



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 22, 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 September 22, 2020, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

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

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

Due to concerns related to the COVID-19 pandemic, meetings may be viewed online by clicking the below link:

<http://maranaaz.swagit.com/live>

As an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearings or when called upon by Council by using Zoom, as directed below:

Please click the link below to participate in the Council meeting (refer to the instructions below for how to participate):

<https://us02web.zoom.us/j/83431140733?pwd=K0I1bnM2YTIEZ2d3NDlvODRLS01sdz09>
Passcode: 536715

For instructions on participating virtually in the Town Council Meeting click here:

<https://www.maranaaz.gov/virtual-meetings>

Please note that by participating virtually, you will not be able to watch video of the Council meeting, you will only be able to hear the meeting and to speak if you are called upon.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Relating to Development; update, discussion, and possible direction regarding the Town's subdivision requirements for private and common on-site recreation areas (Jason Angell)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT



Council-Study Session

D1

Meeting Date: 09/22/2020

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Anita McNamara, Long-Range Planner

Date: September 22, 2020

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:

Principle Statement 1: We will promote healthy and active lifestyles through ... high-quality recreational amenities for Marana residents and visitors.

Subject: Relating to Development; update, discussion, and possible direction regarding the Town's subdivision requirements for private and common on-site recreation areas (Jason Angell)

Discussion:

As directed by the Mayor and Town Council at the October 29, 2019, study session, staff has been working to revise the current standards for private subdivision recreational area requirements. The current Town Code requirement is 185 square feet per single family unit, which was considered too low as compared to other jurisdictions in Pima County.

Earlier this year, before COVID-19 led to the stay-at-home order and restrictions on group gatherings, staff conducted extensive outreach meetings with stakeholders. This outreach process consisted of one-on-one meetings with home builders and developer representatives, meetings with other jurisdictions, and focus group meetings with SAHBA, home builders, and developer representatives. During the outreach process, staff continually heard a preference from stakeholders that Pima County's and design manual are easy to understand, predictable, and provides the ability to pay full in-lieu fee for all lots, or a combination of land and in-lieu fees. Unlike the Town, however, Pima County does not have park impact fees.

At the Council meeting on April 21, 2020, staff provided a status update to the Town Council regarding the progress of stakeholder outreach and of the draft code and design manual. The proposed code changes were discussed, which included revisions to the minimum square footage requirement per unit, using a sliding scale based on zoning, creating an a la carte park amenity menu and creating credits for natural undisturbed open space (NUOS), trail connections and use of drainage basins. The Mayor and Council agreed that minimum standards need to be established in the code, but these standards should not be overly regulatory to allow for differences in development, such as demographics.

To address these points, Planning staff worked with the Parks Department and the Legal Department to revise the draft ordinance language and design manual. Highlights include a change to the applicability section by reducing the subdivision size threshold from 50 to 30 units when recreation areas are required, creating an a la carte park amenity points system, and adding a reference in the ordinance to the new design manual. The minimum square footage per unit requirement for private park space is based on the average lot size instead of zoning district at this time as we anticipate changes to the zoning district designations in the near future. The draft also contains provisions for an in-lieu option that allows a developer to satisfy the recreational area requirements by entering into a development agreement approved by the Town Council.

Upon receiving feedback from the Mayor and Council, staff will send the documents to stakeholders for further comment and tentatively plan for adoption later this year.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure.

Attachments

Private Common Recreational Areas Presentation
Draft Subdivision Recreation Manual
Draft ordinance
Draft resolution



Town Council Update Private, Common On-site Recreation Areas

September 22, 2020

Presentation Overview

- Background
- Draft ordinance
- Draft design manual
- Examples
- Next steps



April 21 Council Feedback

- No NUOS credit toward meeting requirement
- Need to establish minimum standards in code, but should not over regulate for flexibility
- Additional info requested regarding other jurisdictions' requirements compared to actual
 - Additional information was provided to council on May 13



