



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Conference Center on the Second Floor, February 11, 2020, at or after 6:00 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on February 11, 2020, at or after 6:00 PM located in the Conference Center on the Second Floor of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

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

This Notice and Agenda posted no later than 24 hours prior to the meeting at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- P1 Relating to Annexation; discussion, consideration, and possible authorization to proceed with an annexation of property known as the Pima Farms 30 Annexation, located south of Pima Farms Road and east of Cerius Stravenue (Cynthia Ross)
- P2 Relating to Development; presentation of the 2019 Town of Marana Development Activity Annual Report (Anita McNamara)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT



Council-Study Session

P1

Meeting Date: 02/11/2020

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: February 11, 2020

Strategic Plan Focus Area:
Community

Subject: Relating to Annexation; discussion, consideration, and possible authorization to proceed with an annexation of property known as the Pima Farms 30 Annexation, located south of Pima Farms Road and east of Cerius Stravenue (Cynthia Ross)

Discussion:

On December 10, 2019, the Town received an application to annex approximately 30 acres known as the Pima Farms 30 Annexation. The application, annexation map, and a project narrative are all included in the agenda materials. This presentation is intended to provide the Mayor and Town Council with information regarding the proposed annexation and to seek direction from the Council. The proposed annexation area is comprised of five parcels and is located approximately ½ mile south of Cortaro Farms Road on the east side of Interstate 10. The property lies on the south side of Pima Farms Road, just east of its intersection with Cerius Stravenue.

The proposed area of annexation is contiguous to the Town's corporate limits and is within the Town's planning area as defined within the adopted Town of Marana General Plan. The Future Land Use Map in the 2010 General Plan designates the subject property as Industrial (I). The Future Land Use Map in the adopted but not yet ratified 2040 General Plan designates the subject property as Employment (E) which allows appropriately sited and scaled residential and commercial uses.

The property is currently zoned Suburban Homestead (SH) in Pima County, a residential zone with a minimum lot size of 36,000 square feet. In order to establish Town of Marana zoning that equates to existing Pima County zoning, without allowing densities greater than those permitted under the current zoning, the proposed

annexation area zoning will be translated to Town of Marana R-36 (Single-family Residential, 36,000 square feet minimum lot size) zone.

If Council's authorizes staff to proceed with the annexation, staff will complete a financial analysis to determine the impact of providing municipal services, including road maintenance, to that area and seek authorization at a future Council meeting to record a blank annexation petition for the area and schedule a public hearing on the annexation.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to authorize staff to begin the annexation process for the Pima Farms 30 Annexation.

Attachments

Application
Annexation Map
Narrative

**PROJECT APPLICATION****APPLICATION TYPE**

- | | | | |
|--|--|--|---|
| ☒ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name: Pima Farms 30

Description of Project: Residential Community

Number of Lots: Approx 120

Parcel No.(s): 22136007B, 22136007C, 22136007D, 22136007E, 22136007F

Gross Area (Acres): 29.49

Project Address: 5215 & 5231 W Pima Farms Road Tucson, AZ 85741

Ref. Project No.:

CONTACT INFORMATION**Owner:** Twarog Family Trust, Jeff and Patricia Miller

Contact Name: Jeff Miller

Address: 5215 W. Pima Farms Road

City: Tucson

State: AZ

Zip: 85741

Email: jpldmiller@msn.com

Phone No.: (520) 437-4821

Applicant: ACM Ventures LLC

Contact Name: Eric Cheney

Address: 7481 E. Tanque Verde Rd

City: Tucson

State: AZ

Zip: 85715

Email: eric@murdockpartners.com

Phone No.: (520) 612-0200

Consultant/Engineer: Projects International Inc.

Contact Name: Jim Portner

Address: 10836 E. Armada Lane

City: Tucson

State: AZ

Zip: 85749

Email: jportner@projectsintl.com

Phone No.: (520) 850-0917

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information 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.)

ACM Ventures LLC (Eric Cheney)

Eric Cheney

Digitally signed by Eric Cheney
Date: 2020.01.02 09:33:47 -07'00'

