MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 26, 2020, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ron 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 August 26, 2020, 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.

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

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

https://us02web.zoom.us/j/85488229696?pwd=M0o2dEhVN0lNL2VXUUdiZXpRRnhuZz09

Passcode: 536715

For instructions on participating virtually in the Planning Commission 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 Planning Commission meeting, you will only be able to hear the meeting and to speak if you are called upon.

The Town of Marana also encourages individuals to submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town by 12:00 p.m. (noon) on the day of the meeting to be included.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

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

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC

At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the June 24, 2020 Meeting Minutes

B. Public Hearings

1. **PCZ2007-002 Pima Farms North Villas at Sombrero Peak Specific Plan Amendment.** Recommendation to the Marana Town Council for approval to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.69 acres (Assessor's Parcel Number 226-22-6160) located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop, to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C) . (Cynthia Ross)

C. Commission Action

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

1. **PRV2005-001 Gladden Farms Block 42 Preliminary Plat** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads. (Steven E. Vasquez)

2. **DPR2008-001: Development Plan for Home 2 Suites by Hilton, Lot 6 of Cortaro Ranch Phase II**; A request for a recommendation to the Marana Town Council for approval of a development plan for Lot 6 of Cortaro Ranch Phase II located generally north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

D. Informational Items/Possible Action Items

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: 08/26/2020

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: August 26, 2020

Subject: **Approval of the June 24, 2020 Meeting Minutes**

Attachments

June 24, 2020 Meeting Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING

June 24, 2020, at or after 6:30 P.M.

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

ADMINISTRATIVE SUMMARY

DRAFT

CALL TO ORDER

Vice Chair Duncan called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE

ROLL CALL

Vice Chair Duncan directed the Commission Secretary to call roll. **Chairman Schnee and Commissioner Miller** were absent. A quorum was present.

CALL TO THE PUBLIC

Vice Chair Duncan opened the meeting to receive public comments. No comments were offered.

APPROVAL OF AGENDA

*Motion to approve by **Commissioner Hill**, seconded by **Commissioner Tyson**. Motion passed unanimously**,** 5-0.*

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of April 29, 2020. *Motion passed unanimously**,** 5-0.*

PUBLIC HEARINGS

1. PCZ2002-001 & GPA2002-001: Alexander Specific Plan. A request for a recommendation to the Marana Town Council for approval to rezone approximately 10.74 acres of land from NC (Neighborhood Commercial) to F (Specific Plan) for the purpose of creating the Alexander Specific Plan and a request for a recommendation of approval of a minor amendment to the Marana General Plan land use category from "C" (Commercial) to "MPA" (Master Plan Area). The property is located at the southwest corner of Aerie Drive and Thornydale Road. (Cynthia Ross)

Providing an overview of the item, **Senior Planner, Cynthia Ross** noted that the Alexander Specific Plan consists of three parcels located at the SWC of Aerie Drive and Thornydale Road. Mixed Use is the proposed land use and the existing zoning surrounding the project is Neighborhood Commercial to north and east and Heavy Industrial to the west and south. A variety of commercial uses surround the site including Top Golf, Target, Lowes, Culvers, and Sportsmans Warehouse. The nearest residential subdivision is 500 feet southeast of the site, located in Pima County.

While entirely conceptual at this time, it is anticipated that the western portion of the property will include a high-density multi-family development that will provide approximately 211 residential units. On-site recreation amenities will be provided within the proposed multi-family complex including a pool, spa, fitness center, courtyards, ramadas, and a dog park. The eastern portion of the property, adjacent to Thornydale Road, is planned to allow for the addition of commercial development or additional residential units. The commercial uses could include dining establishments, retail shops, and/or office tenants. There is a maximum gross density of 44 dwelling units per acre, with a maximum building height of 85 feet; although the multi-family development is anticipated to be much less.

The applicant has developed a few scenarios that provide a visual of how the Alexander Specific Plan might be configured but the final layout will be determined at the time the development plan is submitted.

Lexy Wellot, Planning Center noted the proposal is to rezone and process a minor general plan amendment for a 10-acre site. Keeping the location in mind, they are proposing a mixed use development that, currently in the conceptual phase, plans for a multi-family residential high-end apartment complex, with the eastern portion of the site anticipated to be either an extension of the multi-family residential development or future commercial office uses.

There is a need to start recognizing opportunities for larger growth in Marana. When looking at an urban context and proposing mixed use centers that allow for "Live, Work, Play," within close proximity to existing infrastructure, it begins to make sense that we need to start increasing density where it is compatible with the existing land uses. **Ms. Wellot** shared a building height comparison of neighboring business, such as Top Golf – I-10 & Orange Grove Rd., Hampton Inn – Tucson Premium Outlets. **Ms. Wellot** noted the illustrations in the specific plan are entirely conceptual based on an anticipated 4-story multi-family building.

Vice Chair Duncan questioned the maximum height proposed for the multi-family residential and the required parking for the increase in potential residents. He also asked for the number of vehicles estimated per unit.

DRAFT

Ms. Wellot noted they have projected 50 residential units per story. As the number of stories increase, the number of units would need to be reduced to accommodate the parking on site. One option would be to add a parking garage within the building itself. We are following the Town of Marana Development Standards parking ratios at 1.5 vehicles estimated per unit. We would have to justify the parking based on the use we are providing. Tonight we are asking for the flexibility, since it is not known what the ultimate end-user will be.

Commissioner Hill - if we approve the plan tonight does that prevent us (Planning Commission) from opposing the height limit in the future? **Frank Cassidy** If you want to take any action, the time to do it is now, at the rezoning process. You will not have discretion when the development plan is submitted.

In terms of the maximum height, **Commissioner Schachter** asked if there has been any feasibility studies done on this size of project or is this request just to get the flexibility to allow for a project of this size and subject to market feasibility in the future? **Lexy Wellott** replied that there has been some interest in constructing taller buildings at this location; however given the state of the economy and added cost for a taller building, it could be some time before it would become practical. **Ms. Wellott** noted the construction type changes once you go from a four story to a six story in terms of building materials (wood frame to a steel or concrete frame.)

Seeing there were no speaker cards, **Vice Chair Duncan** opened and closed the public hearing.

Vice Chair Duncan felt the proposed building height of 85 feet was too high for the area. **Commissioner Hill** agreed with **Vice Chair Duncan. Commissioner Hill** proposed approving the request with an added condition to limit the building height to 40 or 50 feet.

Commissioner Schachter liked the idea of introducing mid-rise projects to the area. He felt that was the direction that development was headed in most markets and liked that trend.

Commissioner Tyson agreed with **Commissioner Schachter**. She liked the idea of having more building height, but she also felt adding a condition to this proposed project would be a good idea.

Commissioner Fehrmann liked the idea of new housing in the area, as well as potential commercial. Feeling the proposed 85-foot height limit was too extreme, she favored a lower height of 55-feet.

Jason Angell noted the industrial zoning, adjacent to the project, currently has a maximum building height of 55 feet, by Town Code; which exceeds the standard for a typical four-story building. Also the grade for the property naturally shifts lower as you come off of Thornydale.

Commissioner Schachter stated he could envision this type of project at this location since this area has more of an urban feel opposed to other areas where it wouldn't make any sense.

Motion to approve with added condition to limit the building height to 55 feet. Any additional height above 55 feet to maximum of 85 feet would require a conditional use permit, by ***Commissioner Hill****, seconded by* ***Commissioner Tyson****. Motion passed unanimously****,*** *5-0.*

DRAFT

COMMISSION ACTION

1. PRV1812-003; Preliminary Plat for Twin Peaks and Lambert Lane. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" generally located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment (Brian D. Varney)

Providing an overview of the project, **Senior Planner, Brian Varney** noted the subdivision is approximately 34 acres. The project was brought before the Planning Commission one and one-half years ago and again 5 months ago to amend the site plan from 59 lots to 62 lots, as well as changes to the site configuration to accommodate some erosion hazard setback constraints. The zoning is R-6 Single-family Residential, requiring a minimum lot size of 6,000 sq. ft. Most lots along Twin Peaks Road have been designated as single story, as well as some lots within the subdivision (at the requests of neighboring property owners in the county who were concerned that two stories may block their views.) The proposed minimum lot size for the project is 6,974 sq. ft. Primary access to the subdivision would be off of Twin Peaks Road with a secondary/emergency access provided from Twin Peaks Road between lots 11 and 12. A private recreation area will consist of .5 acres. Natural earth paths would also be added to the subdivision. The preliminary plat is in conformance with all required development regulation and staff recommends that the Planning Commission recommend approval to the Town Council.

Vice Chair Duncan asked if there were any issues with traffic. He had no issues with the project. **Mr. Varney** noted the Traffic Engineering Division evaluated the project and didn't have any concerns.

*Motion to approve by **Commissioner Fehrmann**, seconded by **Commissioner Schachter**. Motion passed unanimously**,** 5-0.*

2. PRV2003-001 Saguaro Bloom 7B Preliminary Plat: A request for a recommendation to the Town Council for approval of a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop. (Steven E. Vasquez)

Senior Planner, Steven Vasquez noted this was a request for approval of a preliminary plat in Saguaro Bloom at the NEC of Saguaro Peaks Blvd and Garnet Range Loop. The project is comprised of 177 residential lots and a common area on 41 acres. The zoning is R-6 with a minimum lot size of 6,000 sq. ft. The minimum lot size provided is 6,042 sq. ft. Two access points off Garnet Range Loop are proposed; one off Sego Palm Way and the other off of Street "I". 32,745 sq. ft. of improved recreational area is required. The applicant has provided a recreational area of 36,547 sq. ft., which will be located in Common Area "B" near the entrance to the subdivision. The preliminary plat is in conformance with all required development regulations and staff recommends that the Planning Commission recommend approval to the Town Council.

Vice Chair Duncan liked the recreation area. He felt it blended well with the rest of the neighborhood. No other comments were offered.

*Motion to approve by **Commissioner Fehrmann**, seconded by **Commissioner Schachter**. Motion passed unanimously**,** 5-0.*

DRAFT

3. PRV2002-002 Gladden Farms Block 27 Preliminary Plat. A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Drainage) at the southeast corner of Moore Rd. and Mike Etter Blvd. (Steven E. Vasquez)

Senior Planner, Steven Vasquez noted this was a request for approval of a preliminary plat in Gladden Farms Block 27 at the SEC of Moore Road and Mike Etter Blvd. There are 187 residential lots and common areas proposed on little over 32 acres. The zoning is "F" Specific Plan (Gladden II Specific Plan.) The land use designation is High Density Residential. Single-family detached residential are permitted with a minimum lot size of 3,500 sq. ft. The minimum lot size provided is 4,434 sq. ft. Access will be provided off of Mike Etter Blvd. along the western boundary, on Clark Farms Blvd. on the east side, and 2 access points along the southern boundary; from Block 28 and Block 31. 34,040 sq. ft. of recreational area is required. 55,798 sq. ft. is provided in Common Areas "B-3" and "B-6". The preliminary plat is in conformance with all required development regulations and staff recommends that the Planning Commission recommend approval to the Town Council.

No comments from the Commission were offered.

*Motion to approve by **Commissioner Hill**, seconded by **Commissioner Tyson**. Motion passed unanimously**,** 5-0.*

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Duncan asked for a motion to adjourn the meeting. **Commissioner Fehrmann***, moved and **Commissioner Tyson** second the motion to adjourn the meeting. Motion passed unanimously**.*** Meeting adjourned at 7:17 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on June 24, 2020. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Planning Commission - Regular Meeting

Meeting Date: 08/26/2020

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: August 26, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2007-002 Pima Farms North Villas at Sombrero Peak Specific Plan Amendment.** Recommendation to the Marana Town Council for approval to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.69 acres (Assessor's Parcel Number 226-22-6160) located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop, to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C) . (Cynthia Ross)

Discussion:

Summary
DAZ7-Sombrero Peak L.L.C., represented by the Planning Center, is requesting an amendment to the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.69 acres to the specific plan boundary to rectify a split zoning land use designation on a 1.42-acre property and give the subject property a single land use designation, Village Core – Commercial (C)

Location
The subject property lies within the Pima Farms North Specific Plan - Villas at Sombrero Peak and is located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop, recorded as Lot 3 of Continental Crossing Final Plat within a portion of Section 28, Township 12 South, Range 12 East.

The site is located within the Silverbell Road Corridor Overlay District (SRCOD). The purpose of the SRCOD is to ensure high-quality development along Silverbell Road while providing for specific uses in a planned commercial setting, compatible and complementary to adjacent residential subdivisions. The proposed development will be subject to a coordinated set of design principles for buildings, site planning, landscaping, and signage outlined in Title 24 of the Marana Land Development Code and subject to review and approval by the Marana Planning Commission.

Background
<u>Pima Farms North Specific Plan and the Pima Farms Specific Plan</u>
The Pima Farms North Specific Plan was adopted on May 30, 1989 by Ordinance No. 89.20 and encompasses 108 acres. The Pima Farms Specific Plan was also adopted on May 30, 1989 by Ordinance No. 89.21 and encompasses 754 acres.

<u>Pima Farms North Specific Plan – Villas at Sombrero Peak</u>
The first amendment to the Pima Farms North Specific Plan was approved on July 5, 2006 by Ordinance No. 2006.19. The purpose of the plan amendment was to establish a 26 acre commercial area located at the northwest corner of Silverbell Road and Continental Reserve Loop. On February 14, 2016, these acreages were platted as Continental Crossing (Lots 1-4) by Resolution 2016.015. The 1.42 acre subject parcel, representing Lot 3 of the Continental Crossing plat, was platted with a split zoning designation: partially zoned Village Core – Commercial in the northern portion of the property (under the Pima Farms

North Villas at Sombrero Peak Specific Plan) and partially zoned medium-high density residential in the southern portion of the property (under the Pima Farms Specific Plan).

Amendment Request
This amendment represents the second amendment to the Pima Farms North Specific Plan. The purpose of this amendment is to remove the southern 0.69-acre portion of the property currently within the Pima Farms Specific Plan and include it within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak with a land use designation of Village Core – Commercial (C). This amendment, with the north 0.74-acre portion of the property already within the Pima Farms North Specific Plan Villas at Sombrero Peak, will make the enitre 1.42-acres one land use designation and subject to the development regulations and guidance of a single specific plan, versus two specific plans.

Upon approval of the Specific Plan amendment, the mapping and relevant pages within the Pima Farms North Specific Plan Villas at Sombrero Peak will be modified to include the additional 0.69-acre portion with a land use designation of Village Core-Commercial (C). A redlined version showing the proposed amended changes is attached to this report for review.

Land Use
The parcel is currently vacant. Land uses surrounding the parcels are: Commercial to the north (Quik-Mart) and to the west (Watermark Assisted Senior Living), and Commercial to the east across Continental Reserve Loop (Canyon Community Bank and Shoppes). To the south is "Common Area A" as identified on the final block plat of Continental Reserve. This approximately 1-acre parcel is owned by the Continental Reserve Master Homeowners Association and has a drainage easement and 100 foot wide powerline easement with existing poles and electrical lines on it. South of "Common Area A" is the Pima Farms Sierra Crest (aka Sierra Ridge) subdivision that has a land use designation of Medium-High Density Residential (MHDR).

Circulation and Utilities
Access to the amendment area will be provided from the existing, adjacent public road, Continental Reserve Loop. Marana Water, Southwest Gas Corp., Tucson Electric Power and Pima County Regional Wastewater Reclamation Department are the utility providers.

Applicant Neighborhood Outreach
On July 28, 2020, the Planning Center notified all property owners within 300 feet of the subject property by U.S. Mail, inviting them to provide feedback on the proposed future use of the parcel by National Self Storage, a climate-controlled self-storage facility. Due to the Coronavirus Pandemic, the applicant did not offer to meet-in-person, instead they invited citizens to a virtual meeting with the owners of National Self Storage and their development team to discuss the project details more in-depth. A summary of the August 13, 2020 virtual neighborhood meeting is attached to this report.

Public Notification
This public hearing was properly noticed in the Daily Territorial newspaper, and all property owners within 300 feet for the proposed amended area were noticed by U.S. Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community and on the Town website.

As of the date of this draft report, staff has received one call and two letters in opposition to the ultimate use of the property as a self-storage business, and they are attached to this report. Concerns include the height, size and location of the building, the proximity to residential use, obstruction of views, lighting from the windows, increased noise pollution, increased traffic causing congestion and posing dangers to the students attending Rattlesnake Ridge Elementary School south of this project. A self-storage facility would require a conditional use permit (CUP).

Recommended Findings of Fact

1. The property is currently zoned ‘F’ Specific Plan. The proposed change in the specific plan land use designation from Pima Farms Specific Plan ‘MHDR’ to the Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C) is consistent with the purpose of the Specific Plan zoning.
2. This proposal is found to be consistent with the purpose and intent of the Town of Marana’s adopted General Plan.
3. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Marana Land Development Code and Marana Town Code related to this zoning classification.
4. This proposal, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis and Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: With the acceptance of the recommended conditions, the proposed rezoning complies with the requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of 'F' Specific Plan zoning and the purpose and intent of the Land Development Code.
3. Consistent with the purpose of the regulations and with the intent of the General Plan: The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan's Master Plan Area (MPA) land use designation.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town: Based upon the requirements and conditions, the proposed rezoning does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Town Council approval of PCZ2007-002 based on the recommended findings and subject to the following conditions:

1. All of the rezoning conditions of Ordinance 2006.19 remain applicable to this project except for any conditions that have been modified by this amendment in which case the modified conditions will take precedence.
2. Compliance with all applicable provisions of the Town’s codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
3. The ultimate development proposed by this amendment shall be consistent with the adopted development standards as set forth in the specific plan amendment approved by Ordinance 2006.19.
4. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
6. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by the “water provider” prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider

requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.

7. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the “wastewater utility”) prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
8. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
9. The final design of required streets and circulation facilities, including gated access (if applicable) and emergency access, must be in conformance with applicable fire codes prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
10. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners’ expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners’ expense.
12. Compliance with all provisions of the Town’s Codes, Street Standards, and Ordinances, current at the time of any subsequent development, including, but not limited to, requirements for public improvements.
13. Upon adoption of the ordinance by the Mayor and Council approving the amendment to the Pima Farms North Specific Plan, the applicant shall provide the Planning Department with 3 paper copies and digital copy of the specific plan with the appropriate changes made, within 60 days of the adoption.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PCZ2007-002 subject to the recommended conditions.

Attachments

Application
Location Map
Applicant Narrative
Proposed Specific Plan Amendment Redlines
Proposed Land Use Concept
Applicant Neighborhood Outreach Summary
Letters of Opposition Rec'd as of 8.18.20

MARANA AZ

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

PROJECT APPLICATION

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 North Plan Amendment - The Villas at Sombrero Peak SPA			
Description of Project: SPA to include 0.68 AC area into the specific plan		Number of Lots: N/A	
Parcel No.(s): 226-22-6160		Gross Area (Acres): 1.42	
Project Address: 8611 N. Continental Reserve Loop			
Ref. Project No.:			

CONTACT INFORMATION

Owner: DAZ7-Sombrero Peak LLC	Contact Name: Travis Morrow (representative)		
Address: P.O. Box 90540	City: Tucson	State: AZ	Zip: 85752
Email: tmorrow@nationalselfstorage.com	Phone No.: (520) 577-9777		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 East Congress Street	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: EPS Group, Inc.	Contact Name: Francis Hemmah		
Address: 8710 North Thronydale Road, Suite 140	City: Tucson	State: AZ	Zip: 85742
Email: francis.hemmah@epsgroupinc.com	Phone No.: (520) 408-1400		

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.)

LEXY WELLOTT		08/17/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

MARANA AZ
DEVELOPMENT SERVICES

Pima Farms North
Villas at Sombrero Peak
Specific Plan Amendment
PCZ2007-002



A request to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.69 acres (Assessor's Parcel Number 226-22-6160) to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C).

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 noevent 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.

July 23, 2020
Revised August 17, 2020

Mr. Jason Angell
Development Services Director
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653

Dear Mr. Angell:

On behalf of the property owner, DAZ7-Sombrero Peak LLC, and National Self Storage, this letter is to request an amendment to the Pima Farms North Specific Plan, specifically the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak. The purpose of this request is to rectify a split zoning designation on a 1.42-acre property located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road (see *Exhibit A: Site Location)*.

Before 2008, the subject property consisted of two parcels that were in two separate specific plans: Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak (0.74 acres) and Pima Farms Specific Plan (0.68 acres) (see *Exhibit I.A.1: Existing Specific Plan Configuration*). As a result of development interest in 2008, a lot combination was processed to form a single, 1.42-acre, site. Though the two parcels were combined, the zoning designations for each remained unchanged, leaving the newly combined parcel, identified by Assessor Parcel Number (APN): 266-22-6160, partially zoned for commercial uses in the north and partially zoned for medium-high density residential uses in the south under two different sets development standards and regulations in separate Specific Plans.

This minor amendment request is to remove the 0.68-acre portion of the property currently within the Pima Farms Specific Plan and include it within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial (see *Exhibit I.A.2: Proposed Specific Plan Amendment*). This amendment is consistent with the 0.74-acre portion of the property that is already within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak. This change brings the property under the development regulations and guidance of a single specific plan and better positions the property for development. Upon approval of the specific plan amendment, National Self Storage intends to pursue a conditional use permit for a climate-controlled self-storage facility similar to their Dove Mountain facility located at 12071 N Thornydale Road just north of Tangerine Road.

Accompanying this letter is a redlined copy of the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak, which reflects the modifications outlined below.

