MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 17, 2021, at or after 6:00 PM

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

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on August 17, 2021, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 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. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings

If you are interested in speaking to the Council 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 Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council 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 under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

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

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC
At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a

future agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Relating to Intergovernmental Relations; presentation on the results and activities of the 55th Arizona State Legislative Regular and Special Sessions, including a look forward to the upcoming Arizona State Legislative Session (Heath Vescovi-Chiordi)

P2 Relating to Development; presentation of the Town of Marana Development Activity Annual Report Fiscal Year 2021 (Jason Angell)

P3 Relating to Finance; presentation of the Town's Fiscal Year 2020-2021 Fourth Quarter Investment Report and report regarding compliance with the Town's Investment Policy (Yiannis Kalaitzidis)

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C1 Ordinance No. 2021.013: Relating to Development; approving the final plat for Summerstone Lots 1 through 150, and Common Areas "B" - Drainage /Detention Basin, "C"- Utility Access, and "D"- Recreation, Landscape, and Bufferyards, and Blocks 1-3, located south and west of Coachline Boulevard, north of Twin Peaks Road, and east of Silverbell Road; approving an exchange of Town-owned APN 226-05-149B for Block 1 dedicated by the final plat; approving an exchange of a 20-foot drainageway for all public rights-of-way, public easements, and drainage easements as shown on the Summerstone plat; and authorizing the Mayor to sign a special warranty deed and a quit claim deed for the exchanges, to be recorded in the Pima County Recorder's office immediately prior to the recording of the final plat (Brian D. Varney)

C2 Resolution No. 2021-117: Relating to Budget; approving the transfer of $371,374 in budgeted expenditure authority for all special events functions from the General Fund Town Manager's office to the Parks and Recreation department, in the fiscal year 2021-2022 budget (Yiannis Kalaitzidis)

C3 Ordinance No. 2021.014: Relating to Finance; amending the Town of Marana Comprehensive Fee Schedule to delete development services fees for significant land use changes and construction trailers and to delete descriptions to the fees for preliminary plat and final plat and add a description to pools and spas; permit fee using model engineering; and declaring an emergency (Yiannis Kalaitzidis)

C4 Resolution No. 2021-118: Relating to Economic Development; designating the Town of Marana as the official Destination Marking Organization (DMO) for the Town for the purpose of coordinating tourism promotion with the Arizona Office of Tourism (AOT) for fiscal year 2022 (Laura Cortelyou)

C5 Approval of the Regular Council Meeting Summary Minutes of August 3, 2021, and the Council Study Session Meeting Summary Minutes of August 10, 2021 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2021.015; Relating to Development; approving a rezoning of approximately 34 acres of land located east of Camino de Oeste and north of Tangerine Road from R-144 (Residential) to R-7 (Residential); and approving a minor amendment to the Marana General Plan land use designation from Low-Density Residential (LDR) to Traditional Neighborhood (TN) (Brian D. Varney)

A2 PUBLIC HEARING: Ordinance No. 2021.016: Relating to Development; approving a rezoning of approximately 49 acres of land located approximately one-quarter mile south of Ina Road, west of Silverbell Road, from R-16 (Residential) to R-6 (Residential) (Cynthia Ross)

A3 PUBLIC HEARING: Ordinance No. 2021.017: Relating to Development; approving a rezoning of approximately 97.4 acres of land generally located southeast of North Sanders Road and south of West Barnett Road from R-6 (Residential) to R-4 (Residential) (Anita McNamara)

A4 PUBLIC HEARING: Ordinance No. 2021.018: Relating to Development; approving a rezoning of approximately 281 acres of land located along the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road and Interstate 10 interchange, from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to SP-Specific Plan: Crossroads at Gladden Specific Plan (Cynthia Ross)

Resolution No. 2021-119: Relating to Development; declaring as a public record filed with the Town Clerk the Crossroads at Gladden Specific Plan adopted by Ordinance No. 2021.018 (Cynthia Ross)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Facilities; discussion, consideration and direction regarding possibly naming the Town of Marana building located at 13251 N. Lon Adams Road in honor of Ed Stolmaker (Jane Fairall)

D2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Terry Rozema)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Council-Regular Meeting **P1**

Meeting Date: 08/17/2021

To: Mayor and Council

Submitted For: Heath Vescovi-Chiordi, Assistant to the Town Manager

From: Heath Vescovi-Chiordi, Assistant to the Town Manager

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Intergovernmental Relations; presentation on the results and activities of the 55th Arizona State Legislative Regular and Special Sessions, including a look forward to the upcoming Arizona State Legislative Session (Heath Vescovi-Chiordi)

Discussion:

Each year, as a recap of the most recent Arizona State Legislative Session, and in anticipation of the upcoming Arizona State Legislative Session, the Town's Lobbyist, Triadvocates, gives a presentation to Council to more completely describe the events of the most recent legislative session, including bills that were introduced, bills that were passed, and bills that were tracked and/or proposed by the Town of Marana and its legislators. This year, Triadvocates will be presenting information on the results and activities of the 55th Arizona State Legislative Regular Session and Special Session, as well as a look forward to the next legislative session.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

No file(s) attached.

Council-Regular Meeting **P2**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Anita McNamara, AICP, Long-Range Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Development; presentation of the Town of Marana Development Activity Annual Report Fiscal Year 2021 (Jason Angell)

Discussion:

This agenda item provides the opportunity to present the Town of Marana Development Activity Annual Report. This report highlights activities that occurred in Fiscal Year 2021 with summaries of new projects staff is reviewing for this fiscal year.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

No file(s) attached.

Council-Regular Meeting **P3**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Strategic Plan Focus Area Additional Info:
N/A

Subject: Relating to Finance; presentation of the Town's Fiscal Year 2020-2021 Fourth Quarter Investment Report and report regarding compliance with the Town's Investment Policy (Yiannis Kalaitzidis)

Discussion:

The Town's investment policy, as revised and approved by Council in October 2019, defines the parameters within which funds are to be managed and the methods, procedures and practices used to create the framework for the Town's investment activities to ensure the effective and judicious fiscal and investment management of the Town's funds.

The policy's primary objectives of investment activities are safety, liquidity and yield, with investments managed with prudence and care, in an ethical manner, by the Finance Director under the direction of the Town Manager in accordance with the Town's policy and Arizona Revised Statutes.

The policy also provides for the regular reporting of the Town's investment portfolio and return on a quarterly and annual basis. Town staff coordinated with the Town's investment adviser, PFM, to present a short, easy to read report, that provides a summary of the Town's investment portfolio, including the portfolio's compliance of the investment program with the Town's policy.

Staff Recommendation:

Presentation only.

Suggested Motion:
Presentation only.

Attachments

FY2021 4th Quarter Investment Report

Town of Marana

Investment Portfolio Summary
Quarter Ending June 30, 2021

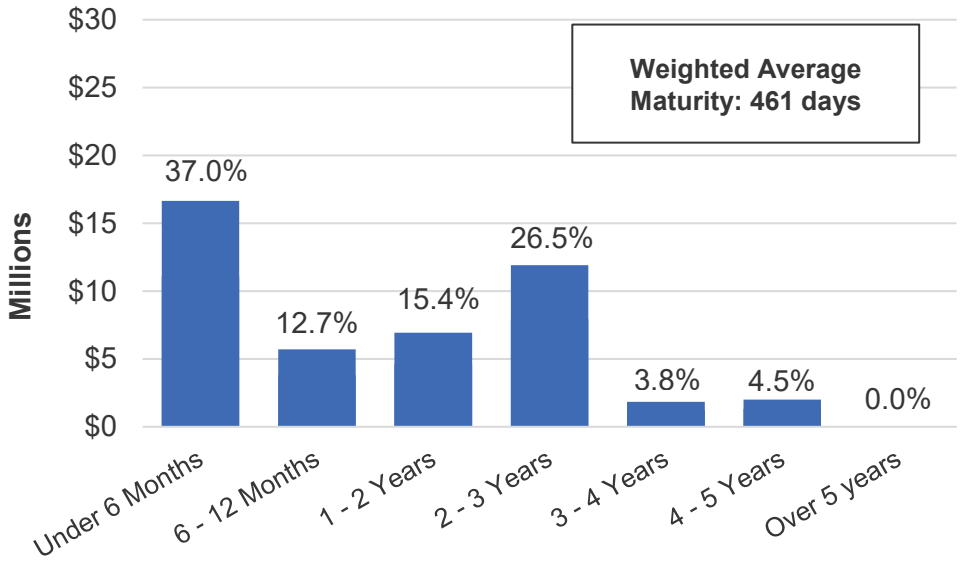
Luke Schneider, CFA, Director
Annette Gaston, Senior Managing Consultant

PFM Asset Management LLC
1820 East Ray Road
Chandler, AZ 85225
855-885-9621
pfm.com

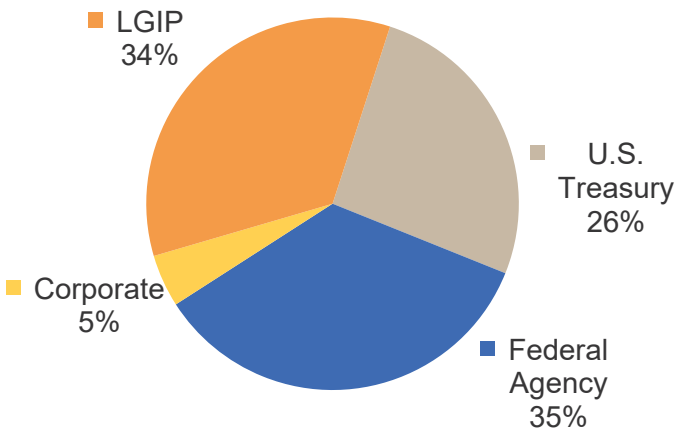
Executive Summary[1,2]

Account Summary	Beginning Values as of 6/30/21	Ending Values as of 3/31/21
Market Value	$45,200,629	$48,235,399
Book Value	$45,065,231	$48,039,242
Unrealized Gain/(Loss)	$135,398	$196,157
Weighted Average YTM at Market	0.20%	0.18%
Weighted Average YTM at Cost	0.63%	0.73%

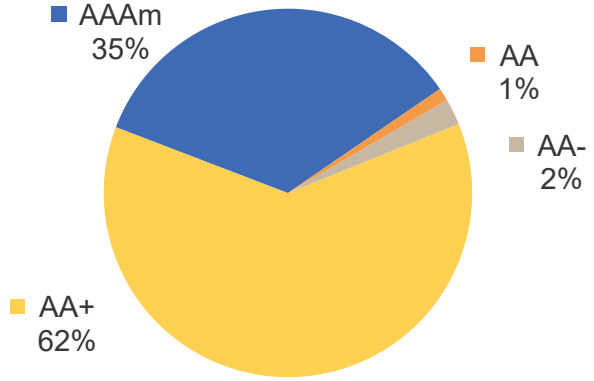
Maturity Distribution



Sector Distribution



Credit Quality (S&P Ratings)



1. *Market Value and Book Value include $15,606,421 invested with the State Local Government Investment Pools as of 6/30/2021.*
2. *Weighted average maturity includes LGIP balances and uses book values for weighting. Accrued interest and cash balances are excluded.*

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Security Type and Issuer Compliance[1,2,3]

Security Type	Book Value	% of Portfolio	Permitted by Policy	Compliance
U.S. Treasury	$11,735,362	26.0%	100.0%	✓
Federal Agency	$15,652,895	34.7%	100.0%	✓
Corporates	$2,070,553	4.6%	40.0%	✓
AZ LGIP	$15,606,421	34.6%	100.0%	✓
Total Book Value	**$45,065,231**	**100.0%**		

Issuer	Book Value	% of Portfolio	Permitted by Policy	Compliance
FNMA	$4,160,913	9.2%	100%	✓
FHLB	$4,780,194	10.6%	100%	✓
FHLMC	$6,711,789	14.9%	100%	✓
U.S. Treasury	$11,735,362	26.0%	100%	✓
Apple Inc	$521,972	1.2%	5%	✓
Blackrock Inc	$515,014	1.1%	5%	✓
Visa	$516,527	1.1%	5%	✓
Wal-Mart Stores Inc	$517,040	1.1%	5%	✓
AZ LGIP	$15,606,421	34.6%	100%	✓
Total Book Value	**$45,065,231**	**100.0%**		