12/10/2019

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

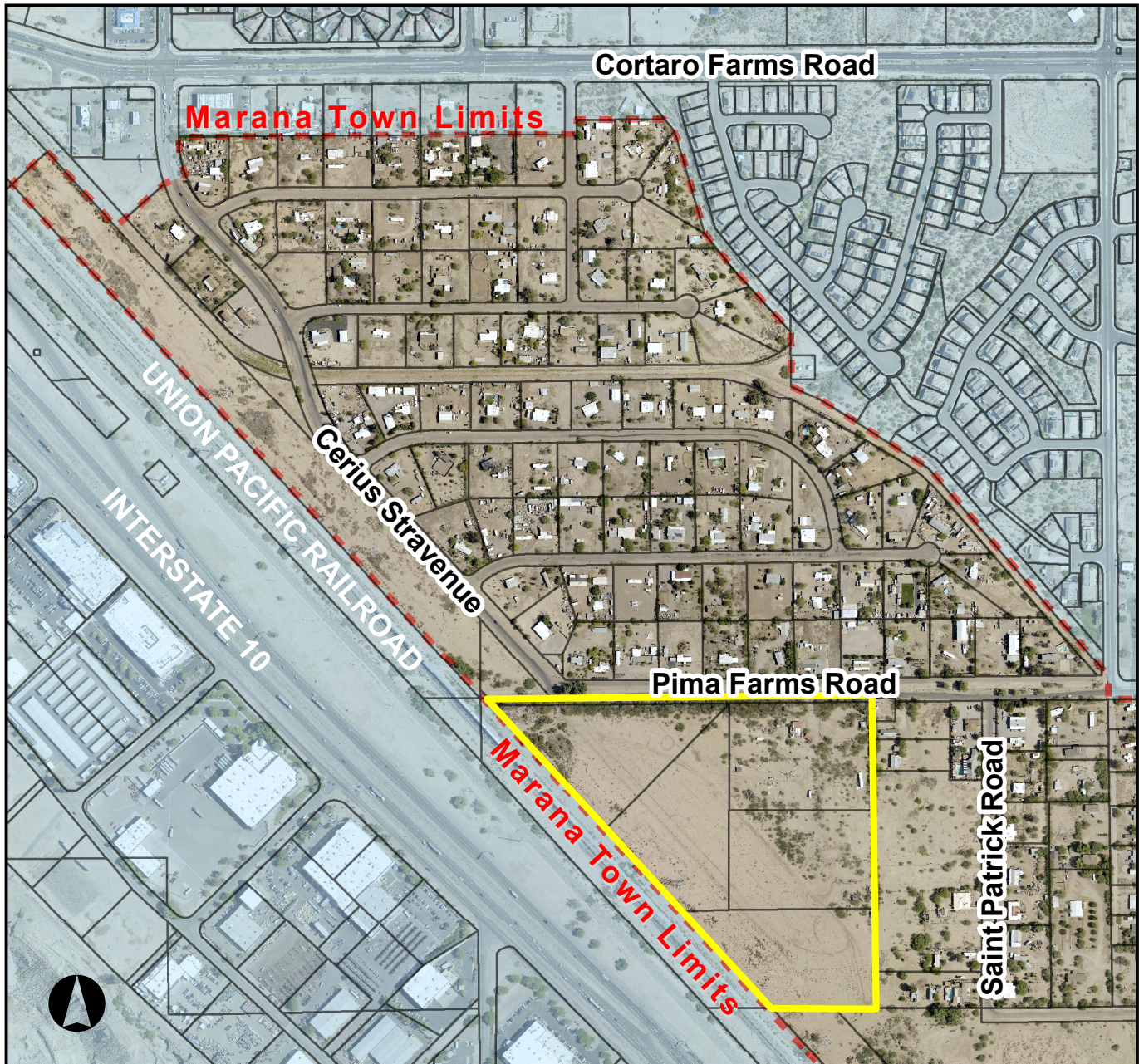
Project No. _____

Date Received _____



Pima Farms 30 Proposed Annexation

Case # ANX2001-001



A proposed ~30 acre annexation comprised of five parcels located south of Pima Farms Road, east of I-10. Existing Pima County zoning: SH (Suburban Homestead, min. lot size 36,000 s.f.). Proposed Marana translational zoning: R-36 (Single-Family Residential, min. lot size 36,000 s.f.)

Data Disclaimer: The Town of Marana provides this map information

"As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana become liable to users of these data or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

Marana Study Session Council Meeting 02/11/2020 Page 9 of 39

Project Narrative

“Pima Farms 30” Property Proposed Annexation by the Town of Marana

Synopsis

This is a request to proceed with the annexation and subsequent rezoning of a 30-acre property that abuts the existing Town of Marana limits. The property is perfectly situated for single-family residential development due to its nearby access to Cortaro Farms Road and Interstate 10, as well as its proximity to the full complement of retail and services located less than a mile away in and around Arizona Pavilions.

Submitted by:

Eric Cheney
ACM Ventures, LLC
7481 E. Tanque Verde Road
Tucson, AZ 85715

On Behalf of the Property Owners:

Jeff & Patricia Miller
&
The Twarog Family Trust

January 2, 2020

Site Particulars

Property Location: The subject property is located approximately ½ mile south of Cortaro Farms Road on the east side of Interstate 10. More specifically, the property lies on the south side of Pima Farms Road, just east of its intersection with N. Cerius Stravenue.

Tax Parcel Numbers: 221-36-007B, C, D, E & F (each being approximately 6 AC in area)

Current Conditions & Regulatory Facts

- **Current Land Use:** the eastern portion of the property contains a single residence and several out-buildings. The balance of the site is undeveloped scrub desert, with a large corridor that has been graded/cleared of all vegetation for use by Tucson Electric Power (TEP) and its related activities. This TEP corridor will be retained as-is with the proposed use.
- **Current Zoning:** Pima County Suburban Homestead (SH), which prescribes a minimum lot size of 36,000 square feet (0.83 AC). Town of Marana translational zoning is R-36.
- **Pima County Comprehensive Plan (Pima Prospers) Designation:** Multi-Functional Corridor (MFC), which allows for residential densities of up to six (6) units per acre.
- **Rezoning History:** the property was conditionally rezoned to Trailer Homesite (TH) in 1970 by the Pima County Board of Supervisors, subject to the filing and recordation of a subdivision plat and with no time limits on same. This conditional approval is therefore still active.

Proposed Annexation and Rezoning

- **Proposed Land Use:** a residential subdivision of approximately 120 single-family, detached homes, resulting in a density of just under 4 dwelling units (du) per acre.
- **Proposed Town of Marana Zoning:** R-3.5
- **Town of Marana 2010 General Plan:** the property is within the *Southern Growth Area – Infill Opportunities* district as defined by the Plan. It is currently designated as *Industrial*.
- **Proposed 2040 General Plan Update:** the property is designated as *Employment*. While clearly emphasizing same, this designation also contemplates and allows for other uses, including residential, as follows:
"This designation may also support limited residential development and supportive commercial uses where appropriate. Commercial development should be limited to twenty (20) acres in size. Multi-family residential uses may be permitted up to thirty (30) du/ac, and should include adequate buffers and separate access points from employment uses. Single-family residential uses may be considered on a case-by-case basis."

The property's direct nexus to Cortaro Farms Road and easy access to Interstate 10, together with the availability of all necessary goods and services at nearby Arizona Pavilions and the other commercial uses in the immediate area, make the site perfectly suited and situated for new single-family residential development.

Conformance with ARS Sec. 9-471

The proposed annexation is contiguous with the current Marana Town limits and satisfies all requirements attendant thereto as outlined in ARS Sec. 9-471.H & I.

Site Constraints

There are no material physical or environmental constraints that limit or hinder the development of the property as proposed. While a small portion of the site lies within FEMA Zone "AH", the ultimate grading of the project will remove those minor areas from the floodplain. A Conditional Letter of Map Amendment (CLOMR) will be dutifully filed at the time of future subdivision platting.

Proposed Public Improvements Attendant to the Proposed Project

- Pima Farms Road will be upgraded to a minor collector street per TOM standards.
- A dedication to the Town will be completed at the time of subdivision platting so as to establish a sixty-foot (60') public right-of-way for Pima Farms Road (measured from the section-line/centerline of the street). This 60' width is consistent with the Town's minor-collector street classification.
- The existing awkward angular connection of Cerius Stravenue and Pima Farms Road will be realigned and reconstructed to TOM standards.
- The Cortaro-Marana Irrigation District (CMID) existing ditch along Pima Farms Road will be undergrounded.
- All public utilities serving the project shall be undergrounded.

Economic & Market Information of the Proposed Subdivision

- **Typical Lot Size:** 40' x 100'
- **Typical Home Sizes:** 1,400 – 2,300 SF, with both one-story and two-story options available
- **Home Sales Price:** ranging from the low-to-mid \$200K's
- **Site Development & Construction** would begin in mid-2020 and would require 8-9 months for completion
- **Home Sales Would Begin** in mid-2021, with the first closings to occur in late 2021
- **Absorption**, as always, is a purely market function, but 5-6 sales per month are anticipated

Utility Services

- **Water:** Marana Water will serve the proposed subdivision. The developer will provide a hydraulic model at the time of platting to determine whether any improvements to the existing, aged infrastructure are in order to serve the project. The model will also address source and storage capacity.