- Front Cover: Case numbers and submittal date updated; adoption and amendment names and dates added to cover;
- Inside Cover: The amendment date and The Planning Center address were updated;
- For Clarification of Material Page: summary of amendments was included;

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

- Page 1: overall acreage was updated; authority for specific plans was included; SCROD review and approval authority was updated;
- Page 2: the map was updated to include the 0.68-acre portion of the property to the amendment area;
- Page 3: summary of Amendment #1 was included, and previous Amendment #1 description was removed;
- Page 4: Amendment #1 Land Use Designations exhibit was included;
- Page 5: summary of Amendment #2 was included;
- Page 6: Map was updated to show current specific land use designations;
- Page 7: The map was updated to include the 0.68-acre portion of the property to the amendment area;
- Page 17: overall acreage was updated; and
- Page 18: Land Use Plan updated to include the new amendment area and current development.
- Section and Exhibit references were updated accordingly.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

Exhibit I: Project Location



Legend

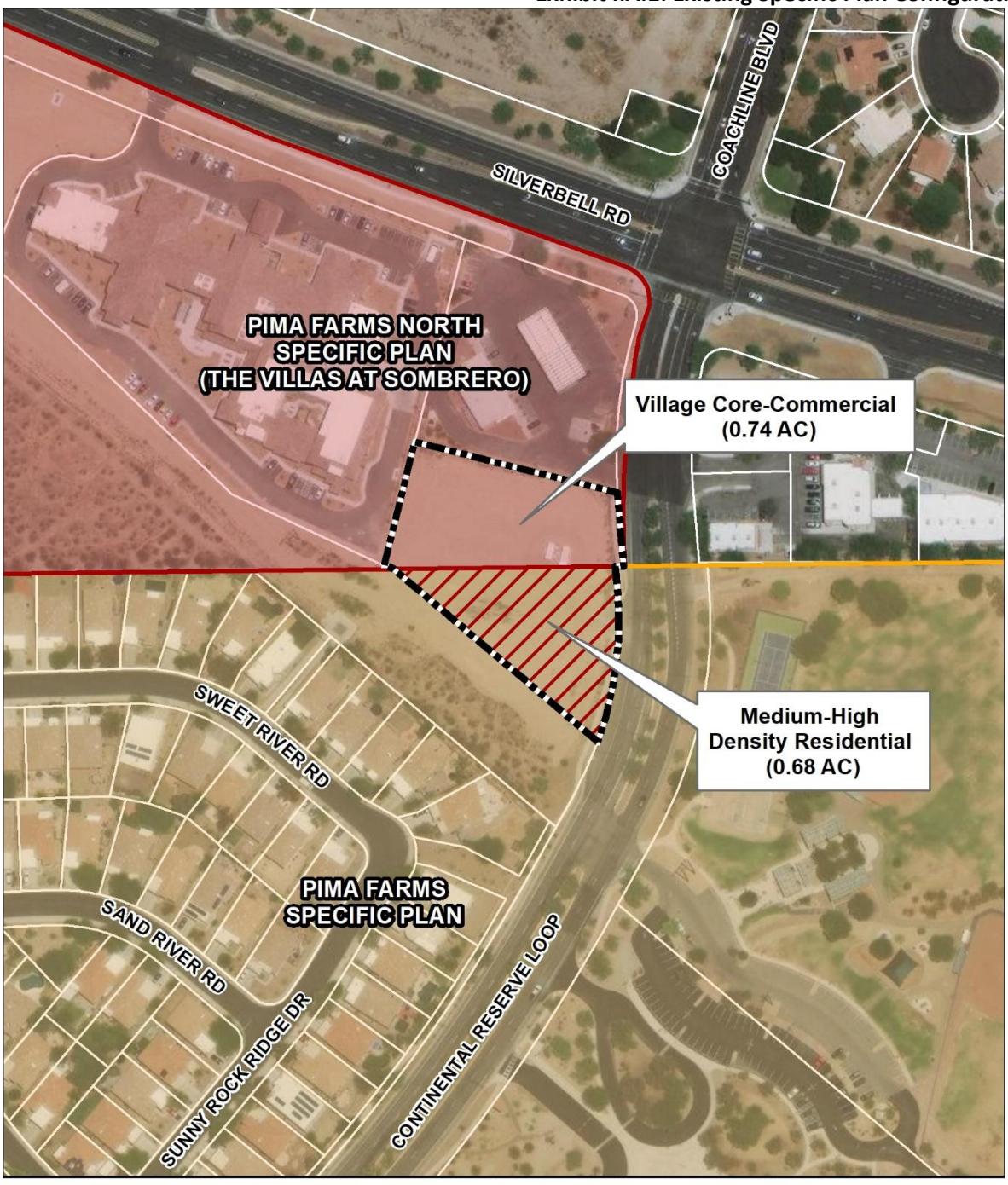
Subject Property

NORTH 0' 250' 500'

File Name: 6x8_location.mxd
Source: Pima County GIS 2020

THE PLANNING CENTER
a division of TPC Group, Inc.

Exhibit I.A.1: Existing Specific Plan Configuration



Legend

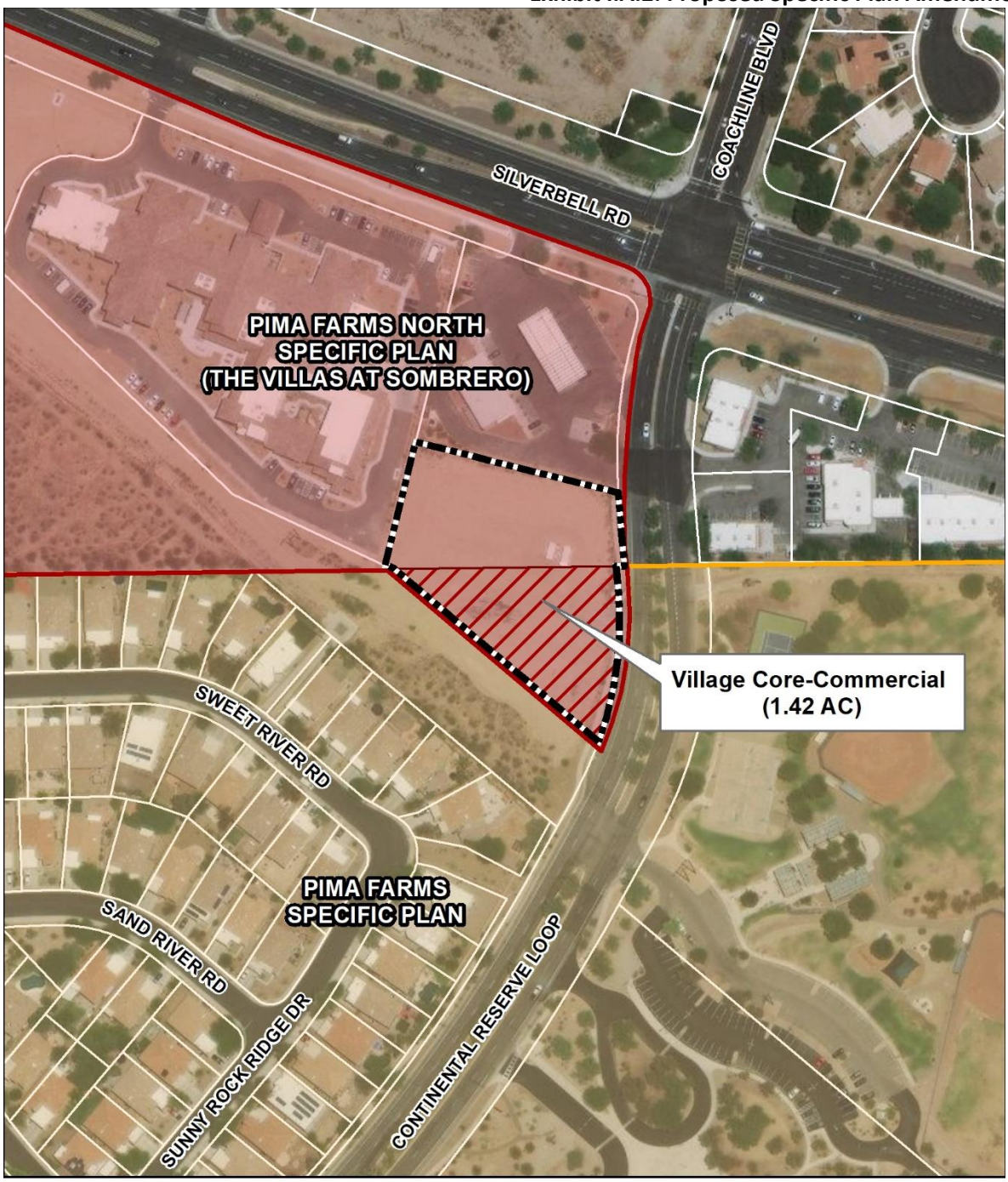
- Subject Property
- Pima Farms North Specific Plan
- Pima Farms Specific Plan
- Specific Plan Minor Amendment Area

NORTH 0' 100' 200'

File Name: 6x8_cup_sp_ex.mxd
Source: Pima County GIS 2020

THE PLANNING CENTER
a division of TPC Group, Inc.

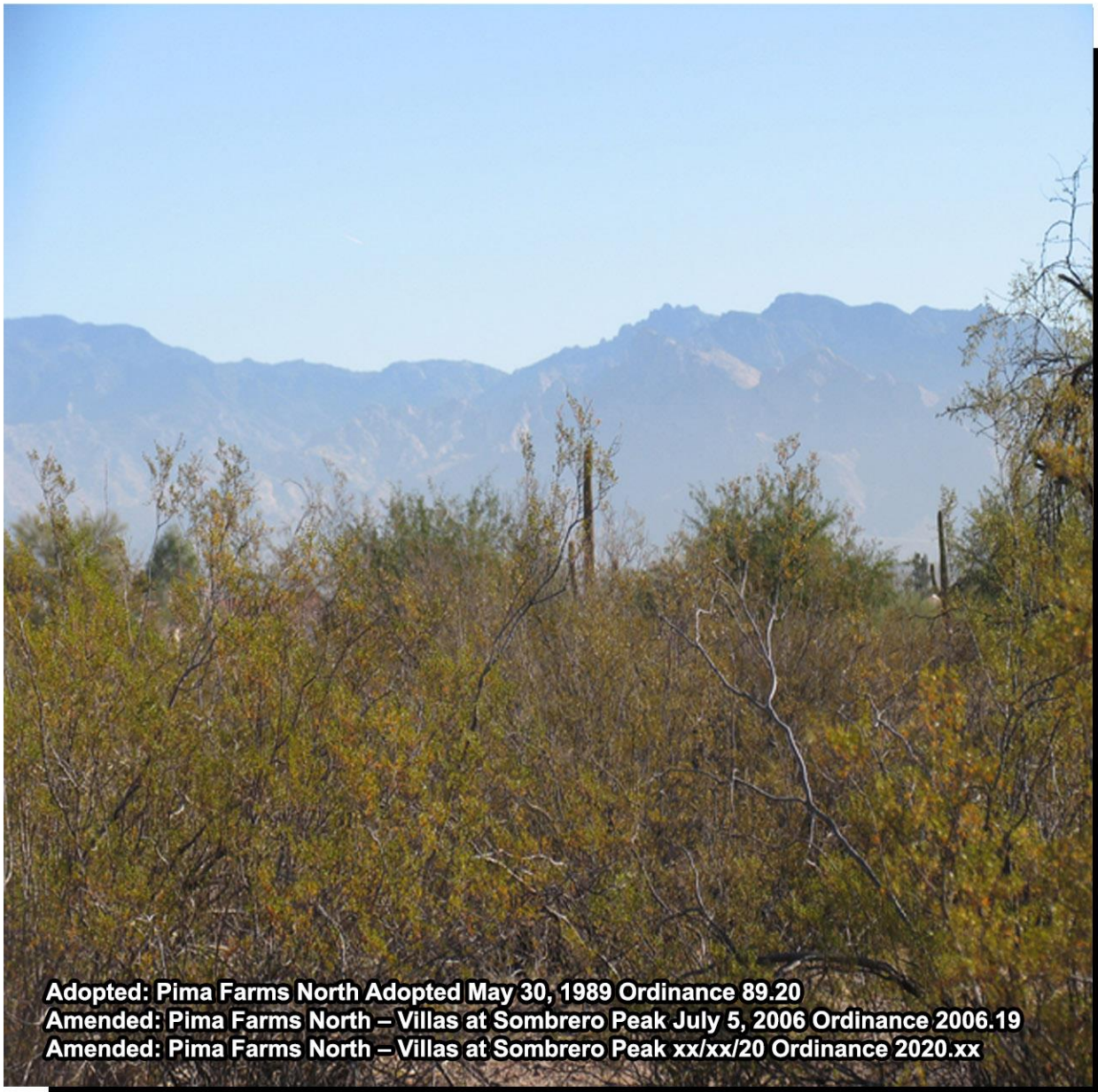
Exhibit I.A.2: Proposed Specific Plan Amendment



The Villas At Sombrero Peak

Silverbell & Continental Reserve Loop

PCZ2007-002
Amended August 2020



Adopted: Pima Farms North Adopted May 30, 1989 Ordinance 89.20
Amended: Pima Farms North – Villas at Sombrero Peak July 5, 2006 Ordinance 2006.19
Amended: Pima Farms North – Villas at Sombrero Peak xx/xx/20 Ordinance 2020.xx

2 EAST CONGRESS, SUITE 600 TUCSON, ARIZONA 85701 520.623.6146 fax 520.622.1950
www.azplanningcenter.com

THE PLANNING CENTER

Specific Plan Amendment
The Villas at Sombrero Peak

Submitted to:

Town of Marana
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

DESCO Southwest
1795 E. Skyline Dr., Suite 193
Tucson, AZ 85718
Phone (520) 297-8929
Fax (520) 297-8943

In cooperation with:

Humphreys and Partners Architects
19100 Von Karman Avenue, Suite 200
Irvine, California 92612

Prepared by:

THE PLANNING CENTER
2 East Congress Street, Suite 600
Tucson, AZ 85701

Phone: (520) 623-6146
Fax: (520) 622-1950

July 2006
Amended August 2020

Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak

This document represents the Pima Farms North Specific Plan Amendment – - The Villas at Sombrero Peak as adopted by the Town of Marana pursuant to Ordinance No. 2006.19 dated July 5, 2006 and amended by:

- Ordinance No. 2020.XX – passed and adopted by the Town Council on the XX day of September 2020 which ~~removed~~ added a 0.68-acre portion of the property located at 8611 North Continental Reserve Loop to the specific plan amendment area for a total of 26.18 acres.~~, identified by Assessor Parcel Number (APN) 266-22-6160 from the Pima Farms Specific Plan and included it within the amendment area for a total of 26.18 acres.~~

For Clarification of Material
Contained in this Specific Plan Amendment Contact:

THE PLANNING CENTER
2 E Congress, Suite 600
Tucson, AZ 85701
Telephone (520) 623-6146
Fax (520) 622-1950

TABLE OF CONTENTS

I. Pima Farms North Specific Plan Summary 1
II. Silverbell Road Corridor Overlay District (SRCOD) 1
III. Pima Farms North Specific Plan Amendment #1– The Villas at Sombrero Peak 3
IV. Proposed Pima Farms North Specific Plan Amendment #2 - The Villas at Sombrero Peak 5
V. Development Standards 8
VI. Proposed Land Use Plan 18
VII. Circulation 26
VIII. Wash Treatment 27
IX. Recreation Areas and Open Space 27
X. Cultural Resources 28
XI. Commercial Design Features 28

LIST OF EXHIBITS/TABLES

Exhibit I: Aerial View 2
Exhibit III.A: Amendment #1 Land Use Designations 4
Exhibit IV.A : Amendment #2 Existing Specific Plan Designations 6
Exhibit IV.B: Amendment #2 Proposed Specific Plan Designations 7
Exhibit V.F: Major Street (Silverbell Road) Building Setbacks 16
Exhibit VI.A: Land Use Plan 19
Exhibit VI.B: First Level Floor Plan 20
Exhibit VI.C: Second Level Floor Plan 21
Exhibit VI.D: Street Elevation 22
Exhibit VI.E: Rear and Side Yard Elevations 23
Exhibit VI.F: Front and Side Yard Elevations 24
Table VII: Parking Calculations 26

I. Pima Farms North Specific Plan Summary

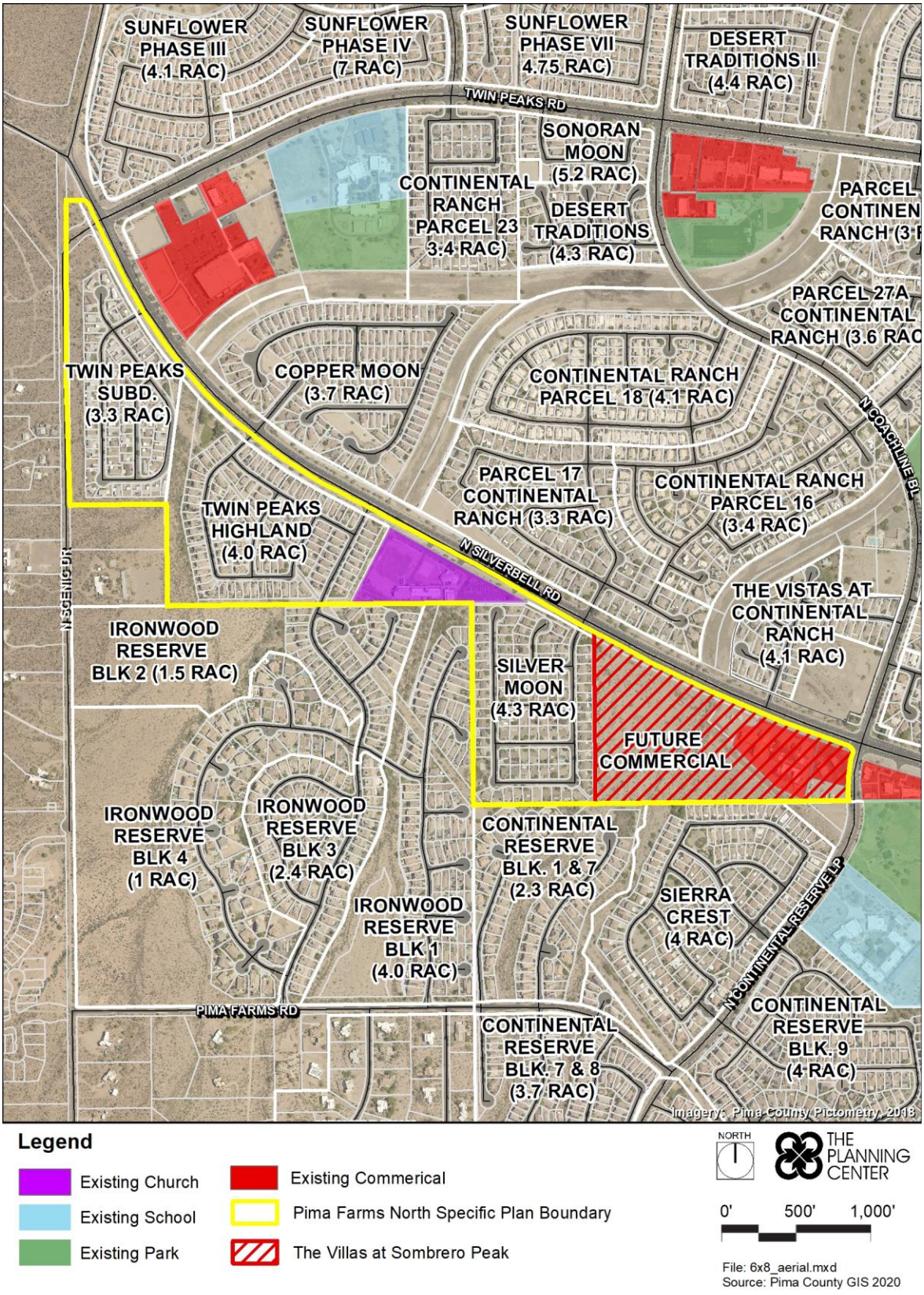
The Pima Farms North Specific Plan was ~~establishes~~ established on May 30, 1989, by Ordinance 89.20 to provide comprehensive guidance and regulations for the development of approximately 110 acres located within Sections 20, 21, 28 and 29, Range 12 East, Township 12 South, of the Town of Marana, Pima County, Arizona (See Exhibit I: Aerial View.) The specific plan provides for residential land uses at varying densities and commercial services to satisfy the majority of the needs of future residents of the community. Design Guidelines and Development Regulations that are a part of existing designations of the Pima Farms North Specific Plan will be applied to the amendment area of approximately ~~25~~ 26 acres located west of Continental Reserve Loop on the south side of Silverbell Road.

The authority for the preparation of specific plans is found in the Arizona Revised Statutes, Section 9-461.08. The law allows the preparation of specific plans based on the General Plan, as may be required for the systematic execution of the General Plan, and further allows for specific plan review and adoption. The Pima Farms North – Villas at Sombrero Peak Specific Plan Amendment is consistent with the Marana General Plan, approved and adopted on May 17, 2011, as authorized by public vote in accordance with the Growing Smarter Plus Act of 2000 with Arizona Revised Statutes (A.R.S) §9-461.06.

II. Silverbell Road Corridor Overlay District (SRCOD)

The project site is located within The Silverbell Road Corridor Overlay District. The SRCOD applies to the amendment area and all new commercial and multiple family developments adjacent to Silverbell Road between Cortaro Road and Twin Peaks Road. The purpose of the SRCOD is to ensure high-quality development along the Silverbell Road while providing for specific uses in a planned commercial setting, which will be compatible and complementary to adjacent residential subdivisions. The proposed development will be subject to a coordinated set of design principles for buildings, site planning, landscaping, and signage and is~~are~~ subject to review ~~by the Design Review Committee~~and approval by the Marana Planning Commission.