Maturity	Book Value	% of Portfolio	Permitted by Policy	Compliance
0-6 Months	$16,663,992	37.0%	No Limit	✓
6-12 Months	$5,703,226	12.7%	No Limit	✓
1-2 Years	$6,928,712	15.4%	No Limit	✓
2-3 Years	$11,921,980	26.5%	No Limit	✓
3-4 Years	$1,838,230	4.1%	No Limit	✓
4-5 Years	$2,009,091	4.5%	No Limit	✓
Over 5 Years	$0	0.0%	0%	✓
Total Book Value	**$45,065,231**	**100.0%**		

Accrual Basis Earnings	4/1/21 through 6/30/21
Estimated Earnings	$81,086
Total Estimated Earnings	**$81,086**

1. *Investment policy dated February 2020.*
2. *Maturity distribution does not include accrued interest.*
3. *Accrual basis earnings does not include LGIP balances.*

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Economic Update

Current Market Themes

- Coronavirus
  - COVID-19 caseload was dramatically lower as vaccine inoculations ramped up, balanced with waning vaccine demand and the emergence of more infectious variants.
- Economy
  - Consumer-oriented economic data was strong through the second quarter, supported by ongoing fiscal stimulus measures.
- Markets
  - Inflation figures were elevated, fueled by surging economic activity amid labor and supply chain shortages.
  - The U.S. Treasury yield curve flattened modestly over the quarter, as longer term yields retraced some of their significant moves higher in the first quarter, and shorter term yields inched higher from rock-bottom lows.
  - The Federal Reserve reaffirmed its commitment to keep short-term rates near-zero and the asset purchase program in place until the economy is fully recovered.
  - The strong U.S. economic expansion is expected to persist, aided by a vaccine-driven reopening, pent-up consumer demand, and continued fiscal and monetary support.

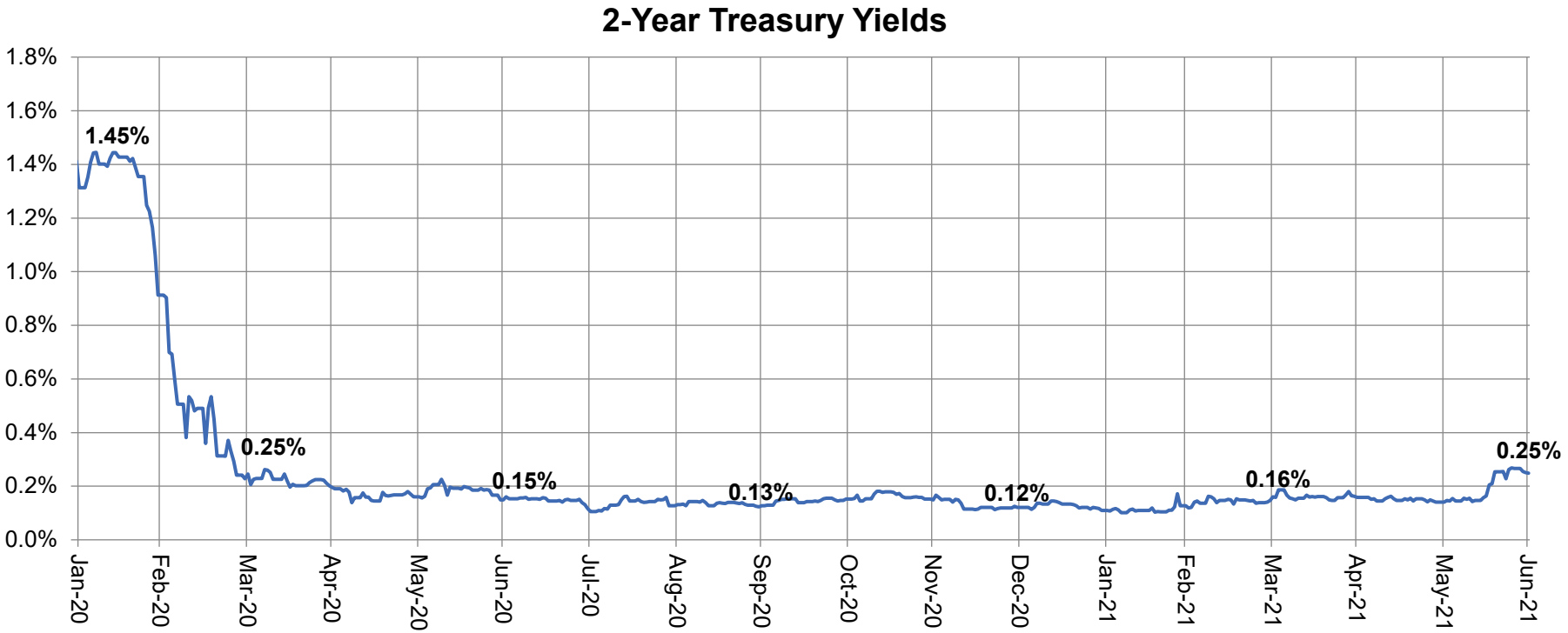
Portfolio Strategy

- We largely maintained a neutral duration stance relative to benchmarks as yields remained mostly range bound.
- During the quarter, we maintained core allocations in most sectors while opportunistically trimming non-Treasury allocations in certain sectors and maturities when spreads reached multi-year lows, match benchmark duration extensions, and carefully manage risk as we consider inflationary pressures and Fed policy uncertainty.
- During the quarter PFM engaged in opportunistic selling, by reducing corporate bonds that reached very rich levels—largely under two years remaining until maturity—and extended the duration of credit holdings by reinvesting in longer corporate issues, which captured value along the steeper portions of the curve.
- 2021 GDP expectations have been revised upward, with current forecasts pointing to an annualized 6% growth this year. Despite these projections, growing inflationary pressures may force the Federal Reserve's hand when considering tapering its bond purchases and, ultimately, future rate increases.
- Given balance risks, we plan to maintain portfolio durations in line with respective benchmarks as we continue to monitor the economic recovery.

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Treasury Yields Remain Low

- Yields on the short end of the curve rose slightly in the Second Quarter of 2021 but remain anchored by the Fed's near-zero rate policy, still yet to recover to pre-2020 rates, leading to muted returns for Treasury indexes.
- The 2-year Treasury increased modestly by 9 basis points (0.09%) since March 31, 2021, to end the quarter at 0.25%.



Source: Bloomberg, as 6/30/2021.

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Disclosures

PFM is the marketing name for a group of affiliated companies providing a range of services. Investment advisory services are provided by PFM Asset Management LLC which is registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. Additional applicable regulatory information is available upon request.

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon current opinion as of the date of issue, and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Information contained herein is based on data obtained from recognized statistical services, issuer reports or communications, or other sources believed to be reliable. No representation is made as to its accuracy or completeness. This material is intended for informational purposes only and should not be relied upon to make an investment decision, as it was prepared without regard to any specific objectives or financial circumstances. It should not be construed as an offer to purchase/sell any investment. References to particular issuers are for illustrative purposes only, and are not intended to be recommendations or advice regarding such issuers.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

PFM Asset Management LLC has exercised reasonable professional care in the preparation of this performance report. However, information in this report on market indices and security characteristics, as well as information incorporated in the Market Commentary section, is received from sources external to PFM Asset Management LLC.

PFM Asset Management LLC relies on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur.

For more information regarding PFM's services or entities, please visit www.pfm.com.

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Council-Regular Meeting **C1**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2021.013: Relating to Development; approving the final plat for Summerstone Lots 1 through 150, and Common Areas "B" - Drainage /Detention Basin, "C"- Utility Access, and "D"- Recreation, Landscape, and Bufferyards, and Blocks 1-3, located south and west of Coachline Boulevard, north of Twin Peaks Road, and east of Silverbell Road; approving an exchange of Town-owned APN 226-05-149B for Block 1 dedicated by the final plat; approving an exchange of a 20-foot drainageway for all public rights-of-way, public easements, and drainage easements as shown on the Summerstone plat; and authorizing the Mayor to sign a special warranty deed and a quit claim deed for the exchanges, to be recorded in the Pima County Recorder's office immediately prior to the recording of the final plat (Brian D. Varney)

Discussion:

Request

Perry Engineering, representing Coachline 2020,LLC, is requesting approval of the final plat for Summerstone, Lots 1 through 150 and Common Areas "B" - Drainage / Detention basin, "C" - Utility Access, and "D" - Recreation, Landscape, and Bufferyards and Blocks 1-3.

Zoning and Land Use

The 41.67 acres subject to the proposed plat is part of the 45.30 acre La Puerta Del Norte East Annexation approved by the Marana Town Council on September 15, 2020 by the adoption of Marana Ordinance No. 2020.011. At annexation, the existing Pima County zoning was translated to Marana zoning R-3.5 (Residential) with conditions and restrictions approved by a variance issued to the property owner by the Pima County Board of Adjustment, District No. 3 prior to the annexation. The additional conditions and restrictions are as follows:

- No more than 150 single-family residences shall be constructed
- All homes shall be constructed as one-story
- The minimum lot size shall be 4,800 square feet
- The minimum front yard setback shall be 20 feet
- The minimum side yard setback shall be five feet
- The minimum rear yard setback shall be ten feet

The final plat proposes 150 residential lots with a minimum lot size of 4,800 square feet, a maximum lot size of 9,441 square feet, and an average lot size of 5,763 square feet. The density proposed for this subdivision is 3.6 residences per acre. The R-3.5 (Residential) development standards that were effective at the time of annexation will apply along with the additional conditions and restrictions identified above. All lots will be subject the Town's Residential Design Standards.

Recreation Area
On-site private recreational facilities are proposed in accordance with the requirements of the La Puerta Del Norte East Pre-Annexation Development Agreement (PADA). Active and passive recreation is proposed to include a centralized park of 31,157 square feet (.72 acres) containing amenities such as a turfed area, a shaded playground, a ramada covered picnic table, bench seating, dog waste stations, and shade trees. A dog park of approximately 19,728 square feet (.45 acres) is also proposed. The dog park contains amenities such as a fenced dog run area, dog waste stations, picnic table, bench seating, pet drinking fountain, and trash receptacles. Two additional recreation areas will be provided totaling approximately 25,548 square feet (.59 acres). Each area will include bench seating, shade trees, and a decomposed granite walking path.

Cultural Preservation
A cultural preservation area of approximately 430,075 square feet (9.87 acres) is set aside in the west half of the development and has been designated as Block 2 and Block 3 of the plat. Per the terms of the PADA, the property owner is to dedicate this area to Pima County upon approval of this final plat.

Access and Traffic Circulation
Access will be provided directly from Coachline Blvd. on the north end of the proposed development, as well as from Linda Vista Blvd. on the south. The property owner is required to improve Linda Vista Blvd. in order to provide secondary access to the subdivision to and from Silverbell Road, west of the subdivision. In accordance with the La Puerta Del Norte East Pre-Annexation Development Agreement, the Town will financially participate in the improvement of Linda Vista Blvd. through a developer reimbursement of a portion of the Town's construction sales tax generated from the development of the property.

The plat proposes one mile of new public streets that will be dedicated to, and maintained by, the Town. The new streets will use the Town's standard 42-foot street section.

Utility Service
The proposed subdivision is located within the Marana Water service area, and the

Town will provide the water service. The developer shall be responsible for the construction of all on-site water utility infrastructure in accordance with the development agreement. Block 1, in the southeast corner of the proposed plat is being dedicated to the Town by the final plat in order to accommodate the expansion of the existing Town well site adjacent to the block. The well site expansion will include the construction of a 100,000 gallon water storage tank. In exchange for the dedication of the land area for the tank, and as set forth in the PADA, the Town will abandon approximately 10,000 square feet of land area near the center of the project containing an abandoned Marana Water well, and convey the property to the property owner, by a real estate exchange done pursuant to A.R.S. § 9-407. The statute requires the real estate exchange to be performed pursuant to an ordinance and after published notice. Notice of the real estate exchange was published for four consecutive days in The Daily Territorial prior to the date of this meeting.