- **Sewer:** Pima County public sewer is approximately 2,750 LF away; capacity is available and our off-site connection to it via gravity is feasible. A Type I Capacity Response letter (No. 2019-295) has been procured from the Regional Water Reclamation District (RWRD) and is included below.
- **Gas, Electric, Cable, etc.** are all project-convenient. All will be undergrounded within the proposed subdivision.
- The existing 200' Tucson Electric Power (TEP) easement that traverses the property will be left in place in its present condition; no subdivision or related improvements are proposed within the easement area.

JACKSON JENKINS
DIRECTOR



PH: (520) 724-6500
FAX: (520) 724-9635

December 16, 2019

Martin V Magelli
Baker & Associates Engineering, Inc.
3561 E Sunrise Drive, #225
Tucson, Arizona 85718

Sewerage Capacity Investigation No. 2019-295 Type I

RE: **Pima Farms 30, Parcel 22136007B, 22136007C, 22136007D, 22136007E, 22136007F**
Estimated Flow 27,000 gpd (ADWF).
P19WC00295

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Southeast Interceptor.

Capacity is currently available for a project this size in the public sewer G-2000-068, downstream from manhole 4653-02.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Olivia Cañez, EPT



Council-Study Session

P2

Meeting Date: 02/11/2020

To: Mayor and Council

From: Anita McNamara, Long-Range Planner

Date: February 11, 2020

Strategic Plan Focus Area:

Not Applicable

Strategic Plan Focus Area Additional Info:

Subject: Relating to Development; presentation of the 2019 Town of Marana Development Activity Annual Report (Anita McNamara)

Discussion:

This is the first of an annual development activity report for the Town of Marana. The report provides a summary of planning projects and development activity in the Town for calendar year 2019. Additional statistical information is also included to illustrate trends in the Town and region. As the Town is approaching 50,000 residents, these reports will benchmark the Town's progression as it grows.

Next year, the development activity annual report will be compiled and organized by fiscal year, FY 2021. The FY 2021 report should be available in the summer of 2021.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments



Marana Main Gate

DEVELOPMENT SERVICES

2019 DEVELOPMENT ACTIVITY **ANNUAL REPORT**



ACKNOWLEDGEMENTS

Mayor and Town Council

Mayor Ed Honea

Vice Mayor Jon Post

Council Member Dave Bowen

Council Member Patti Comerford

Council Member Herb Kai

Council Member Roxanne Ziegler

Council Member John Officer

Planning Commission

Thomas Schnee, Chairman

Don Duncan, Vice Chair

Terry Fehrmann, Commissioner

Ronald Hill, Commissioner

Richard Miller, Commissioner

Bryan Schachter, Commissioner

Sharon Tyson, Commissioner

Town Manager's Office

Jamsheed Mehta, Town Manager

Erik Montague, Deputy Town Manager

Development Services Department

Department Administration

Jason Angell, Development Services Director

Terri Byler, Executive Assistant

Building Division

Dave Spurlock, Chief Building Official

Ryan Greene, Assistant Building Official

Christen Bilow, Business Process Manager

Angela Nelson, Permit Technician

Pamela Sempel, Permit Technician

Steven Perales, Development Coordinator

Garrett McMinn, Plans Examiner

Olivia Trouard, Plans Examiner

Paul Froelke, Senior Plans Examiner

Planning Division

Steve Cheslak, Principal Planner

Cynthia Ross, AICP, Senior Planner

Brian Varney, Senior Planner

Steven Vasquez, Senior Planner

Anita McNamara, AICP, Long Range Planner

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MARANA AT-A-GLANCE

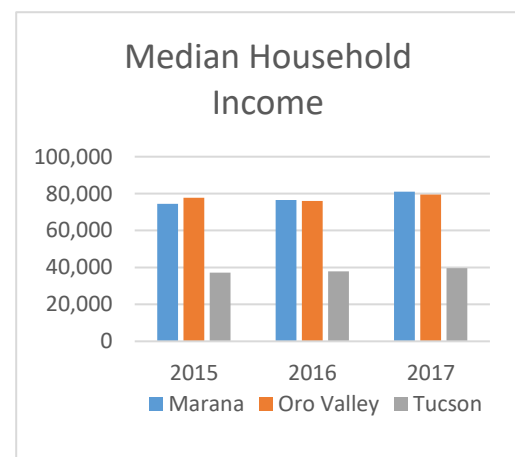
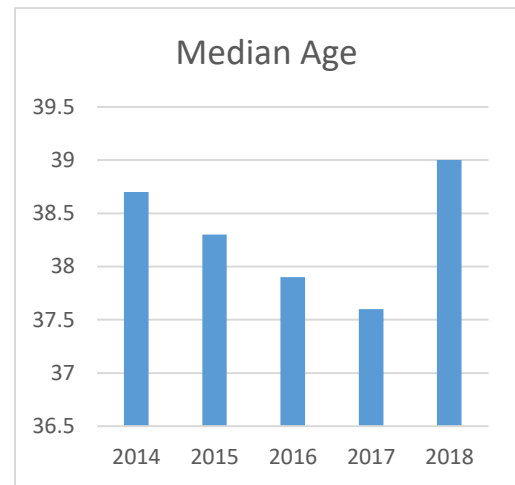
DEMOGRAPHICS

Marana is one of the fastest growing communities in Southern Arizona. In 2010, the town's population was 34,961 according to the United States Census Bureau. By July 2018, the population grew to 47,213, and by July 2019, the town's population was 49,323, a 4.5% increase over the 2018 population. Based on building permit data, the Town issued 808 new single-family residential permits in 2019, which equates to approximately 2,230 additional residents. In June of 2019 alone, the Town issued a near-record of 97 new single-family house permits. This pace of development is expected to continue past 2020.

By the time of the 2020 Census, the Town of Marana will exceed 50,000 residents. Among other benchmarks, this enables the Town to be eligible to directly receive Community Development Block Grant funds. The Town, instead of the state or county, will then have the ability to decide how this money is allocated.

Marana is a young community. Its median age is younger than the median age of the United States as a whole. The median age dipped slightly in 2016 and 2017, but the overall trend since 2010 is slow increase.

Median household income in Marana has steadily increased over the last four years. In comparison, the 2017 median household income in Oro Valley was \$79,458, similar to the Town of Marana, while household income was \$39,617 in Tucson.