Exhibit I: Aerial View

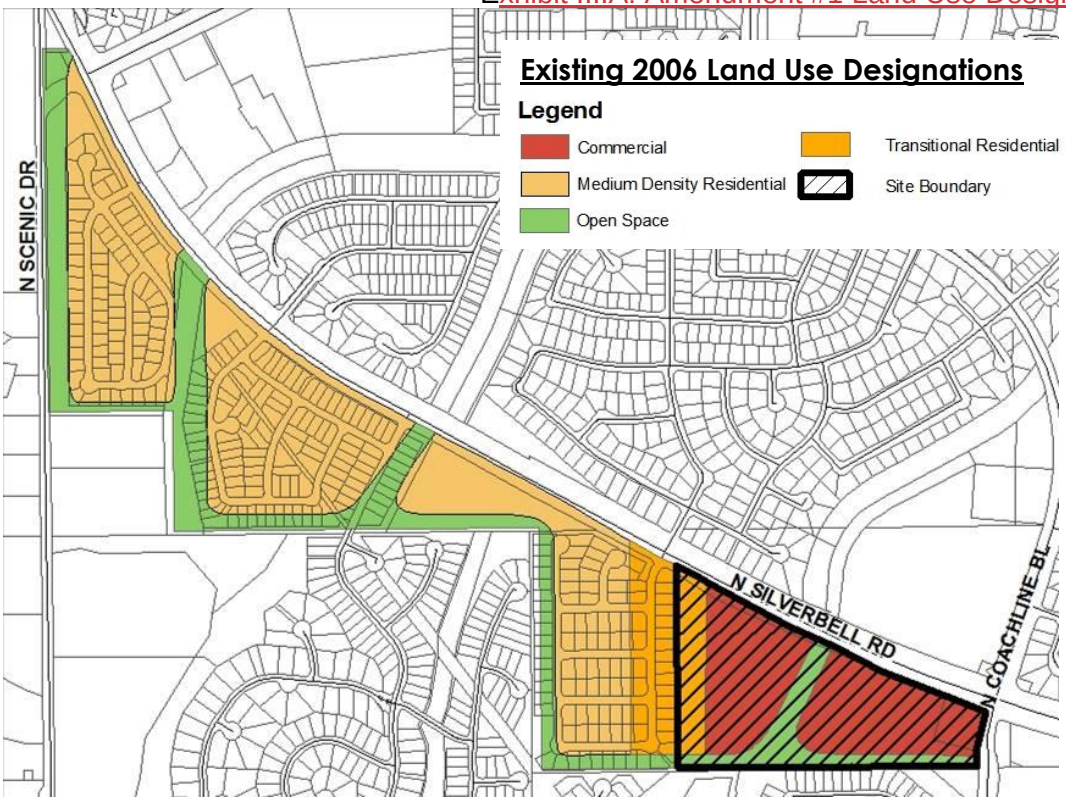


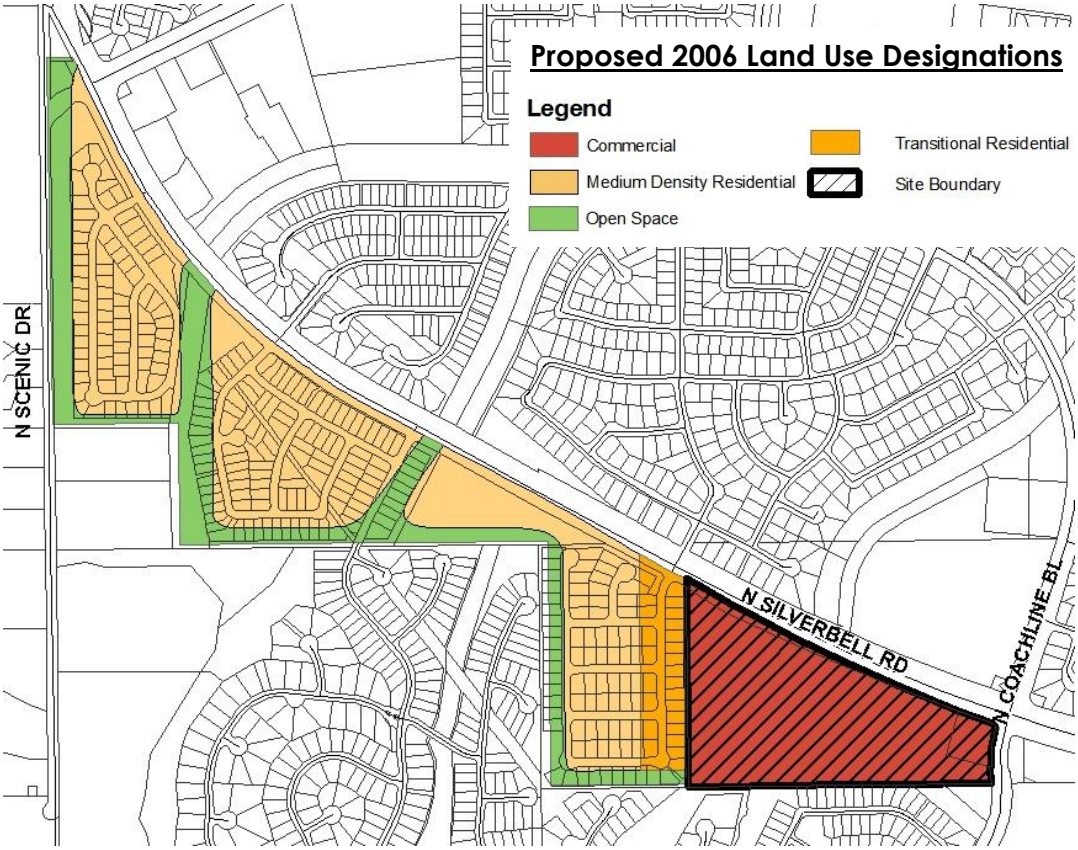
III. Pima Farms North Specific Plan Amendment #1– The Villas at Sombrero Peak

Per Ordinance No. 2006.19 adopted on July 5, 2006, The Villas at Sombrero Peak Plan Amendment #1 established a 25.5-acre commercial area within the Pima Farms Specific Plan near the intersection of Silverbell Road and Continental Reserve Loop. Specifically, this plan amendment modified the land use designations for approximately 8.4 acres within the Pima Farms North Specific Plan from Transitional Residential (T.R.) and Open Space (O.S.) to Village Core-Commercial (C). Refer to Exhibit III.A: Amendment #1 Land Use Designation for the 2006 existing and proposed land use designations.

Furthermore, this plan amendment modified the development regulations for the Village Core-Commercial land use designation to be consistent with the SRCOD and allow multi-family as a permitted use; modified the parking requirements for the specific plan to allow for tandem parking within multi-family residential units; and modified the maximum building height for commercial buildings to 34 feet for chimneys, architectural elements or elevator shafts.

Exhibit III.A: Amendment #1 Land Use Designations





IV. Proposed Pima Farms North Specific Plan Amendment #2 - The Villas at Sombrero Peak

The purpose of this amendment is to rectify a split zoning designation on a 1.42-acre property located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road.

Before 2008, the subject property consisted of two parcels that were in two separate specific plans: Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak (0.74 acres) and Pima Farms Specific Plan (0.68 acres); refer to the area denoted as "subject area" on Exhibit IV.A: Amendment #2 Existing Specific Plan Designations and Exhibit IV.B: Amendment #2 Proposed Specific Plan Designations. As a result of development interest in 2008, a lot combination was processed to form a single, 1.42-acre, site. In 2016, a final plat was approved on the subject property effectively establishing four development areas with The Villas at Sombrero Peak called (refer to Lot (Block) 4 in Resolution No. 2016-015: Continental Crossing Lots 1 through 4).

Though the two parcels were combined and subsequently platted, the zoning designations for each remained unchanged, leaving the newly combined parcel, assessor parcel number (APN): 266-22-6160, partially zoned for commercial uses in the north and partially zoned for medium-high density residential uses in the south under two different sets of development standards in separate Specific Plans.

The proposed Amendment #2 removes the 0.68-acre portion of the property currently within the Pima Farms Specific Plan and includes it within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial. (see Exhibit IV.B: Proposed Specific Plan Designations). This amendment brings the subject property identified by APN 266-22-6160 under the development regulations and guidance of a single specific plan and increases the overall commercial area known as The Villas at Sombrero Peak from 25.5 acres to 26.18 acres. No other modifications are proposed.

Exhibit IV.A : Amendment #2 Existing Specific Plan Designations

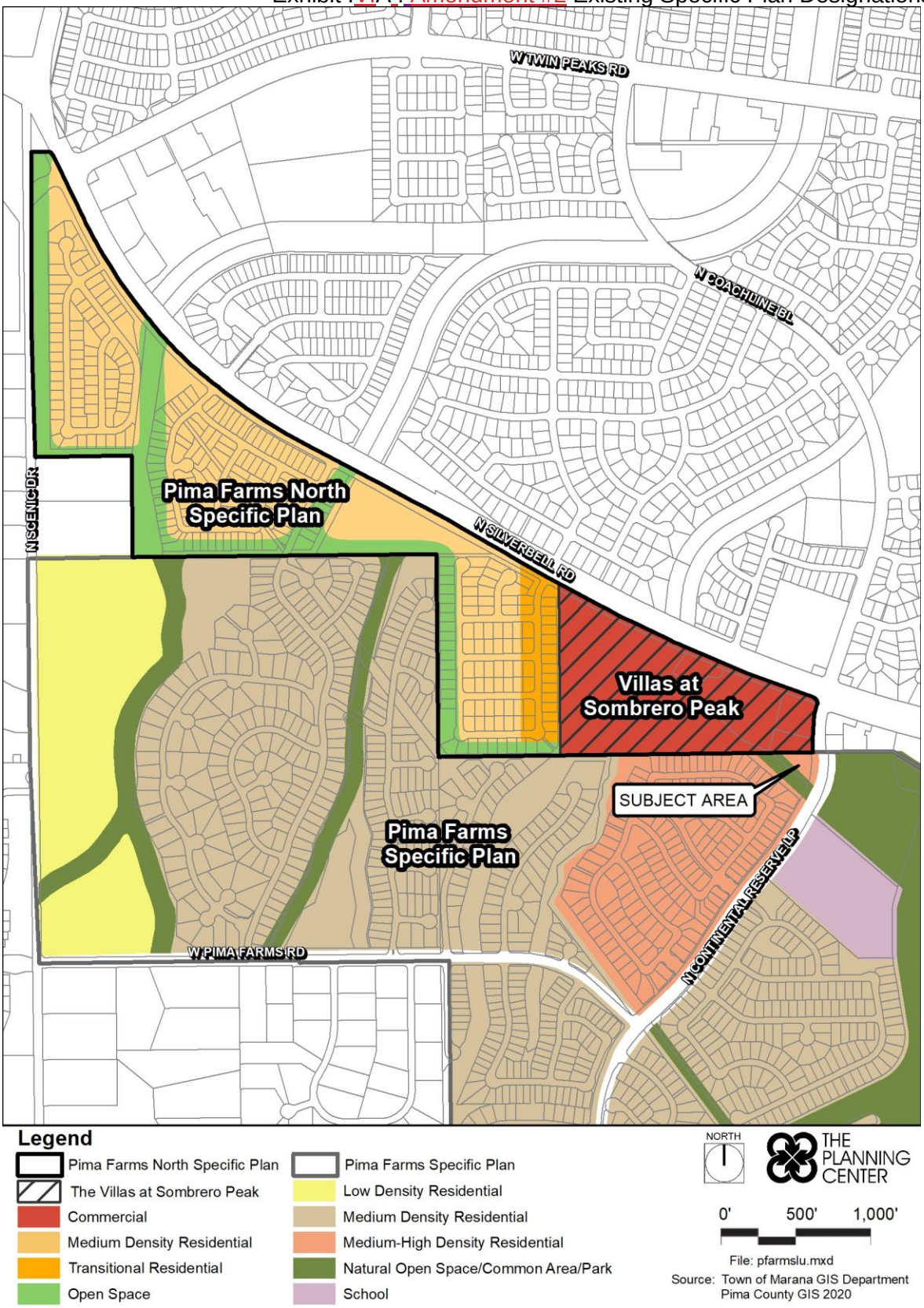
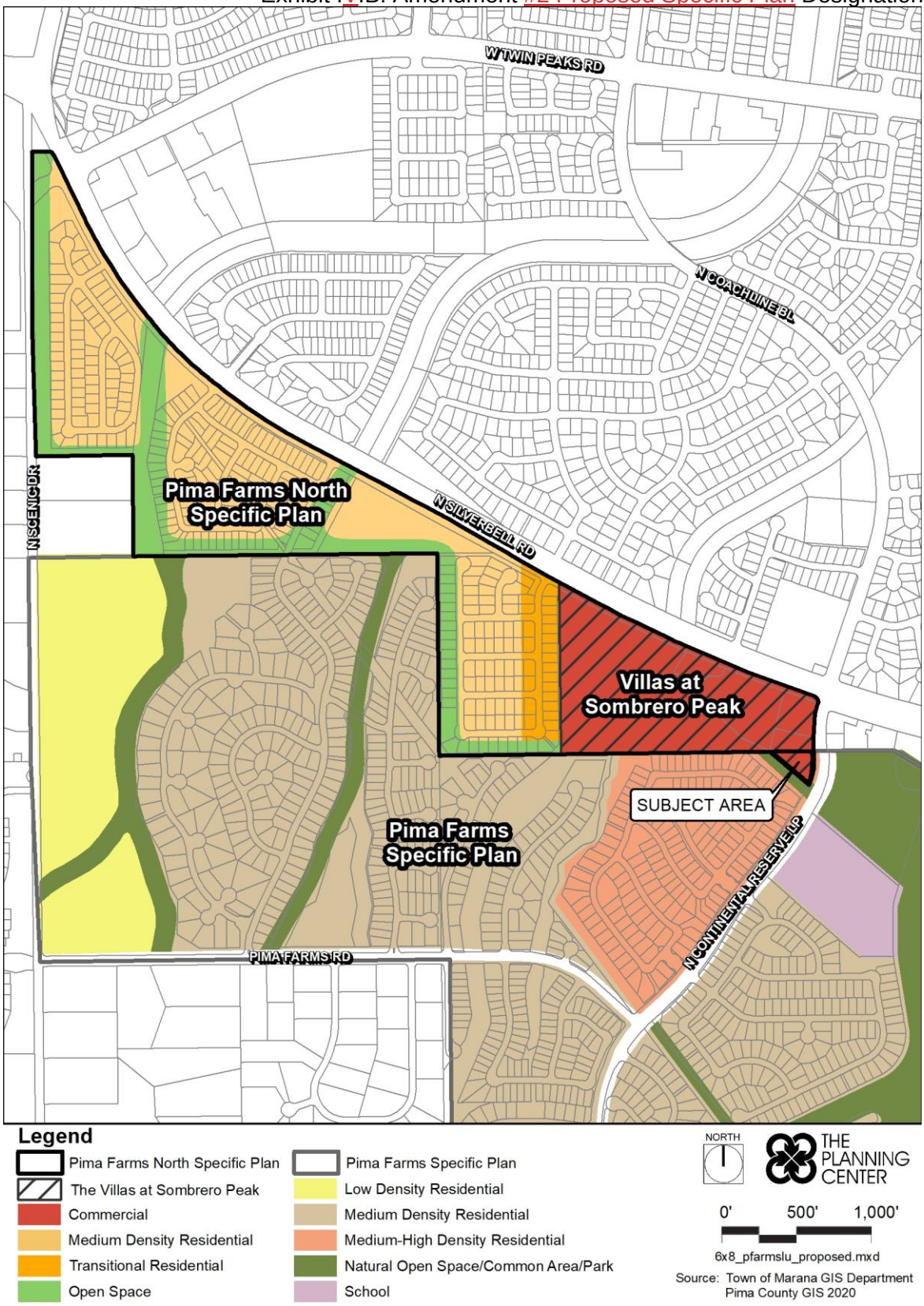


Exhibit IV.B: Amendment #2 Proposed Specific Plan Designations



~~III.~~V. Development Standards

These regulations shall govern the use of land within the Pima Farms North Specific Plan – The Villas at Sombrero Peak which has one single land use – Village Core-Commercial. These regulations shall be in conformance with the regulations of the Silverbell Road Corridor Overlay District (Ordinance 2009.05) and in instances where these regulations are silent, the Marana Commercial Design Standards, Title 08.07 of the Marana Land Development Code apply.~~The following section is taken from the Pima Farms North Specific Plan. The proposed modifications to the standards are underlined and deletions are shown in strikethrough format.~~

1. Development Area Regulations

   So as to avoid conflict in the future, the Pima Farms North land use regulations have been replaced with the Silverbell Road Corridor Overlay District land use regulations. These regulations shall govern the use of land within the commercial designation. All terms replaced within the Pima Farms North Specific Plan and not otherwise defined shall be interpreted in accordance with common usage or as defined or used within the Town of Marana Land Development Code.

2. C (Village Core-Commercial)

   A. Primary Permitted Uses:

      The following land uses are permitted in the Silverbell Road Corridor Overlay District and amended by the Pima Farms North Specific Plan, subject to the provisions of this Chapter.

      1. Community, multiservice, neighborhood or senior citizens center.

      2. Daycare Center (adult, child or handicapped).

      3. Health Services (excluding Hospitals and Substance Abuse Centers)
         - (a) Blood Donor Stations
         - (b) Convalescent or nursing home
         - (c) Medical or dental labs
         - (d) Offices and clinics of MD's, dentists, optometrists or chiropractors
         - (e) Outpatient clinics

      4. Office Uses
         - (a) Business or personal service
         - (b) Governmental
         - (c) Financial
         - (d) Social services
         - (e) Veterinarian (including kennel for indoor inpatient hospitalization services of small animals)

5. Public and Semi-Public
    (a) Art gallery
    (b) Civic clubs
    (c) Churches and religious institutions
    (d) Library
    (e) Museum

6. Personal Service Establishments
    (a) Barber and beauty shop
    (b) Carpet cleaning establishments (provided that no on-site cleaning is conducted)
    (c) Interior decorator
    (d) Dry cleaning and laundry and garment pressing establishments (non-industrial service to the general public only)
    (e) Locksmith
        1. Parcel packing/mailing service
        2. Pet grooming, (provided that no animals shall be kept on the premises overnight)
        3. Photography studio, photo finishing
    (f) Tailor, seamstress
    (g) Tanning salon

7. Repair of:
    (a) Bicycles
    (b) Cameras
    (c) Clocks, watches, jewelry
    (d) Computers
    (e) Household appliances
    (f) Musical instruments
    (g) Optical goods
    (h) Radios, televisions and electronics.
    (i) Shoes

8. Retail Uses
    (a) Antique stores
    (b) Appliance Stores (household or minor)
    (c) Art stores or galleries
    (d) Arts and crafts shops
    (e) Auto parts/supply stores (no installation)
    (f) Bakery shop, bagel shop
    (g) Banks, financial institutions and similar uses, provided drive-thru facilities and queuing lines are located a minimum of seventy-five (75) feet from a residential district
    (h) Bicycle shops
    (i) Book Stores (new or used)
    (j) Camera and photographic supply stores
    (k) Candy, Nut or confectionary stores

(l) Card Stores
(m) Carpet and floor covering stores
(n) Clothing, apparel or accessory stores
(o) Computer and computer software stores
(p) Convenience stores
(q) Drugstores
(r) Fabric Stores
(s) Florist and plant shops
(t) Food store and markets
(u) Frame shops
(v) Gift shops
(w) Grocery stores
(x) Hardware, paint stores
(y) Hobby shops
(z) Ice cream shops
(aa) Jewelry stores
(bb) Laundromats, automatic self-service (provided that the establishment is operated exclusively as a retail business and laundry machines are of an automatic type, capable of being operated by the public and shall not include machines ordinarily found in industrial laundries)
(cc) Lighting stores
(dd) Liquor stores
(ee) Luggage and leather goods
(ff) Music stores
(gg) Office supply stores
(hh) Optical goods
(ii) Pet/pet supplies
(jj) Photocopying services
(kk) Record, tape or CD stores
(ll) Religious goods
(mm) Restaurants, cafes, delicatessens or coffee shops, including outdoor seating areas
(nn) Secondhand stores and thrift stores, provided there is no outside display or storage of merchandise
(oo) Shoe stores
(pp) Sporting goods stores
(qq) Stamp and coin shops
(rr) Stationery stores
(ss) Tobacco stores
(tt) Toy stores
(uu) Variety stores
(vv) Video tape/DVD rentals
(ww) Other uses which the Planning Director determines to be similar in nature, function and operation to listed permitted uses
(xx) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted uses, including supportive services

directly related to and located within the same building as the primary use. Automated Teller Machines (ATMs) are permitted accessory uses provided they are not free standing.

9. Multi-Family Residential

B. Permitted Temporary Uses and Structures

The following temporary uses and structures shall be permitted subject to the issuance of a Temporary Use Permit in accordance with Chapter 17.3.3~~h Section 09.01.04~~ of the Marana Land Development Code.

1. Contractor's office and/or storage. Temporary structures for the storage of tools and equipment or containing supervisory offices of the minimum necessary in connection with a project on site may be established and maintained only during the progress of active construction under an effective grading, building or other development permit. Such temporary structure(s) shall be immediately removed upon project completion or upon expiration of the applicable permits.

2. Holiday tree and pumpkin sales lots, when maintained between October 15 and December 31 for a maximum of six weeks from inception.

C. Conditional Uses:

The following uses are permitted conditionally, subject to the provisions of ~~Section 10.10~~Chapter 17.3.2 of the Marana Land Development Code, except that all conditional use permits issued pursuant to this section shall require approval by both the Planning and Zoning Commission and the Town Council:

1. Automobile Service Uses, including gasoline service stations, service shops performing minor auto repair, fuel sales, oil change and lubrication shops, muffler shops, auto glass shops, auto detail shops, speedometer shops and tire shops, not to include body repair, painting, major engine or transmission repair, or radiator repair. All service, except the sale of gasoline, shall be within an enclosed building. No service bays associated with an automotive use shall be visible from a public street;

2. Automobile and Truck Sales and Rental, new or used;

3. Bars, taverns, cocktail lounges;

4. Car wash establishments, including full-service and self-service, coin-operated facilities, provided a full-time attendant is on-site and wash bays are not visible from a public street;

5. Emergency Medical Care Facility 24 hour operations;

6. Restaurants, cafes, delicatessens or coffee shops providing drive-thru or drive-up service;

7. Lodging facilities, including hotels and motels;

8. Pawn Shops;

9. Plant Nurseries, including open-air display and storage;

10. Recreational Vehicle and Boat Storage;

11. Self-storage Facilities;

12. Small Equipment and Light Machinery sales or rental;

13. Tattoo parlors;

14. Wireless communications facilities, subject to the provisions of Chapter 17-18~~23~~ of the Marana Land Development Code;

15. Any establishment having a continuous twenty-four operation or having extended hours which begin before 5:00 A.M. or extend beyond 11:00 P.M.; and,

16. Any establishment receiving deliveries other than between the hours of 6:00 A.M. and 10:00 P.M.

D. Prohibited Uses

The following uses are not permitted uses within the Silverbell Road Corridor Overlay District:

1. Adult Entertainment Uses;

2. Automobile Bodywork and Painting;

3. Bowling Alleys;

4. Commercial Outdoor Recreation;

5. Heavy Equipment and machinery sales or rental;

6. Hospitals;

7. Industrial uses;

8. Kennels,

9. Live Entertainment Facilities, including nightclubs, which include dancing and music performed by more than 1 musician;

10. Major automobile repair facilities, including major engine, mechanical or transmission repair and radiator service;

11. Manufactured Home Sales;

12. Open air or outside storage uses, including swap meets and storage of inoperable or damaged vehicles,

13. Recreational Vehicle Sales;

14. Theatres;

15. Towing businesses; and

16. Warehousing Uses, excepting self-storage facilities.

E. General Development Standards

1. Minimum Lot Area: none

2. Minimum Lot Width: none

3. Minimum Setback Requirements in conformance with the Silverbell Road Corridor Overlay District.

   Front: 25 feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;

   Side: 10 feet

   Rear: 25 feet except for corner lots, which may be reduced to 10 feet provided the minimum side yard on the side street is 20 feet.

4. Minimum Distance between Buildings: none

5. Maximum Building Coverage: 75% at ground level; 60% above ground level

6. Parking Requirements: required spaces shall be determined in accordance with Title 22 of the Town of Marana Off-street Parking and Loading Standards.

   Screening and landscaping shall adhere to Section VII-E.3 of this Specific Plan.

The Multi-Family Residential land use shall have the option of tandem parking within garages to meet the parking requirement. The minimum width for tandem garage is 11 feet and the minimum length is 36 feet.

7. Minimum Landscaping Coverage: 10% of gross site area.

8. Special Landscape/Buffer/Screening Requirements: a 50-foot building setback shall be provided adjacent to residential uses with the exception of covered parking. Where commercial uses are adjacent to residential areas, a landscape planting and/or a 6-foot masonry wall shall be required to emulate residential landscaping and diffuse light and glare, which may occur from night operations.

9. Maximum Building Height: 34 feet

10. Chimneys: Building chimneys shall not exceed roof lines.

11. Landscape Bufferyards shall be in conformance with the Town of Marana Land Development Code. A bufferyard shall be provided along the main wash from each edge of bank with a required plant count of three plants per 100 square feet. A 15-foot bufferyard shall be provided along the northern boundary adjacent to Silverbell Road. An enhanced landscape bufferyard shall be provided along the south and west project boundaries adjacent to existing residential subdivisions. The landscaping shall consist of 5 tree and 15 shrubs/accents per 1000 square feet. Consultations will be held with adjacent neighbors to address specific screening concerns.