The proposed plat is located within the wastewater service area of Pima County Regional Wastewater Reclamation Department. The property owner must show evidence of wastewater system approval to the Town prior to any building permits being issued for the development.

20-Foot Drainageway
The original plat for the La Puerte Del Norte subdivision approved on April 4, 1961, by the Pima County Board of Supervisors included a 20-foot drainageway between lots 4 and 5 of the original plat, that was granted or dedicated to the public. Town staff has determined that the drainageway is not needed, given the public rights-of-way, public easements, and drainage easements being dedicated as shown on the Summerstone Plat. The proposed ordinance will also approve the exchange of the 20-foot drainageway for the various easements dedicated by the plat. This exchange was appropriately noticed per the statute.

Financial Impact:
In accordance with the La Puerta Del Norte East Pre-Annexation Development Agreement (adopted by Marana Resolution No. 2020-095), the Town will financially participate in improvements to Linda Vista Boulevard through reimbursement to the developer of a portion of the Town construction sales taxes generated from the development of the property. The agreement states that the Town's share of the public improvement costs shall be 50% of all public improvement costs for the Linda Vista improvements, and that the Town's reimbursements shall not exceed $400,000.00. Additionally, the agreement states that the Town will waive 50% of all plan review fees and inspection and construction permit fees for the Linda Vista improvements. It is anticipated that such reimbursement will not commence earlier than fiscal year 2022-2023.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of Marana Ordinance No. 2020.011, the La Puerta Del Norte East Pre-Annexation and Development Agreement, the Marana Town Code, and the approved preliminary plat. The final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Ordinance No. 2021.013, approving the final plat for Summerstone, Lots 1 through 150 and Common Areas "B" Drainage / Detention Basin, "C" - Utility Access, and "D" - Recreation,Landscape, and Bufferyards and Blocks 1-3, approving an exchange of Town-owned APN 226-05-149B for Block 1 dedicated by the final plat, approving an exchange of a 20-foot drainageway for all public rights-of-way, public easements, and drainage easements as shown on the Summerstone plat; and authorizing the Mayor to sign deeds for the exchanges, to be recorded in the Pima County Recorder's office immediately prior to the recording of the final plat.

Attachments

Ord.2021.013

Ord.2021.013 Exhibit A SW Deed

Ord.2021.013 Exhibit B Quit Claim Deed

Summerstone Final Plat

PRV2102-002 Summerstone Map

PRV2102-002 Summerstone App

MARANA ORDINANCE NO. 2021.013

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR SUMMERSTONE, LOTS 1 THROUGH 150, AND COMMON AREAS "B" - DRAINAGE /DETENTION BASIN, "C"- UTILITY ACCESS, AND "D"- RECREATION, LANDSCAPE, AND BUFFERYARDS, AND BLOCKS 1-3, LOCATED SOUTH AND WEST OF COACHLINE BOULEVARD, NORTH OF TWIN PEAKS ROAD, AND EAST OF SILVERBELL ROAD; APPROVING AN EXCHANGE OF TOWN-OWNED APN 226-05-149B FOR BLOCK 1 DEDICATED BY THE FINAL PLAT; APPROVING AN EXCHANGE OF A 20 FOOT DRAINAGEWAY FOR ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, AND DRAINAGE EASEMENTS AS SHOWN ON THE SUMMERSTONE PLAT; AND AUTHORIZING THE MAYOR TO SIGN A SPECIAL WARRANTY DEED AND A QUIT CLAIM DEED FOR THE EXCHANGES, TO BE RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE IMMEDIATELY PRIOR TO THE RECORDING OF THE FINAL PLAT

WHEREAS, on April 4, 1961, the Pima County Board of Supervisors approved the final plat for La Puerte Del Norte subdivision (the "Original La Puerte Plat"), which was recorded in the Pima County Recorder's office on April 25, 1961, at Book 15 of Maps and Plats Page 76, whereupon a 20 foot drainageway between lots 4 and 5 was granted or dedicated to the public (the "Drainageway"); and

WHEREAS the Town and Marana Unified School District No. 6 (MUSD) entered into the "La Puerta Del Norte East Pre-Annexation Development Agreement" dated September 1, 2020, and recorded in the Pima County Recorder's office on September 4, 2020 at Sequence 20202480963 (the "PADA"); and

WHEREAS, pursuant to A.R.S. § 9-500.05 paragraph A, the PADA became operative upon completion of the La Puerta Del Norte East Annexation, which was adopted on September 15, 2020, by Marana Ordinance No. 2020.011; and

WHEREAS the PADA contemplated the annexation and residential development of an area referred to in the PADA as the "Replat Area" and the exchange of a Town-owned wellsite within the Replat Area to MUSD or its successor in interest in exchange for land needed to expand an existing Town well and reservoir site along the south boundary of the Replat Area; and

WHEREAS an application for approval of the subdivision of the Replat Area has now been filed, for a new subdivision titled 'Summerstone, Lots 1 through 150, and

Common Areas "B" - Drainage/Detention Basin, "C" - Utility Access, and "D" - Recreation, Landscape, and Bufferyards, and Blocks 1-3 ' (the "Summerstone Plat"); and

WHEREAS the Summerstone Plat includes various public rights-of-way, public easements, and drainage easements dedicated to the Town of Marana or the public; and

WHEREAS A.R.S. § 9-407 requires real estate exchanges to be performed pursuant to ordinance and after published notice; and

WHEREAS notice of the consideration of this ordinance has been published as required by law; and

WHEREAS the Town Council finds that (i) the lands being exchanged pursuant to this ordinance are of equivalent size and value, (ii) the exchange of land described in this ordinance is in the best interests of the Town of Marana and its citizens, and (iii) the Summerstone Plat complies with all Town ordinances and regulations and should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

SECTION 1. The final plat titled 'Summerstone, Lots 1 through 150, and Common Areas "B" - Drainage/Detention Basin, "C" - Utility Access, and "D" - Recreation, Landscape, and Bufferyards, and Blocks 1-3' (the "Summerstone Plat") is hereby approved.

SECTION 2. The exchange of "Parcel 1" for "Parcel 2" is hereby approved, as follows:

"Parcel 1" is owned by the Town of Marana and is described as follows: The west 100 feet of the north 100 feet of Lot 147 of La Puerta Del Norte subdivision, according to the plat of record recorded in the office of the Recorder of Pima County, Arizona on April 25, 1961 at Book 15 of Maps and Plats Page 76 (Pima County Assessor's Parcel Number 226-05-149B)

"Parcel 2" is owned by Title Security Agency, LLC, as Trustee under Trust Number 202116-S or its successor in interest and is described as follows: A 10,006 square foot area identified as "Block 1" on the Summerstone Plat.

SECTION 3. The exchange of the 20 foot drainageway between lots 4 and 5 of the Original La Puerte Plat for all public rights-of-way, public easements, and drainage easements as shown on the Summerstone Plat is hereby approved.

SECTION 4. The Mayor is hereby authorized to sign a special warranty deed in substantially the form of Exhibit A, attached to and incorporated herein by this reference, deeding Parcel 1 to Title Security Agency, LLC, as Trustee under Trust Number 202116-S or its successor in interest, and to sign a quit claim deed in substantially the form of Exhibit B, attached to and incorporated herein by this reference, quit claiming the Drainageway to Title Security Agency, LLC, as Trustee under Trust Number 202116-S or its successor in interest.

SECTION 5. The special warranty deed and the quit claim deed shall be recorded in the Pima County Recorder's office immediately prior to the recording of the Summerstone Plat.

SECTION 6. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this ordinance.

SECTION 7. This ordinance is administrative and shall be effective upon its passage and adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 17th day of August, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

Exhibit A to Marana Ordinance No. 2021.013

SPECIAL WARRANTY DEED

Exempt: A.R.S. § 11-1134(A)(3)

THE TOWN OF MARANA (the "Grantor"), an Arizona municipal corporation, for the consideration of TEN DOLLARS, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, as Trustee under Trust Number 202116-S, and not in its corporate capacity (the "Grantee"), the following described real property situated in Pima County, Arizona (the "Property") pursuant to Marana Ordinance No. 2021.____:

SEE LEGAL DESCRIPTION AND DEPICTION ATTACHED TO THIS INSTRUMENT AS EXHIBITS A AND A-1 RESPECTIVELY AND INCORPORATED HERE BY THIS REFERENCE

SUBJECT TO reservations in patents and all covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

AND THE GRANTOR HEREBY BINDS itself and its successors to warrant and defend the title against all acts of the Grantor, and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be signed by the undersigned duly authorized officer this ____ day of _____, 2021.

"GRANTOR":

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO SUBSTANCE:

_____
Keith Brann, Town Engineer

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

STATE OF ARIZONA)
ss
County of Pima)

The foregoing instrument was acknowledged before me on _____, 2021, by Ed Honea, Mayor of THE TOWN OF MARANA, an Arizona municipal corporation, on its behalf.

(Seal)

_____
Notary Public

QUIT CLAIM DEED

Exempt: A.R.S. § 11-1134 (A) (3)

THE TOWN OF MARANA, an Arizona municipal corporation, for ten dollars and such other consideration the receipt and sufficiency of which are hereby acknowledged, hereby quit claims to TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, as Trustee under Trust Number 202116-S, and not in its corporate capacity, any right, title and interest the TOWN OF MARANA may have in the following described real property located in Pima County, Arizona:

SEE LEGAL DESCRIPTION AND DEPICTION ATTACHED TO THIS INSTRUMENT AS EXHIBITS A AND A-1 RESPECTIVELY AND INCORPORATED HERE BY THIS REFERENCE

THIS QUIT CLAIM DEED IS EXECUTED PURSUANT TO Arizona Revised Statutes section 9-407 and Town of Marana Ordinance No. 2021.___.

DATED _____, 2021.

TOWN OF MARANA, ARIZONA

The undersigned hereby accepts the property rights abandoned by this instrument:

_____
Ed Honea, Mayor

TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, as Trustee under Trust Number 202116-S, and not in its corporate capacity

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

By:_____

_____
Jane Fairall, Town Attorney

Title:_____

STATE OF ARIZONA)
ss.
County of Pima)

This instrument was acknowledged before me on _____, 2021, by Ed Honea, Mayor, on behalf of the Town of Marana.

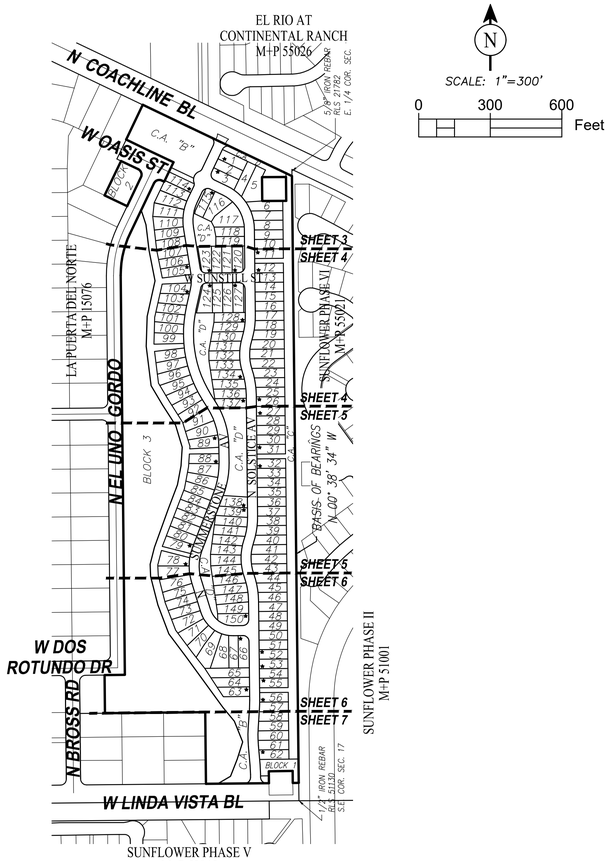
(Seal)

_____
Notary Public

FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS: 10015 N COACHLINE BOULEVARD



SITE MAP

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE COMPANIES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

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

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OR PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

WE, THE UNDERSIGNED, HEREBY CONVEY AND DEDICATE TO THE TOWN OF MARANA IN FEE TITLE BLOCK 1 SHOWN ON THIS PLAT IN ACCORDANCE WITH PARAGRAPH 7 OF THE PRE-ANNEXATION DEVELOPMENT AGREEMENT RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER ON SEPTEMBER 4, 2020 AT SEQUENCE NO. 20202480963.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202116-S, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: _____ DATE: _____
DIANE L SLOANE

ACKNOWLEDGEMENTS

STATE OF ARIZONA) s.s.:
PIMA COUNTY)
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DIANE L SLOANE, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY, LLC AS TRUSTEE UNDER TRUST NO. 202116-S AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BENEFICIARY

THE BENEFICIARY OF TITLE SECURITY AGENCY, LLC. TRUST NO. 202116-S, IS COACHLINE 2020, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

COACHLINE 2020, LLC
C/O CROWN WEST REALTY
333 E WETMORE ROAD, STE. 250
TUCSON, AZ 85705

RECORDING DATA

STATE OF ARIZONA) s.s.:
PIMA COUNTY)
FEE _____
SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PERRY ENGINEERING, ON THIS _____ DAY OF _____, 20 _____, AT _____M. IN SEQUENCE NO._____, THEREOF.

