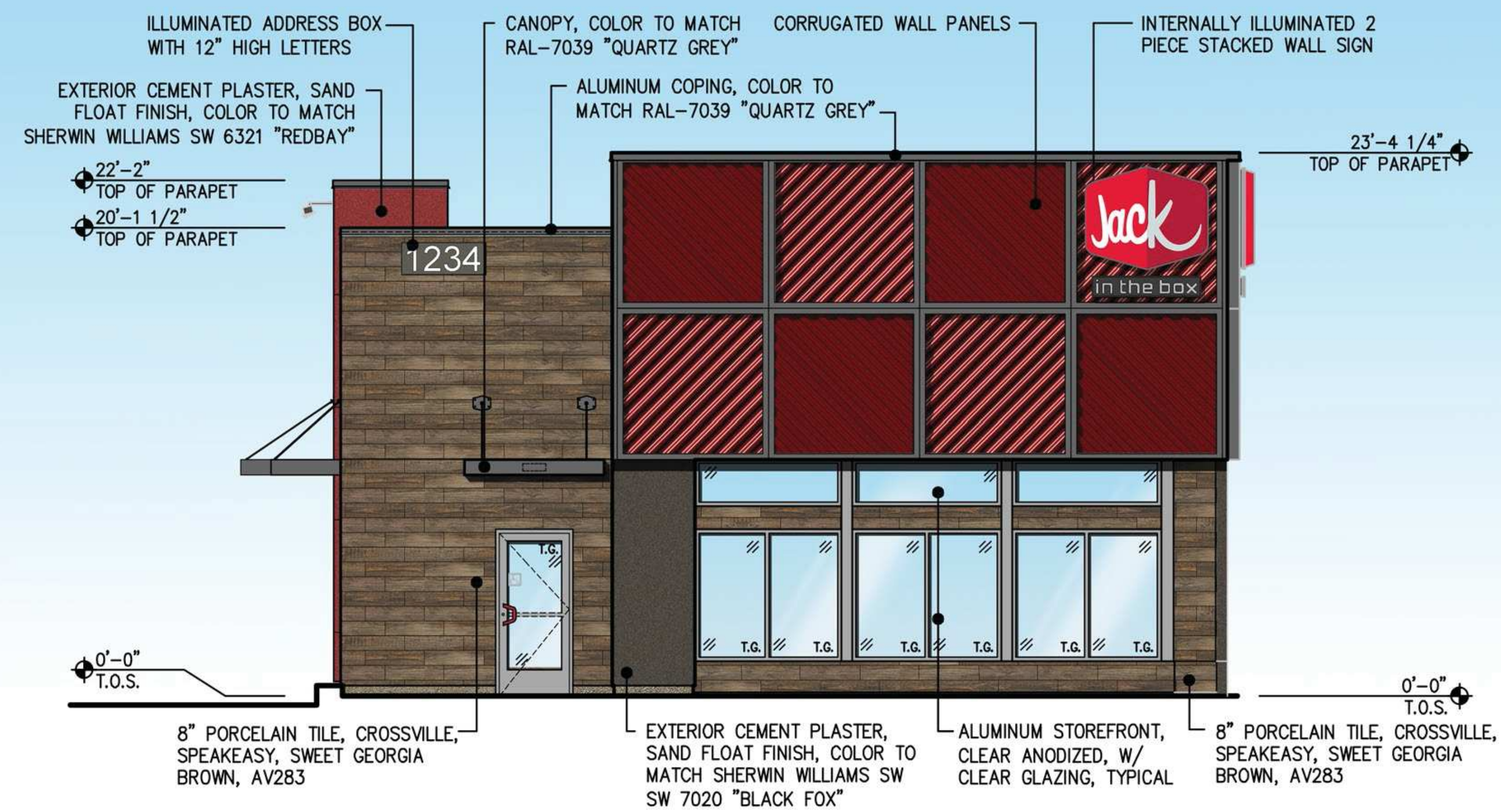
E CONCRETE SIDEWALK PER PAG SD 200

Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 37266
 MICHAEL JOHN
 BAKER
 Date Signed: 12/20/2017
 ARIZONA U.S.A.



SCALE: HORIZ: 1"=20' VERT: n/a	DRAWN BY: SWS	DATE: 04/2019	DRAWING #	SHEET 2 of 7
	DESIGNED BY: MJB	REV. DATE:	2478 Grading.dwg	
	CHECKED BY: MJB	REV. DATE:	PLAN # 2478	