12. Lighting shall be in conformance with the Town of Marana Outdoor Lighting Code. All lighting shall be downward directed and shielded to prevent spillover to adjacent properties. Lighting adjacent to the main wash running north south across the property shall be restricted and installed in such a manner to reduce intrusive light within the wash corridor.

13. All mechanical equipment shall be screened and located to minimize noise to the adjacent properties.

14. Any increase in site elevation shall be the minimum necessary for drainage purposes.

F. Streetscapes

1. Local Collector

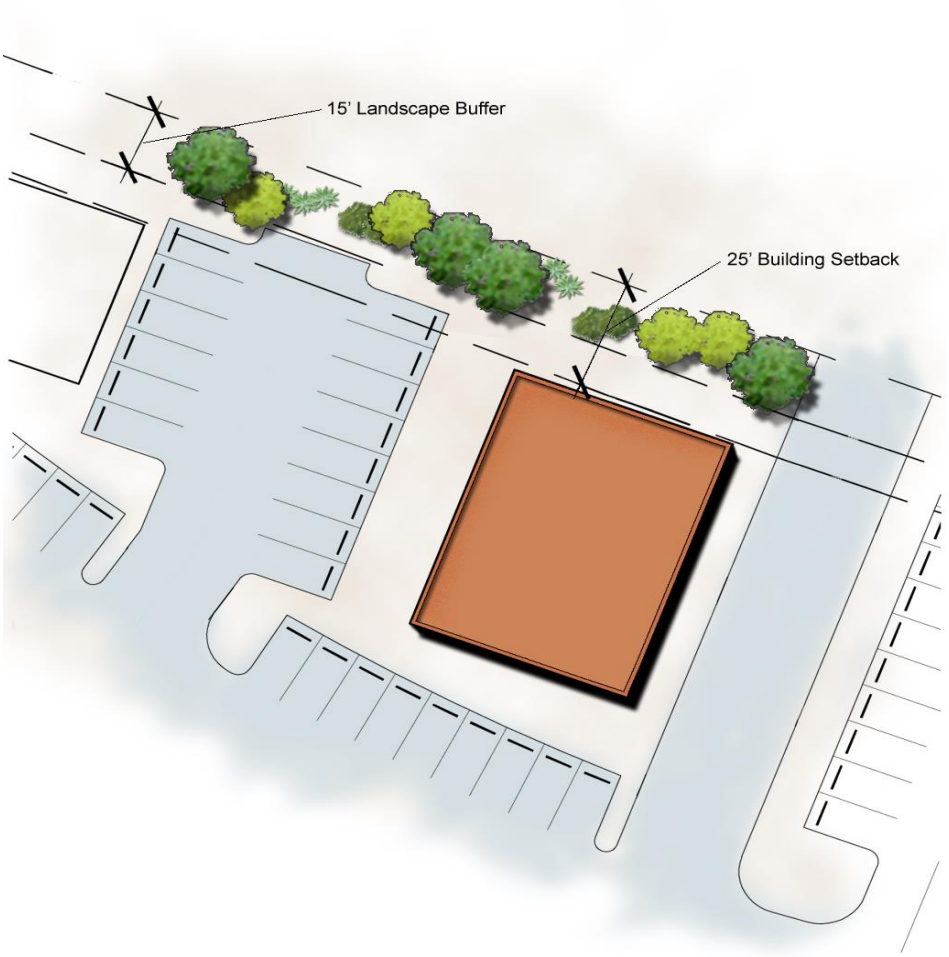
Major Street as referenced herein shall mean Silverbell Road and local collector streets within the plan area.

The landscape concept for these streets is to develop a desert scene with a variety of plant types. Native and drought tolerant plant material shall be used. Landscape treatment may include undulating berms

and walls. A minimum of 15 feet wide bufferyard is required for development along Silverbell Road.

Building setbacks are required and a varying distance is encouraged to provide interest and motion. Where parking is located within a setback area, it shall be screened with a low wall, berming or appropriate landscaping between the street and the parking area. A minimum building setback of 25 feet is required for development adjacent to Silverbell Road. (See Exhibit ~~I~~V.F: Streetscape)

Exhibit ~~I~~V.F: Major Street (Silverbell Road) Building Setbacks



Building Setbacks shall be in accordance with Section V.D of this plan, except the Minimum Building Setback along Silverbell Road shall be 25 feet.

G. Commercial Description

The primary intent of the commercial area is to provide local neighborhood commercial services and alternative housing opportunities

Commercial Definition: A land use category permitting professional and semi-professional uses, office, restaurant, personal and business services, retail sales, financial institutions, specialty retail and entertainment, multi-family residential, recreational and cultural uses, but excluding manufacturing or warehousing units.

~~IV.~~VI. Proposed Land Use Plan

The Villas at Sombrero Peak is the residential portion of a proposed multi family residential and neighborhood commercial village center. The site is situated on 26.18~~25.5~~ acres in between two large master planned communities: Continental Ranch and Continental Reserve. The site is well suited for commercial and multi-family development due to neighboring commercial and multi- family residential needs in the area. The site sits adjacent to single-family residential subdivisions, a convenience store and a 9-acre Continental Reserve Park, which includes a children's play area, basketball and tennis courts, soccer and baseball fields, and hiking and equestrian trails.

The subject site will consist of approximately 13 acres of multi-family condominiums, approximately 5 acres of community park space/open space, approximately 7~~6~~ acres of future retail/commercial and 1.5 acres of existing Quik-Mart commercial (see Exhibit VI.A: Land Use Plan.) The architect's concept is an innovative design of multi family housing that provides home ownership opportunities to a wider range of residents than typically allowed with single-family detached homes. The condominiums are unique in that each building has a single-family residential look but actually has 10 discrete units each with its own private entrance. Units will range from 775 to 1,364 square feet in size. (See Exhibit VI.B: First Level Floor Plan and Exhibit VI.C: Second Level Floor Plans.)

The residential site includes 200 units with an overall density of 11 units per acre. Buildings will be two-story with a maximum height of 34 feet. Building chimneys shall not exceed building roof lines. All mechanical equipment will be screened and located to minimize noise. There will be the option of 1, 2 and 3 bedroom units and the average unit size is 1,113 square feet. An example of a street elevation is located on Exhibit VI.D: Street Elevation. (See Exhibit VI.E: Rear and Side Yard Elevations and Exhibit VI.F: Front and Side Elevations for additional elevations.)

In addition, the conceptual commercial potion of the site has a maximum square footage of 72,000 square feet.

Exhibit VI.A: Land Use Plan



Total # of acres: 26.2 AC
Residential acreage: 18 AC
Commercial acreage: 8.2 AC
Number of units: 200
Residential density: 11 RAC

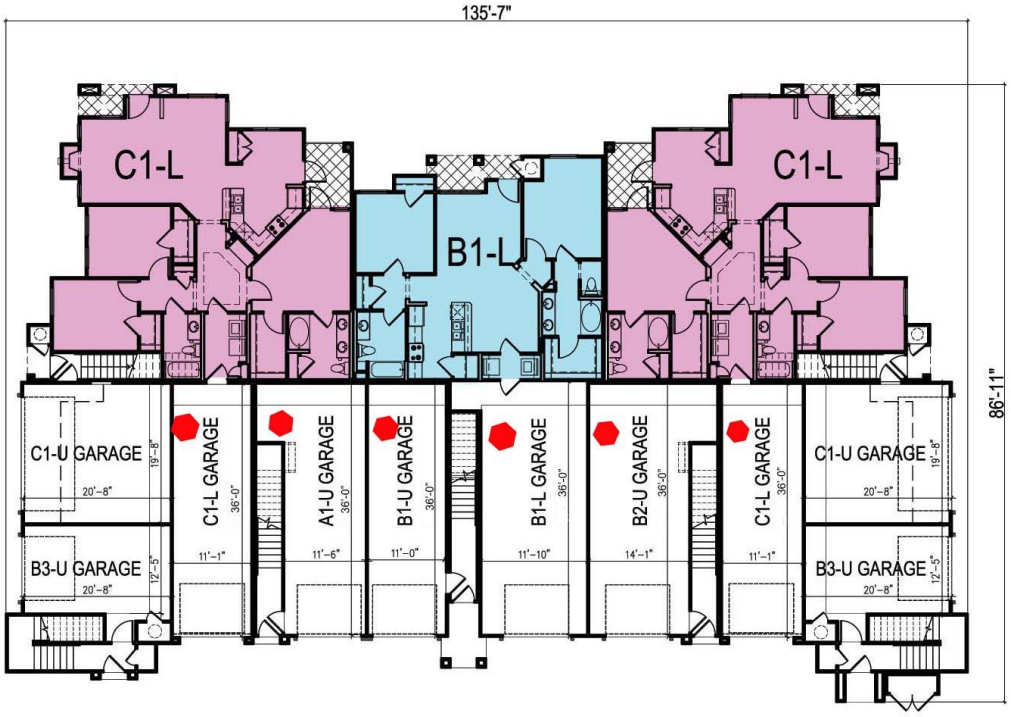
Recreation required: 1/2 AC
Recreation area provided: 1.3 AC
Open space provided: 3.6 AC
Parking provided: 480 Spaces
Parking required: 456 Spaces

360 spaces within unit garages and 120 surface spaces
Approximately 60% of garage spaces will utilize tandem parking
Required residential parking (1 BDRM): 30 spaces
Required residential parking (2 & 3 BDRM): 360 spaces
Required guest parking (1:3): 66 spaces

Existing designations:
Transitional Resident (TR): 3.4 ac
Open Space (OS): 5 ac
Commercial (C): 15.6 ac
Proposed designation: Commercial (C)

NORTH
THE PLANNING CENTER
110 E. CHURCH AVE., SUITE 8300
TUCSON, AZ 85701 (520) 623-6148
0' 75' 150'
SCALE:1" = 150'

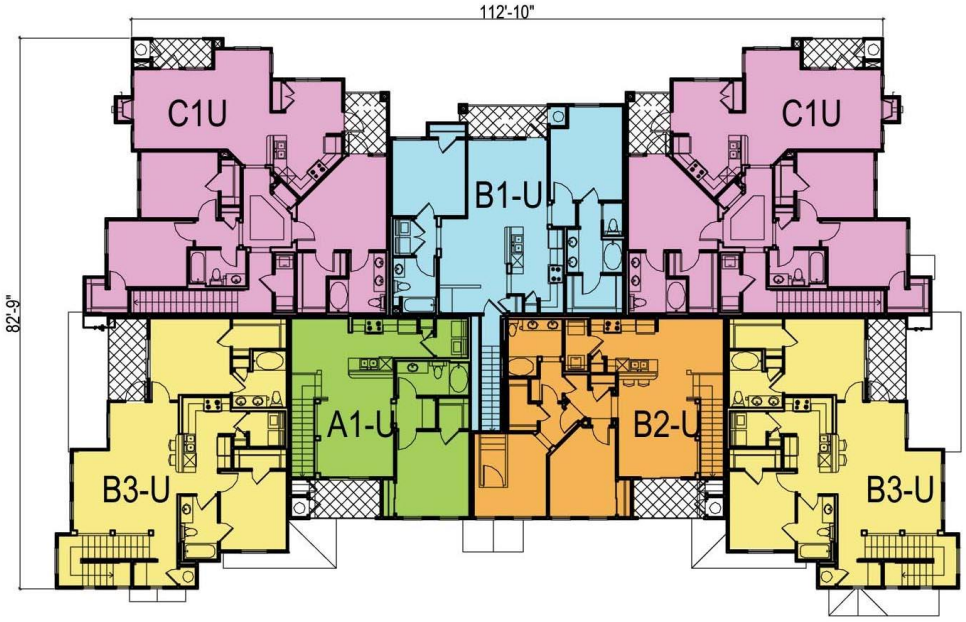
Exhibit VI.B: First Level Floor Plan



FIRST LEVEL FLOOR PLAN

210 unit/ 2 story/ Condominiums Legend		
Unit Name	*Unit Type*	*Square Footage (+/-)*
A1-U	*1BR/1BA*	*775*
B1-L	*2BR/2BA*	*980*
B1-U	*2BR/2BA*	*1008*
B2-U	*2BR/2BA*	*939*
B3-U	*2BR/2BA*	*987*
C1-L	*3BR/2BA*	*1,363*
C1-U	*3BR/2BA*	*1,364*

Exhibit VI.C: Second Level Floor Plan



SECOND LEVEL FLOOR PLAN

210 unit/ 2 story/ Condominiums Legend		
Unit Name	*Unit Type*	*Square Footage (+/-)*
A1-U	*1BR/1BA*	*775*
B1-L	*2BR/2BA*	*980*
B1-U	*2BR/2BA*	*1008*
B2-U	*2BR/2BA*	*939*
B3-U	*2BR/2BA*	*987*
C1-L	*3BR/2BA*	*1,363*
C1-U	*3BR/2BA*	*1,364*

Exhibit VI.D: Street Elevation



BUILDING 15 **BUILDING 16** **BUILDING 17**

STREET ELEVATION

DESCO Southwest

©2005 by Humphreys & Partners Architects, LP

The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only, revisions may occur due to further investigation from regulatory authorities and building code analysis, dimensions shown are of a strategic intent only, refer to surveys and civil drawings for technical information and measurements.

Tucson, AZ

May 23, 2006 HPA 2005414

Humphreys & Partners Architects

Exhibit VI.E: Rear and Side Yard Elevations



REAR ELEVATION



LEFT ELEVATION

Exhibit VI.F: Front and Side Yard Elevations



FRONT ELEVATION



RIGHT ELEVATION

VII. Circulation

Primary residential access will originate from Silverbell Road. Two median breaks will be constructed adjacent to the primary commercial access point and the primary residential access point. Given that the commercial portion of the site will not be constructed at the same time as the residential, a temporary secondary access point will be constructed through the commercial portion of the site that connects to the secondary residential entrance on the east side of the wash (see Exhibit VI.A: Proposed Land Use Plan.)

Approximately 456 parking spaces are required for the residential portion of the site. Approximately 480 parking spaces are provided (see below for parking calculations.) There will be 360 parking spaces provided within garages, 252 of which will utilize tandem parking and 120 additional parking spaces will be provided throughout the development. Approximately 40 required parking spaces will be accommodated for within the surface parking. These parking stalls will be reserved for their unit. See Exhibit VI.B: First Level Floor Plans for dimensions and locations of tandem garages.

Table VII: Parking Calculations

Number of Bedrooms	Town of Marana Parking Requirements	Number of Parking Spaces Required
One Bedrooms (20 units)	1.5 spaces per one bedroom unit	30 parking spaces
Two Bedrooms (100 units)	2 spaces per two bedroom unit	200 parking spaces
Three Bedrooms (80 units)	2 spaces per three bedroom unit	160 parking spaces
Guest Parking	1 space for every 3 units	66 guest spaces

~~V.~~VIII. Wash Treatment

The wash running through the middle of the property will remain as open space providing connectivity from the Santa Cruz River to the Tucson Mountains and Saguaro National Park. A proposed trail will be located alongside the wash to accommodate the pedestrian access through the site. Also, there will be one wash crossing, but the wash will remain undisturbed and the crossing will remain outside of the delineated wash boundaries.

The protection of this wash is important because of the habitat connectivity, the post development drainage design features, and it's value as an amenity for the future and existing residents. Therefore, additional lighting and landscape standards have been created in Section ~~I~~V of the development standards.

~~VI.~~IX. Recreation Areas and Open Space

Recreation areas, trails and open space are strategically located to encourage pedestrian movement throughout the development, to the Continental Reserve Park and to adjacent residential subdivisions. The aforementioned wash located in the middle of the property will have a 6-foot -8-foot trail connecting to a trail along the WAPA easement towards Continental Reserve Loop Road, Continental Reserve Park and the future Continental Ranch Elementary School. Trail location and design shall be with input from neighbors, and coordinated with Town of Marana Parks and Recreation staff. The trail will be dedicated to the Town of Marana upon development. Other amenities include two strategically located passive recreation areas and one centrally located community clubhouse and pool. Preliminary details of the recreation areas are shown on Exhibit V~~I~~.A: Land Use Plan. Although still very conceptual, the main recreation area will be composed of a 3200 square foot community clubhouse, a swimming pool, spa, two turf areas, a shaded tot lot with a playground structure, ramadas and barbeques.

In addition, according to the Town of Marana Park, Trails and Open Space Master Plan, multi-family residential developments require 100 square feet of park space per residential unit, hence a ½ acre of park space is required. The site is proposed for approximately 5 acres of recreation and open space amenities. Approximately 1.3 acres will be active and passive recreation and approximately 3.6 will be devoted for open space and additional landscaping. The proposed trails, recreation areas, open space and residential densities are in accordance with the Town of Marana Land Development Code, Town of Marana Parks, Trails and Open Space Master Plan and the Town of Marana General Plan and the Pima Farms North Specific Plan.

~~VII.~~X. Cultural Resources

The subject property contains an archaeological site identified by the Arizona State Museum as archaeological site number: AZ AA: 12:321. A mitigation plan (research design and work plan) has been accepted by the Town of Marana for this archaeological site. Old Pueblo Archaeology was contracted to do the archaeological testing and fieldwork in May of 2005. Aztlan Archaeology has taken over for Old Pueblo and recently began a data recovery program that will follow all guidelines established by the Town of Marana, the Arizona Historical Society, the Arizona State Museum and the State Historic Preservation Office. This site has presence of multiple habitations, trash, food processing, burial and other feature and intact cultural deposits. All development will occur in accordance with Arizona State Museum guidelines and ordinances.

~~VIII.~~XI. Commercial Design Features

The design standards in this Specific Plan were established to provide guidance in the development of commercial within the project boundaries. All graphics contained in this section are used as examples to illustrate the intent of the guidelines and should not be construed as an indication of the final appearance of the project.

1. General Design Parameters

    a. The commercial design shall have architectural features that are compatible in scale, mass and form with the residential portion of the site.

    b. Pima Farms lies at the base of the Tucson Mountains and has a history as an agricultural area. As such the Architecture should be reflective of these aspects of the community as well as respecting the Southwestern flavor of the neighboring communities.

    c. The architecture should be responsive to the desert climate and environmental conditions and use appropriate orientations, shading devices, and wall and roof structures.

    d. Pedestrian features including seat walls, covered walkways, planters and varying paving styles should be an integral part of the design.

    e. All sides of the structures should be of a cohesive design, carrying architectural elements used on the street or main elevations to the rear and sides of the buildings as well.

2. Proportion and Massing

    a. Long, unbroken expanses of building walls devoid of windows, openings, or ornamentation are discouraged.

    b. The use of fenestration, pilasters, offset facades, trellises, awnings, cornices and roof overhangs are encouraged.

c. The proportions of the buildings should provide visual interest from the streetscape with vertical elements such as towers, balconies, offset parapet and roofs or projecting upper floor masses, as well as more intimate architectural elements such as arcades or arcatures.



This photograph is of Skyline Esplanade, a previous work done by DESCO Southwest. This example displays four-sided architecture with recessed windows, and offset roofs and parapets. This is included for illustrative purposes only.

3. Materials and Colors

a. Preferred exterior finish building materials include stucco, masonry (except unfinished plain concrete CMU block), brick, stone (cultured or natural), exposed metal (in limited uses and amounts such as trellises, awnings, canopies, small wall sections, columns, signage and accents), exposed wood (min. dimension 6"), adobe, rammed earth, exposed colored and textured concrete.

b. Roof materials include built-up 'flat' roofs when screened by parapets, clay and concrete tiles, metal, slate, and glass. All should be earth tones and none reflective.

c. Colors in general should be compatible with the neighborhood. Warm muted shades should be used for the body or overall background color. Brighter, more intense and rich hues of related or contrasting color may be used as accents and highlights.

d. Mirror or highly reflective glass is prohibited.

e. Mechanical equipment should be screened from view by either parapets, rooflines or screen walls of similar design to the main building.

4. Walls and Fencing

    a. Site walls should reflect the design of the main structures in either style or material selections.





These photographs are also of Skyline Esplanade. They illustrate how wall treatments and landscaping can reflect the design of the main structure. This is included for illustrative purposes only.

    b. All types of chain link fencing are prohibited.

    c. All loading areas shall be fully screened from nearby property and view from a public street in accordance with Title 24 of the Town of Marana Land Development Code: The Silverbell Road Corridor Overlay District.

5. Landscaping

    a. The existing easements located onsite shall be landscaped in accordance with guidelines set forth by the Western Area Power Administration and the Town of Marana Land Development Code.

    b. Avoid plant materials known to have invasive or destructive root systems, messy and/or staining fruit and/or brittle limbs.

    c. Encourage state-of-the-art hydroseeding techniques by using drought tolerant species.

    d. Irrigation systems should utilize low-water consumption using techniques such as “drip” irrigation.

6. Signage

    a. Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development

b. All sign lighting shall conform to the Town of Marana Outdoor Lighting Code.

c. All signs shall adhere to the Marana Sign Code.

d. This project will create a Planned Sign Program in accordance with Title 17.10~~6~~ of the Land Development Code and the Silverbell Overlay District.

Exhibit VI.A: Land Use Plan



Total # of acres: 26.2 AC
Residential acreage: 18 AC
Commercial acreage: 8.2 AC
Number of units: 200
Residential density: 11 RAC

Recreation required: 1/2 AC
Recreation area provided: 1.3 AC
Open space provided: 3.6 AC
Parking provided: 480 Spaces
Parking required: 456 Spaces

360 spaces within unit garages and 120 surface spaces
Approximately 60% of garage spaces will utilize tandem parking
Required residential parking (1 BDRM): 30 spaces
Required residential parking (2 & 3 BDRM): 360 spaces
Required guest parking (1:3): 66 spaces

Existing designations:
Transitional Resident (TR): 3.4 ac
Open Space (OS): 5 ac
Commercial (C): 15.6 ac
Proposed designation: Commercial (C)

NORTH
THE PLANNING CENTER
110 E. CHURCH AVE., SUITE 8300
TUCSON, AZ 85701 (520) 623-6148
0' 75' 150'
SCALE:1" = 150'

THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date:	August 18, 2020	**Job No:**	EPS-01
To:	Cynthia Ross, AICP		
From:	Lexy Wellott, AICP		
Project:	Pima Farms North Specific Plan – The Villas at Sombrero Peak Plan Amendment – Public Outreach Packet		

The following provides a summary of our outreach efforts to date for the proposed National Self Storage facility located south of the QuikMart at Silverbell Road and Continental Reserve Loop.

Letter to Adjacent Property Owners

Before application submittal, a letter was mailed on June 8, 2020, to the owners of the properties located south of the project site, inviting them to discuss the proposed self-storage facility. In addition to the adjacent property owners, the Sierra Ridge Subdivision HOA and the Continental Reserve Master Association were invited. *Attachment A* provides a copy of the letter and mailing labels as well as a map of the notified properties.