GABRIELLA CAZARES-KELLY
PIMA COUNTY RECORDER BY DEPUTY
DATE

CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 2021.

BY: _____
CLERK OF THE TOWN OF MARANA
DATE

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. _____ FROM TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____
TOWN OF MARANA
DATE

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

ANDREW MYRL CLARK
PERRY ENGINEERING, LLC
ARIZONA REGISTRATION #51130
07/02/2021
DATE

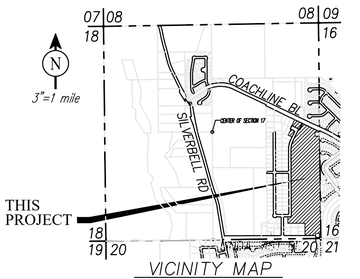
REGISTERED LAND SURVEYOR — 51130 — ANDREW MYRL CLARK — ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION. THEY HAVE BEEN SHOWN AND REVIEWED UNDER MY DIRECTION.

KENNETH D. PERRY
PERRY ENGINEERING, LLC
PE #34010
07/02/2021
DATE

Registered Professional Engineer — 34010 — KENNETH D. PERRY — Date signed 07/02/21 — ARIZONA, U.S.A.



VICINITY MAP

A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP – B.L.M. LOT CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON REBAR W/BRASS TAG – RLS 51130
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RADIAL BEARING
- (R1) BOOK 15/PAGE 76 MAP AND PLAT
- NEW COMMON AREA "A"
- ★ REQUIRED DRIVEWAY SIDE
- PROPOSED SIGHT VISIBILITY TRIANGLE

APPROVALS

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — DATE

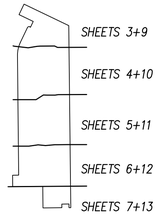
MARANA PLANNING DIRECTOR — DATE

PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT — DATE

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR — DATE



KEY PLAN

ADMINISTRATIVE ADDRESS

10015 N COACHLINE BL
TUCSON AZ, 85743

SHEET INDEX

SHEET 1 ..... DEDICATION, SIGNATURE SHEET AND SITE MAP
SHEET 2 ..... GENERAL NOTES
SHEETS 3–7..... NEW FINAL PLAT SHEETS
SHEET 8 ..... LINE AND CURVE TABLES
SHEETS 9–13 .... EXISTING EASEMENT ABANDONMENT SHEETS

FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1–3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

JULY, 2021

SHEET 1 OF 13

SEQ. #

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,816,125 SF, OR 41.669 ACRES.
2. THE ZONING IS R-3.5, PER TOWN OF MARANA ANNEXATION ORDINANCE 2020.011.
3. THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF MARANA ORDINANCE 2020.011 AND THE PRE-ANNEXATION DEVELOPMENT AGREEMENT APPROVED BY MARANA RESOLUTION 2020-095 AND RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE AT SEQUENCE NO. 20202480963.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 226-05-1570, 226-05-0070, 226-05-0080, 226-05-0610 AND 226-05-149B.
5. THE NUMBER OF RESIDENTIAL LOTS IS 150.
6. GROSS DENSITY IS 3.6 RAC.
7. MINIMUM ALLOWABLE LOT SIZE 4,800 SF.

   MINIMUM PROVIDED LOT SIZE 4,800 SF. (36 TOTAL LOTS).

   AVERAGE LOT SIZE 5,763 SF.

   MAXIMUM LOT SIZE 9,441 SF.

   MAXIMUM ALLOWABLE BUILDING HEIGHT - NOT GREATER THAN ONE-STORY.

   THE ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES SHALL NOT EXCEED 75% OF THE LOT TOTAL.
8. COMMON AREA AREAS:

   COMMON AREA "A" - INTENTIONALLY NOT USED

   COMMON AREA "B" - DRAINAGE / DETENTION BASIN = 169,557 SF.

   COMMON AREA "C" - UTILITY ACCESS = 105,985 SF.

   COMMON AREA "D" - RECREATION = 77,972 SF., BUFFERYARD = 8,099 SF., ALL OF RECREATION AND BUFFERYARD IS LANDSCAPED = 86,071 SF.
9. BLOCK AREA AREAS:

   BLOCK 1 - WELL SITE EXPANSION = 10,006 SF.

   BLOCK 2 - CULTURAL PRESERVATION/OPEN SPACE = 16,659 SF.

   BLOCK 3 - CULTURAL PRESERVATION/OPEN SPACE = 413,416 SF.
10. BUILDING SETBACKS PER ZONING
    - FRONT: 20' MINIMUM.
    - SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
    - REAR: 10' MINIMUM.
11. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
12. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (150 LOTS X 2 = 300).
13. 1.0 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN THIS PLAT.
14. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
15. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
16. INTERIOR STREETS: POSTED SPEED LIMIT FOR THIS PROJECT IS 25 MPH, THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH. COACHLINE BL: POSTED SPEED LIMIT IS 35 MPH AND THE DESIGN SPEED IS 35 MPH. LINDA VISTA BL: POSTED SPEED LIMIT IS 25 MPH, DESIGN SPEED IS 30 MPH. THE DESIGN VEHICLE IS A WB-40 FOR ALL STREETS.
17. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW, OR RAINFALL.
18. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN ENGINEER.
19. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
20. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
21. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE MARANA WATER WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.

GENERAL NOTES - CONTINUED

22. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DISTRICT.
24. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
25. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
26. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
27. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OF FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
28. ACCEPTANCE OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
29. LOS MORTEROS PRESERVATION / SITE AVOIDANCE: A PORTION OF SITE AZ AA:12:57 (ASM) LOS MORTEROS, (MEASURING CA. 9.87 ACRES) IS LOCATED WITHIN THIS SUBDIVISION, ON PARCELS 226-05-1570 AND 226-05-0610, LABELED AS "BLOCKS 2 AND 3, CULTURAL PRESERVATION / OPEN SPACE" ON THIS PLAT. THIS 9.87 ACRES WILL BE PROTECTED IN PLACE. THE 9.87 ACRES AND PARCELS 226-04-014D (CA 8.08 ACRES) AND 226-04-016H (CA 2.2 ACRES), LOCATED NORTH OF COACHLINE BOULEVARD OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION, SHALL BE DEDICATED TO PIMA COUNTY PER THE TERMS AND CONDITIONS OF THE DOCUMENT TITLED "DECLARATION OF COVENANTS" RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON OCTOBER 6, 2020 AT SEQUENCE NUMBER 20202800013.
30. ANY GROUND DISTURBANCE WITHIN 30.5 m (100.0 FT.) OF THE EXISTING LOS MORTEROS BOUNDARY SHALL BE MONITORED BY A QUALIFIED ARCHAEOLOGIST.
31. ALL CORTARO-MARANA IRRIGATION DISTRICT EASEMENTS WITHIN THIS PLAT SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZATION FROM CORTARO-MARANA IRRIGATION DISTRICT IS RECEIVED IN WRITING.
32. THE ELECTRIC LINES ALONG THE SOUTH RIGHT-OF-WAY LINE OF COACHLINE BOULEVARD WILL BE UNDER-GROUNDED. THE ELECTRIC LINES ALONG THE EAST PROPERTY LINE OF THIS SUBDIVISION WILL REMAIN OVERHEAD PER APPROVAL OF THE PLANNING COMMISSION ON JANUARY 27, 2021 UNDER PLANNING PROJECT NUMBER PCM2012-001.
33. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
34. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPING OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
35. THE PROPERTY SHALL BE RESTRICTED TO NOT ALLOW THE USE OF A PUBLIC OR PRIVATE SCHOOL PER THE RESTRICTIVE COVENANT RECORDED AT SEQUENCE NO. 20203100769.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT ARE BASED ON EAST SECTION LINE OF SECTION 17, AS MEASURED BETWEEN THE SOUTHEAST CORNER OF SAID SECTION, BEING A 1/2" IRON REBAR, WITH BRASS TAG, RLS 51130 AND THE EAST 1/4 CORNER, BEING A 5/8" IRON REBAR, WITH BRASS TAG, RLS 21782. SAID BEARING BEING, NORTH 00° 38' 34" WEST.

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR 51130 ANDREW MYRL CLARK CERTIFICATE NO. 06/30/21 RENEWAL DATE ARIZONA U.S.A.

Registered Geologist 34010 KENNETH D. PERRY Date signed 12/31/2021 ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
SUMMERSTONE

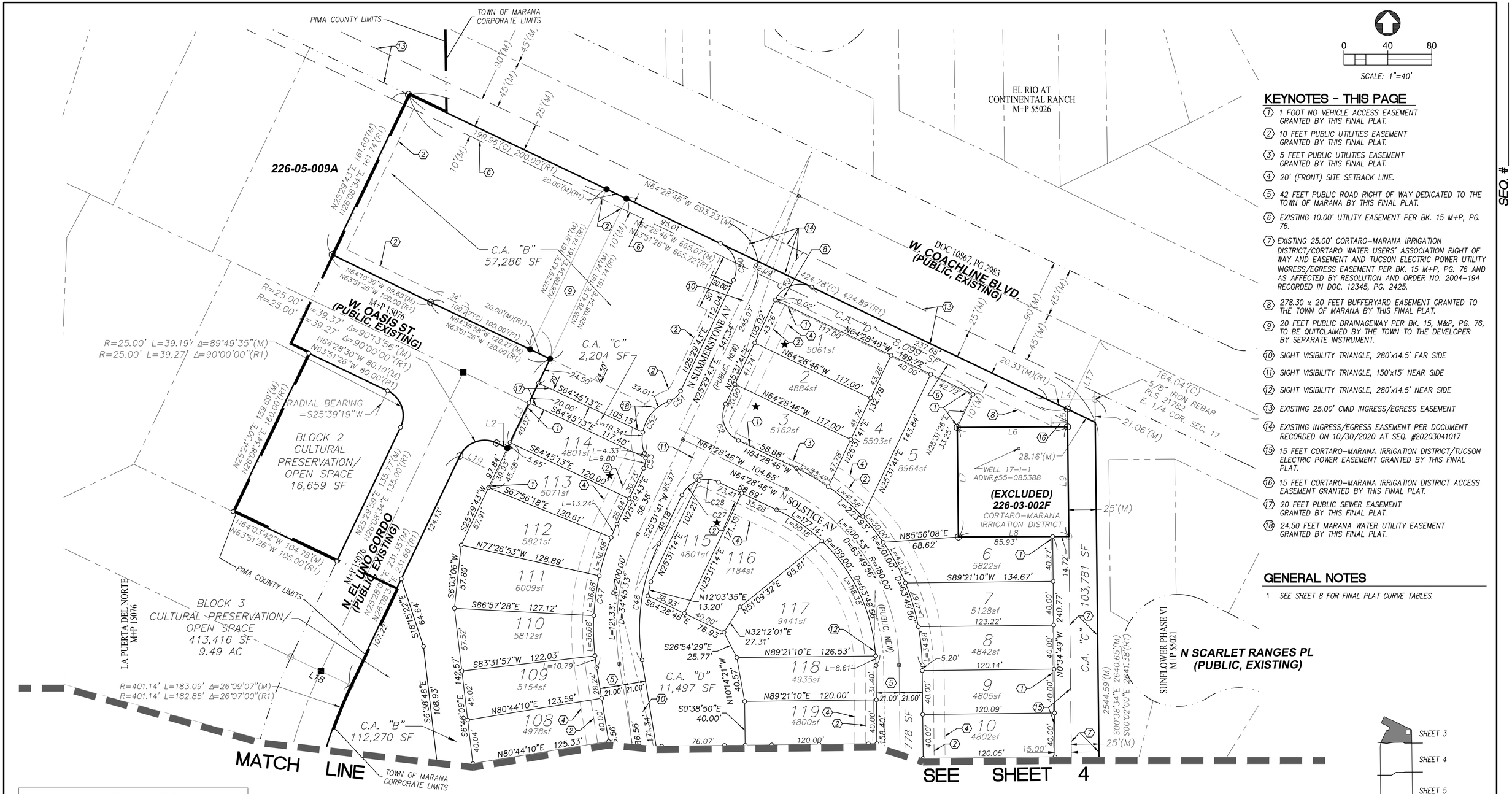
LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