HOUSING MARKET ACTIVITY

Housing Prices and Cost Burden

According to the latest data from the Tucson Association of Realtors (TAR), the median sales price of a single-family home in the Northwest Metro Tucson Area (northwest area) increased a healthy 15.6% from November 2018 to November 2019. Rent costs in November 2019 averaged \$1,622 for single-family residences and \$1,450 for townhomes, while the average rent cost for an apartment was \$1,102. Rent costs for apartments in 2019 increased an average of 13.07% from 2018.

A household is considered to be "cost-burdened" when that household pays more than 30% of its income for rent or mortgage and utilities. According to Making Action Possible of Southern

Arizona (part of the University of Arizona) and the Census Bureau, Marana fared fairly well with 25% of households in this category. As a comparison, the city of Tucson has 40% of its residents in this category. Other communities in the metropolitan area, Sahuarita, Vail and Green Valley, had comparable numbers to Marana (in the 23 to 24% range). Renters in Marana are much more cost-burdened on average (40%) than are homeowners (24% for those with a mortgage versus 10.5% without a mortgage). However, it should be mentioned that Marana residents fare better than United States residents as a whole in every category.

Housing Values and Sales

According to Zillow, as of November 30, the median home value in Marana is \$276,119, which is up 3.9% over the past year. The median sales price of homes currently listed is \$296,000, while the median price for sold homes is \$281,000.

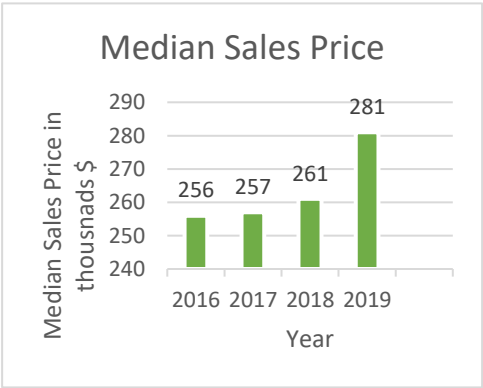
The median sales price for homes has been on the increase since the great recession. Specifically, the chart to the right depicts the median sales price for homes since 2016. From 2018 to 2019 alone, the median sales price increased by 8%.

The Tucson Association of Realtors (TAR) organizes MLS listings by the metropolitan area with subsets of the region. Marana is located in TAR's Northwest Metro Tucson Area subset. Each month, and again at the end of each year, TAR publishes the market update for the Tucson metro area and its subsets.

These market updates are broken down into listings by housing types (single-family and townhouse/condo/duplex). The two housing type categories are further broken down by factors such as new listings, pending sales, closed sales, days on market, median and average sales prices, percent of list price received, and inventory. The northwest area continues to be a strong market with the highest residential total sales volume for the Tucson metropolitan area.

TAR also tracks rental property activity for single-family residences, townhomes, condominiums, casitas, manufactured homes, and mobile homes. The northwest area has the highest overall rents for single-family residences. For most housing types, the northwest area has the second highest number of listings, behind central Tucson.

Overall, compared to 2018, 2019 has seen an increase in total sales volume, new listings, and per unit sales price, and decreases in the number of days on the market and inventory.



PLANNING PROJECTS



Make Marana 2040 General Plan Update

The General Plan is a visionary document used to provide guidance for development of the Town over the next 10 to 20 years. State law requires that every city and town adopt and periodically revise its general plan. The Town's current General Plan, adopted in 2010, has been in the process of being updated since 2018, and is called Make Marana 2040 General Plan.

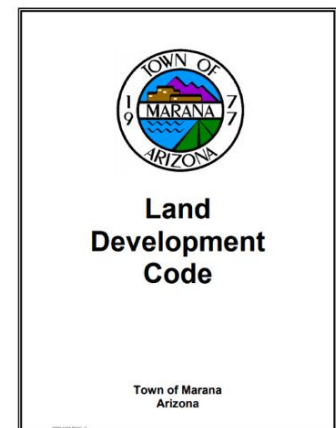
The Make Marana 2040 General Plan update process included robust public involvement outlined in a Public Participation Plan, adopted by the Town Council. Input was gathered from focus groups, public workshops, advisory committee meetings, open houses, e-updates (email blasts), and social media, plus an exclusive webpage for the latest news and information.

According to state law, communities with populations greater than 50,000 residents must address 17 elements. To be proactive with a population rapidly approaching 50,000 residents, the town included all of the 17 elements, plus three elective elements in this update.

The final draft plan was approved at the final public hearing before the Marana Town Council on December 10, 2019. The Make Marana 2040 General Plan is scheduled for ratification in 2020.

Land Development Code Updates

Staff members of the Legal Department and Development Services Department meet regularly to assess and revise areas of the Town Code pertaining to development. Where updates and revisions are necessary, Town staff coordinates with the Town Manager's office and Town Council before proceeding to public and stakeholder input. This is an ongoing process to keep the Town Code current and migrate the remaining Land Development Code sections into the Town Code. It is anticipated that the project will be completed in 2020.



Sign Code Update

On February 5, 2019, Town Council adopted a comprehensive update to the sign code, and moved this section into the Town Code. Some of the changes included: major revisions related to the Reed v. Town of Gilbert US Supreme Court case that struck down content-based sign regulations, simplification and modernization and the creation of residential sign programs to allow temporary signs for subdivision marketing.

Parking Code Update

The Town Council adopted a new parking code on August 6, 2019. As with other Town Code updates, the parking code has been migrated into the Town Code. The Town's parking code now better reflects consumer trends and changes in the marketplace. The traditional method of determining the number of parking spaces for a project, based on a table of proposed uses and ratios, was replaced with a process allowing the developer to make the determination of needed spaces. Under this change, the developer conducts and submits a traffic modeling study to justify parking needs.

OTHER TOWN PROGRAMS

Downtown Marana Reinvestment Fund (DMRF)

The goal of the Downtown Marana Reinvestment Fund (DMRF) is to stimulate development of the Downtown District/Activity Center as identified in the Marana Economic Development Strategic Plan. The program is designed to encourage new business attractions as well as current business retention/expansion through public infrastructure projects. The DMRF reallocates 50% of construction sales tax revenues received from a new construction or renovation project, and 50% of general sales tax revenues collected by the Town from new and existing businesses within the Downtown District to the Reinvestment Fund.

An example of a DMRF project is the Marana Main Street Roundabout Public Art Project. The Marana Main Street Gateway Art Project is allocated up to \$25,000 of DMRF money, which is dedicated to the design, fabrication, and installation of an art piece to help in the creation of a unique identity for Downtown Marana and Marana Main Street. On November 5, the Town Council chose a horse and rider sculpture design by local artist Trevor O'Toole. Installation is expected to occur in in early 2020.