Ordinance

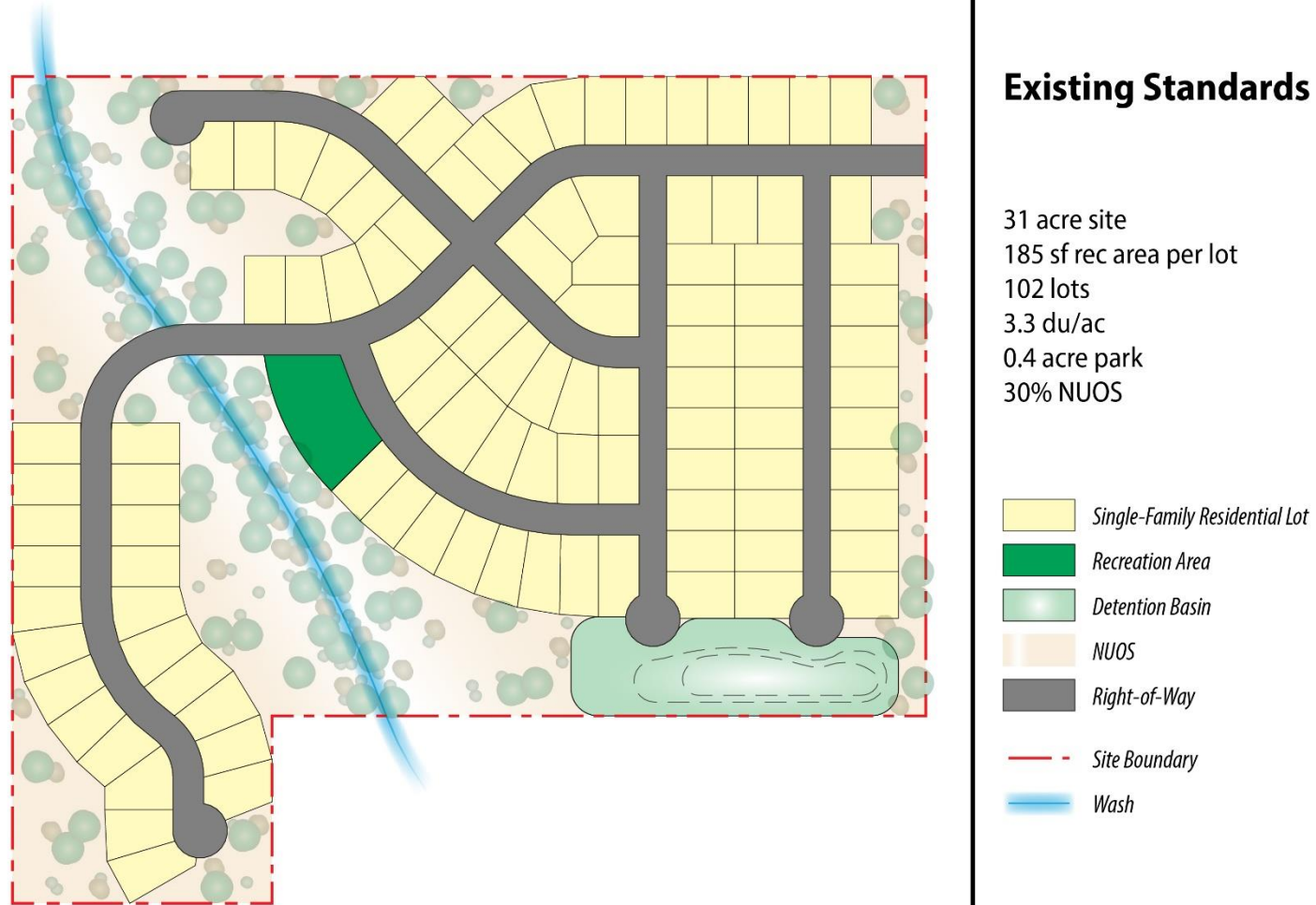
- Revises minimum square footage requirement
- Based on average lot size
- Applicable to subdivisions with 30 or more lots
- Defines in-lieu option
- Design manual reference

Average Lot Size	Current Recreation Area Requirement (sf/unit)	Proposed Recreation Area Requirement (sf/unit)
Less than 6,000 sf	185	350
6,000 to 7,999 sf	185	300
8,000 to 16,000 sf	185	200