JULY, 2021

SHEET 2 OF 13

SEQ. #



KEYNOTES - THIS PAGE

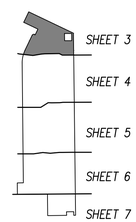
1. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
2. 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
3. 5 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
4. 20' (FRONT) SITE SETBACK LINE.
5. 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
6. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76.
7. EXISTING 25.00' CORTARO-MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425.
8. 278.30 x 20 FEET BUFFERYARD EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
9. 20 FEET PUBLIC DRAINAGEWAY PER BK. 15, M&P, PG. 76, TO BE QUITCLAIMED BY THE TOWN TO THE DEVELOPER BY SEPARATE INSTRUMENT.
10. SIGHT VISIBILITY TRIANGLE, 280'x14.5' FAR SIDE
11. SIGHT VISIBILITY TRIANGLE, 150'x15' NEAR SIDE
12. SIGHT VISIBILITY TRIANGLE, 280'x14.5' NEAR SIDE
13. EXISTING 25.00' CMID INGRESS/EGRESS EASEMENT
14. EXISTING INGRESS/EGRESS EASEMENT PER DOCUMENT RECORDED ON 10/30/2020 AT SEQ. #20203041017
15. 15 FEET CORTARO-MARANA IRRIGATION DISTRICT/TUCSON ELECTRIC POWER EASEMENT GRANTED BY THIS FINAL PLAT.
16. 15 FEET CORTARO-MARANA IRRIGATION DISTRICT ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
17. 20 FEET PUBLIC SEWER EASEMENT GRANTED BY THIS FINAL PLAT.
18. 24.50 FEET MARANA WATER UTILITY EASEMENT GRANTED BY THIS FINAL PLAT.

GENERAL NOTES

1. SEE SHEET 8 FOR FINAL PLAT CURVE TABLES.

BOUNDARY - LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°32'10"W 25.00'(M)	S63°51'26"E 25.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)



KEY PLAN

AS TO CERTIFICATION ON SHEET 1

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001

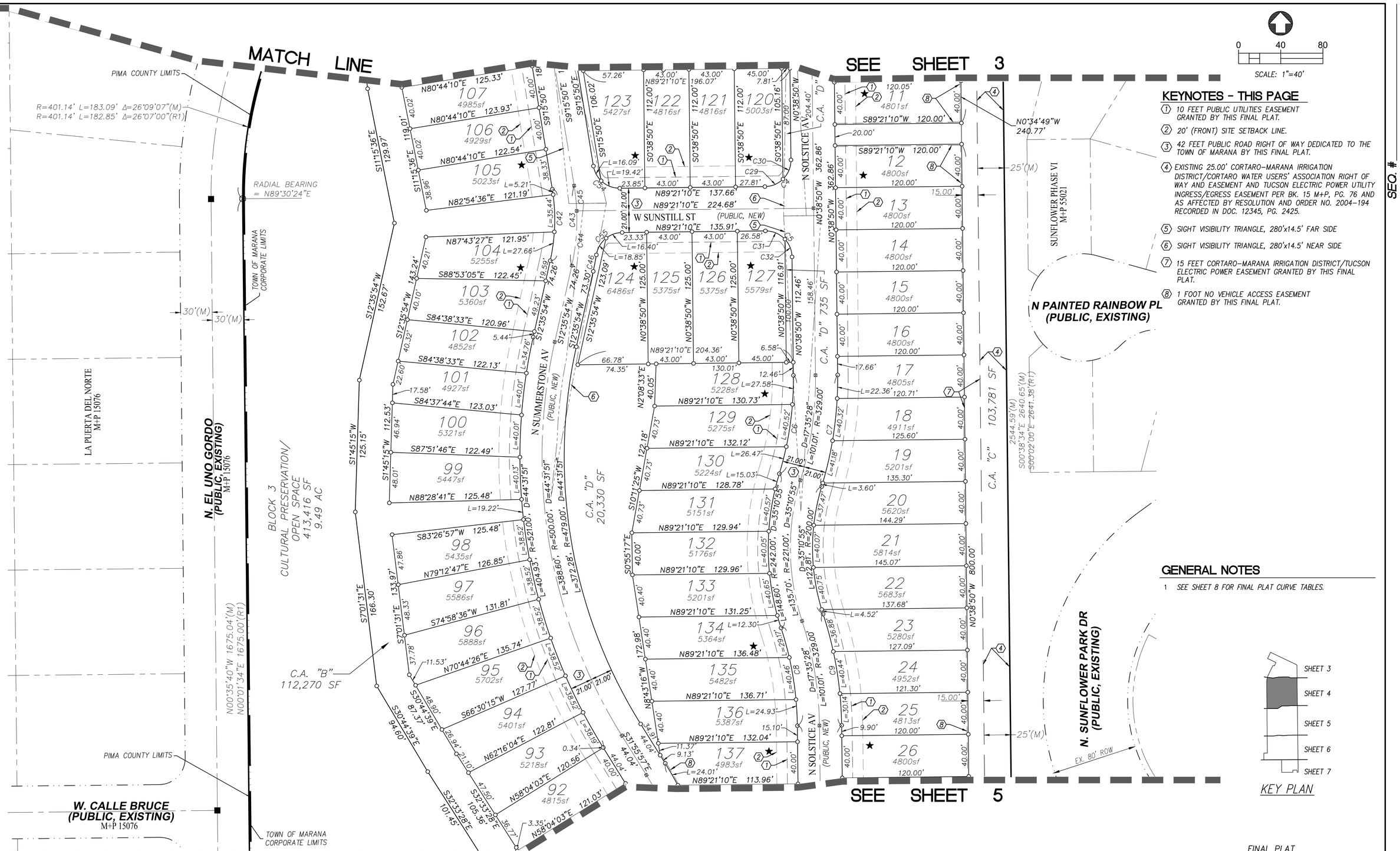
#PRV2102-002

JULY, 2021

SHEET 3 OF 13

SEQ. #

SEQ. #



0 40 80

SCALE: 1"=40'

KEYNOTES - THIS PAGE

1. 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
2. 20' (FRONT) SITE SETBACK LINE.
3. 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
4. EXISTING 25.00' CORTARO-MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425.
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6. SIGHT VISIBILITY TRIANGLE, 280'x14.5' NEAR SIDE
7. 15 FEET CORTARO-MARANA IRRIGATION DISTRICT/TUCSON ELECTRIC POWER EASEMENT GRANTED BY THIS FINAL PLAT.
8. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.

GENERAL NOTES

1 SEE SHEET 8 FOR FINAL PLAT CURVE TABLES.

SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

KEY PLAN

BOUNDARY - LINE TABLE			BOUNDARY - LINE TABLE		
No.	MEASURED	RECORD	No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)	L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)	L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)	L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)	L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)	L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)	L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)	L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)	L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)	L19	N64°32'10"W 25.00'(M)	S63°51'26"E 25.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)	L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR — 51130 — ANDREW MYRL CLARK — ARIZONA U.S.A.

ANDREW M. CLARK R.L.S. # 51130

Professional Engineer — 34010 — KENNETH D. PERRY — Date signed 07/07/21 — ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR

SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001

#PRV2102-002

JULY, 2021

SHEET 4 OF 13

SEQ. #

SEQ. #

SEE SHEET 4

MATCH LINE

PIMA COUNTY LIMITS

TOWN OF MARANA CORPORATE LIMITS

LA PUERTA DEL NORTE
M+P 15076

N00°35'40"W 1675.04'(M)
N00°01'34"E 1675.00'(R1)

30'(M) 30'(M)

N. EL UNO GORDO (PUBLIC, EXISTING)
M+P 15076

BLOCK 3
CULTURAL PRESERVATION/
OPEN SPACE
413,416 SF
9.49 AC

C.A. "B"
112,270 SF

C.A. "D"
31,157 SF

C.A. "D"
14,051 SF

C.A. "C"
103,781 SF

N. SUNFLOWER PARK DR
(PUBLIC, EXISTING)

N. SOLSTICE AV
(PUBLIC, NEW)

N. SUMMERSTONE AV
(PUBLIC, NEW)

W. MYSTIC SKY LN
(PUBLIC, EXISTING)

SUNFLOWER PHASE VI
M+P 55021

S00°38'34"E 2640.65'(M)
S00°02'00"E 2641.38'(R1)

N89°21'10"E 113.96'

S32°33'28"E 101.45'

N58°04'03"E 121.03'

S16°51'03"E 95.41'

S16°51'03"E 105.64'

N68°43'58"E 127.81'

N80°29'09"E 126.87'

S3°45'30"W 10.85'

N86°51'49"E 122.11'

S3°45'30"W 77.92'

S3°45'30"W 53.52'

S89°21'10"W 123.63'

S89°40'30"E 126.72'

S10°38'54"W 80.92'

S10°38'54"W 92.98'

S80°05'53"E 128.86'

S72°43'12"E 125.85'

S20°36'33"W 110.41'

S68°58'44"E 120.00'

S19°52'31"W 169.26'

S21°01'16"W 259.89'

S21°01'16"W 247.82'

S68°58'44"E 120.00'

S71°30'02"E 120.12'

S14°19'00"W 73.13'

S14°19'00"W 62.89'

N75°43'36"W 122.62'

N75°43'36"W 122.23'

S2°24'31"E 51.62'

S2°24'31"E 43.58'

S14°18'00"E 122.93'

S80°35'47"W 129.41'

S86°21'29"E 101.62'

S86°21'29"E 119.08'

S86°21'29"E 134.55'

S86°21'29"E 136.91'

S86°21'29"E 134.00'

S86°21'29"E 127.97'

N88°44'46"W 128.24'

N87°01'04"E 128.42'

N85°03'49"E 129.99'

S1°14'02"E 48.05'

S1°43'43"W 164.95'

S1°43'43"W 159.11'

N0°38'50"W 509.70'

N0°38'50"W 509.70'

N0°38'50"W 800.00'

N0°38'50"W 960.00'

S0°38'50"E 70.80'

S0°38'50"E 374.32'

S89°21'10"W 120.00'

S89°21'10"W 120.00'

S89°40'30"E 126.72'

N68°43'58"E 127.81'

N80°29'09"E 126.87'

N86°51'49"E 122.11'

S86°21'29"E 119.08'

S86°21'29"E 134.55'

S86°21'29"E 136.91'

S86°21'29"E 134.00'