Community Development Block Grant

The Community Development Block Grant (CDBG), one of the longest-running programs of the U.S. Department of Housing and Urban Development, funds local community development activities with the stated goals of providing affordable housing, anti-poverty programs, and infrastructure development.

This year, the Town applied for and received a grant for Colonia Neighborhood Cleanup, Emergency Home Repair, and Owner Occupied Housing Rehabilitation. The Town and Pima County have an Intergovernmental Agreement for management and implementation of CDBG, with the Town of Marana as a sub-grantee.

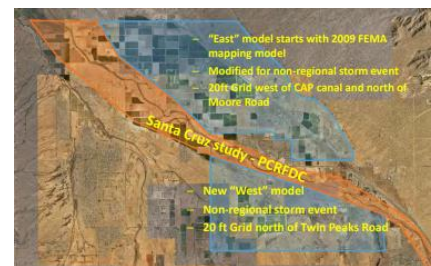
TOWN PLANS FOR 2020

Parks and Recreation Master Plan 2020-2030

The Town's Parks and Recreation Department is updating its 2010 Parks and Recreation 10-year Master Plan. With the growth the Town has seen since then, the Town wants to ensure that its facilities keep pace, while also providing the programming that residents have come to want and expect. The update involves multiple levels of planning, such as analyzing the Town's parks at a system-wide level, determining need for new facilities, and upgrades to existing facilities. Public involvement is a fundamental part of the master planning process, with input received through many strategies: on-line surveys, dedicated webpages, social media, and workshops. Public engagement will continue through this winter with a final plan to be adopted summer 2020.

North Marana Drainage Study

The Town is initiating a drainage study for North Marana to provide information that will give the Town options to mitigate monsoon rains and determine which areas could be removed from the FEMA floodplain. This study will not only help make North Marana residents safer, but will also inform future development of this area of the town.



Sewer Conveyance System Master Plan

The goals of the Sewer Conveyance System Master Plan are to identify system deficiencies and future system improvements that will provide sufficient capacity for future growth within the Town's service area, include planning level sizing and location of necessary conveyance system infrastructure (lift stations, force mains and gravity interceptors), and develop cost opinions of the recommended improvements to develop a capital improvement program.



Potable Water Master Plan Update

The Town of Marana Water Department (Marana Water) maintains the Potable Water System Master Plan, which is a comprehensive document used to project the infrastructure and water resource requirements for the Town. The Town uses the plan as a tool to evaluate the system on a capacity basis to determine the needs of existing and future customers. The Town is in the process of updating the plan for 2020, which was last updated in 2010.

COMPLETED COMMERCIAL PROJECTS

Medical Use-Related Projects

The large population growth of the town has created a demand for additional medical facilities. Several new medical facilities have recently been constructed in Marana.

Northwest Emergency Center at Twin Peaks Located off of Twin Peaks Road on Marana Center Blvd, across from the Tucson Premium Outlets, the 11,555 square foot Northwest Emergency Center is an example of the recent expansion of the town's healthcare market. Open 24 hours a day, seven days a week, services provided include a range of treatments, from broken bones to life-threatening conditions. In-house facilities include a full-service lab, digital X-rays, CT scans, and ultrasounds. Plus, a complete range of emergency diagnostic services mean patients receive hospital quality emergency care.



Carondelet Micro Hospital



The 32,250 square foot Carondelet Micro Hospital, located in the Cortaro Ranch shopping center, represents Carondelet's first expansion into the northwest Tucson area. Hospital features include a 14-bed emergency department open 24/7, board-certified emergency physicians, two operating rooms, eight inpatient rooms, laboratory services, diagnostic imaging including x-ray, computed tomography (CT) and ultrasound, and select inpatient procedures.

Fresenius Kidney Care Center

Located in the Tangerine Crossing shopping center, at the corner of Tangerine and Thornydale Roads, this 9,988 square foot dialysis center is the first clinic dedicated to dialysis in Marana. The new clinic offers home hemodialysis, home peritoneal dialysis and in-center hemodialysis. The location is unique compared to other Tucson area locations because it is located adjacent to the new Arizona Kidney Disease & Hypertension Center, which is an added convenience for patients.



Hampton Inn and Suites

Located adjacent to the new Northwest Emergency Center, the Hampton Inn and Suites at Marana Center opened in January 2019. This is the first hotel to open in Marana since 2009. The hotel has 101 guest rooms, a 24-hour business center, fitness center, meeting room and outdoor pool. With its proximity to I-10, this location is convenient for both leisure and business travelers.



Dutch Bros Coffee

July 2019 saw the opening of the first location of a Dutch Bros Coffee in the northwest Tucson area, located at Cortaro Ranch shopping center. The new Dutch Bros has no inside seating but instead has an outside patio with limited seating and two drive-through lanes.



COMPLETED RESIDENTIAL PROJECTS

Watermark at Continental Ranch Senior Living

Located in Continental Ranch on Silverbell Road, Watermark at Continental Ranch offers both assisted living and memory care. A total of 108 residences are available, with 78 of those as assisted living and 21 units (containing 30 beds) for memory care. Residences come in studio and one- or two-bedroom options. Community amenities include 24-hour staffing, a dining room, salon, programmed classes and activities, and outdoor spaces.



COMPLETED PUBLIC PROJECTS

Ina Road Freeway Interchange and Ina Road Beautification

After approximately eighteen months of construction, the Ina Road freeway interchange was completed and Ina Road Beautification project has concluded. The Town and Arizona Department of Transportation (ADOT) collaborated on this project involving reconstruction of ADOT's interchange, which reconfigured the at-grade railroad crossing by creating an overpass for the on/off ramps to and from Interstate 10 and both north and south frontage roads.

Improvements also include the replacement of a single two-lane Ina Road bridge over the Santa Cruz River with two bridges, doubling the road capacity west of I-10 and creating a bicycle path that connects with the Loop.

The Town's Ina Road beautification portion of the project included the addition of new sidewalks and improvement to existing sidewalks with the installation of accessibility ramps, replacing the asphalt on both Ina Road and Aerie Drive, and adding new street lights and landscaping, making Ina Road safer and more attractive.



El Rio Preserve

The El Rio Preserve is located adjacent to the Santa Cruz River off of North Coachline Road, just east of Silverbell Road at the existing De Anza trailhead. The project includes a trailhead plaza with interpretive signs, a sitting area with benches, a walking path, water harvesting basins with native plants, and a new observation deck for bird watching and wildlife viewing.