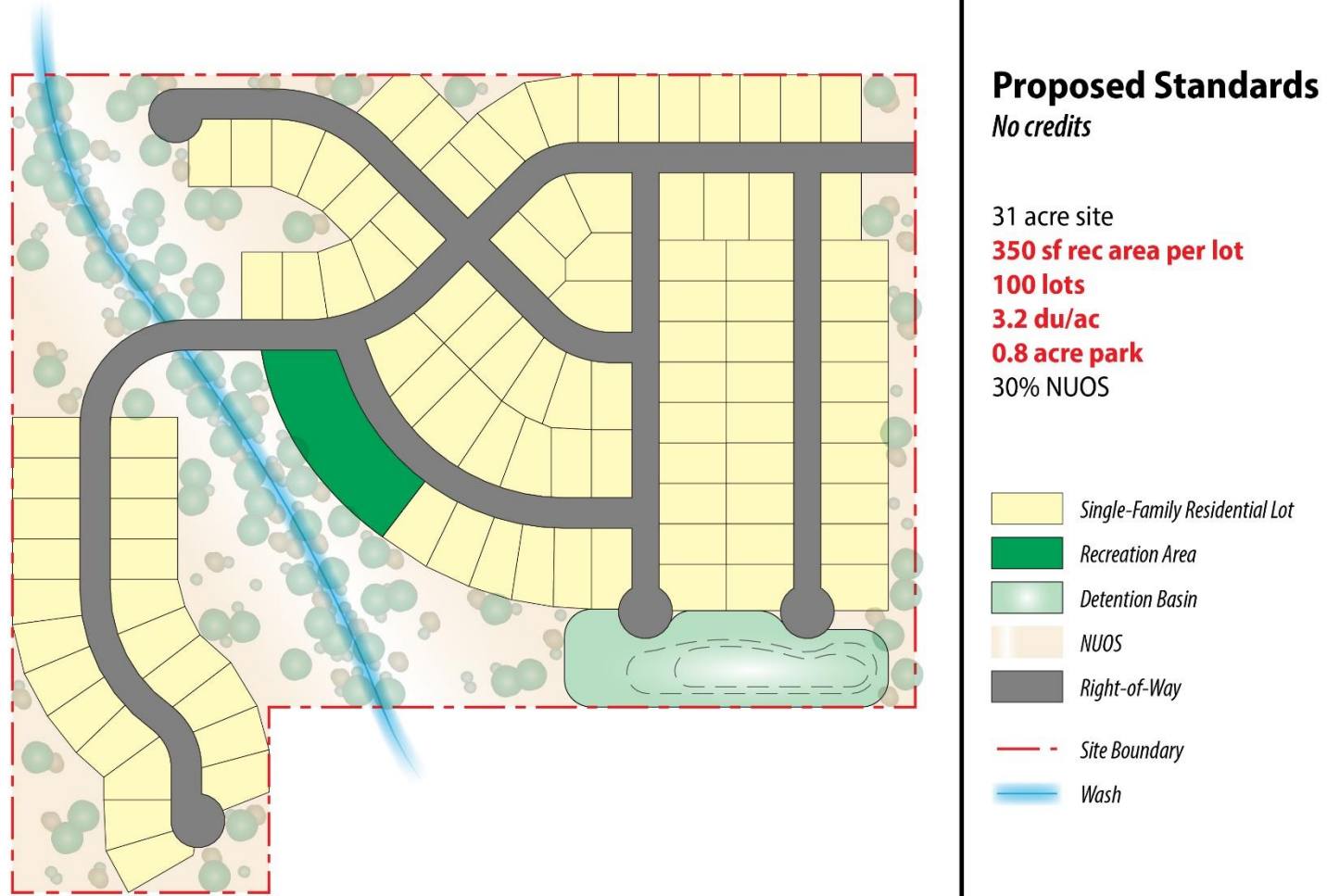
Design Manual

- Recreation Area Plan (RAP) requirement and process
 - Preliminary plat
 - A la carte amenity point system options
 - Trails/trail connections - 25% credit cap
 - Use of drainage basins - 50% credit cap
- Development Agreement
 - In-lieu option
 - Alternative amenity allowance