To date, no one has responded to this offer to meet.

Virtual Neighborhood Meeting Notification

A notification letter was sent on July 28, 2020, to all property owners within 300 feet of the subject property, inviting them to attend a virtual meeting on August 13, 2020, to discuss the proposed project. In addition to all property owners within 300 feet, the Sierra Ridge Subdivision HOA, Continental Reserve Master Association, and Continental Ranch Master Association were notified. *Attachment B* provides a copy of the letter and mailing labels as well as a map of the notified properties. Approximately ten individuals expressed interest in participating in the virtual meeting (see *Attachment C).*

Virtual Meeting Neighborhood Meeting Summary

A virtual neighborhood meeting was hosted on August 13, 2020, using FreeConferenceCall.com, an online meeting platform. Approximately 14 individuals were participating in the meeting, 3 of which were members of the development team. Two individuals on the call expressed that they lived in the Sierra Ridge Subdivision south of the property; others lived within Continental Reserve. A presentation was provided to participants describing the site context, proposed site plan, and building elevations for the

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

storage facility s as well as the entitlement processes required to develop the facility at this site (refer to *Attachment C* for the presentation and virtual meeting attendance list).

The following presents a list of concerns that were expressed by neighbors before, during, or after the virtual meeting.

1. Building Size – it was expressed that the building's footprint is "too big" for the site. The Pima Farms North Specific Plan – The Villas at Sombrero Peak allows for building coverage up to 75% of the site. The proposed self-storage facility will cover approximately 44% of the site; that's about 30% less than the allowable building coverage.

2. Building Height – there was a general concern that the proposed two-story building is not appropriate at this location. The proposed storage facility will be a maximum of 28 feet in height, which is consistent with the Watermark at Continental Reserve facility located immediately west of the site. It should be noted that the existing entitlements on the property allow buildings to reach a maximum height of 34 feet, similar to the permitted building height of the homes in Sierra Ridge and other nearby Continental Reserve neighborhoods.

3. Land Use Compatibility - It was stated that the proposed storage facility does not "fit in" with the residential neighborhood. This project is an infill development on a property that has commercial zoning on the northern half of the site and has commercial development on two of the four sides. Critical to the Silverbell Road Corridor Overlay District is providing commercial uses that serve the neighborhoods. Based on a market study performed by the developer, Continental Reserve and Continental Ranch are currently underserved and need storage facilities. Furthermore, the subject site does not immediately abut a residential neighborhood. It is separated by a 120-foot utility easement that is owned by the Continental Reserve Master Association and will remain as open space indefinitely.

4. Architectural Style – it was stated that the building architecture does not emulate the surrounding area nor display characteristics of the desert southwest. The architectural style utilized for this building draws upon a variety of styles, material, and color palettes that are consistent with the desert southwest and the surrounding commercial and residential homes. It will feature earth tones and stone veneer as well as architectural elements such as rounded towers that are displayed throughout the Town of Marana. This storage facility will nearly mimic the design of the facility located in Dove Mountain, which was voted as the 2018 Facility of the Year by the industry.

5. Landscaping – there was a general concern that the trees provided on the southern boundary would not be big enough to screen the building. It was explained to neighbors that all landscaping would be provided in compliance with the Town of Marana requirements and that over time the

trees would mature to effectively screen the proposed facility from the residential neighborhood to the south.

6. Traffic – it was stated that the traffic generated from the proposed storage facility would overburden Continental Reserve Loop and would present conflicts with school traffic. A preliminary traffic analysis indicates that the proposed self-storage facility will generate approximately 115 total trips per day (8 - AM peak hour trips and 13 - PM peak hour trips), which is negligible compared to an apartment complex or other commercial/residential use that is permitted on the property today.

7. Noise – there were concerns associated with the noise generated from moving trucks onsite. It was explained that most users of these storage facilities are there for more extended periods and that it is typical for customers to turn off their vehicles before entering the facility to collect their belongings. They are also generally arriving in their personal vehicles, not large moving trucks. Hours of operation will be limited to 6:00 AM to 10:00 PM, and after-hours access will be prohibited. Therefore, noise impacts will be minimal.

8. Crime – it was expressed that overall crime in the general area would increase as a result of the storage facility. National Self Storage uses state-of-the-art 24-hour surveillance technology to ensure that both users of the facility and nearby residents and property owners are protected from unwanted criminal activity. Additionally, a manager will be present on site during business hours to ensure the facility is monitored appropriately. Since opening its facility in Dove Mountain, National Self Storage has had zero crime incidents.

9. Property Values – concern was expressed that the proposed development would lower property values adjacent to the site. This is simply not the case; residential property values are assessed utilizing market comparables of home sales in the general vicinity. Adjacent commercial development plays a small part in determining the assessed value. It is our understanding that vacant property has a more negative impact on property values than commercial development does due to the uncertainty of future uses.

Should you have any questions, please do not hesitate to contact me.

ATTACHMENT A

THE PLANNING CENTER
a division of TPC Group, Inc.

June 8, 2020

Dear Neighbor,

National Self Storage is exploring the possibility of developing a climate-controlled self-storage facility on the southeast corner of Silverbell Road and Continental Reserve Loop, just south of Quik Mart (see location map).



As one of the closest property owners, National Self Storage would like to discuss their proposal with you before starting the rezoning and conditional use permit processes.

National Self Storage prides itself on developing facilities that are thoughtfully designed with sensitivity to the surrounding communities. The quality of their efforts can be seen at their existing facility located in Dove Mountain at Tangerine Road and Thornydale Road which was named the 2018 Facility of the Year It is intended that this facility will be constructed and operate very similarly. Images of the Dove Mountain facility can be found on the back-side of this letter.

Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott or Linda Morales by ***June 22nd.*** Details for the virtual meeting will be provided via email or telephone shortly thereafter.

Thank you for your time.

Sincerely,

THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

Linda Morales, AICP
CEO / Owner
(520) 623-6146
lmorales@azplanningcenter.com


SELF STORAGE
12071


The Education Destination For Self-Storage
mini-storage
MSM
messenger
December 2018
$7.95
Overall Winner
National Self Storage
Dove Mountain
Marana, Arizona
★2018★
Facility OF THE Year
WINNERS
SELF STORAGE


SELF STORAGE


SELF STORAGE
12071

TAYLOR W GARRETT
7504 W SWEET RIVER RD
TUCSON, AZ 85743-1464

AMANDA G WHITE & KYLER HERRING
7496 W SWEET RIVER RD
TUCSON, AZ 85743-1462

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON, AZ 85718-1107

THOMAS & MARIE OCONNELL
7480 W SWEET RIVER RD
TUCSON, AZ 85743-1462

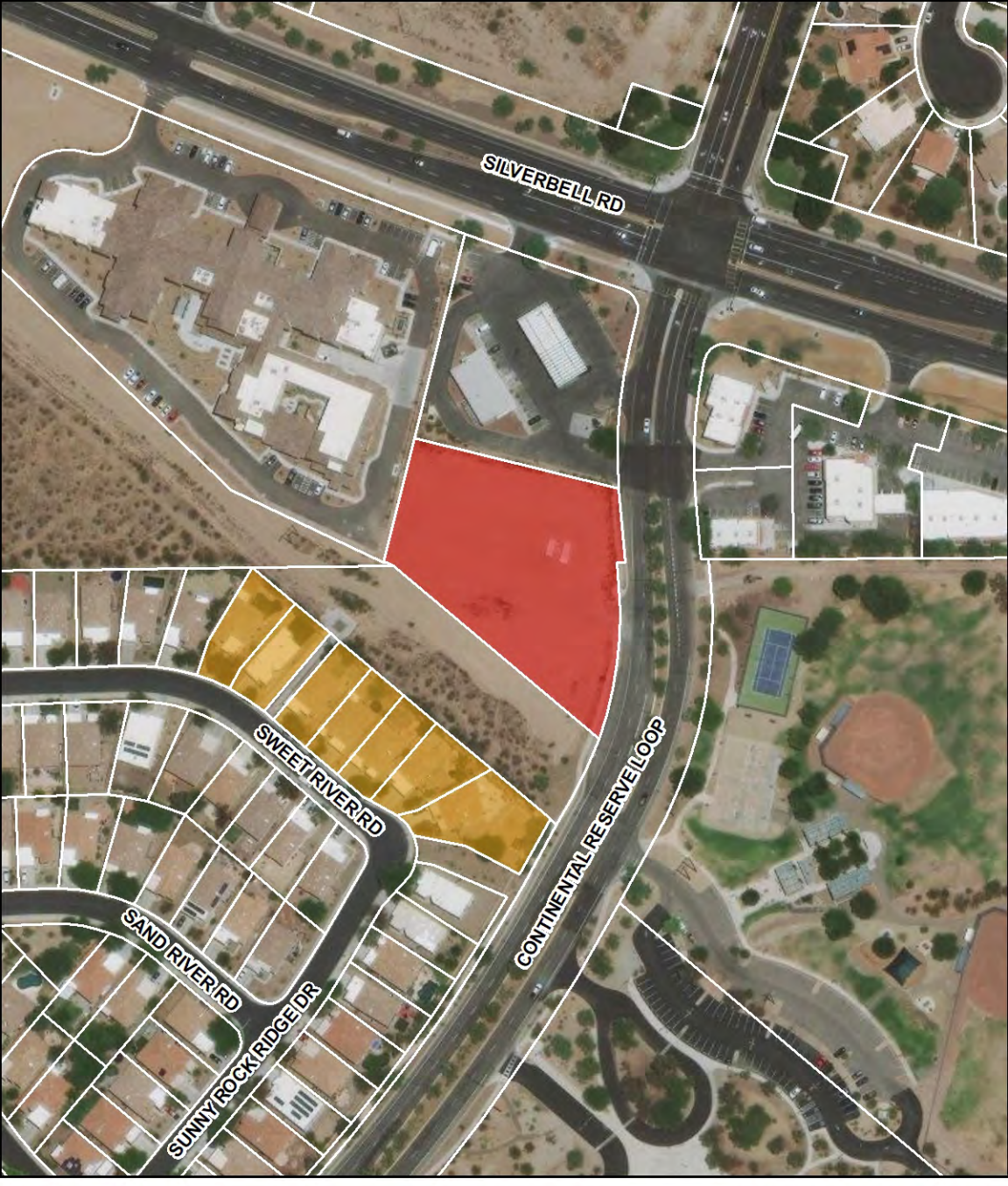
PAUL & SAMANTHA BOETTCHER
7472 W SWEET RIVER RD
TUCSON, AZ 85743-1462

NINA DAVAULT
8951 N VERIDIAN DR
TUCSON, AZ 85743-9087

ROBERT QUACKENBUSH
7456 W SWEET RIVER RD
TUCSON, AZ 85743-1462

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE, AZ 85258-4471

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON, AZ 85704-4282



Legend

- Subject Property
- Adjacent Neighbors

NORTH 0' 100' 200'

File Name:6x8_adjacent_neighbors.mxd
Source: Pima County GIS 2020

ATTACHMENT B

THE PLANNING CENTER
a division of TPC Group, Inc.

July 28, 2020

Dear Neighbor,

On behalf of the property owner, National Self Storage invites you to provide feedback on their proposal to develop a climate-controlled self-storage facility in Continental Reserve. The subject site is about 1.42 acres immediately south of the Quik Mart at Continental Reserve Loop and Silverbell Road (see location map).



National Self Storage is a local Tucson self-storage company that takes pride in its innovative business model, high-quality management, high-tech security, and thoughtful building and landscape design. National Self Storage intentionally designs its facilities to soften the outward appearance to surrounding neighborhoods while also providing curb appeal and a more delightful experience for customers.

A testament to the thoughtfulness and care they put into their facilities is evident at the Dove Mountain National Self Storage (voted 2018 Facility of the Year) located just north of the intersection of Tangerine Road and Thornydale Road. Intended to be designed similarly, the Continental Reserve facility will continue National Self Storage's commitment to integrating high-quality architecture and landscape treatments that complement and enhance the aesthetic of the neighborhoods they are located in. Images of the Dove Mountain facility are included with this letter, and we invite you to drive by and see it for yourself.

The proposed facility at Continental Reserve will be three stories (two above ground, one below ground) with a building height of twenty-eight (28) feet and a floor area of approximately 76,000 square feet. The building will be situated on the northern portion of the property near the existing commercial uses with landscaping, parking and a drive aisle located closer to the southern portion of the site. This configuration, combined with the electrical easement situated adjacent to the southern property boundary, creates a setback of over 165' from the proposed facility and the homes in Sierra Ridge. The building and signage will be designed in compliance with the Silverbell Road Corridor Overlay District, and all onsite lighting will be downward directed, following the Dark Skies Ordinance. Storage areas will be limited to the enclosed building; no outdoor RV or boat storage is proposed at this location. Additionally, truck and trailer rentals will be prohibited at this facility. Attached to this letter are the site plan and conceptual building elevations for the proposed facility.

See reverse side.

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Primary access to the site will be from an existing curb cut on Continental Reserve Loop. The driveway will be extended to the western property boundary connecting this site to the driveway serving the assisted living facility to the west. This connection provides convenient cross-access between the assisted living and the self-storage facility with minimal impact on the surrounding street network.

To develop the facility at this location, National Self Storage is requesting to amend the Pima Farms North Specific Plan – The Villas at Sombrero Peak Plan Amendment as well as process two conditional use permit requests as required by 1) the Pima Farms North Specific Plan -The Villas at Sombrero Peak and 2) Silverbell Road Corridor Overlay District. The purpose of the specific plan amendment is to correct a split zoning designation and give the subject property a single land use designation, commercial. The purpose of the conditional use permits is to ensure that the proposed facility complies with the development standards and regulations of the Pima Farms North Specific Plan -The Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District.

Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott by ***Friday, August 7***. Details for a virtual meeting the following week (tentatively August 13) will be provided via email or telephone shortly thereafter.

Sincerely,

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com









National Self Storage - Dove Mountain

National Self Storage – Continential Reserve (Site Plan)



NOTES

PARCEL: 226-22-6160

ADDRESS: 8611 N CONTINENTAL RESERVE LOOP, TUCSON, AZ 85743

SIZE: 1.42 AC
JURISDICTION: TOWN OF MARANA

EXISTING ZONING:
SPECIFIC PLAN (F) - PIMA FARMS / PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL)
SILVERBELL OVERLAY DISTRICT

PROPOSED ZONING:
SPECIFIC PLAN (F) - PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL)
SILVERBELL OVERLAY DISTRICT

CONDITIONAL USE PERMIT AS REQUIRED BY SPECIFIC PLAN AND OVERLAY DISTRICT

TOTAL BUILDING AREA:	76,065 (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% GROUND LEVEL, 60% ABOVE GROUND LEVEL
BUILDING HEIGHT	28'
PARKING PROVIDED	10 SPACES, 1 ADA SPACE
PROVIDED BUILDING COVERAGE:	44%
MIN. LANDSCAPE COVERAGE:	7,812 SF (10% OF SITE AREA)
PROVIDED LANDSCAPE COVERAGE:	19,563 SF

SCALE 1"=40'-0"

THE PLANNING CENTER
a division of LPG Group Inc

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON AZ 85718-1107

APPLEBAUM CYNTHIA A & STRUWE JEFFREY R
7479 W SWEET RIVER RD
TUCSON AZ 85743-1463

BOETTCHER PAUL M & SAMANTHA CP/RS
7472 W SWEET RIVER RD
TUCSON AZ 85743-1462

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON AZ 85704-4282

COPE PROPERTIES LLC
1477 W COMMERCE CT
TUCSON AZ 85746-6016

DAVAULT NINA R
8951 N VERIDIAN DR
TUCSON AZ 85743-9087

DOTSON KEITH & LESLIE M JT/RS
7165 W ORACLE RIDGE TRL
TUCSON AZ 85743-5534

EISENHOWER MARK C & TAYLOR A CP/RS
8546 N SUNNY ROCK RIDGE DR
TUCSON AZ 85743-1446

FRAZIER SHERYN KAY
7512 W SWEET RIVER RD
TUCSON AZ 85743-1464

GARRETT TAYLOR W
7504 W SWEET RIVER RD
TUCSON AZ 85743-1464

GRANILLO HENRY JR & SHERRY CP/RS
7520 W SWEET RIVER RD
TUCSON AZ 85743-1464

HELINSKI DENNIS F
418 E NATALIA PL
TUCSON AZ 85737-7384

HILDRETH LIVING TRUST
ATTN: GEORGE REGINALD HILDRETH JR & CATHERINE CLAIR HILDRETH TR
560 SAND DOLLAR DR
WATSONVILLE CA 95076-1816

JOHNSON MARK E & DANETTE B JT/RS
PO BOX 1470
CORTARO AZ 85652-1470

MARANA PROPERTY OWNER LLC
2020 W RUDASILL RD, SECOND FLOOR
TUCSON AZ 85704-7800

MARANA UNIFIED SCHOOL DISTRICT NO 6
.
. 0-0

OCONNELL THOMAS J & MARIE E CP/RS
7480 W SWEET RIVER RD
TUCSON AZ 85743-1462

PHILIPP NANCY
7511 W SWEET RIVER RD
TUCSON AZ 85743-1465

QUACKENBUSH ROBERT G
7456 W SWEET RIVER RD
TUCSON AZ 85743-1462

QUIK-MART STORES INC
8351 E BROADWAY BLVD
TUCSON AZ 85710-4052

SANCHEZ ANA & ELIJAH CP/RS
7495 W SWEET RIVER RD
TUCSON AZ 85743-1463

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE AZ 85258-4471

TOWN OF MARANA
.
. 0-0

WHITE AMANDA G & HERRING KYLER JT/RS
7496 W SWEET RIVER RD
TUCSON AZ 85743-1462

THE PLANNING CENTER
ATTN: LEXY WELLOTT
2 E CONGRESS ST, SUITE 600
TUCSON, AZ 85701

CONTINENTAL RANCH COMMUNITY ASSOCIATION
9150 N COACHLINE BLVD
TUCSON, AZ 85743-5167

-



Legend

Subject Property

Parcels within 300ft

300ft Radius

NORTH

0' 100' 200'

File Name:6x8_notification_map.mxd
Source: Pima County GIS 2020

ATTACHMENT C

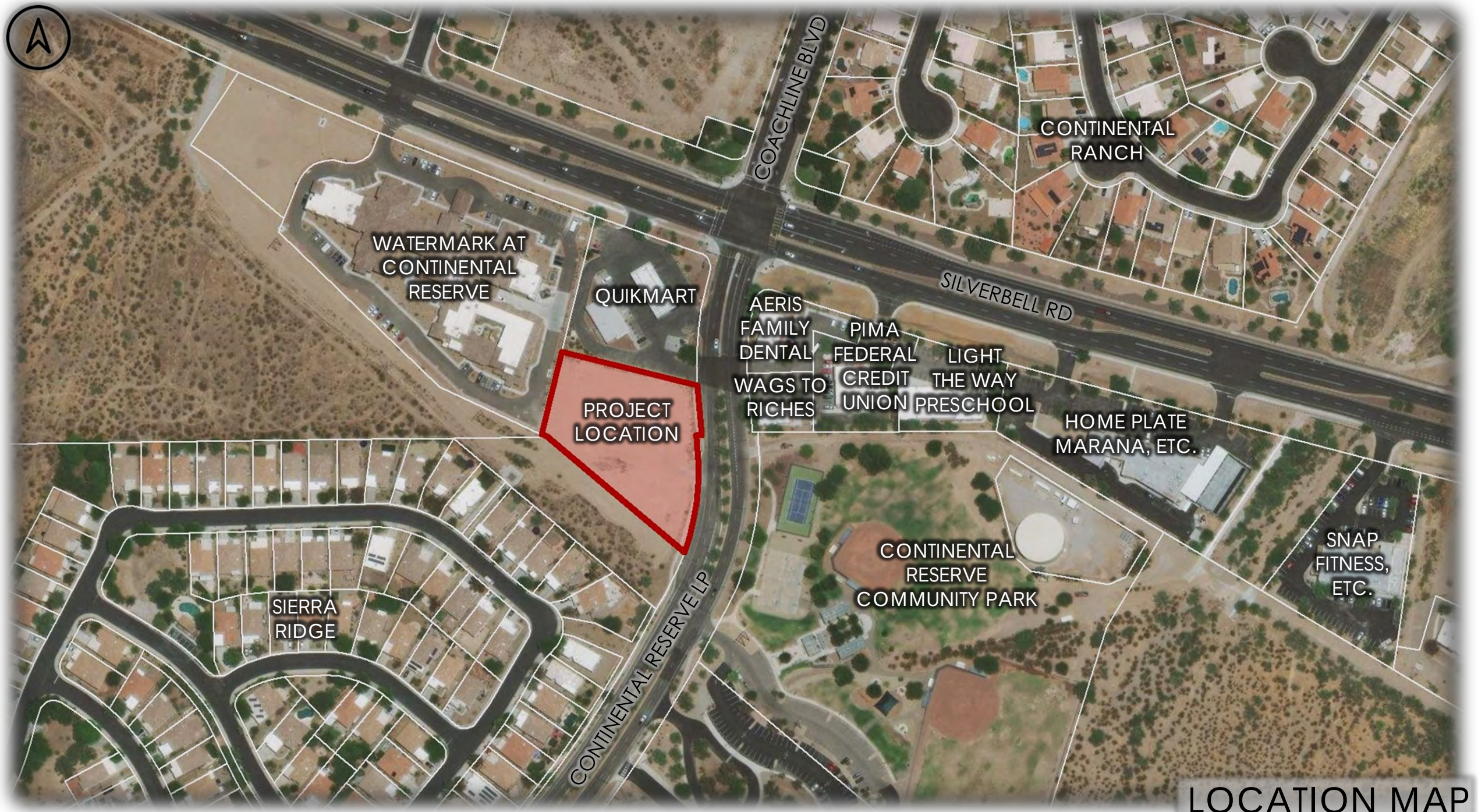


THE PLANNING CENTER
a division of TPC Group, Inc.