S86°21'29"E 127.97'

N88°44'46"W 128.24'

N87°01'04"E 128.42'

N85°03'49"E 129.99'

S89°21'10"W 123.63'

S89°21'10"W 120.00'

S89°21'10"W 120.00'

N89°53'38"W 131.01'

S80°35'47"W 129.41'

L=47.20'
L=166.54'
R=305.00'
D=31°17'07"
L=62.56'
L=178.01'
R=326.00'
D=31°17'07"
L=189.47'
R=347.00'
D=31°17'07"
L=165.46'
L=58.16'
L=54.22'
L=9.12'
L=0.36'
L=4.95'
L=40.03'
L=40.41'
L=15.97'
L=24.97'
L=39.40'
L=38.60'
L=40.05'
L=145.46'
L=28.03'
L=10.57'
L=17.59'
L=10.50'
L=35.05'
L=36.68'
L=0.20'
L=7.45'
L=34.26'
L=40.80'
L=40.07'
L=41.01'
L=40.63'
L=40.09'
L=131.63'
L=108.27'
R=329.00'
D=18°51'19"
C1
C10
C11
C41
R=350.00'
D=21°40'06"
L=132.36'
L=139.95'
R=221.00'
D=38°05'13"
L=118.99'
R=179.00'
D=38°05'13"
R=200.00'
D=38°05'13"
L=132.95'
R=242.00'
D=37°42'38"
R=200.00'
D=37°42'38"
L=131.63'
L=159.28'
R=242.00'
D=37°42'38"
L=139.51'

91	6108sf	
90	6326sf	
89	5607sf	
88	5143sf	
87	6069sf	
86	5880sf	
85	5282sf	
84	4800sf	
83	4800sf	
82	4800sf	
81	4800sf	
80	5011sf	
79	5207sf	
78	6375sf	
77	6213sf	
138	4966sf	
139	5073sf	
140	5447sf	
141	5436sf	
142	5230sf	
143	5340sf	
144	5533sf	
145	5393sf	
27	4800sf	120.00'
28	4800sf	120.00'
29	4800sf	120.00'
30	4800sf	120.00'
31	4800sf	120.00'
32	4800sf	120.00'
33	4800sf	120.00'
34	4800sf	120.00'
35	4800sf	120.00'
36	4800sf	120.00'
37	4800sf	120.00'
38	4831sf	122.32'
39	5017sf	129.31'
40	5394sf	141.06'
41	5824sf	148.74'
42	5967sf	148.25'
43	5784sf	139.51'

SCALE: 1"=40'

KEYNOTES - THIS PAGE

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2. 20' (FRONT) SITE SETBACK LINE.
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8. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.

GENERAL NOTES

1 SEE SHEET 8 FOR FINAL PLAT CURVE TABLES.

KEY PLAN

SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

BOUNDARY - LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
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L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
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L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°32'10"W 25.00'(M)	S63°51'26"E 25.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR
51130
ANDREW MYRL CLARK
ARIZONA U.S.A.
07/01/21

Registered Professional Engineer
34010
KENNETH D. PERRY
ARIZONA, U.S.A.
07/01/21

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
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FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

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#PRV2008-001
#PRV2102-002

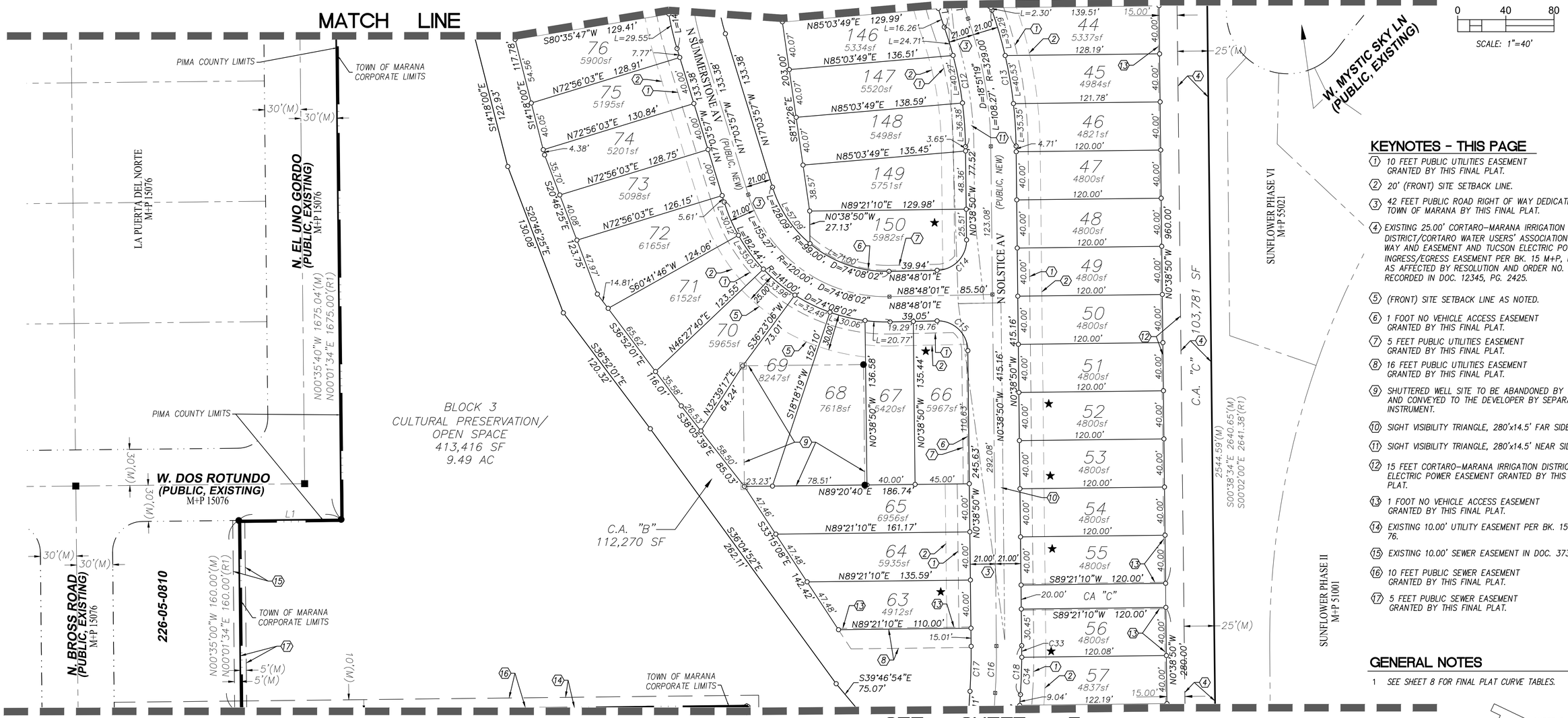
JULY, 2021

SHEET 5 OF 13

SEQ. #

SEE SHEET 6

MATCH LINE

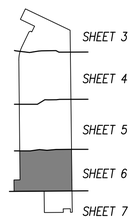


KEYNOTES - THIS PAGE

1. 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
2. 20' (FRONT) SITE SETBACK LINE.
3. 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
4. EXISTING 25.00' CORTARO-MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425.
5. (FRONT) SITE SETBACK LINE AS NOTED.
6. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
7. 5 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
8. 16 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
9. SHUTTERED WELL SITE TO BE ABANDONED BY THE TOWN AND CONVEYED TO THE DEVELOPER BY SEPARATE INSTRUMENT.
10. SIGHT VISIBILITY TRIANGLE, 280'x14.5' FAR SIDE
11. SIGHT VISIBILITY TRIANGLE, 280'x14.5' NEAR SIDE
12. 15 FEET CORTARO-MARANA IRRIGATION DISTRICT/TUCSON ELECTRIC POWER EASEMENT GRANTED BY THIS FINAL PLAT.
13. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
14. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76.
15. EXISTING 10.00' SEWER EASEMENT IN DOC. 3738, PG. 76.
16. 10 FEET PUBLIC SEWER EASEMENT GRANTED BY THIS FINAL PLAT.
17. 5 FEET PUBLIC SEWER EASEMENT GRANTED BY THIS FINAL PLAT.

GENERAL NOTES

1 SEE SHEET 8 FOR FINAL PLAT CURVE TABLES.



KEY PLAN

BOUNDARY - LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°32'10"W 25.00'(M)	S63°51'26"E 25.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

AS TO CERTIFICATION ON SHEET 1

51130 ANDREW MYRL CLARK REGISTERED LAND SURVEYOR ARIZONA U.S.A.

ANDREW M. CLARK R.L.S. # 51130

34010 KENNETH D. PERRY Registered Professional Engineer (Civil) Date signed 7/16/21 ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR **SUMMERSTONE**

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

JULY, 2021

SEQ. #

MATCH LINE

SEE SHEET 6

0 40 80

SCALE: 1"=40'

N89°21'23"E 420.13'(M)
S89°58'26"E 420.00'(R1)

PIMA COUNTY LIMITS

226-05-154B

226-05-153B

226-05-152B

226-05-152A

226-05-152C

(W),01'

N00°37'04"W 300.44'(M)
N00°01'34"E 300.71'(R1)

BLOCK 3
CULTURAL PRESERVATION/
OPEN SPACE
413,416 SF
9.49 AC

TOWN OF MARANA
CORPORATE LIMITS

10'(M)
10'(M)

S39°46'54"E
75.07'

C.A. "B"
112,270 SF

S21°38'42"E
93.66'

S17°18'47"W
76.00'

S21°35'22"W
76.62'

N0°38'50"W
11.85'

S59°36'17"W
61.40'

112.18'

49.83'

N89°27'19"E 264.05'(M)
S89°55'50"E 264.44'(R1)

N. BROSS ROAD
(PUBLIC, EXISTING)
M+P 15076

30'(M)
30'(M)

PIMA COUNTY LIMITS

TOWN OF MARANA
CORPORATE LIMITS

W. LINDA VISTA BLVD.
(PUBLIC, EXISTING)
BK 17, PG 37

N89°27'19"E 2648.57'(M)
S89°55'50"E 2647.79'(R7)

N3°38'31"E 80.11'
N3°38'31"E 80.11'
N3°38'31"E 80.11'
N3°38'31"E 30.96'

N. SOLSTICE AV
(PUBLIC, NEW)

C20 C19 C21 C37 C36 C35

21.00' 21.00'

S4°56'11"E 80.11'
S4°56'11"E 80.11'
S4°56'11"E 80.11'
S4°56'11"E 40.11'

N0°38'50"W 70.43'
N0°38'50"W 92.00'
N0°38'50"W 12.02'

C23 C22 C24 C25

122.19'

58
4948sf
125.19'

59
5068sf
128.11'

60
5147sf
128.67'

61
5104sf
126.20'

62
4988sf
123.20'

40.00'

15.00'

280.00'

N0°38'50"W

17.53'

22.48'

N89°21'10"E 163.20'

BLOCK 1
10,006sf

N89°21'26"E
34.99'

6.42'
19.37'
5.60'
10.04'
30.61'

L10 L11 L16 L20

(EXCLUDED)
226-03-002A
TOWN OF MARANA
WELL 17-P-1
ADWR#55-604832

C.A. "C"
103,781 SF

25'(M)

2544.59'(M)
S00°38'34"E 2640.65'(M)
S00°02'00"E 2641.38'(R1)

SUNFLOWER PHASE II
M+P 51001

C.A. "D"
937 SF

75.00'(M)(R1)

1/2" IRON REBAR
RLS 51130
S.E. COR. SEC. 17

SUNFLOWER COMM. ASSOC. INC.
DOC. 12032, PG. 7123

EX. 50' ROW

W GREENSLEEVES WY
(PUBLIC, EXISTING)

SUNFLOWER PHASE V
M+P 53045

SUNFLOWER PHASE V
M+P 53045

KEYNOTES - THIS PAGE

1. 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
2. 20' (FRONT) SITE SETBACK LINE.
3. 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
4. EXISTING 25.00' CORTARO-MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425.
5. 180.66 x 20 FEET BUFFERYARD EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
6. BLOCK 1 IS BEING DEDICATED TO THE TOWN IN FEE TITLE BY THIS PLAT.
7. EXISTING 25.00' CMID INGRESS/EGRESS EASEMENT
8. 15 FEET CORTARO-MARANA IRRIGATION DISTRICT/TUCSON ELECTRIC POWER EASEMENT GRANTED BY THIS FINAL PLAT.
9. 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
10. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76.
11. 10 FEET PUBLIC SEWER EASEMENT GRANTED BY THIS FINAL PLAT.