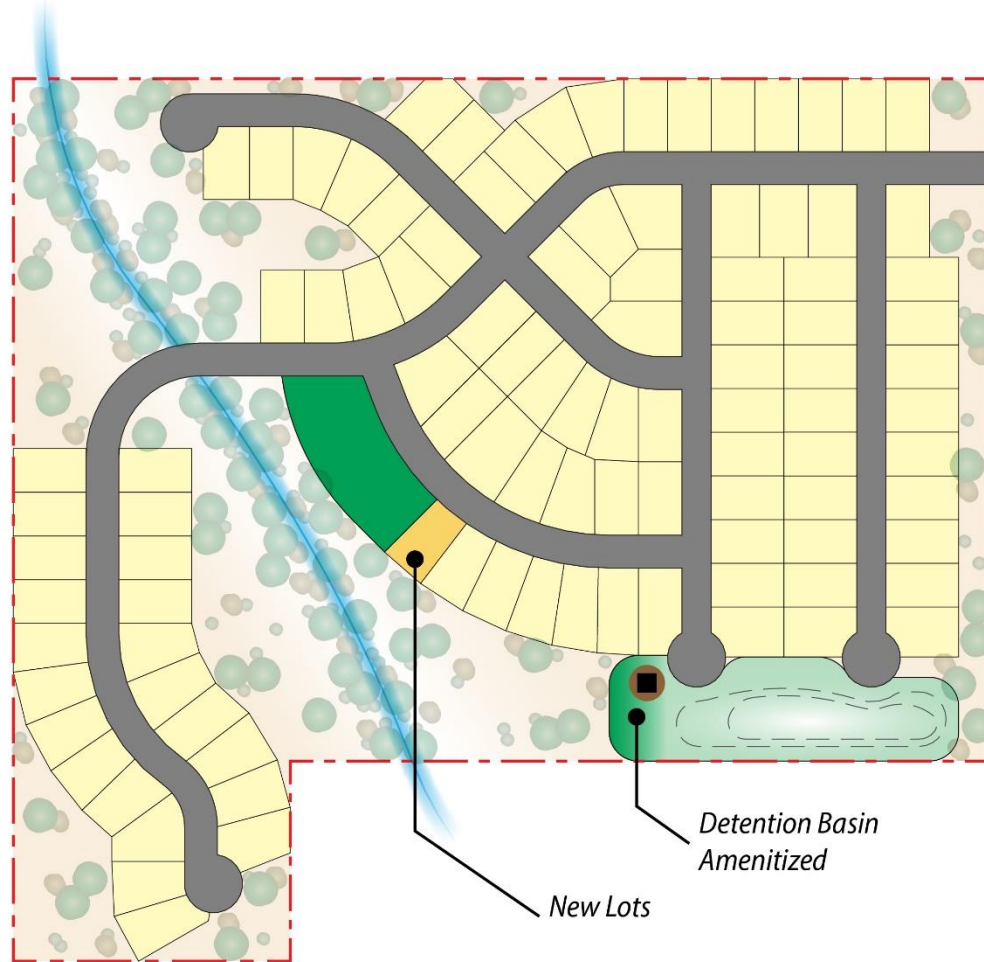




Recreational Areas Code Update



Recreational Areas Code Update



Proposed Standards

25% amenitized basin credit

31 acre site

350 sf rec area per lot

101 lots

3.3 du/ac

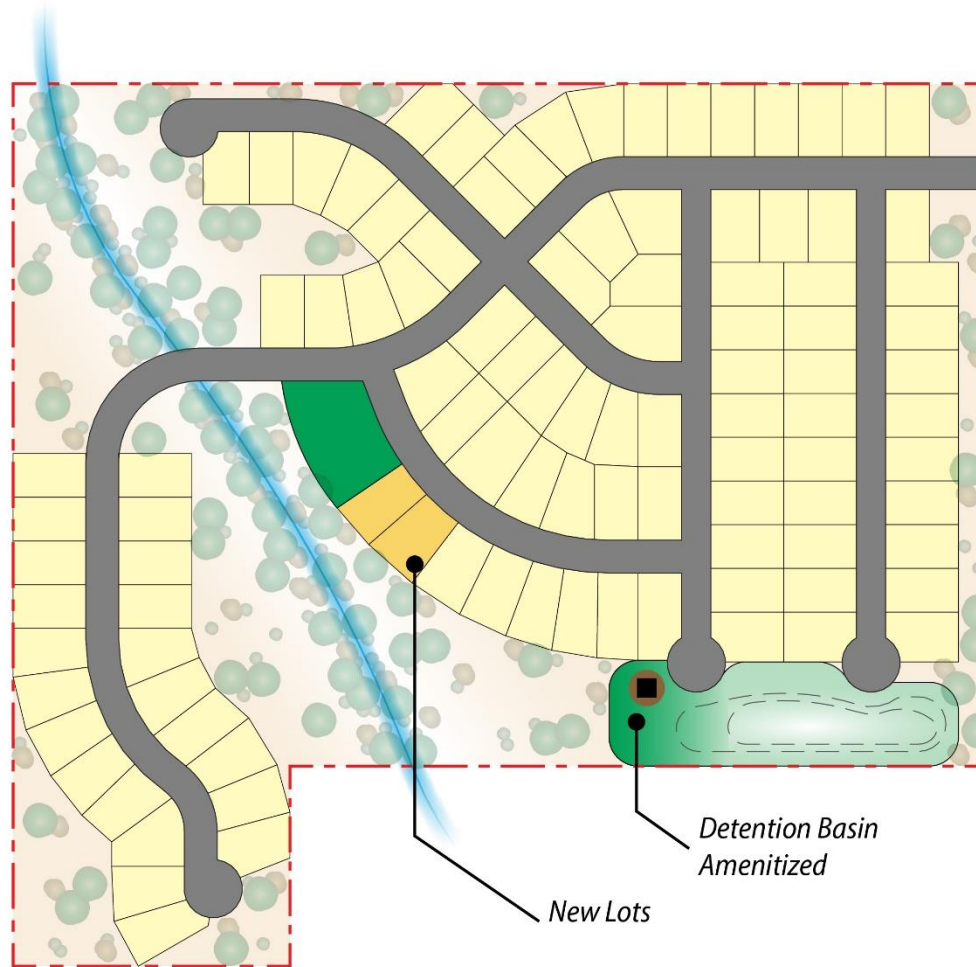
0.6 acre park

0.2 amenitized basin

30% NUOS

-  Single-Family Residential Lot
-  Recreation Area
-  Detention Basin
-  NUOS
-  Right-of-Way
-  Site Boundary
-  Wash