NATIONAL SELF STORAGE

CONTINENTAL RESERVE

VIRTUAL MEETING - AUGUST 13, 2020



LOCATION MAP

SITE PLAN



NOTES

SITE AREA: 1.41 ACRES (NET)
SITE AREA: 1.79 ACRES (GROSS)

BUILDING AREA: 76,065 SF (25,355 SF / FLOOR)

MAX BUILDING HEIGHT ALLOWED: 34'
MAX BUILDING HEIGHT PROPOSED: 28'

BUILDING COVERAGE: 44% (75% MAX)

LANDSCAPE COVERAGE REQUIRED = 7,813 SF
LANDSCAPE COVERAGE PROVIDED = 19,560 SF

PARKING PROVIDED: 10 SPACES (1 ADA) PER PARKING JUSTIFICATION ANALYSIS



1 NORTHEAST BUILDING ELEVATION

(VIEW LOOKING SOUTHWEST FROM CONTINENTAL RESERVE LOOP / QUIKMART DRIVE)





2 SOUTH BUILDING ELEVATION

(VIEW LOOKING NORTHEAST FROM SOUTHERN PROPERTY BOUNDARY)



1 SOUTHEAST BUILDING ELEVATION

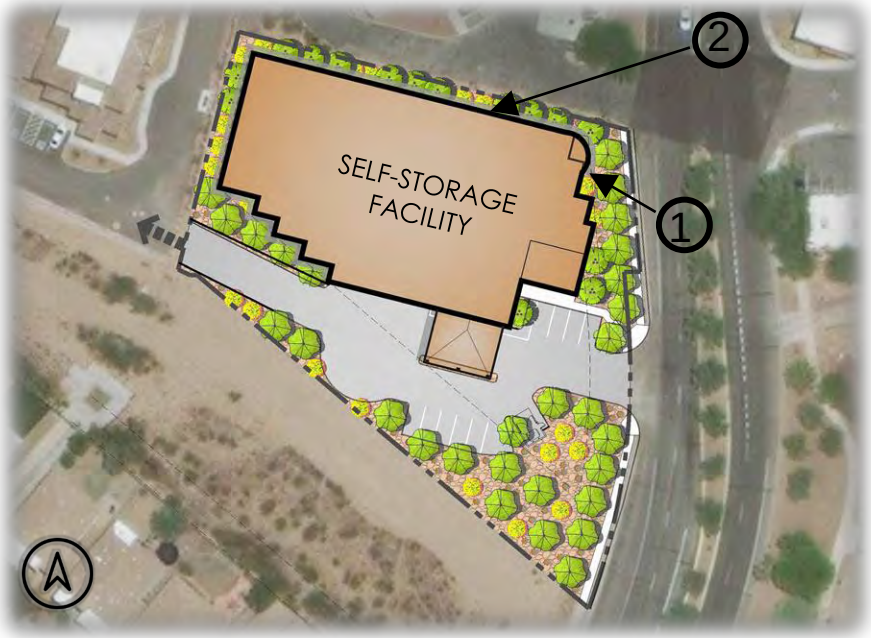
(VIEW LOOKING NORTHWEST FROM CONTINENTAL RESERVE LOOP)





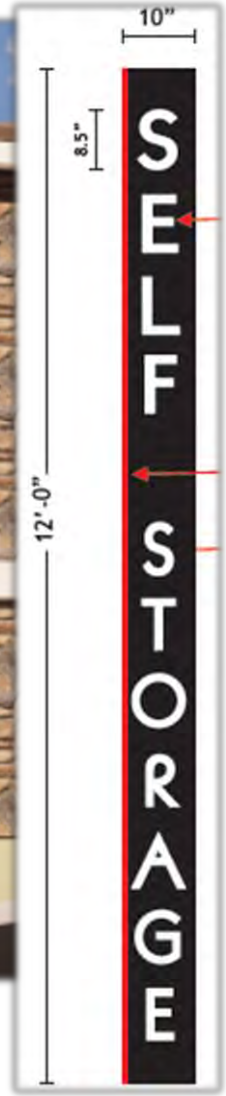
2 EAST BUILDING ELEVATION

(VIEW LOOKING WEST FROM CONTINENTAL RESERVE LOOP)



1 MARQUEE SIGN







2 PANEL SIGN









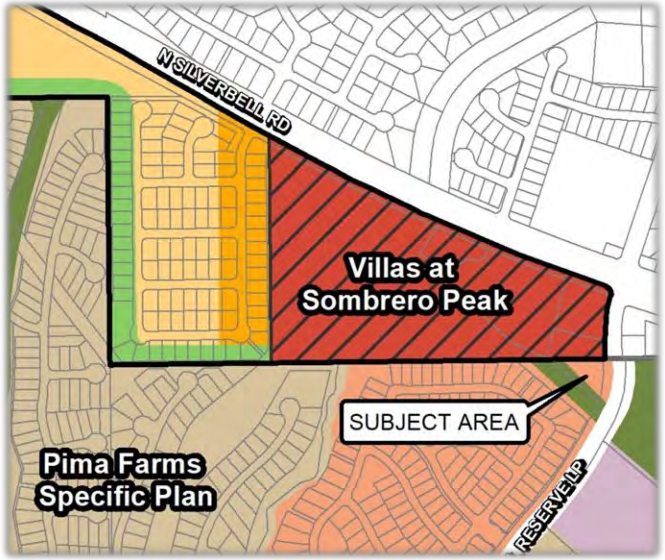


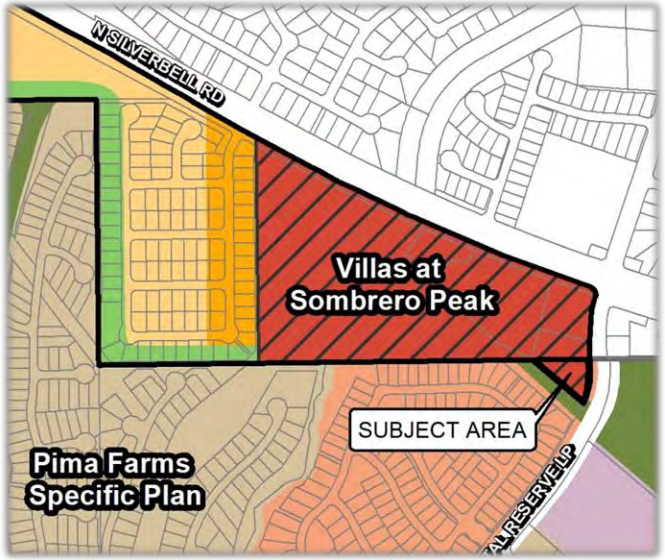
NATIONAL SELF STORAGE – DOVE MOUNTAIN

ENTITLEMENT PROCESSES

1 SPECIFIC PLAN AMENDMENT

- Request: Include ~0.68-acre portion of the site in the Pima Farms North Specific Plan – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial.
- Purpose: Resolve split zoning designation on subject property and bring the entire property under the regulations and standards of one specific plan.
- Participation Opportunities: Planning Commission Public Hearing (tentatively August 26, 2020) and Mayor and Council Public Hearing (date TBD).





2 SPECIFIC PLAN CONDITIONAL USE PERMIT

- Request: to allow for the development of a 75,065 SF internalized self-storage facility in the Pima Farms North Specific Plan – The Villas at Sombrero.
- Purpose: Ensure the proposed facility follows the development regulations and design standards of the Pima Farms North Specific Plan
- Participation Opportunities: Planning Commission Public Hearing (date TBD) and Mayor and Council Public Hearing (date TBD).

3 SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT (SRCOD) CONDITIONAL USE PERMIT / DESIGN REVIEW

- Request: to allow for the self-storage facility and approval of building and site design prior to development plan approval
- Purpose: Ensure the proposed facility complies with the architectural, sign, landscaping, lighting, etc. requirements of the overlay district.
- Participation Opportunities: Planning Commission Public Hearing (date TBD).


THE PLANNING CENTER
a division of TPC Group, Inc.
QUESTIONS??

Audio

Caller	Service Type	Start Time	End Time	Du
Linda Morales - lmorales@azplanningcenter.com Host		4:58:45 PM	6:53:43 PM	
+1 928 202 8861 - WIRELESS CALLER		4:59:38 PM	5:02:01 PM	
+1 928 202 8861 - WIRELESS CALLER		5:02:16 PM	5:06:12 PM	
Travis Morrow - tmorrow@nationalselfstorage.com		5:37:04 PM	6:53:32 PM	
Letty Thies - scottletty@prodigy.net		5:37:24 PM	6:35:50 PM	
+1 520 390 7095 - TRAVIS MORROW		5:38:20 PM	6:53:32 PM	
+1 520 975 3928 - Edwards Wanda M		5:43:53 PM	5:59:15 PM	
Dawn - +1 267 943 5199		5:44:57 PM	5:47:14 PM	
Mary Johnson - maj187@comcast.net		5:45:32 PM	6:53:18 PM	
Gridley Quihuis - gridq@att.net		5:46:34 PM	6:53:54 PM	
Dawn - dawncooper@cox.net		5:47:05 PM	6:46:55 PM	
+1 520 408 1400 - EPS GROUP PIM		5:47:09 PM	5:56:10 PM	
+1 314 223 5509 - THIES LETTY		5:47:36 PM	5:48:37 PM	
Nancy - njphilipp@msn.com		5:48:36 PM	6:53:19 PM	
+1 314 223 5509 - THIES LETTY		5:49:02 PM	5:52:08 PM	
William Johnson - chiefwej@comcast.net		5:49:24 PM	5:50:35 PM	
+1 520 401 1058 - ROBERT QUACKENB		5:49:32 PM	6:51:59 PM	
+1 520 891 6028 - Private		5:50:29 PM	6:41:43 PM	
William Johnson - chiefwej@comcast.net		5:50:48 PM	6:53:18 PM	
Bob Schoff - bschoff@nationalselfstorage.com		5:55:43 PM	6:53:02 PM	
+1 715 650 1079 - KIM ANGELL		5:57:09 PM	6:43:35 PM	
Wanda - +1 267 998 3369		5:58:58 PM	6:53:13 PM	
+1 602 292 8870 - WIRELESS CALLER		6:27:02 PM	6:53:15 PM	
Letty Thies - scottletty@prodigy.net		6:36:31 PM	6:53:20 PM	
Nancy - njphilipp@msn.com		6:39:28 PM	6:53:12 PM	
+1 520 891 6028 - Private		6:44:29 PM	6:53:38 PM	
+1 520 603 7980 - Cooper Dawn		6:52:39 PM	6:53:11 PM	

Number of attendees: 27

Note: All times in

Toll minutes: 314m **VoIP minutes:** 561m

Online Meeting

Caller	Service Type	Duration	
		Screen Sharing	Video
Linda Morales - lmorales@azplanningcenter.com Host		91m	113m
Travis Morrow - tmorrow@nationalselfstorage.com		73m	77m
Letty Thies - scottletty@prodigy.net		55m	58m
Dawn - +1 267 943 5199		3m	3m
Mary Johnson - maj187@comcast.net		68m	68m
Gridley Quihuis - gridq@att.net		68m	68m
Dawn - dawncooper@cox.net		60m	60m
Nancy - njphilipp@msn.com		65m	65m
William Johnson - chiefwej@comcast.net		2m	2m
William Johnson - chiefwej@comcast.net		63m	63m
Jackie - jackie.shaub@outlook.com		61m	61m
Nancy - njphilipp@msn.com		1m	1m
Nancy - njphilipp@msn.com		60m	60m
Bob Schoff - bschoff@nationalselfstorage.com		58m	58m
Wanda - +1 267 998 3369		55m	55m
Letty Thies - scottletty@prodigy.net		17m	17m
Nancy - njphilipp@msn.com		14m	14m
Dawn - dawncooper@cox.net		6m	6m

From: medicalforumconsult@gmail.com
To: Cynthia Ross
Subject: National Self-Storage Rezoning and Building in Pima Farms (Case No.: PCZ2007-002)
Date: Wednesday, August 12, 2020 6:41:08 PM

PLEASE BE CAUTIOUS
THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Dear Ms. Ross,

I am a homeowner in the Sierra Ridge community in Continental Reserve (Lot No. 124). This letter is written in regard to the proposal to rezone and build on the corner of N. Continental Reserve Loop at Silverbell Road.

I am sure the land holder is keen to sell his property and the town of Marana is anxious to receive the tax benefits. I can only hope, however, that common sense would prevail over greed just this once.

A three-level storage facility is totally inappropriate for this lot size and location. Added to the insult of the Watermark, it would render that corner more in line with the airless and shadowed streets of a large city. I am painfully aware zoning laws are very fluid, flowing downhill to the highest revenue.

For your information, in 2002, my lot was a premium-view lot. My only view now is of a monolith that no amount of landscaping can obscure. The addition of another even more insulting monolith directly behind my home adds further loss to property valuations.

Please find a less intrusive location for this storage facility with direct, not indirect, access to a main street and, certainly, not across from a school and play area/park. Please give the residents who live here the space they paid for and deserve. We are taxpayers too.

Please accept this letter in lieu of my attendance at the town council meeting due to Covid-19 restrictions.

Sincerely,

Sheryn Frazier
520.579.6798

From: Ciro Alvarez
To: Lwellott@azplanningcenter.com; Cynthia Ross
Subject: Ref: Case #PCZ2007-002 Nat. Self-Storage Bldg.
Date: Saturday, August 15, 2020 12:26:20 PM

PLEASE BE CAUTIOUS

THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Lexy, Cynthia, I am a resident in the Sierra Ridge residential development. My address is 7539 W. Sweet River Rd. 85743.
I have been made aware that National Self-Storage proposes to build a 76,000 Sq. Ft. building behind the Quick Mart, on SilverBell Rd. and Continental Reserve Loop adjacent to our residential development Sierra Ridge.

I am opposed to the Town of Marana approving this project. I have a couple of photos of the proposed building in front of me as I write: frankly, it is an eye sore of a monstrosity, with all due respect to the architect, I've seen better designs on a baby diaper!

Not only is this monstrosity incongruent with the Southwestern-style architecture of the homes in the immediate vicinity; it is also in the immediate area of Rattle Snake Elementary School !!

I am concerned that this project; were it to be approved, would have a deleterious effect on the quality of life on our neighborhood, not only is the building ugly, and in sharp contrast with the surrounding area, it is going to increase traffic and increase noise pollution at all hours of the day.

Needless to say, it will also expose the students of Rattle Snake Ridge elementary to additional vehicular traffic with its concomitant dangers!

I urge you to please deny approval of this project. There are more suitable areas in Marana where this project can be built and prosper. Please keep this parcel of land zoned Medium, High Density Residential.

Sincerely, Ciro Alvarez
801-352-8301

Planning Commission - Regular Meeting

Meeting Date: 08/26/2020

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: August 26, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV2005-001 Gladden Farms Block 42 Preliminary Plat** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads. (Steven E. Vasquez)

Discussion:

Request
Rick Engineering, on behalf of Crown West Realty LLC, is requesting the approval of a preliminary plat consisting of 157 residential lots and common areas "A," "B" and "C" on approximately 26.05 acres within the Gladden Farms II development.

Location
The subdivision will be located within Block 42 of the amended Gladden Farms Blocks 28, 31-34,37, 38, 42 and 43 Final Block Plat (Sequence #20181100137) approximately a half-mile east of the intersection of Tangerine and Midfield Roads.

Zoning
The zoning for Block 42 is F (Specific Plan - Gladden Farms II) with a land use designation of High Density Residential (HDR). The HDR land use permits small-lot, single-family detached homes with a minimum lot size of 3,500 square feet. The proposed plat average lot size is 3,702 square feet. The proposed plat minimum lot size is 3,576 square feet (Lots 1, 66, 67, 82, 83, 91, 92, 100 and 101) and the proposed maximum lot size is 5,788 square feet (Lot 10).

Transportation
The main entry is proposed to be off Tangerine Road at the southern boundary of the subdivision. Two other access points are proposed at the northern boundary of the subdivision. The typical internal street section is a 42 foot wide public right-of-way.

Park Requirements
Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. The proposed subdivision is required to have a minimum of 29,045 square feet of recreation area. The active recreation area is planned for Common Area "C-1" and totals approximately 59,072 square feet.

Neighborhood Design Plan
The Gladden Farms II Specific Plan, adopted by Town Council per Ordinance 2006.03 on March 7, 2006, will serve as the neighborhood design plan for the development of blocks 26 through 43 within the Gladden Farms II Specific Plan area.

Recommended Findings of Fact

1. The property is currently zoned F, Specific Plan - Gladden Farms II with a land use designation of High Density Residential. The proposed subdivision is in compliance with the specific plan and all other development standards.
2. The General Plan land use designation for this area is MPA (Master Plan Area). The purpose of the MPA is to allow flexibility in site planning and design. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis:
Review Criteria:

1. The ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: Adequate area exists for the development on this site. The proposed subdivision will be in compliance with the requirements of all agencies prior to action by the Town Council.
2. Ability to comply with requirements of zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the requirements of the Gladden Farms II Specific Plan.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: The proposed subdivision is consistent with the purpose of the Gladden Farms II Specific Plan and intent of the Town of Marana General Plan.
4. Compatible with the surrounding area, suitable with the character of the neighborhood, not detrimental to the immediate area of the development and not detrimental to the health, safety or welfare of the inhabitants of the area and the Town: The proposed subdivision is consistent with the existing and planned development within the specific plan area. This proposal does not appear to be detrimental to the immediate area or to the general health, safety and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations. Staff recommends that the Planning Commission recommend approval of the preliminary plat to the Town Council.

Suggested Motion:

I move to recommend to the Town Council approval of PRV2005-001, a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11, B-1 - B-4 and C-1 located approximately a half-mile east of the intersection of Tangerine and Midfield Roads.

Attachments

PRV2005-001 GF 42 PP
PRV2005-001 GF 42 PP Map
GF 42 Landscape Concept
PRV2005-001 GF 42 PP App

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND 1/2" REBAR TAGGED "PCHD3" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

BASIS OF ELEVATION

PIMA COUNTY OPUS CONTROL POINT 11S11E_17. A "+" ON THE SOUTHEAST CORNER OF A CONCRETE BOX W/GRATE. 41'+/- NORTHWEST OF THE WEST QUARTER SECTION 35 AND 16'+/- SOUTH OF THE SOUTHEAST CORNER OF A WELL SITE. ELEVATION = 2011.61 (NAVD 88)

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 26.05 ACRES: 1,134,738 SF.

2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).

3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN ADOPTED BY MARANA ORDINANCE NO. 2006.03 ON MARCH 7, 2006, AS AMENDED BY THE FIRST AMENDMENT ADOPTED BY MARANA BY ORDINANCE NO. 2006.35 ON DECEMBER 19, 2006 AND THE SECOND AMENDMENT ADOPTED BY MARANA ORDINANCE NO. 2018.006 ON MARCH 6, 2018.

   THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-38. THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-218. THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-074. THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-100. AND THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2019-122.

4. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 157. DENSITY IS 6.02 RAC.

5. PER THE HDR LAND USE DESIGNATION OF THE GLADDEN FARMS II SPECIFIC PLAN, THE MINIMUM LOT SIZE IS 3,500 SF, THE AVERAGE LOT SIZE IS 3,702 SF AND THE MAXIMUM LOT SIZE IS 5,788 SF FOR SMALL LOT SINGLE-FAMILY DETACHED. THE MINIMUM LOT SIZE IN THIS SUBDIVISION IS 3,576 SF.

6. MINIMUM SITE SETBACKS:

FRONT:	10	FEET	MAY BE REDUCED TO 5 FEET WITH REAR-OR SIDE-LOADED GARAGE
FRONT PORCH:	5	FEET*	
FRONT-LOADED GARAGE:	20	FEET	
SIDE-LOADED GARAGE:	5	FEET*	*MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED
SIDE:	0	FEET	MUST PROVIDE A 3-FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES.
REAR:	10	FEET	MAY BE REDUCED TO 5 FEET WITH REAR LOADED GARAGE.
PATIO STRUCTURES:	5	FEET	IF OPEN ON 3 SIDES

7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.

8. MAXIMUM LOT COVERAGE IS 55%.

9. PARKING SPACES REQUIRED: 2 OFF-SITE SPACES PER UNIT WITHIN A FULLY ENCLOSED GARAGE = 314. SPACES
   PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 628 SPACES.

10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

    COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.40 AC OR 17,571 SF
    COMMON AREA "B" (RECREATION, LASDCAPE, UTILITIES, DRAINAGE AND GRADING)IS 5.46 AC OR 237,663 SF
    COMMON AREA "C" (RECREATION AND LANDSCAPING) IS 1.36 AC OR 59,072 SF

11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.

12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.

13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

14. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

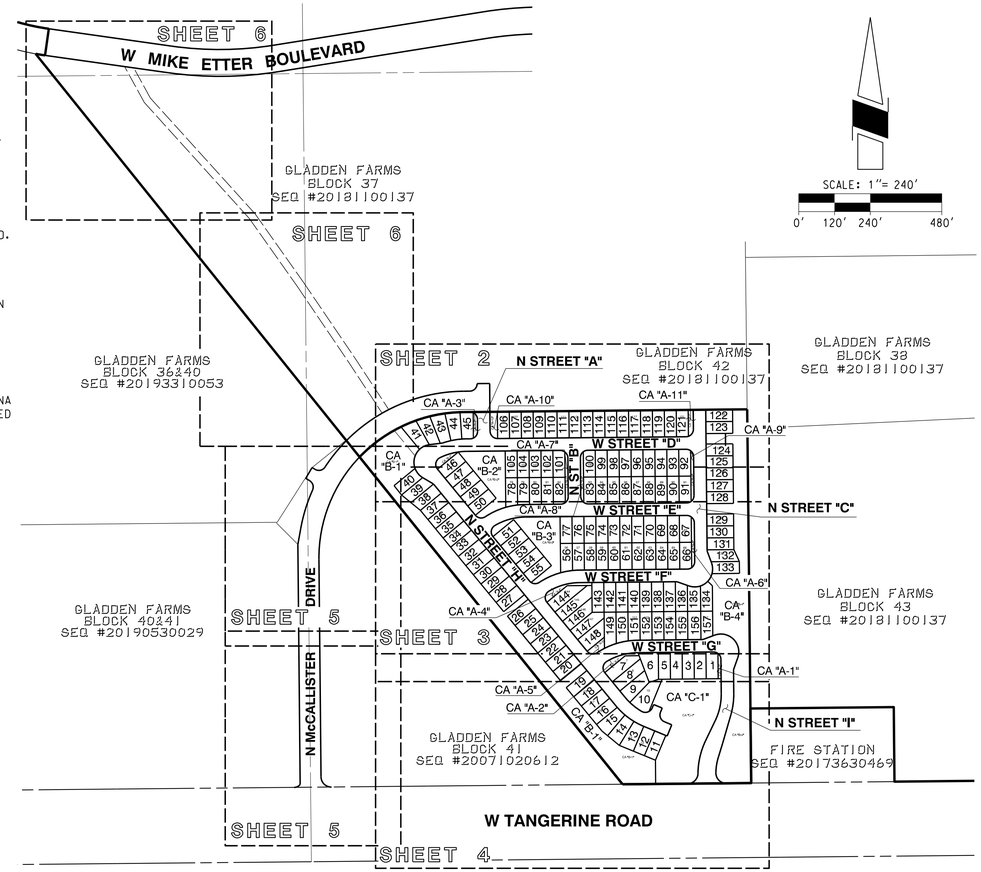
15. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

16. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

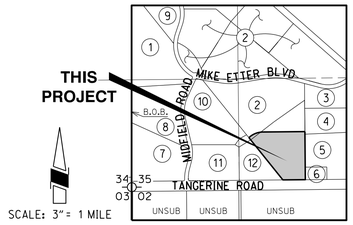
17. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.01 MILES

18. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

19. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.