Water Reclamation and Recharge Facility

In 2018, the Town completed construction of a new aquifer recharge facility in conjunction with the expansion of the Marana Water Reclamation Facility (WRF). The WRF produces class A+ treated effluent which is delivered to infiltration basins at the recharge facility and recharged directly to the aquifer. The Town receives storage credits which contribute to the Town's water portfolio.

Currently, the facility recharges and stores about 600 AF/yr of treated effluent, an amount that will continue to increase with new development tributary to the WRF. The addition of this recharge facility is a result of Marana's efforts to support the thoughtful, planned and sustainable growth of the Town.



Dove Mountain CSTEM K-8 School

The start of the 2019-2020 school year marked the grand opening of this state-of-the-art pre-K through eighth grade school. The school incorporates new learning mechanisms to help students learn computer science, technology, engineering, and math skills. Enrollment has exceeded expectations, and Marana Unified School District is currently planning an expansion to accommodate demand.



Northwest Fire District Station 37

The original Station 37 located on North Tortolita Road was constructed in 1997 in response to new development in the northwest area including Dove Mountain. Over two decades later, as this area of Marana has grown by leaps and bounds, Northwest Fire has constructed a new 8,881 square foot station on Dove Mountain Boulevard between the Highlands subdivision and the Gallery Sports Club to better serve the area.



Northwest Fire District Station 41

Northwest Fire also has opened a new 8,826 square foot fire station on the north side of Tangerine Farms Road in the Gladden Farms area. This new station will serve a rapidly growing area of the Town.



2020 PROJECTS

Public Projects

Saguaro Bloom Community Park

Located on the north side of West Twin Peaks Road in the Saguaro Bloom area, this new 29-acre community park will feature soccer and baseball fields, basketball, sand volleyball and pickleball courts, walking paths, a dog park, ramadas, a shaded playground, and a restroom building.



Shared Use Path - Cal Portland to Avra Valley Road

This path will connect the existing Santa Cruz Shared Use path, located on top of the flood control levee along the bank of the Santa Cruz River, to the existing Shared Use Path at Avra Valley Road. Construction of this portion of the path will complete the Santa Cruz Shared Use path and connect North Marana to the Pima County Loop trail system.



Honea Heights Park

This new ±0.87-acre park for the Honea Heights neighborhood will include a 2,000 square foot play area with shade structure, 3,000 square foot turf area, large ramada, half basketball court, access to the regional shared use path, and parking.



Central Arizona Project Trail and Trailhead

This project will use the natural-surface bank of the Central Arizona Project (CAP) canal to create a trail accessed from a trailhead north of Tangerine Road on CAP/Bureau of Reclamation property. The shared-use path will travel north to the Pinal County line.

Commercial Projects

Cortaro Ranch Shopping Center



Just east of the newly completed Dutch Bros Coffee on Cortaro Farms Road, is a new ±13,000 retail building with four tenant spaces. Building permits are under review for the following businesses.

ATI Physical Therapy

This is the first location in Marana for this physical therapy office, with existing locations in the northwest metro area, along with locations in other states.

Serial Grillers

This is the fourth location of Serial Grillers in the Tucson metro area, a popular local restaurant chain that started as a food truck.



Arby's

This is a new location in Marana for the sandwich chain that features a drive-through window at the west end of the building.

I Touch Day Spa Nail Salon

I Touch Day Spa is opening its second location in the northwest Tucson area. The salon offers an array of manicure, pedicure, and related services.

El Rancho Market

El Rancho Market is an Arizona family-owned grocery store with two existing locations in the Phoenix area. The new location on Ina Road, just east of Interstate 10, is its first store in southern Arizona. In addition to carrying an array of grocery and other everyday items, El Rancho has an on-site eatery with an outdoor patio, plus many other in-house specialty items from cakes to tortillas to fresh-roasted chilies.



Wicked Monkey Brewing Company

Wicked Monkey Brewing Company is a new brewery co-owned by the former lead brewer of Dragoon Brewing Company. An ±8,000 square foot remodel is underway for the new brewery on Business Park Drive, just south of the Arizona Pavilions.



Spice Garden Indian Restaurant

Spice Garden is a 2,400 square foot restaurant in a new commercial building located on Arizona Pavilions Drive next to Boston's Restaurant. The restaurant will feature a bar and an outdoor dining patio.

Jack in the Box

Two new Jack in the Box restaurants are coming to Marana.

Ina Road

This restaurant, located on Ina Road east of I-10, is currently in the planning phase.

Sandario Road

This restaurant is under construction in Downtown Marana located just south of the intersection of Marana Road and North Sandario Road.



Marana Main Gate

Downtown Marana is experiencing more development. In addition to the Jack in the Box, the Marana Main Gate project is an 8,540-square-foot commercial building located off Sandario Road. A plan for Bisbee Breakfast Club is currently under review, and the submittal for another restaurant is expected soon.



Sol Dog Lodge

Located off of Tangerine Road in the Tangerine Business Park will be the second location for Sol Dog Lodge in the Tucson metro area. The project proposes a 9,413-square-foot building with boarding kennels, and provides programs such as behavioral assessment and training, a dog day camp, grooming and education, and meeting spaces. A second 2,048-square-foot full-service veterinary facility building will also accommodate future growth.



Dollar General

A new Dollar General store has opened in the Rancho Marana subdivision area. The 9,070-square-foot store is located at the corner of Tangerine Farms Road and Clark Farms Boulevard.

Circle K

Circle K is opening a new location at the corner of Tangerine Road and Lon Adams Road in the Heritage Park Shoppes. The proposed project includes a 5,187-square-foot convenience store, car wash, and seven islands with 14 fuel pumps under a canopy.

QuikTrip

A new 7,318-square-foot QuikTrip convenience store and gas station is planned for the northeast corner of Ina Road and Star Commerce Way.

**AutoZone**

AutoZone has recently opened its new location in the Tangerine Crossing center at Thornydale Road and Tangerine Road. The building is 6,466 square feet and is the first AutoZone store in Marana.

Residential Projects Underway

La Sonora at Dove Mountain

This 157,000-square-foot senior living facility is under construction at the northeast corner of Dove Mountain Blvd and Tangerine Road behind the existing commercial center. The project will provide 142 suites for independent living, assisted living, and memory care.



Encantada at Continental Reserve

This is the second multi-family development project for HSL Properties in Marana. The apartment complex contains 304 units and is located north of Cortaro Road on Arizona Pavilions Drive, just west of Interstate 10. Apartments are nearing completion and currently leasing.