Recreational Areas Code Update



Proposed Standards

50% amenitized basin credit

31 acre site

350 sf rec area per lot

102 lots

3.3 du/ac

0.4 acre park

0.4 amenitized basin

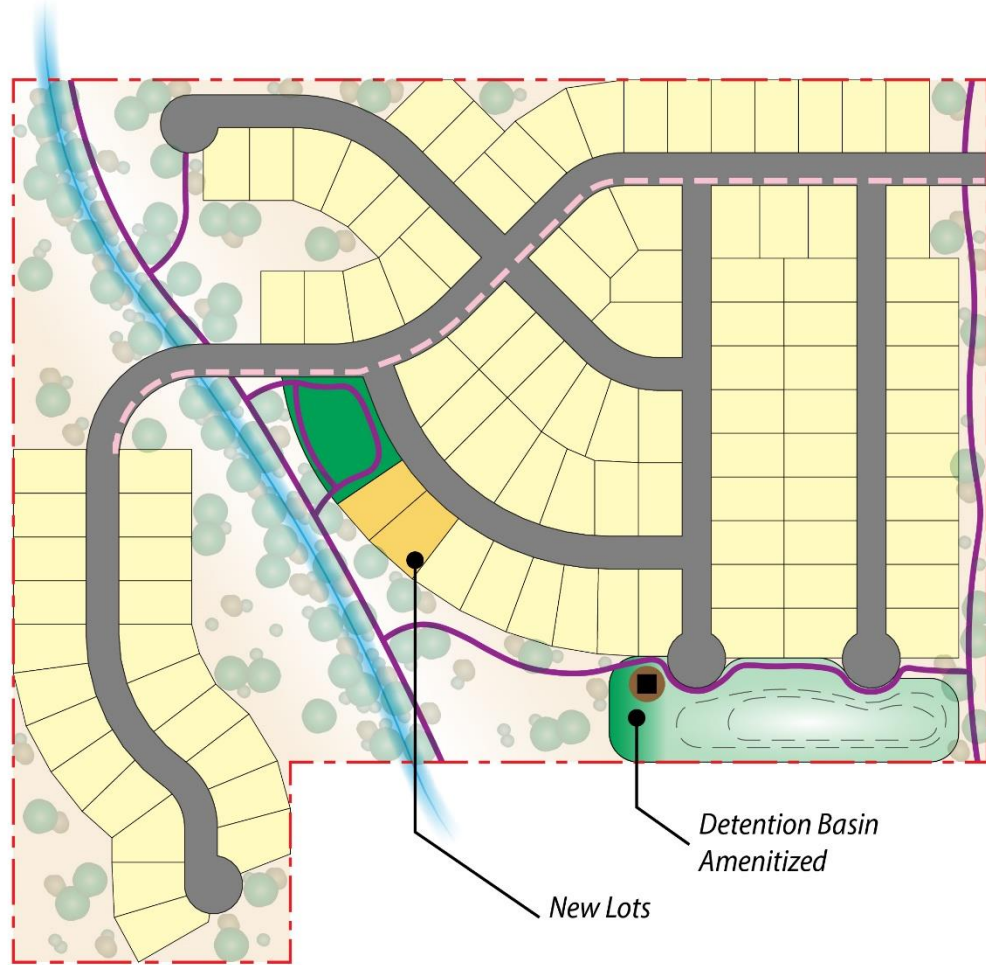
30% NUOS

-  Single-Family Residential Lot
-  Recreation Area
-  Detention Basin
-  NUOS
-  Right-of-Way
-  Site Boundary
-  Wash

New Lots

Detention Basin
Amenitized

Recreational Areas Code Update



Proposed Standards

25% amenitized basin credit +
25 % trails credit

31 acre site

350 sf rec area per lot

102 lots

3.3 du/ac

0.4 acre park

0.2 amenitized basin

1.0 mile of paths / trails

30% NUOS

-  Single-Family Residential Lot
-  Recreation Area
-  Detention Basin
-  NUOS
-  Right-of-Way
-  Natural Trail
-  Shared-Use Path
-  Site Boundary
-  Wash

Recreational Areas Code Update

A la carte points

- Recreational area 0.5 to 1.0 acre
- Minimum 5 points required
- Alternative amenity allowance

Required	Passive - 1 point each	Active - 3 points each	Enhanced - 5 points each
Bench/picnic table	Barbeque grill	Playground equip.	Community garden
Pet waste station	Turf*	Swing set	Fitness course
Trash receptacle	DG walking path	Fitness structure	Rectangle turf field
Landscaping	Shared-use path	Group ramada	Field w/backstop
Shade structure	Ramada	1/2 basketball court	Community room
Bike rack	Drinking fountain	Dog park	Fitness room
		Horseshoe pit	Comfort station
		Bocce court	Splash pad
			Skate/wheel park
			Swimming pool

Marana Study Session Council Meeting 09/22/2020 *Turf, including artificial turf, shall be a minimum of 15% of the total recreational area

Next Steps

- Refine draft code and design manual with Council feedback
- Stakeholder outreach and input
- Adoption process
 - Planning Commission - November
 - Town Council - December



Discussion



Town of Marana

Subdivision Recreational Area Design Manual



Prepared by
Town of Marana Development Services
11555 W Civic Center Drive
Marana, Arizona 85653

September 2020

Subdivision Recreational Area Design Manual

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1. Introduction

This Town of Marana Subdivision Recreational Area Design Manual (this “Manual”) is adopted to assist the development community in meeting the subdivision recreational area requirements established by Marana Town Code section 17-5-3 (subdivision requirements), paragraph B (improvement requirements), subparagraph 9 (recreational area), which are referred to in this Manual as the “Marana Subdivision Recreation Requirements.” This Manual provides the information necessary for developers and their consultants to produce a Recreation Area Plan (RAP) that meets the demographic profile of their development and satisfies the Marana Subdivision Recreation Requirements.

2. Purpose

The Marana Subdivision Recreation Requirements were adopted to ensure that recreational areas are established and constructed as new neighborhoods are built. Subdivision recreational areas reduce the chances of children playing in the streets and families driving considerable distances to larger regional parks. Safety, traffic congestion, air quality, public health, quality of life, and neighborhood social interaction suffer when neighborhood recreational facilities are lacking. Requiring the creation of neighborhood recreational facilities as subdivisions develop is a least-cost approach, taking advantage of lower vacant land values and reducing the need to establish neighborhood recreational areas in already-developed areas.

3. Summary of Marana Subdivision Recreation Requirements

A. Applicability

A Recreation Area Plan (RAP) for the construction of developed recreational areas of a combined size meeting the requirements set forth in subparagraph F below must be prepared for residential subdivision with 30 or more lots whose smallest lot is 16,000 square feet or less, except for residential subdivisions for which an In-Lieu Option (see Section 7 below) has been selected, approved, and implemented.

B. In-Lieu Option timing and notation

If the developer of a residential subdivision has chosen and obtained approval to pursue the In-Lieu Option (see Section 7 below), the In-Lieu Option must be approved, implemented, and enforceable as a condition of rezoning or preliminary plat approval, and a description of the In-Lieu Option must be clearly noted on the approved final plat.

C. Pre-submittal meeting

An applicant or representative for every residential subdivision requiring a RAP must meet with Marana Development Services staff before preparing the RAP

to ensure that the Marana Subdivision Recreation Requirements are properly understood.

D. RAP submittal

A RAP shall be included in the preliminary plat submittal package for all residential projects or subdivisions requiring a RAP. A landowner or developer seeking a rezoning for a project that will require a RAP must include in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.

E. RAP approval

Marana Development Services staff approval of a RAP is required prior to a project's preliminary subdivision plat approval.

F. The Minimum Recreational Area

For subdivisions whose smallest lot is 16,000 square feet or less, the combined total of all of a subdivision's developed recreational areas must equal or exceed the square footage calculated according to the following table.