GENERAL NOTES

1 SEE SHEET 8 FOR FINAL PLAT CURVE TABLES.

SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

KEY PLAN

BOUNDARY - LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°32'10"W 25.00'(M)	S63°51'26"E 25.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR
51130
ANDREW MYRL CLARK
07/08/21
ARIZONA U.S.A.

ANDREW M. CLARK R.L.S. # 51130

Registered Professional Engineer
34010
KENNETH D. PERRY
Date signed 07/07/21
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

JULY, 2021

CURVE TAG TABLE			
Curve #	Length	Radius	Delta
C1	124.42'	329.00'	21°40'06"
C2	39.27'	25.00'	90°00'27"
C3	39.27'	25.00'	89°59'33"
C4	39.27'	25.00'	90°00'00"
C5	39.27'	25.00'	90°00'00"
C6	94.56'	308.00'	17°35'28"
C7	107.46'	350.00'	17°35'28"
C8	94.56'	308.00'	17°35'28"
C9	107.46'	350.00'	17°35'28"
C10	101.36'	308.00'	18°51'19"
C11	115.18'	350.00'	18°51'19"
C12	101.36'	308.00'	18°51'19"
C13	115.18'	350.00'	18°51'19"
C14	39.03'	25.00'	89°26'51"
C15	39.51'	25.00'	90°33'09"
C16	39.00'	521.00'	4°17'21"
C17	37.43'	500.00'	4°17'21"
C18	40.57'	542.00'	4°17'21"
C19	74.86'	500.00'	8°34'42"
C20	78.00'	521.00'	8°34'42"

CURVE TAG TABLE			
Curve #	Length	Radius	Delta
C21	71.72'	479.00'	8°34'42"
C22	39.00'	521.00'	4°17'21"
C23	37.43'	500.00'	4°17'21"
C24	40.57'	542.00'	4°17'21"
C25	39.31'	25.00'	90°06'09"
C26	39.23'	25.00'	89°53'51"
C27	21.12'	25.00'	48°24'53"
C28	18.14'	25.00'	41°34'40"
C29	18.95'	25.00'	43°25'49"
C30	20.32'	25.00'	46°34'11"
C31	20.70'	25.00'	47°26'51"
C32	18.57'	25.00'	42°33'09"
C34	31.02'	542.00'	3°16'46"
C35	9.15'	479.00'	1°05'38"
C36	40.02'	479.00'	4°47'11"
C37	22.56'	479.00'	2°41'53"
C41	140.31'	371.00'	21°40'06"
C42	68.30'	179.00'	21°51'44"
C43	76.31'	200.00'	21°51'44"
C44	52.25'	200.00'	14°58'02"

CURVE TAG TABLE			
Curve #	Length	Radius	Delta
C45	24.07'	200.00'	6°53'42"
C46	15.90'	226.00'	4°01'49"
C47	134.07'	221.00'	34°45'33"
C48	108.70'	179.00'	34°47'31"
C49	39.27'	25.00'	89°59'33"
C50	39.26'	25.00'	89°59'07"
C51	14.14'	18.00'	44°59'44"
C52	58.35'	37.15'	89°59'28"
C53	14.14'	18.00'	44°59'44"
C54	35.51'	25.00'	81°22'59"
C55	35.25'	25.00'	80°47'05"

CURVE TAG TABLE			
Curve #	Length	Radius	Delta
C33	9.55'	542.00'	1°00'35"

SEQ. #

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 51130 — ANDREW MYRL CLARK — 07/01/21 — ARIZONA, U.S.A.

REGISTERED ENGINEER — CERTIFICATE NO. 34010 — KENNETH D. PERRY — Date signed 07/01/21 — ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
SUMMERSTONE

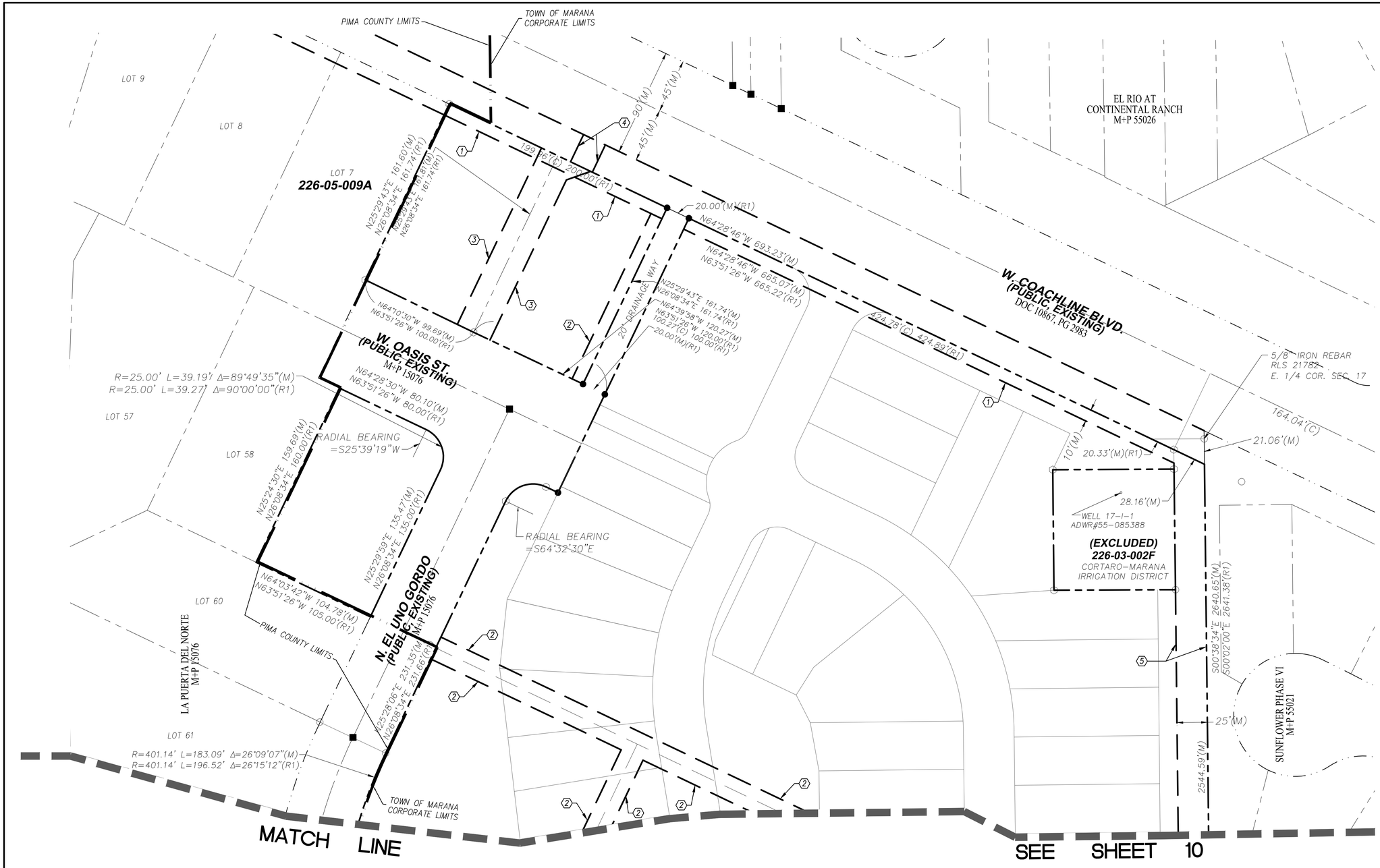
LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1–3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T–12–S, R–12–E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007–001
#PRV2008–001
#PRV2102–002

JULY, 2021

SHEET 8 OF 13

SEQ. #

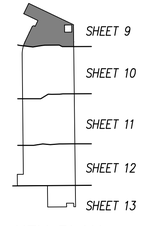


0 40 80

SCALE: 1"=40'

KEYNOTES - THIS PAGE

1. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76 – TO REMAIN.
2. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76 – TO BE ABANDONED BY THIS PLAT.
3. EXISTING 15.00' SEWER EASEMENT IN DOC. 10050, PG. 754 – TO BE ABANDONED BY THIS PLAT.
4. EXISTING 20.00' SEWER EASEMENT IN DOC. 9332, PG. 527 – TO REMAIN.
5. EXISTING 25.00' CORTARO-MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425 – TO REMAIN.



KEY PLAN

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR 51130 ANDREW MYRL CLARK CERTIFICATE NO. DATE SIGNED 07/01/21 ARIZONA, U.S.A.

Registered Professional Engineer 34010 KENNETH D. PERRY CERTIFICATE NO. DATE SIGNED 07/01/21 ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR

SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

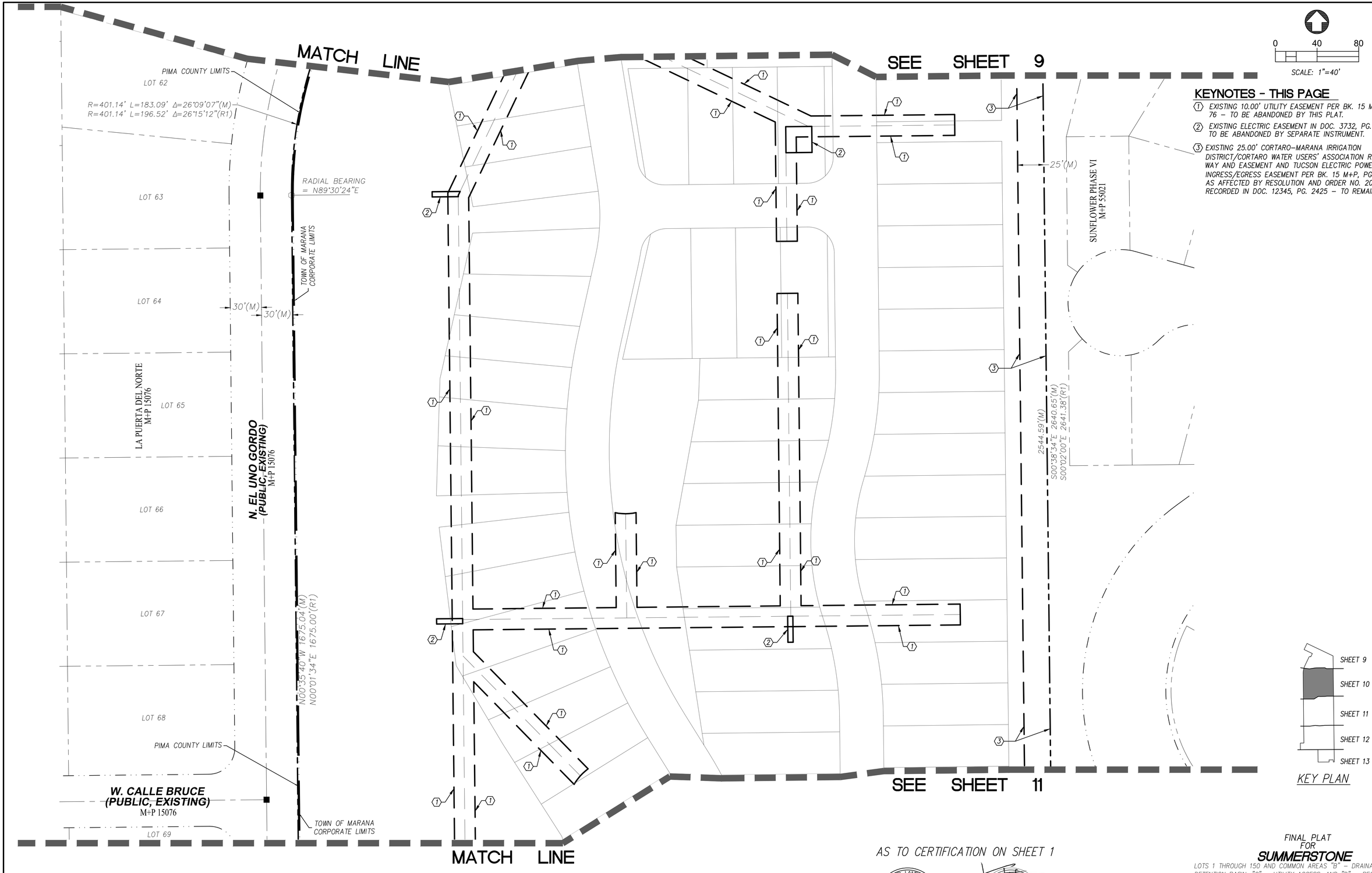
REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

JULY, 2021

SHEET 9 OF 13

SEQ. #

SEQ. #



KEYNOTES - THIS PAGE

1. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76 – TO BE ABANDONED BY THIS PLAT.
2. EXISTING ELECTRIC EASEMENT IN DOC. 3732, PG. 220 – TO BE ABANDONED BY SEPARATE INSTRUMENT.
3. EXISTING 25.00' CORTARO–MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004–194 RECORDED IN DOC. 12345, PG. 2425 – TO REMAIN.