Lazy K Bar Ranch

Lazy K Bar Ranch was originally homesteaded in the 1920s and began operation as a guest ranch in 1932. In 2006, the guest ranch closed, and a residential subdivision final plat was recorded in 2019 for the site. The 178-lot subdivision is currently under construction, and the sale of new Pulte homes is anticipated soon.

COMMERCIAL DEVELOPMENT TRENDS

In addition to new drive-through restaurants and the recent expansion of medical service providers in traditional retail locations, businesses provide convenience for consumers by continuing to produce new and innovative ways to operate in Marana. Retailers are capitalizing on the rapid growth of the online marketplace by providing new types of services.

Buy on-line/Pick-up in Store (BOPIS)

A big trend the Town and the rest of the country is seeing is a hybrid between brick-and-mortar shopping and online shopping known as “buy on-line and pick-up in store” or BOPIS. A customer can park their car and go into the store, or stay in the car and choose curbside pick-up and store staff will bring their order to them. These types of services are offered by big box retailers, department stores, and grocery stores, in addition to traditional on-line stores such as Amazon that offer pick-up of online orders at special lockers in stores. Pick-up can be as quick as one hour for in-stock items or a few days for “ship to store” items.



Buy on-line / Return in-store

Kohl's has partnered with Amazon to accept the online retailer's returns. It can be a hassle to mail your return back to Amazon, so Kohl's has made it easier by packing and shipping your return to Amazon at no charge.



Grocery Delivery

Need groceries but do not have the time or ability to run to the store? Whether ordering from a grocery store's website or ordering through an internet service such as Instacart, with a point and click, your grocery order shows up at your front door, sometimes in as a little as one hour.



RESIDENTIAL DEVELOPMENT TRENDS

We are following the products of new home builder innovations as they respond to their buyers changing needs and preferences that accommodate modern lifestyles.

RV Garages

The RV garage is the ultimate in convenience and flexibility for some homebuyers. The RV garage allows homeowners to keep the “toys” in their own garage instead of off-site at a storage facility. No camper or boat? Let your imagination design your space. Basketball court? Craft and hobby room? Homeowners have many options.



Deacon Plan-

Multi-generational Houses - DR Horton, Lennar, Richmond American

The changing demographics of households in the 21st century demonstrates a return to pre-nuclear family living situations. Becoming more common now is the demand for multi-generational housing: A self-contained unit (separate living and sleeping areas with full bathroom, laundry and kitchenette) with external and internal entrances incorporated into the footprint of the house. The units create flexible living situations for aging parents, boomerang kids, or other family members who want to be close to family but maintain some independence.



First Floor of Ventana Plan by Lennar: Edgestone at Gladden Farms



Craft Room - Courtesy of Houzz

Flex Spaces

In response to changing needs of consumers, home builders are creating flexible spaces that allow homeowners to use a room/space to best suit their individual needs. Examples include casitas, home offices, teen rooms, exercise rooms, and more. Similar to RV garages in terms of flexibility, these spaces can be used for many different purposes in addition to their primary use.

Connected “Smart” Homes – Integration with Alexa/Amazon and Google Nest

Home builders offer pre-wiring of new homes to integrate technology to create smart homes. These technologies allow homeowners to communicate with different aspects of their home, including the front door, thermostat, appliances, and lights via voice control or an app on their phones. Now, you do not need to worry if you forgot to turn off the oven before you left the house.



<https://hdhtech.com/wp-content/uploads/2017/05/79.2.jpg>

Electric Car Charging Stations

In addition to other green features available in residential homes, car charging stations are one the newest additions. While there is an increasing number of car charging stations due to an increase of electric and plug-in hybrid car owners on the road, these vehicle owners desire the ability to charge their vehicles in the convenience of their own homes. Some new home builders are offering this amenity, and owners of existing homes are having them installed, allowing the vehicle owner to charge their car overnight.



https://tse1.mm.bing.net/th?id=OIP._tURPLAY1vPNA32WSvOKNAHaE8&pid=Api&rs=1

Photovoltaic Solar Systems

More homeowners are installing photovoltaic systems to reap advantages like reducing electric bills and carbon emissions. Solar panels absorb sunlight, and are the most visible part of the system, but there are other components. Other components to a typical photovoltaic system include a solar inverter that converts energy from direct to alternating current, a battery that stores the energy, mounting structures (triangular mount for flat roofs and flush mount for pitched roofs), and electrical and safety equipment. As of December 12, 327 photovoltaic permits have been issued.



Home Battery Backup Systems

To be prepared for power outages, homeowners have been purchasing gas-powered generators for decades. A newer, more convenient and cleaner option to this is the battery backup power system. These systems provide the same backup power functions as conventional generators without the hassle of refueling. Battery backup systems can also be used in conjunction with a photovoltaic system to charge the system. An example is the Tesla Powerwall, which uses the same rechargeable lithium ion battery technology as it uses for its vehicles.



<https://www.electrek.co/2018/05/13/tesla-1>

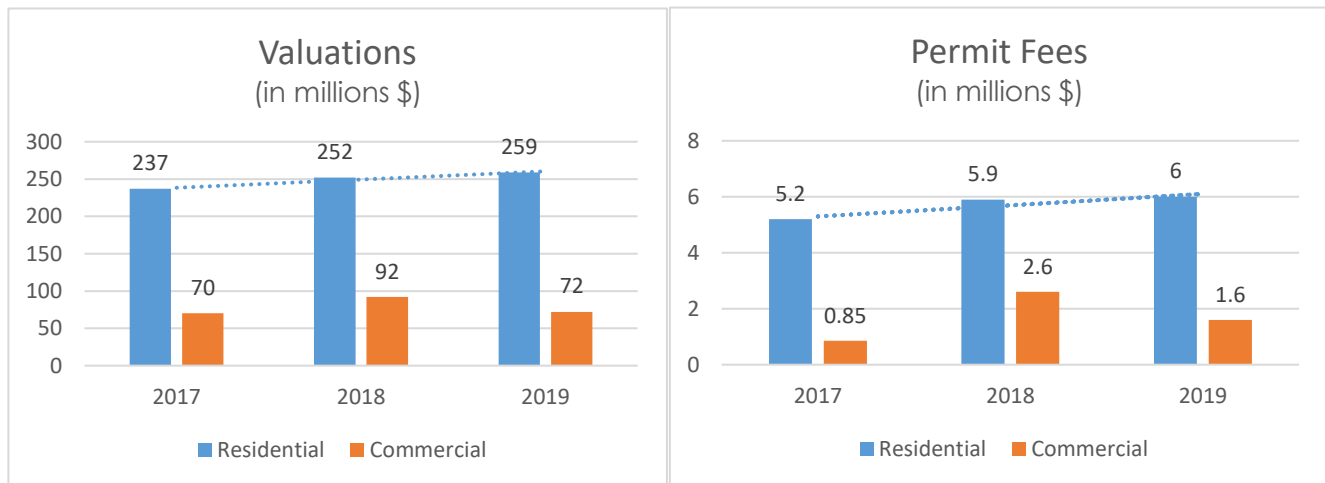
DEVELOPMENT ACTIVITY

Commercial Activity

With increasing permits for new construction, remodeling, tenant improvements and others, commercial activity is on the rise. In 2019, 60 commercial permits were issued.