Average lot size	Square feet per unit
Smaller than 6,000 s.f.	350
6,000 or more but smaller than 8,000 s.f.	300
Larger than 8,000 s.f.	200

This combined totalsquare footage is referred to in this Manual as the "Minimum Recreational Area." The Marana Subdivision Recreation Requirements do not apply to subdivisions whose smallest lot is larger than 16,000 square feet.

G. Golf courses

Golf courses do not count toward a subdivision's Minimum Recreational Area.

H. Regional trails

Trails, linear parks, and greenways listed in the Marana Parks and Recreation Master Plan that cross or are adjacent to the proposed subdivision are counted toward the subdivision's Minimum Recreational Area to the extent they are constructed as a part of the subdivision, included on the project's rezoning preliminary development plan and preliminary plat, and described in the project's RAP.

I. Construction timing

A subdivision's recreational areas must be completed or assured before 50% of the building permits are issued. "Assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit in a form approved by the Town Attorney and in a face amount of at least

115% of the anticipated cost to complete the recreational areas, as reasonably determined by the Town Engineer, securing completion of the recreational areas.

4. The Recreation Area Plan (RAP)

A. General

The Recreation Area Plan (RAP) must describe and design the location, size, and elements of a subdivision's developed recreational areas to be constructed to comply with the Marana Subdivision Recreation Requirements for the proposed residential subdivision. The RAP shall have sufficient detail to show compliance with the Marana Subdivision Recreation Requirements.

The RAP is a separate stand-alone planning document, and will remain on file at the Town of Marana Development Services Department.

B. Submittal and review process

The following steps describe the RAP approval process:

- i. Applicant and/or the applicant's representatives meet with Development Services staff to discuss the proposed residential subdivision. Staff explains the Marana Subdivision Recreation Requirements, including without limitation the In-Lieu Option (see Section 7 below) and the specific elements to be included in the RAP.
- ii. A landowner or developer seeking a rezoning for a project that will require a RAP includes in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.
- iii. As part of the preliminary plat preparation process, applicant prepares RAP consistent with the Marana Subdivision Recreation Requirements, this Manual, and the conceptual rendering or discussion presented and approved as part of the rezoning (if applicable).
- iv. Applicant submits the RAP to Development Services staff along with the preliminary plat.
- v. Staff reviews and provides comments on the RAP concurrently with providing comments on the preliminary plat. Applicant makes any necessary changes.
- vi. Staff approves RAP prior to approving the preliminary plat. The RAP *must* be approved by Development Services before the preliminary plat can be approved.

C. Elements to be included in the RAP

The RAP must be submitted electronically and must contain the following information:

- i. The total acreage of the subdivision, the total acreage of NUOS within the subdivision, and the total number and average size of lots in the subdivision.
- ii. A map showing the location of the subdivision within the regional/metropolitan context.
- iii. A concept drawing of the proposed subdivision.
- iv. A demographic profile to help the applicant and the Town determine whether the recreational features proposed actually fit the subdivision (i.e. age-appropriate infrastructure, recreational features, equipment, pathways, etc.), including:
 1. The target market for the subdivision; and
 2. The ages of residents the subdivision is intended to serve.
- v. The location, size, topography, and dimensions of each recreational area, and an explanation of how the Minimum Recreational Area size was calculated (i.e. show us your math).
 1. The Minimum Recreational Area need not consist of a single recreational area, as long as each individual recreational area is large enough to be functional.
 2. The land area of proposed and existing paved and unpaved trails and retention basins may satisfy up to 50% of the Minimum Recreational Area if developed for recreational purposes upon compliance with all of the following:
 - a. Trails must connect to existing or planned trails and recreational areas adjacent to the subdivision and to trails, paths, sidewalks, and recreational areas within the subdivision.
 - b. Each retention basin must:
 - i. Comply with standards established by the Marana Parks and Recreation Department for uses and facilities located in retention basins and flood-prone areas.
 - ii. Have at least one pedestrian access with a slope of no greater than 8:1 and a length of no more than 100 feet to the basin invert or to a 4:1 or flatter basin side slope.
 - iii. Have waterproof and non-floatable facilities and furnishings.

3. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.
 4. Neighborhoods shall be designed around recreational areas. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.
 5. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.
 6. Recreational areas shall avoid known archeological and historical sites.
 7. Maintained and compacted natural trails within natural undisturbed open space (NUOS) may be counted as recreational area.
 8. Recreational area improvements must be constructed in an environmentally sensitive manner, minimizing the disturbance of the site's natural vegetation, and mitigating effects on adjacent upland areas, washes, wildlife corridors, and NUOS.
 9. Recreational areas shall not include land unsuitable for recreational purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and or land determined unusable for recreational purposes by the Planning Director.
 10. All recreational areas and trails shall incorporate Crime Prevention through Environmental Design (CPTED) concepts.
 11. When proposed amenities in a recreational area create significant parking demand, the applicant shall demonstrate that parking is adequate for the proposed amenities.
- vi. Graphic depiction (plan view) of each recreational area's facilities and amenities.
 1. Must show all recreational improvements to be provided, meeting or exceeding the requirements for the total size of Minimum Recreational Area, consistent with Section 5 below.
 2. Identify the locations of access points and parking, if required.
 - vii. The entity responsible for long-term ownership and maintenance of the recreational areas.
 - viii. Any trails listed in the Marana Parks and Recreation Master Plan that are located within a half mile of the subdivision.

1. The subdivision's recreational area must include any trails within the subdivision and must include linkages within the subdivision to any trails located near the subdivision.
2. The RAP must describe existing and planned linkages from the subdivision to trails located within a half mile of the subdivision.