1. SEQ #20192910094
2. SEQ #20181100137
3. SEQ #20183030719
4. SEQ #20181100137
5. SEQ #20181100137
6. SEQ #20173630469
7. SEQ #20121740308
8. SEQ #20182500081
9. SEQ #20173130070
10. SEQ #20193310053
11. SEQ #20190530029
12. SEQ #20071020612



LOCATION MAP
SECTION 35, T 11 S, R 11 E
G & SRM TOWN OF MARANA
PIMA COUNTY, ARIZONA

OWNER/DEVELOPER

FIDELITY NATIONAL TITLE TRUST 60423
ATTN: CROWN WEST REALTY LLC
333 EAST WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
(520) 888-3962
CONTACT: DEAN WINGERT

SHEET INDEX

1 COVER SHEET
2-7 PRELIMINARY PLAT SHEETS

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	
PROPERTY LINE	
EASEMENT BOUNDARY	
EXIST CONTOUR LINE	2750
EXIST SPOT ELEVATION	x 2751.1
LANDSCAPE BUFFERYARD LIMITS	
EXIST PAVEMENT EDGE	
EXIST SEWER LINE W/MH	S
EXIST WATERLINE W/VALVE	W
PROPOSED STORM DRAIN W/MH	
PROPOSED 8" PVC PUBLIC SEWER W/MH	
PROPOSED PUBLIC WATERLINE (8" UNLESS NOTED OTHERWISE)	8" W
PROPOSED RECLAIMED WATERLINE	
FLOW CONDITIONS	Q_{100} = 75 cfs
PROPOSED SLOPE	
CURB ACCESS RAMPS	
SIGHT VISIBILITY TRIANGLE	
DRIVEWAY ORIENTATION ON LOTS	
NEW MANHOLE CALLOUT	RIM ELEV / MANHOLE NUMBER / INVERT ELEV
NEW SEWER MAIN CALLOUT	100' @ 1.0%
RIP RAP	
EXIST BCSM	
DRYWELL	
EXIST GAS LINE	

GENERAL NOTES -CONTINUED

20. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.

21. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.

22. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.

24. PRIOR TO RECEIVING A GRADING PERMIT, A STORM WATER POLLUTION PLAN (SWPPP) AND FEE WILL NEED TO BE SUBMITTED TO THE TOWN FOR REVIEW OF BOTH PARCELS.

25. IF EASEMENTS WILL BE DEDICATED TO THE TOWN, A PHASE I ENVIRONMENTAL SITE ASSESSMENT MUST BE SUBMITTED, DATED NO MORE THAN 180 DAYS PRIOR TO THE DEDICATION DATE.

26. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND MR. JOHN MADSEN, REPATRIATION COORDINATOR AT THE ARIZONA STATE MUSEUM, MUST BE CONTACTED IMMEDIATELY AT (520) 621-4795, PURSUANT TO A.R.S.§ 41-865.

27. CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAVEL WITHIN 25' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EPNG STANDBY.

FOR MISCELLANEOUS NOTES SEE SHEET 4

ACCEPTED

ADMINISTRATIVE ADDRESS

10404 WEST TANGERINE ROAD MARANA ARIZONA 85653

Registered Professional Engineer
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA, U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"


COMMON AREA "A-1 THRU "A-11"½ (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4"½ (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 1 OF 7

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company



KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company

PRELIMINARY PLAT FOR

GLADDEN FARMS

BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed 8-11-2020 ARIZONA U.S.A.

PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 2 OF 7

SEE SHEET 2



SEE SHEET 4

KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company

Registered Professional Engineer (Civil)
28674
BRUCE
PATON
8-11-2020
Date Signed
ARIZONA, U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 3 OF 7

MISCELLANEOUS NOTES

1. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.

2. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE TRANSPORTATION, WATER RESOURCE, WATER INFRASTUCTURE, WASTEWATER INFRASTRUCTURE AND PARK IMPACT FEES, DUE UPON BUILDING PERMIT ISSUANCE FOR EACH LOT.

4. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

5. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.

6. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AS DELINEATED IN THE NORTHWEST MARANA AREA PLAN AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT WAS RECORDED WITH THE BLOCK PLAT AT DOCKET 13063, PAGE 4202.

7. PER SECTION 6.6 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, THE DEVELOPER SHALL PAY $500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS $316,640 ($500 x 633.28 AFFECTED ACRES). EACH RESIDENTIAL OR COMMERCIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION, OF $18,625.88 PER BLOCK, PRIOR TO RELEASE OF ASSURANCES FOR THAT BLOCK. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

8. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

9. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAN THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, MATTER OR SITUATION.

10. PER THE GLADDEN FARMS II SPECIFIC PLAN SECTION III.L OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.4.E DEVELOPMENT STANDARDS - SMALL-LOT SINGLE-FAMILY DETACHED OF THE HDR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE 185 SF PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 29,045 SF OF DEVELOPED RECREATIONAL AREA. 59,072 SF IS PROVIDED IN COMMON AREA "C-1".

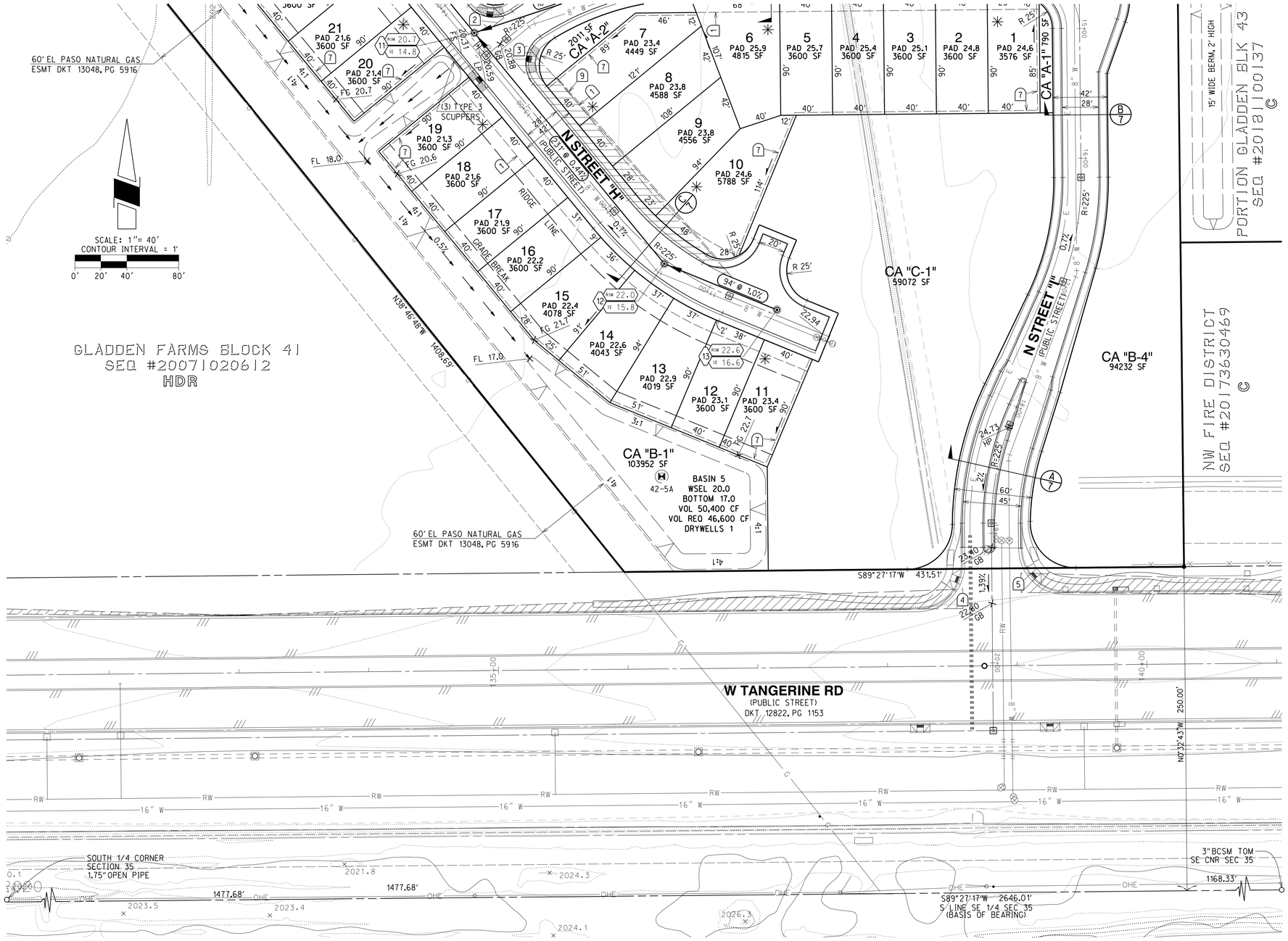
11. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

12. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ONE ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY BUILDING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ALL HYDRANTS SHALL BE INSTALLED AND TESTED AND ACCESSIBLE VIA AN ALL WEATHER ACCESS ROAD PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

13. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT. THE SUBDIVISION IS WITHIN DFIRM MAP 1040 OF 4750 AND HAS A FEMA FLOODPLAIN DESIGNATION OF SHADED ZONE X.

14. THE SUBDIVIDING LAND OWNERS DESIGNATED ON THIS PLAT AND THEIR SUCCESSORS IN INTEREST RETAIN AN INTEREST IN THE REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THE FINAL SUBDIVISION PLAT. PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT) DATED JANUARY 1, 2008 (AS AMENDED, THE GFCFD#2 DA"), IF THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED PURSUANT TO THE GFCFD#2 DA, THE INTEREST AND THE PUBLIC INFRASTRUCTURE MAY BE ACQUIRED BY THE GLADDEN FARMS (PHASE II) COMMUNITY FACULTY DISTRICT (GFCFD#2) PURSUANT TO THE GFCFD#2 DA.

15. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TIMING OF REMOVALS OF EXISTING FARM ACCESS AND IRRIGATION CANALS.



KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed 8-11-2020 ARIZONA U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS

BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

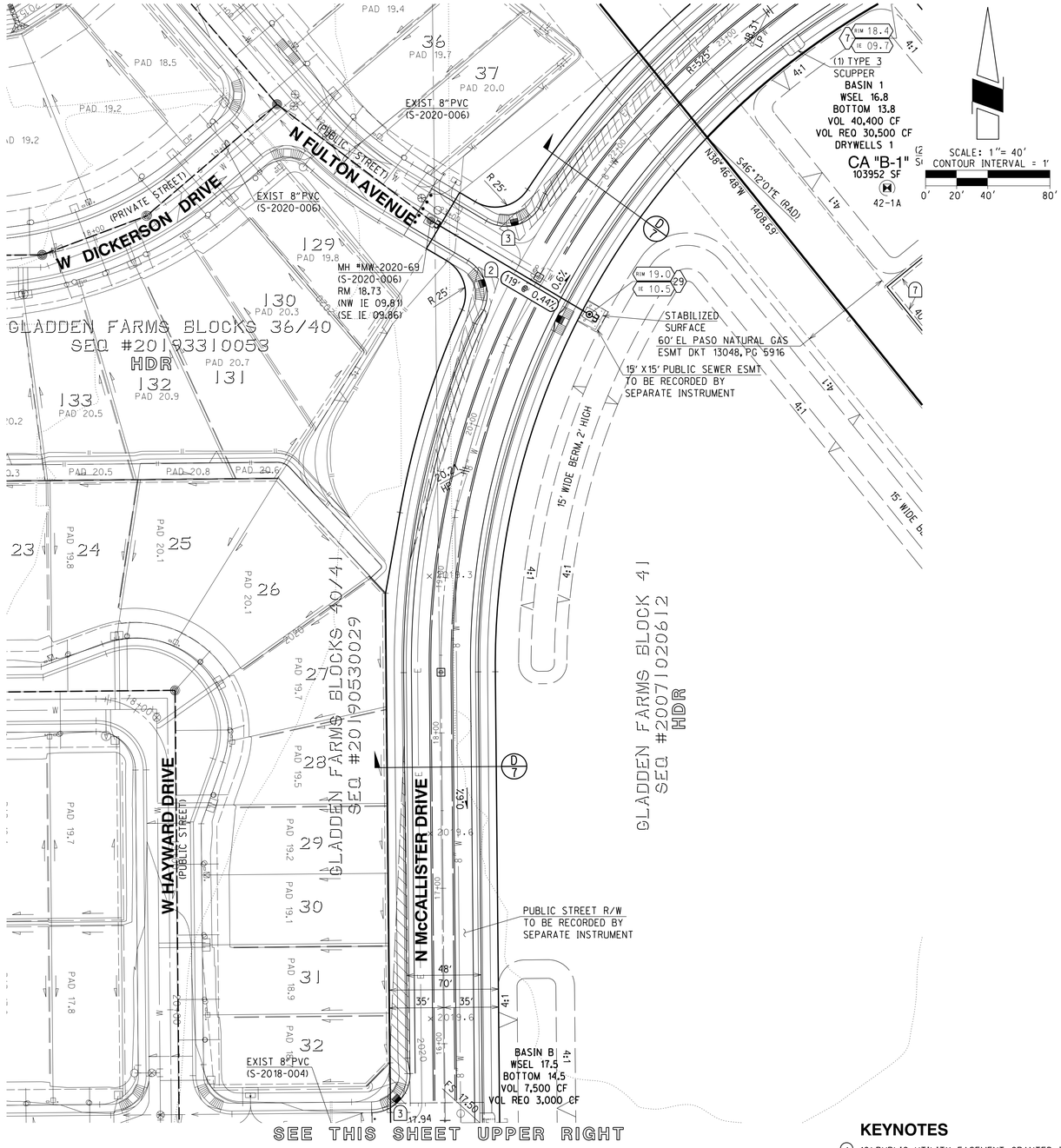
COMMON AREA "A-1 THRU "A-11": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

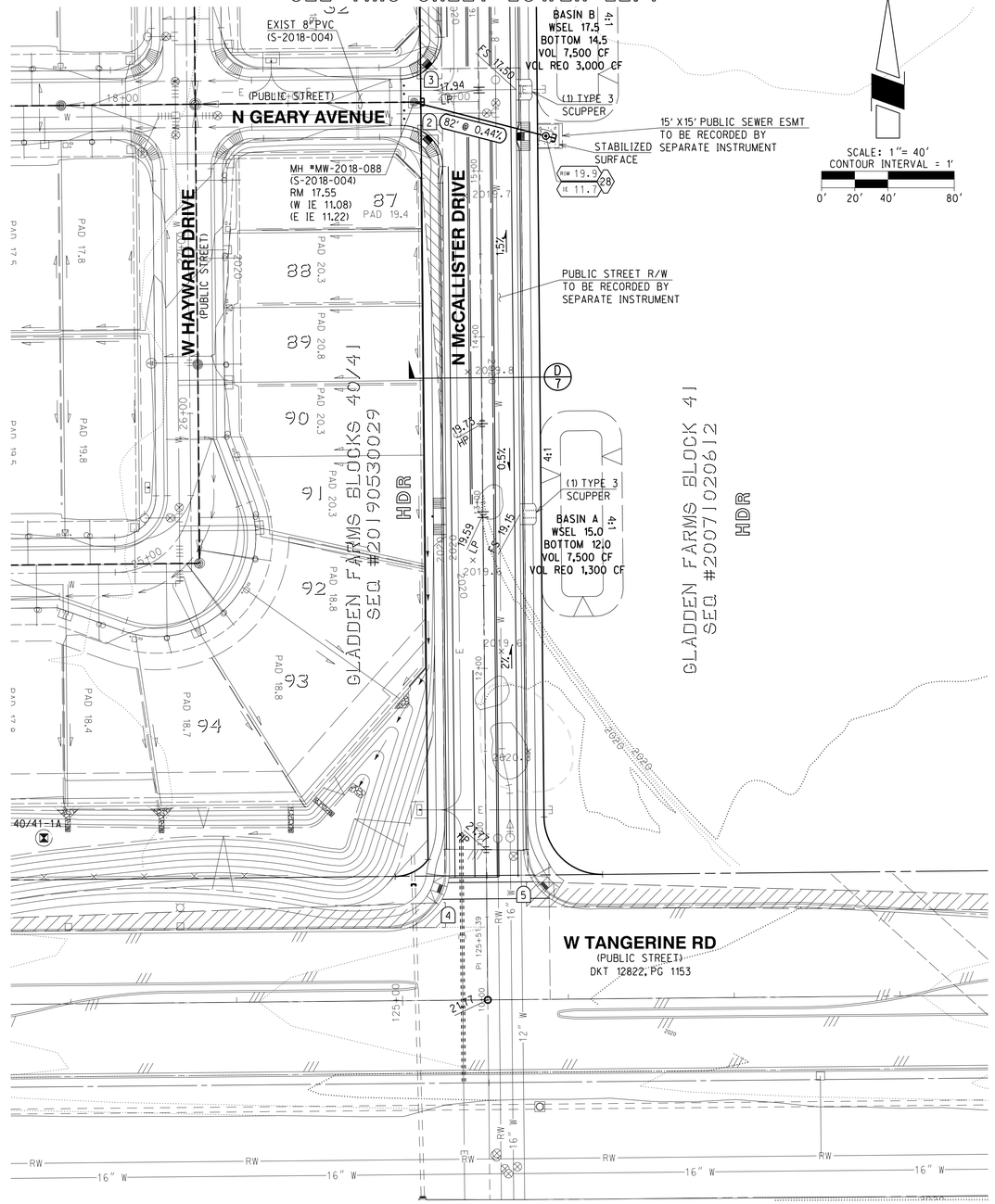
BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 4 OF 7

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company





KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

Registered Professional Engineer (Civil)
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS

BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

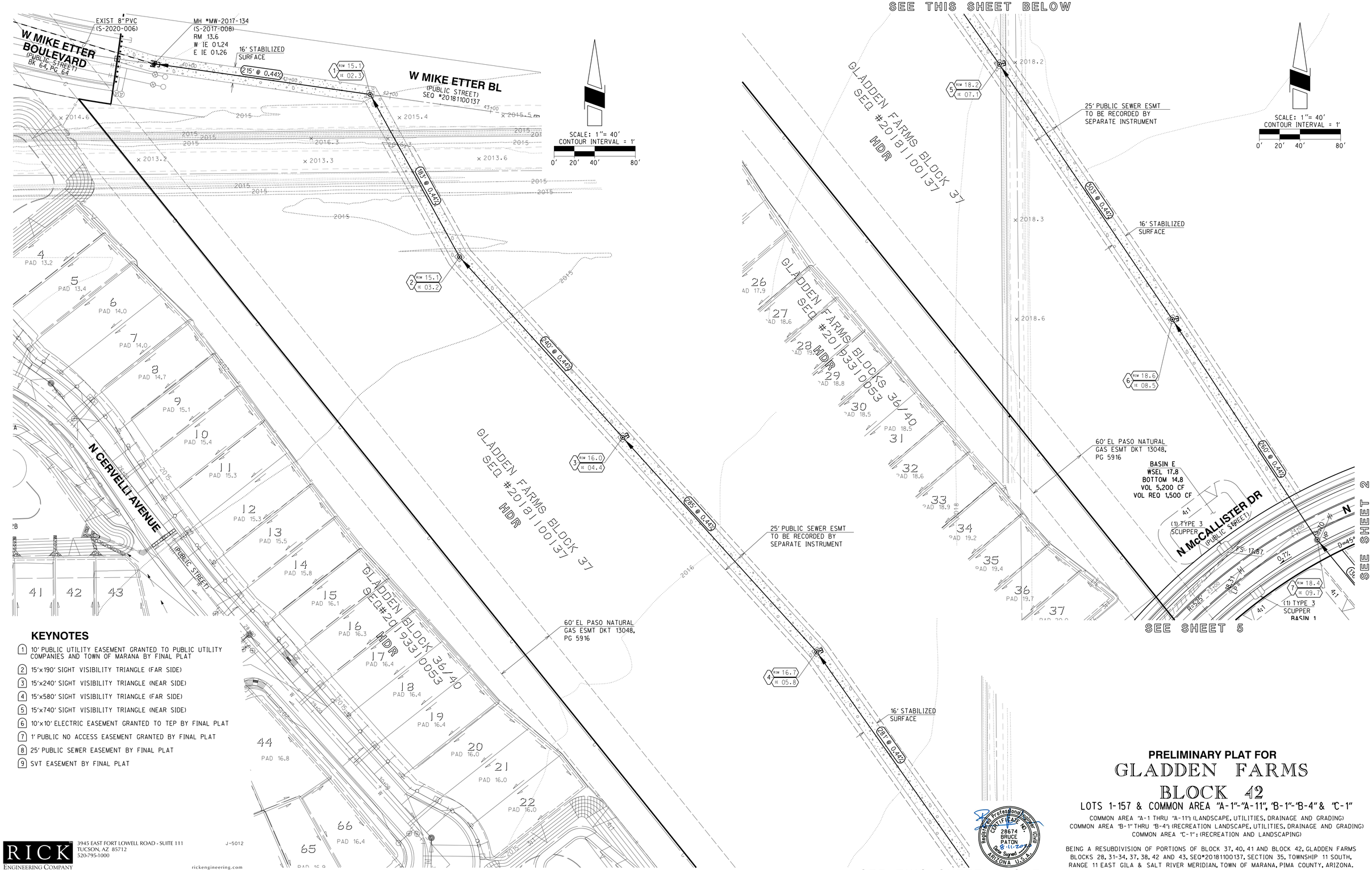
COMMON AREA "A-1 THRU "A-11": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 5 OF 7

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company



KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company

Registered Professional Surveyor
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS

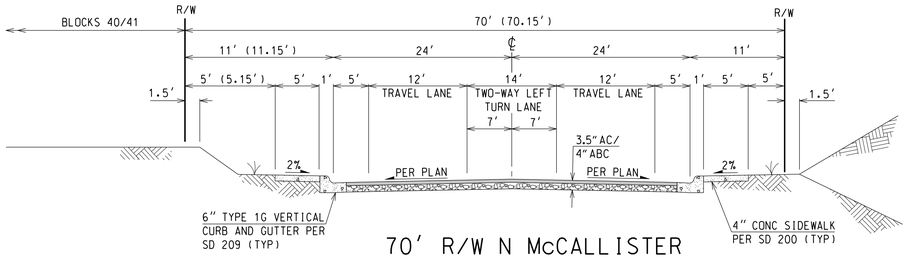
BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11½ (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4½ (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

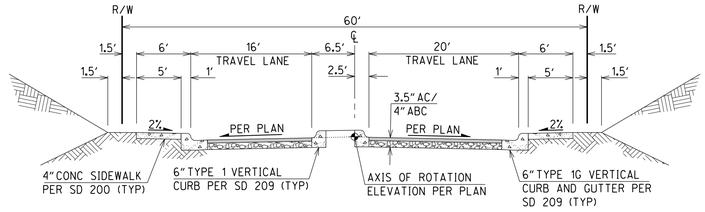
BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 6 OF 7