Since 2016, the permit fees and valuations for new construction have been on the overall increase from approximately \$543,000 to \$1.2 million for permit fees and from \$25 million to \$72 million in valuations. Approved commercial square footage increased from 137,531 square feet of floor area in 2016 to over 230,000 square feet of floor area in 2019.

In 2019, total permit fees paid to the Town was \$7.6 million with a total valuation of \$334.5 million. Of this, \$1.6 million was collected in commercial permit fees with a \$72 million valuation, while \$6 million was in residential project permit fees with an almost \$263 million valuation.

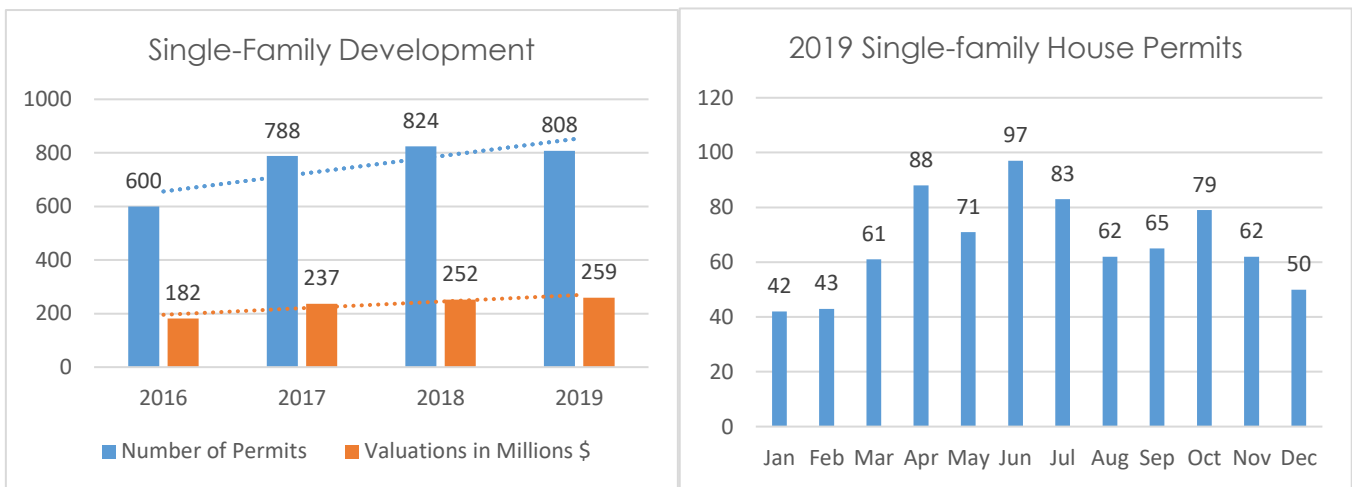


Residential Activity

Single-family House Permits

The number of single-family house permits issued has continued to remain at a high level over the past few years. As of December 31, 808 new single-family permits were issued. June of 2019 was an especially busy month with 97 permits issued. This continues the trend of approximately 800 single-family permits issued per year since 2017.

Since 2016, the permit fees and valuations for new single-family homes have been on the increase from approximately \$4.2 million to \$6 million for permit fees and from just over \$182 million to \$263 million in valuations.



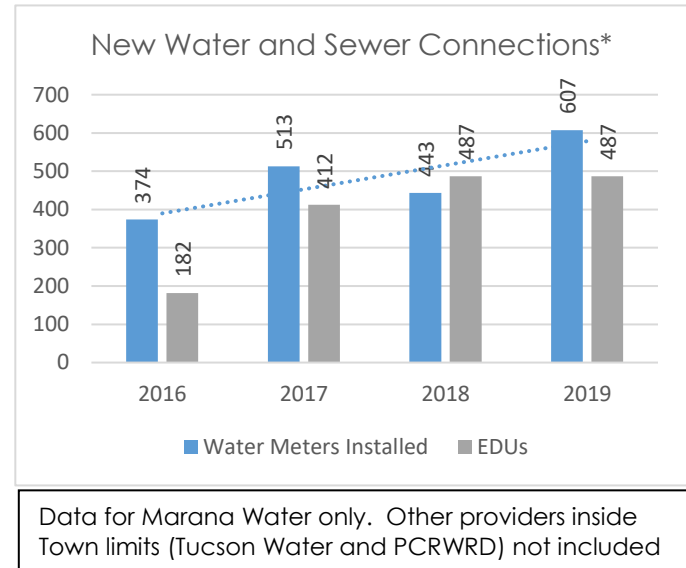
Multi-family Development

Encantada at Continental Reserve is an example of recent multi-family development in the Town. Permitted in the fall of 2018, the apartments are now under construction. Permit fees collected for this project were \$1.5 million, with a valuation of \$35.6 million. While no permits were issued for multi-family development in 2019, the Town staff anticipate multiple new project submittals in the coming year.

Marana Water and Sewer Connections

A standard metric for measuring the amount of new residential and commercial development is the number of new water meters. Another standard metric for measuring the amount of new development in the sewer system an Equivalent Dwelling Unit (EDU). An Equivalent Dwelling Unit (EDU) is a unit of measure that standardizes all land use categories (housing, retail, office, food service, etc.) to the level of demand created by one single-family dwelling unit.

Since 2016, there has been a steady increase of new development both Marana Water's water and sewer systems.



Subdivision Plats and Lot Inventory

Prior to the great recession, there was a rush to develop residential subdivision lots to meet the high demand. After the housing market crash, many of these lots remained vacant for years and, as the market returned, home builders developed these lots first. Since then, there has been a renewed interest in creating more platted lots in new subdivisions.

Ten new subdivision final plats were reviewed and approved in 2019, creating 1,152 new lots in the town. These lots represent the addition of over 3,000 new residents in the town after the homes are constructed.

With the number of new house permits now averaging 800 per year for the last three years, the available platted lots in the town has been reduced by approximately 2,400 lots, while 3,006 new lots have been created in the same time frame.