5. Features by size of recreational area

This section describes minimum facilities and amenities that must be provided for each recreational area included within a subdivision's Minimum Recreational Area to meet the Marana Subdivision Recreation Requirements. Certain facilities and amenities are required for all recreational areas. The additional facilities and amenities required for each recreational area

A. All recreational areas

All recreational areas must include, at a minimum:

- i. A bench and picnic table
- ii. A pet waste station
- iii. A trash receptacle
- iv. Landscaping (trees and other plant materials, preferably native; see Section 17.03 of the Marana Land Development Code for additional information)
- v. A shade structure
- vi. A bicycle rack (four-bicycle capacity)

B. Amenities by recreation area size

In addition to the amenities listed in section 5.A above, each recreation area must have amenities that meet or exceed the following number of points based on the recreation area's size:

Size (in acres)		Points
At least	But less than	
0	0.25	2
0.25	0.5	3
0.5	1.0	5
1.0	1.5	10
1.5	2.0	15
2.0	Any	20

C. Passive amenities

The following are classified as passive amenities, each of which is worth one point:

- i. Barbecue grill
- ii. Turf
- iii. Decomposed granite walking path
- iv. Shared use path connection
- v. Ramada
- vi. Drinking fountain

D. Active amenities

The following are classified as active amenities, each of which is worth three points:

- i. Playground equipment
- ii. Swing set
- iii. Fitness structure
- iv. Group ramada
- v. Half basketball court
- vi. Dog park
- vii. Horseshoe pit
- viii. Community garden
- ix. Bocce court
- x. Fitness course
- xi. Rectangle turf field
- xii. Field with backstop
- xiii. Sand volleyball court
- xiv. Tennis court
- xv. Pickleball court

E. Enhanced amenities

The following are classified as enhanced amenities, each of which is worth five points:

- i. Community room
- ii. Fitness room
- iii. Comfort station
- iv. Splash pad
- v. Skate/wheel park

vi. Swimming pool

F. Alternative recreational areas

Alternative recreational areas are designed to complement and serve the special needs of a given subdivision or master planned area.

Alternative recreational areas may count toward fulfillment of a subdivision's Marana Subdivision Recreation Requirements when constructed pursuant to a development agreement with the Town of Marana.

The Town of Marana recognizes that new and unique types of recreational facilities may be created as time passes, and is willing to consider proposals that suggest alternative kinds of recreational facilities that may significantly benefit the community and its quality of life. Such proposals must provide value equivalent to or greater than the value of minimum compliance with the Marana Subdivision Recreation Requirements.

6. Landscape plan

The RAP and the recreational areas provided for a subdivision pursuant to the Marana Subdivision Recreation Requirements shall be consistent with and incorporated into the landscape plan submitted to comply with the requirements of 17.03 of the Town of Marana Land Development Code.

7. In-Lieu Option

A. Overview

The developer of a residential subdivision may seek Town Council approval of a development agreement implementing an alternative method for providing recreational areas for the subdivision. This alternative method is referred to in this Manual as the "In-Lieu Option." The development agreement must authorize the Town to enforce the implementation of the In-Lieu Option. The In-Lieu Option may consist of any alternative that, according to the representation of the developer and the approval of the Town Council, provides recreational opportunities to the subdivision that equal or exceed the Marana Subdivision Recreation Requirements.

B. Procedure

- i. The developer of a subdivision that requires rezoning may include proposal and discussion of the In-Lieu Option in the rezoning hearing process, and approval of the In-Lieu Option may be included in the ordinance approving the rezoning or in a development agreement associated with the rezoning.
- ii. Unless the In-Lieu Option has been approved by the Town Council as part of the rezoning process as described in the preceding paragraph, the developer of subdivision who seeks to use an In-Lieu Option must

obtain Town Council approval of the In-Lieu Option prior to or concurrently with the Town Council's consideration and approval of the preliminary plat for the subdivision.

8. Contact information

Please contact Town of Marana Development Services at 520-382-2600 with any questions about the Marana Subdivision Recreation Requirements.

MARANA ORDINANCE NO. 2020.XXX

RELATING TO DEVELOPMENT; AMENDING TOWN CODE CHAPTER 17-5 (SUBDIVISIONS), SECTION 17-5-3 (SUBDIVISION REQUIREMENTS) BY DELETING EXISTING SUBPARAGRAPH B.9 (RECREATIONAL AREA) AND REPLACING IT WITH REVISED SUBPARAGRAPH B.9 (RECREATIONAL AREA); AND ADOPTING THE TOWN OF MARANA SUBDIVISION RECREATIONAL AREA DESIGN MANUAL

WHEREAS residential subdivision recreation areas (i) ensure that recreation areas are available for the use and enjoyment of residents and (ii) protect and enhance community health and quality of life; and

WHEREAS the residential subdivision recreation area requirements adopted by this ordinance (i) ensure that new subdivision recreation areas meet minimum safety and amenity standards, (ii) implement the 2020-2030 Marana Parks & Recreation Master Plan, and (iii) encourage residential multi-modal opportunities and ensure connectivity among parks, schools, neighborhoods, and commercial areas; and

WHEREAS the Town Council finds that adoption of this ordinance is in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Town Code Chapter 17-5 (subdivisions), section 17-5-3 (subdivision requirements), subparagraph B.9 (recreational area) is hereby deleted and replaced with a revised subparagraph B.9 (recreational area), one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, and which was made a public record by and attached as Exhibit A to Resolution No. 2020-XXX of the Town of Marana, Arizona, which is hereby referred to, adopted, and made a part of this ordinance as if fully set out here.