NO	DATE	REVISION	BY	CH	APPR



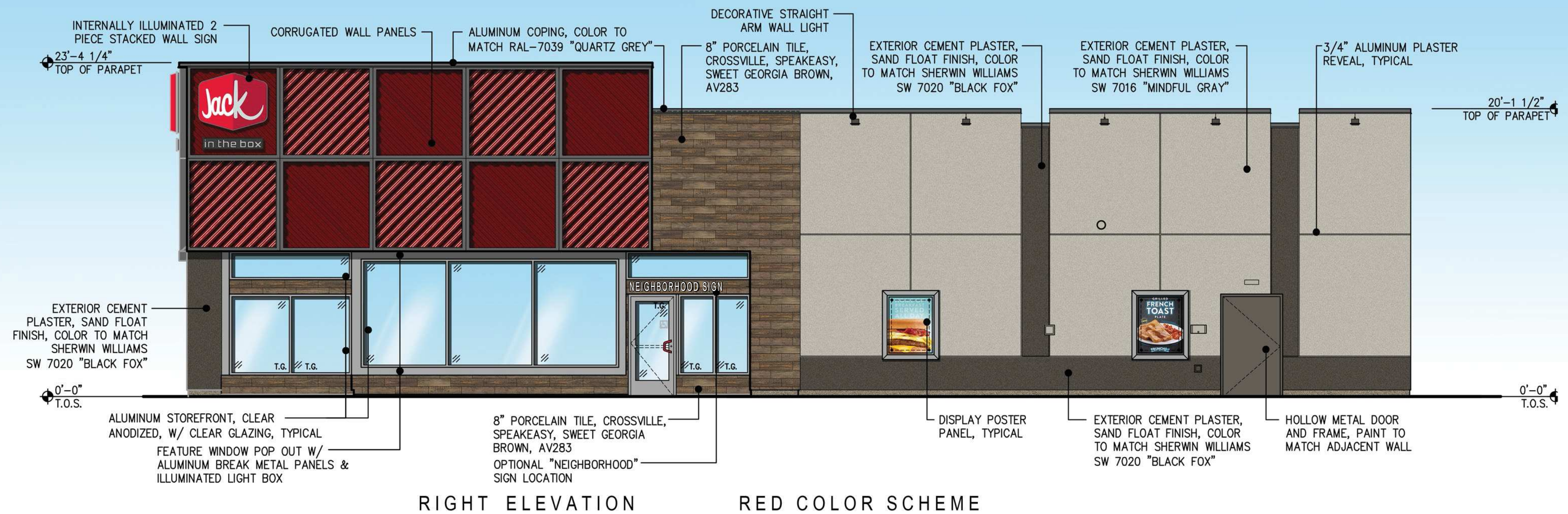
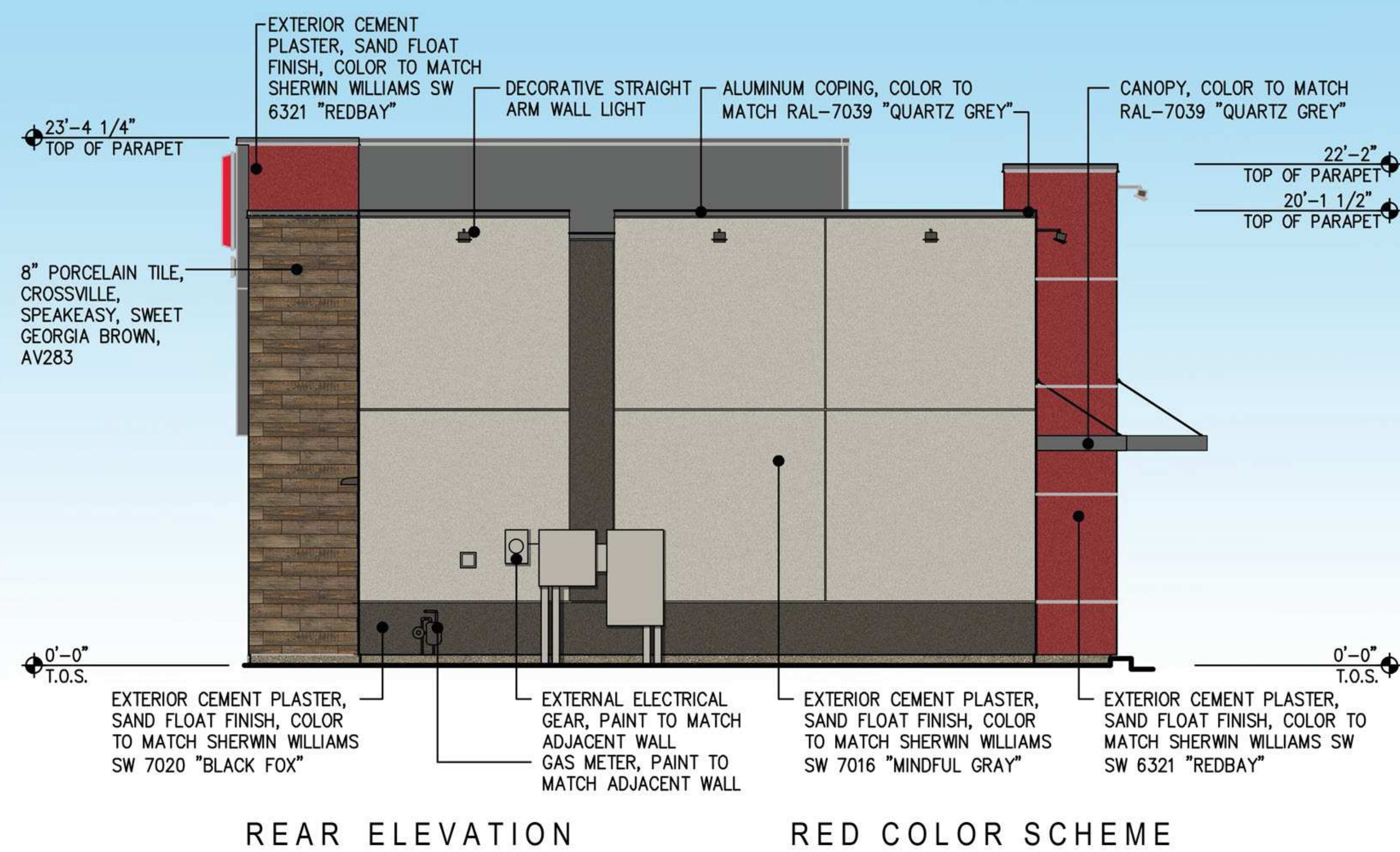
9330 Balboa Avenue
San Diego, CA 92123

MK9DS_MD

ELEVATIONS

January 2019

12 of 35



9330 Balboa Avenue
San Diego, CA 92123

MK9DS_MD

ELEVATIONS

January 2019

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