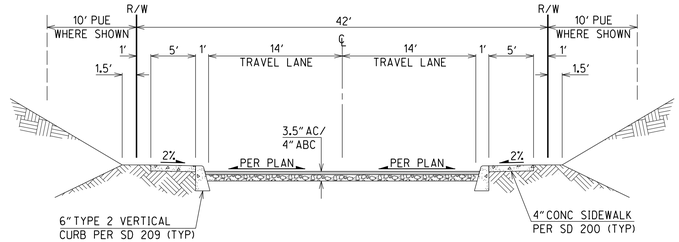
D 70' R/W N McCALLISTER DRIVE STREET SECTION

DTL:TOM70XSVCG NO SCALE



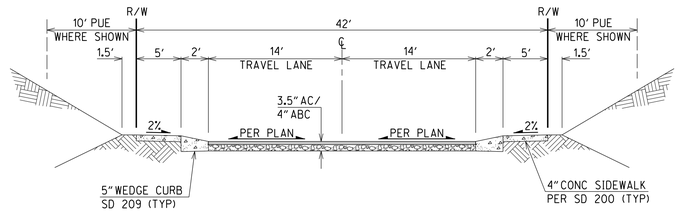
A 60' R/W STREET SECTION

NO SCALE



B 42' R/W STREET SECTION

DTL: TOM46XSRC NO SCALE



C 42' R/W STREET SECTION

DTL: TOM46XSRC NO SCALE

PRELIMINARY PLAT FOR

GLADDEN FARMS

BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

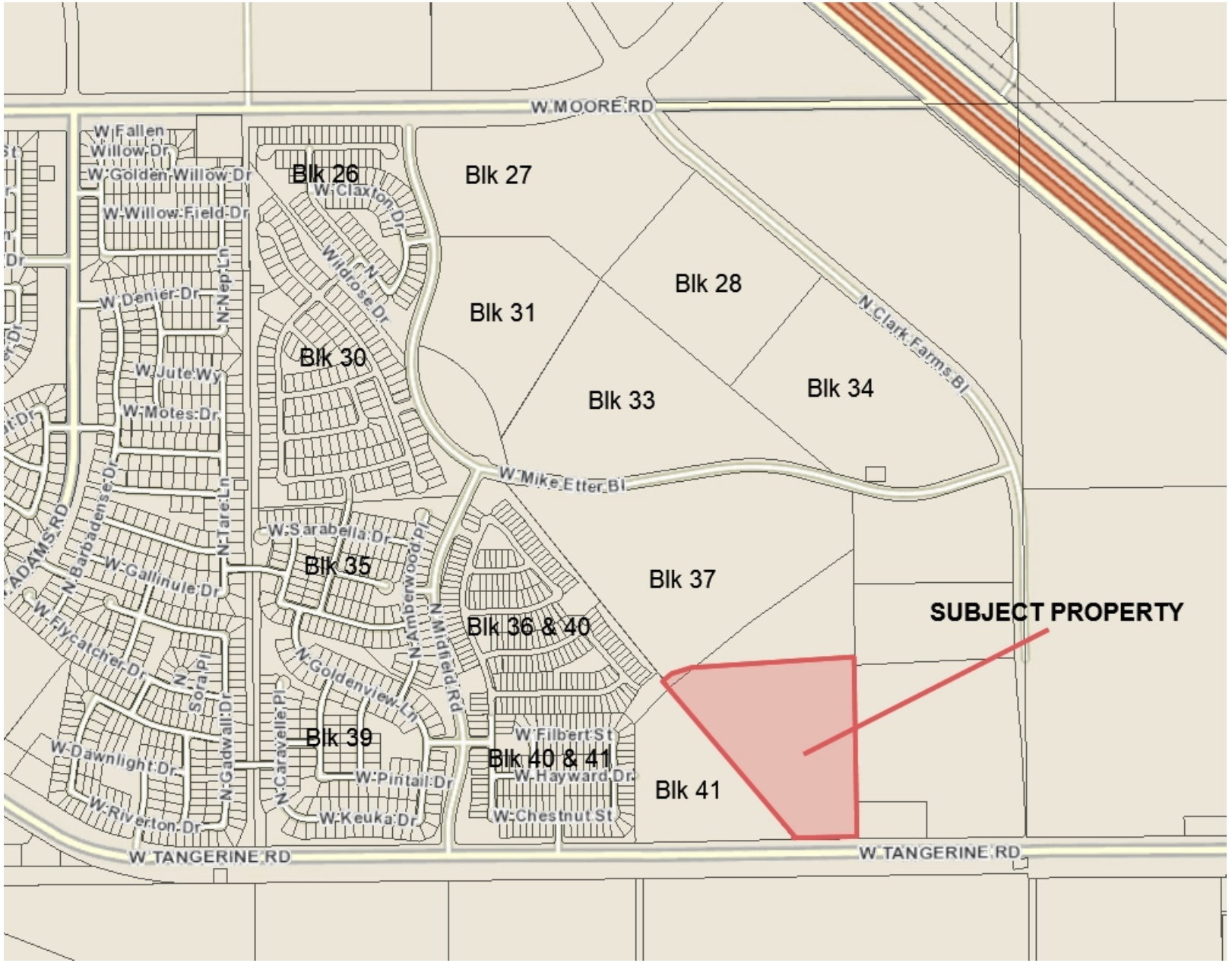
Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed 8-11-2020 ARIZONA U.S.A.

PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 7 OF 7

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5012
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2020 Rick Engineering Company

Gladden Farms Block 42 Plat



Legend

☐ Parcels



Notes:

8/14/2020

2,000.0 0 1,000.00

Feet

Pima County GIS

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.





ENLARGEMENT OF REC. CENTER AREA 1' = 40'

ENTRY TREE & SHRUB PLANTING, DECORATIVE PAVING, DECORATIVE ROCK

ENTRY MONUMENT WALL & ARTIFICIAL TURF, TYPICAL

GLADDEN FARMS II
Block 42 Landscape Concept

The WLB Group Inc.
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

AUGUST 2020

MARANA AZ

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

PROJECT APPLICATION

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: Gladden Farms Block 42	
Description of Project: Detached Single Family	Number of Lots: 157
Parcel No.(s): 217-54-3430	Gross Area (Acres): 26.05
Project Address: None	
Ref. Project No.: PCZ1708-002 and PRV1710-002	

CONTACT INFORMATION

Owner: Fid Nat Title TR 60423 Attn: Crown West	Contact Name: Dean Wingert		
Address: 333 East Wetmore Road, Suite 250	City: Tucson	State: AZ	Zip: 85705
Email: dwingert@crownwest.com	Phone No.: (520) 888-3962		
Applicant: Rick Engineering Company, Inc.	Contact Name: Chuck Martin		
Address: 3945 E. Ft. Lowell Rd. SUite 111	City: Tucson	State: AZ	Zip: 85732
Email: cmartin@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: Rick Engineering Company, Inc.	Contact Name: Bruce Paton		
Address: 3945 E. Ft. Lowell Rd. Suite 111	City: Tucson	State: AZ	Zip: 85732
Email: bpaton@rickengineering.com	Phone No.: (520) 795-1000		

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.)

Chuck Martin		4/30/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. PRV2005-001 **Date Received** 5/7/2020

Planning Commission - Regular Meeting

Meeting Date: 08/26/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: August 26, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **DPR2008-001: Development Plan for Home 2 Suites by Hilton, Lot 6 of Cortaro Ranch Phase II**; A request for a recommendation to the Marana Town Council for approval of a development plan for Lot 6 of Cortaro Ranch Phase II located generally north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Discussion:

Summary

EPS Group, Inc., representing Investment Resources Corp, is requesting a recommendation to the Town Council for approval of a development plan for Home 2 Suites by Hilton, a four-story, 111 room hotel on Lot 6 of Cortaro Rancho Phase II.

The Planning Commission recommended to the Town Council the approval of a development plan for Lots 1-6 of Cortaro Ranch Phase II on February 27, 2019. The Council ultimately approved the development plan on April 2, 2019. At the time of approval, a hotel was not considered as a land use within this phase of the development. The property owner, Cortaro Commercial JV, LLC, has since been in discussions with Investment Resources Corp. concerning the development of a hotel site on Lot 6. Although the proposed hotel is a permitted land use within the Village Commercial (VC) zoning, staff has determined that the Planning Commission and the Town Council should be required to approve the change in land use due to a condition in the governing rezoning ordinance, Ordinance No.95.30, requiring Planning Commission and Town Council approval of development plans.

Land Use

The development plan proposes a four-story, 111 room hotel on approximately 2.81 acres. The proposed land use meets the development standards of the existing Village Commercial (VC) zoning including the maximum allowed building height of 50 feet. Staff will review improvement plans and construction building plans for the proposed development, subject to the Town's commercial design standards. Site and perimeter landscaping will be completed in accordance with approved landscape plans including buffering along the north and east property boundaries adjacent to the existing residential development.

Access and Traffic Circulation

Access to the development will be provided directly from Cortaro Farms Road, Joplin Lane, and Cerius Stravenue. Joplin Lane will be operational prior to the completion of the hotel in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The master traffic study for the entire Cortaro Ranch Phase II development has been accepted by our Traffic Engineering Division; however, a traffic statement will be required to update staff of any additional mitigation necessary due to the change in land use.

Infrastructure and Utilities

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

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

Staff Recommendation:

Staff has reviewed the proposed development plan against the requirements of the Marana Land Development Code, the Marana General Plan, Marana Ordinance No. 95.30, and the Cortaro Ranch Commercial Assurance and Development Agreement. The proposed development plan is in substantial conformance with all required development regulations, and staff recommends that the Planning Commission recommend approval of the plan to the Marana Town Council.

Suggested Motion:

I move to recommend to the Marana Town Council approval of DPR2008-001, Development Plan for Home 2 Suites by Hilton, Lot 6 of Cortaro Ranch Phase II.

Attachments

DPR2008-001 Home 2 Suites DPR Location

DPR2008-001 Home 2 Suites DPR Site Plan

DPR2008-001 Home 2 Suites DPR Elevations

DPR2008-001 Home 2 Suites DPR App

Town of Marana Planning

DPR2008-001 Home 2 Suites by Hilton



Legend

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

Notes

DPR2008-001 Home 2 Suites by Hilton

0.3 0 0.14 0.3 Miles

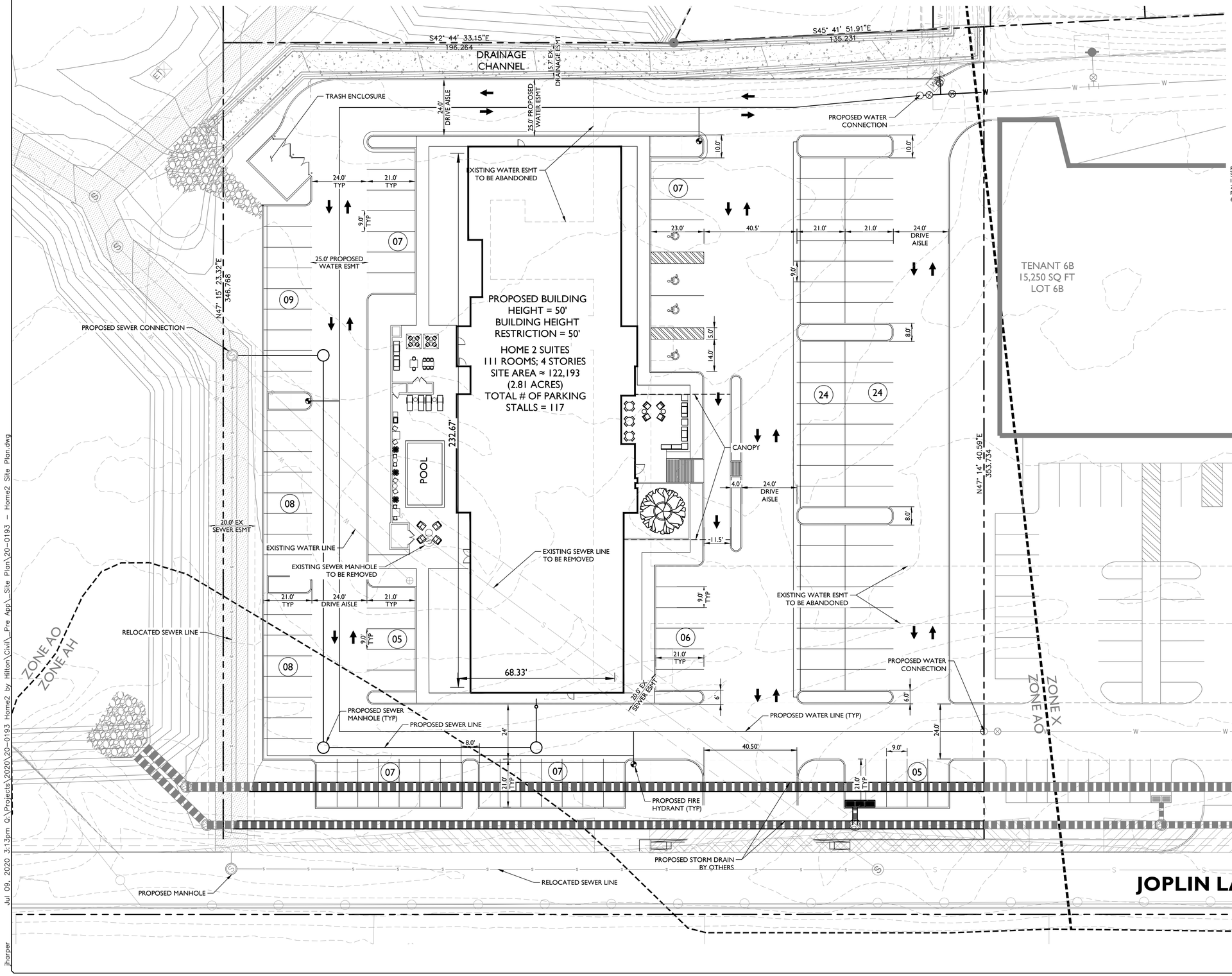
WGS_1984_Web_Mercator_Auxiliary_Sphere

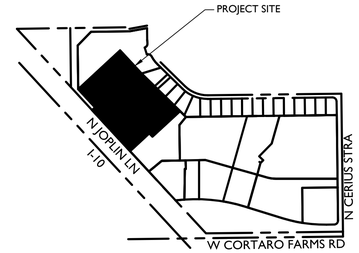
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

20-0193





VICINITY MAP
N.T.S

FRANCHISEE:
SANTO "SAM" CATANESE JR.
INVESTMENT RESOURCES CORP
2398 E. CAMELBACK RD., SUITE 690
PHOENIX, AZ 85016
602.469.4474

ENGINEER:
EPS GROUP, INC
125 S. AVONDALE BLVD, SUITE 115
AVONDALE, AZ 85323
CONTACT: SCOTT KROUS
PHONE: 623.776.5666
EMAIL: SCOTT.KROUS@EPSGROUPINC.COM

ARCHITECT:
BRR ARCHITECT, INC.
8131 METCALF AVENUE
OVERLAND PARK, KS 66204
CONTACT: BRIAN NELSON
PHONE: 913.262.9095
DIRECT: 913.262.9095

GUEST ROOM COUNT BREAKDOWN

	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL	PERCENTAGE OF TOTAL
QQ	0	9	9	9	27	24%
KING	15	18	18	18	69	62%
1 BED	2	2	2	2	8	7%
QQA	0	1	1	0	2	2%
KA	0	0	0	1	1	1%
1BA	1	1	1	1	4	4%

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

HOME 2 SUITES

5820 W. CORTARO FARMS RD.
MARANA, AZ.

SITE PLAN

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: EPS

Job No.
20-0193

EPS

Sheet No.
1
of 1

10 0 20
scale feet

jharper Jul 09, 2020 3:13pm Q:\Projects\2020\20-0193 Home2 by Hilton\Civil_Pre App_Site Plan\20-0193 – Home2 Site Plan.dwg

HOME2
SUITES BY HILTON
TM

brr

Home2 Suites

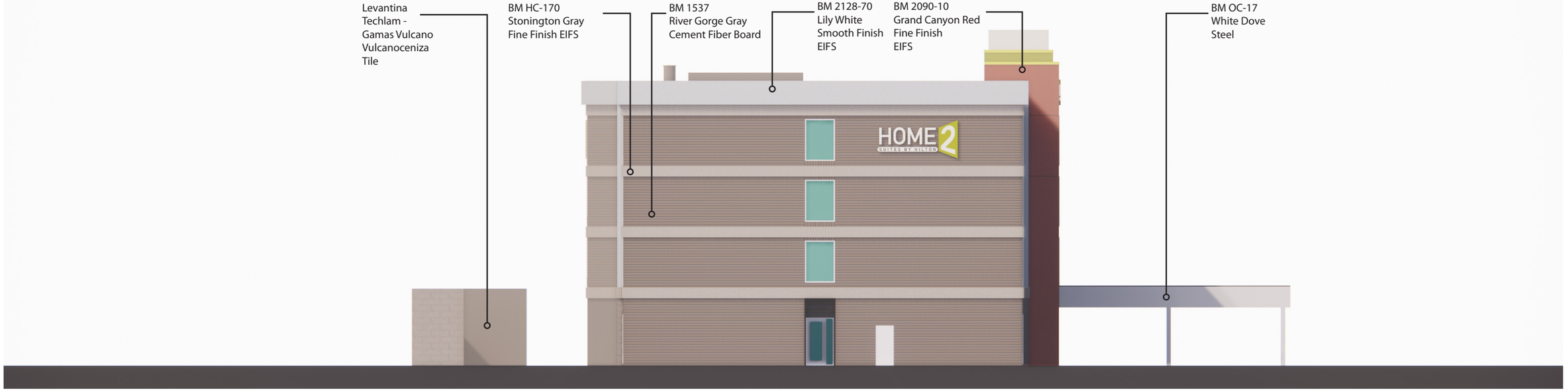
TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Front Elevation



Left Elevation

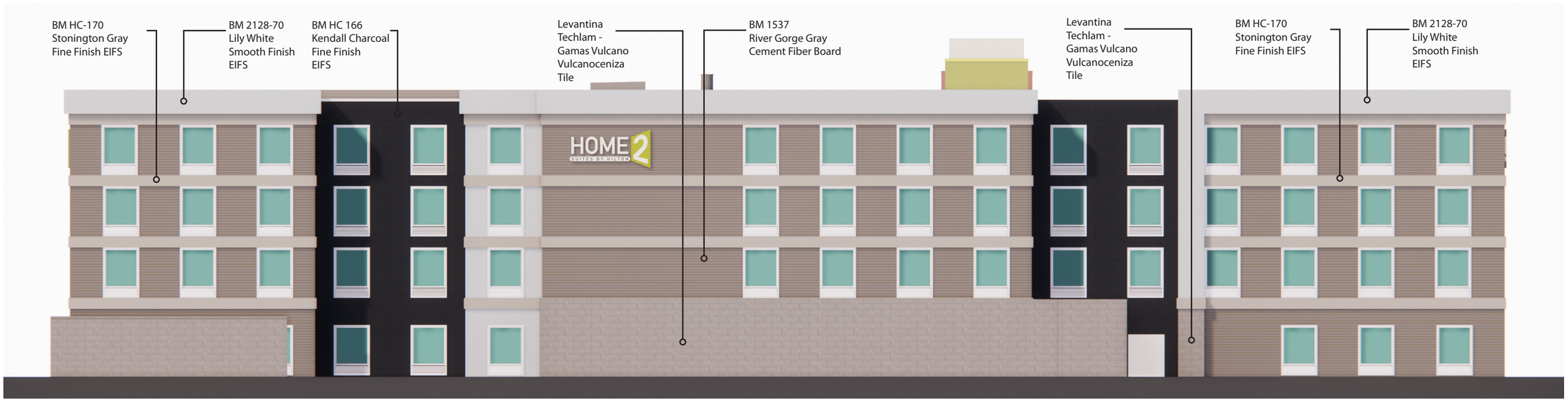
brr

Home2 Suites - Elevations

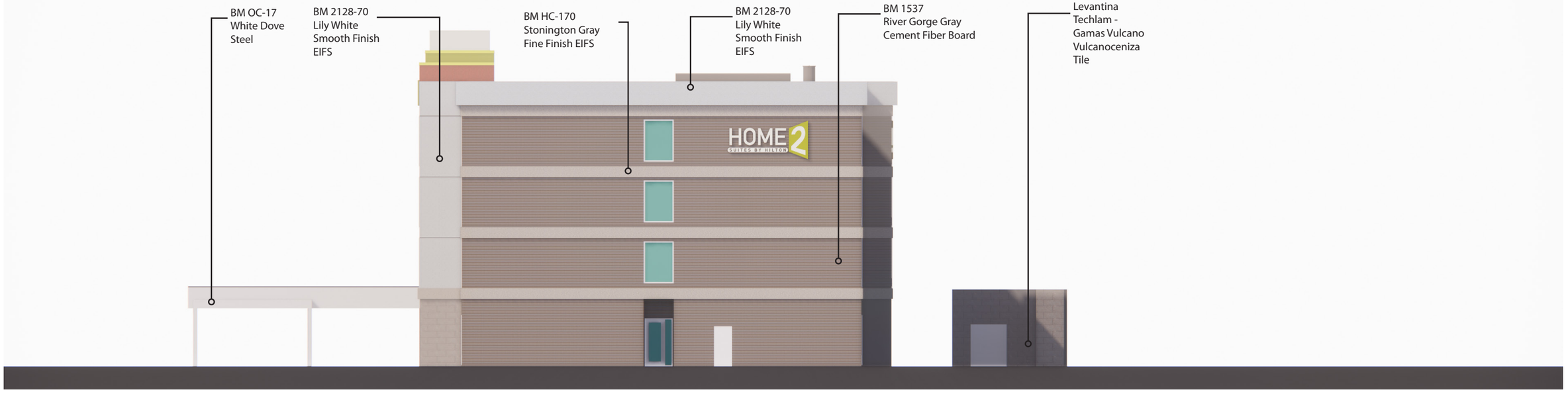
TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Rear Elevation



Right Elevation

brr

Home2 Suites - Elevations

TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

MARANA AZ

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

PROJECT APPLICATION

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: Home2 Suites	
Description of Project: Four-story hotel with 111 rooms	Number of Lots: 1
Parcel No.(s): 221-18-7410	Gross Area (Acres): 2.81
Project Address: 5820 W. Cortaro Farms Road	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Investment Resources Corp	Contact Name: Santo "Sam" Catanese Jr		
Address: 2398 E. Camelback Road #690	City: Phoenix	State: AZ	Zip: 85016
Email: samjr@investmentresources.net	Phone No.: (602) 469-4474		
Applicant: EPS Group, Inc.	Contact Name: Scott Krous		
Address: 125 S. Avondale Blvd #115	City: Avondale	State: AZ	Zip: 85323
Email: scott.krous@epsgroupinc.com	Phone No.: (623) 776-5666		
Consultant/Engineer: EPS Group, Inc.	Contact Name: Scott Krous		
Address: 125 S. Avondale Blvd #115	City: Avondale	State: AZ	Zip: 85323
Email: scott.krous@epsgroupinc.com	Phone No.: (623) 776-5666		

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.)

Scott Krous		7/14/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019