SECTION 2. The Town of Marana Subdivision Recreational Area Design Manual, one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, and which was made a public record by and attached as Exhibit B to Resolution No. 2020-XXX of the Town of Marana, Arizona, is hereby referred to, adopted, and made a part of this ordinance as if fully set out here.

SECTION 3. The provisions of Town Code section 17-5-3 B.9 shall control over and supersede any conflicting provisions of the Town of Marana Subdivision Recreational Area Design Manual.

SECTION 4. The Town Manager or one or more Town staff members designated by the Town Manager and acting on the Town Manager's behalf may make administrative revisions to the Town of Marana Subdivision Recreational Area Design Manual from time to time without the need for formal Council approval. For purposes of this paragraph, "administrative revisions" includes revisions addressing the form and contents of documentation submitted to show compliance with Town Code section 17-5-3 B.9 (recreational area), the administrative procedure associated with the review of that documentation, and administrative interpretations and explanations of the requirements of Town Code section 17-5-3 B.9. "Administrative revisions" shall not include changes to the substantive requirements of Town Code section 17-5-3 B.9 or of the Town of Marana Subdivision Recreational Area Design Manual as adopted by this ordinance.

SECTION 5. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 6. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. This ordinance is effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this _____ day of _____, 2020.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

MARANA RESOLUTION NO. 2020-XXX

RELATING TO DEVELOPMENT; DECLARING REVISED SUBPARAGRAPH B.9 (RECREATIONAL AREA) OF TOWN CODE CHAPTER 17-5 (SUBDIVISIONS), SECTION 17-5-3 (SUBDIVISION REQUIREMENTS) AND THE TOWN OF MARANA SUBDIVISION RECREATIONAL AREA DESIGN MANUAL ADOPTED BY MARANA ORDINANCE NO. 2020-XXX AS PUBLIC RECORDS FILED WITH THE TOWN CLERK

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. New subparagraph B.9 (recreational area) of Town Code Chapter 17-5 (subdivisions), section 17-5-3 (subdivision requirements), adopted by Marana Ordinance No. 2020-XXX, attached to and incorporated in this resolution as Exhibit A, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

SECTION 2. The Town of Marana Subdivision Recreational Area Design Manual adopted by Marana Ordinance No. 2020-XXX, attached to and incorporated in this resolution as Exhibit A, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this _____ day of _____, 2020.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

EXHIBIT A TO MARANA RESOLUTION NO. 2020-XXX
Amendments to Marana Town Code section 17-5-3 subparagraph B.9 (Recreational area)
adopted by Marana Ordinance No. 2020.XXX

New subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) provides as follows:

9. Recreational area.

a. Requirement: New residential subdivisions (including re-subdivisions) with 30 or more lots and whose smallest lot is 16,000 square feet or less shall comply with the recreational area requirements of this subparagraph 17-5-3 B.9.

b. Area:

i. General: The minimum area (in square feet) of a subdivision's recreational areas shall be as follows:

a) Apartment or condominium: 100 sq. ft. per unit

b) Town home or patio home: 140 sq. ft. per unit

c) Single-family residential:

1) For subdivisions with an average lot size smaller than 6,000 square feet: 350 sq. ft. per unit

2) For subdivisions with an average lot size of 6,000 square feet or more but smaller than 8,000 square feet: 300 sq. ft. per unit

3) For subdivisions with an average lot size larger than 8,000 square feet and whose smallest lot is 16,000 square feet or less: 200 sq. ft. per unit

4) For subdivisions whose smallest lot is larger than 16,000 square feet: None.

ii. Golf courses excluded: Golf courses do not count toward a subdivision's minimum required recreational area.

c. Location:

i. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.

ii. Neighborhoods shall be designed around recreational areas and open spaces. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.

iii. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.

*EXHIBIT A TO MARANA RESOLUTION NO. 2020-XXX
Amendments to Marana Town Code section 17-5-3 subparagraph B.9
(Recreational area) adopted by Marana Ordinance No. 2020.XXX*

- iv. All recreational areas shall be within the boundaries of the subdivision, except as otherwise provided in a development agreement entered into pursuant to subparagraph 17-5-3 B.9.g below (in-lieu option).
- d. Design and facilities: The design of recreational areas and the recreational facilities included in them shall conform to the most recent version of the town of Marana subdivision recreational area design manual.
- e. Prohibited locations. Recreational areas shall avoid the following:
 - i. Land unsuitable for recreation purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and land determined unusable for recreational purposes by planning director.
 - ii. Known archeological and historical sites.
- f. Construction timing:
 - i. A subdivision's recreational areas shall be completed or assured before 50% of the building permits are issued.
 - ii. For purposes of the preceding paragraph, "assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit securing completion of the recreational areas.
 - iii. The performance bond or letter of credit shall be in a form approved by the town attorney and shall be in a face amount of at least 115% of the anticipated cost to complete the recreational areas, as reasonably determined by the town engineer.
- g. In-lieu option: Subdivisions may satisfy the requirements of this subparagraph 17-5-3 B.9 by entering into a development agreement with and enforceable by the town which, as determined by the town council, provides for recreational area and recreational facilities equivalent to those otherwise required in the subdivision under this subparagraph 17-5-3 B.9.