KEY PLAN

AS TO CERTIFICATION ON SHEET 1



ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1–3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T–12–S, R–12–E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007–001
#PRV2008–001

#PRV2102–002

JULY, 2021

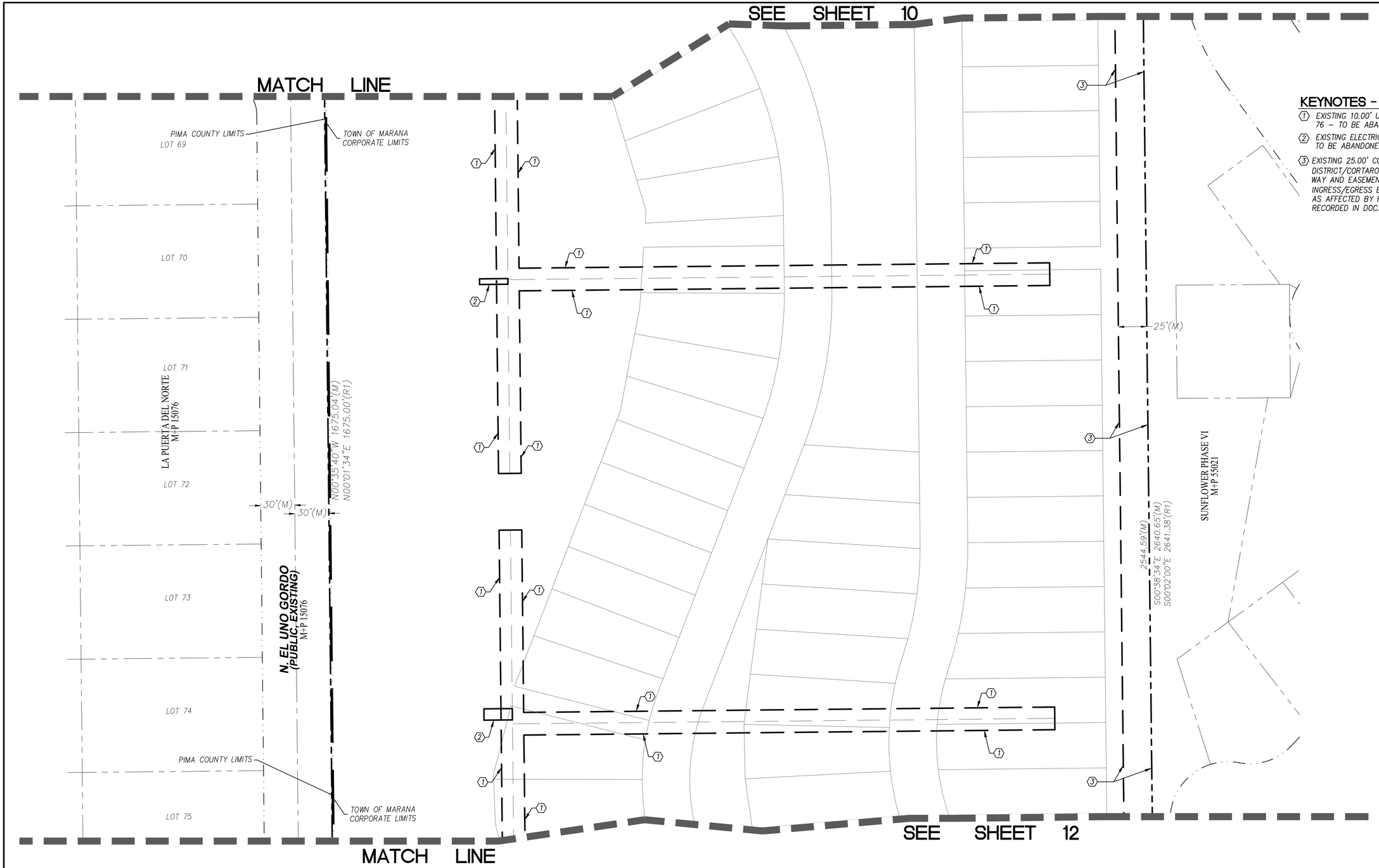
SHEET 10 OF 13

SEQ. #

SEQ. #

SEE SHEET 10

MATCH LINE



SEE SHEET 12

MATCH LINE

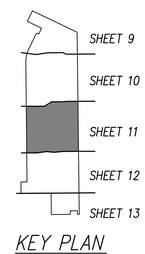
0 40 80

SCALE: 1"=40'

KEYNOTES - THIS PAGE

1. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76 – TO BE ABANDONED BY THIS PLAT.
2. EXISTING ELECTRIC EASEMENT IN DOC. 3732, PG. 220 – TO BE ABANDONED BY SEPARATE INSTRUMENT.
3. EXISTING 25.00' CORTARO–MARANA IRRIGATION DISTRICT/CORTARO WATER USERS' ASSOCIATION RIGHT OF WAY AND EASEMENT AND TUCSON ELECTRIC POWER UTILITY INGRESS/EGRESS EASEMENT PER BK. 15 M+P, PG. 76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004–194 RECORDED IN DOC. 12345, PG. 2425 – TO REMAIN.

SEQ. #



KEY PLAN

AS TO CERTIFICATION ON SHEET 1

51130 ANDREW MYRL CLARK REGISTERED LAND SURVEYOR CERTIFICATE NO. 07/2021 ARIZONA U.S.A.

34010 KENNETH D. PERRY Registered Professional Engineer (Civil) Date signed 07/02/21 ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT FOR

SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1–3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T–12–S, R–12–E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007–001
#PRV2008–001

#PRV2102–002

JULY, 2021

SEQ. #

MATCH LINE

SEE SHEET 11

SEE SHEET 13

MATCH LINE

0 40 80

SCALE: 1"=40'

LOT 75

PIMA COUNTY LIMITS

TOWN OF MARANA CORPORATE LIMITS

30'(M) 30'(M)

LOT 76

LA PUERTA DEL NORTE M+P 15076

LOT 77

N. EL UNO GORDO (PUBLIC, EXISTING) M+P 15076

N00°35'40"W 1675.04'(M)
N00°01'34"E 1675.00'(R1)

LOT 78

PIMA COUNTY LIMITS

W. DOS ROTUNDO (PUBLIC, EXISTING) M+P 15076

N. BROSS ROAD (PUBLIC, EXISTING) M+P 15076

226-05-0810

LOT 79

N00°35'00"W 160.00'(M)
N00°01'34"E 160.00'(R1)

TOWN OF MARANA CORPORATE LIMITS

TOWN OF MARANA CORPORATE LIMITS

(EXCLUDED) 226-05-149B
TOWN OF MARANA

WELL 17-P2
ADWR#55-604840

SUNFLOWER PHASE VI M+P 55021

2544.59'(M)
S00°38'34"E 2640.65'(M)
S00°02'00"E 2641.38'(R1)

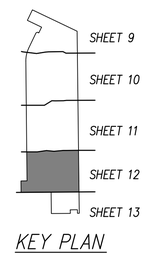
25'(M)

SUNFLOWER PHASE II M+P 51001

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4. EXISTING 10.00' SEWER EASEMENT IN DOC. 3738, PG. 45 – TO BE ABANDONED SEPARATE INSTRUMENT.
5. EXISTING 10.00' SEWER EASEMENT IN DOC. 3738, PG. 45 – TO REMAIN.
6. EXISTING 10.00' UTILITY EASEMENT PER BK. 15 M+P, PG. 76 – TO REMAIN.

SEQ. #



KEY PLAN

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51130
ANDREW MYRL CLARK
07/01/21
ARIZONA U.S.A.

ANDREW M. CLARK R.L.S. # 51130

Registered Professional Engineer
34010
KENNETH D. PERRY
07/01/21
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1–3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T–12–S, R–12–E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007–001
#PRV2008–001
#PRV2102–002

JULY, 2021

SHEET 12 OF 13

SEQ. #

MATCH LINE

SEE SHEET 12

0 40 80

SCALE: 1"=40'

N89°21'23"E 420.13'(M)
S89°58'26"E 420.00'(R1)

PIMA COUNTY LIMITS

226-05-154B

226-05-153B

226-05-152B

226-05-152A

226-05-152C

N. BROSS ROAD
(PUBLIC)
M+P 15076

N00°37'04"W 300.44'(M)
N00°01'34"E 300.77'(R1)

TOWN OF MARANA
CORPORATE LIMITS

PIMA COUNTY LIMITS

TOWN OF MARANA
CORPORATE LIMITS

N89°27'19"E 264.05'(M)
S89°55'50"E 264.44'(R1)

S00°38'34"E 2640.65'(M)
S00°02'00"E 2641.38'(R1)

2544.59'(M)

25'(M)

75.00'(M)(R1)

(EXCLUDED)
226-03-002A
TOWN OF MARANA

WELL 17-P-1
ADWR#55-604832.7

SUNFLOWER PHASE II
M+P 51001

W. LINDA VISTA BLVD.
(PUBLIC, EXISTING)
BK 17, PG 37

N89°27'19"E 2648.57'(M)
S89°55'50"E 2647.79'(R7)

SUNFLOWER COMM. ASSOC. INC.
DOC. 12032, PG. 7123

1/2" IRON REBAR
RLS 51130
S.E. COR. SEC. 17

SUNFLOWER PHASE V
M+P 53045

SUNFLOWER PHASE V
M+P 53045

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4. EXISTING UTILITY AND INGRESS/EGRESS EASEMENT IN DOC. 5607, PG. 191 – TO BE ABANDONED BY THIS PLAT.
5. EXISTING ELECTRIC EASEMENT IN DOC. 5630, PG. 708 – TO BE ABANDONED BY SEPARATE INSTRUMENT.
6. EXISTING 20.00' SEWER EASEMENT DOC. 5540, PG. 692 – TO BE ABANDONED BY SEPARATE INSTRUMENT.

SEQ. #

SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13

KEY PLAN

AS TO CERTIFICATION ON SHEET 1

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51130
ANDREW MYRL
CLARK
Date Signed 07/08/21
ARIZONA U.S.A.

Registered Professional
GEOLOGIST
34010
KENNETH D.
PERRY
Date signed 07/07/21
ARIZONA, U.S.A.

ANDREW M. CLARK R.L.S. # 51130

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
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FINAL PLAT
FOR
SUMMERSTONE

LOTS 1 THROUGH 150 AND COMMON AREAS "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION LANDSCAPE AND BUFFERYARDS AND BLOCKS 1-3, BEING A RESUBDIVISION OF A PORTION OF LA PUERTA DEL NORTE, AS RECORDED IN SEQUENCE NUMBER 6777904, M&P 15/76, IN A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#ANX2007-001
#PRV2008-001
#PRV2102-002

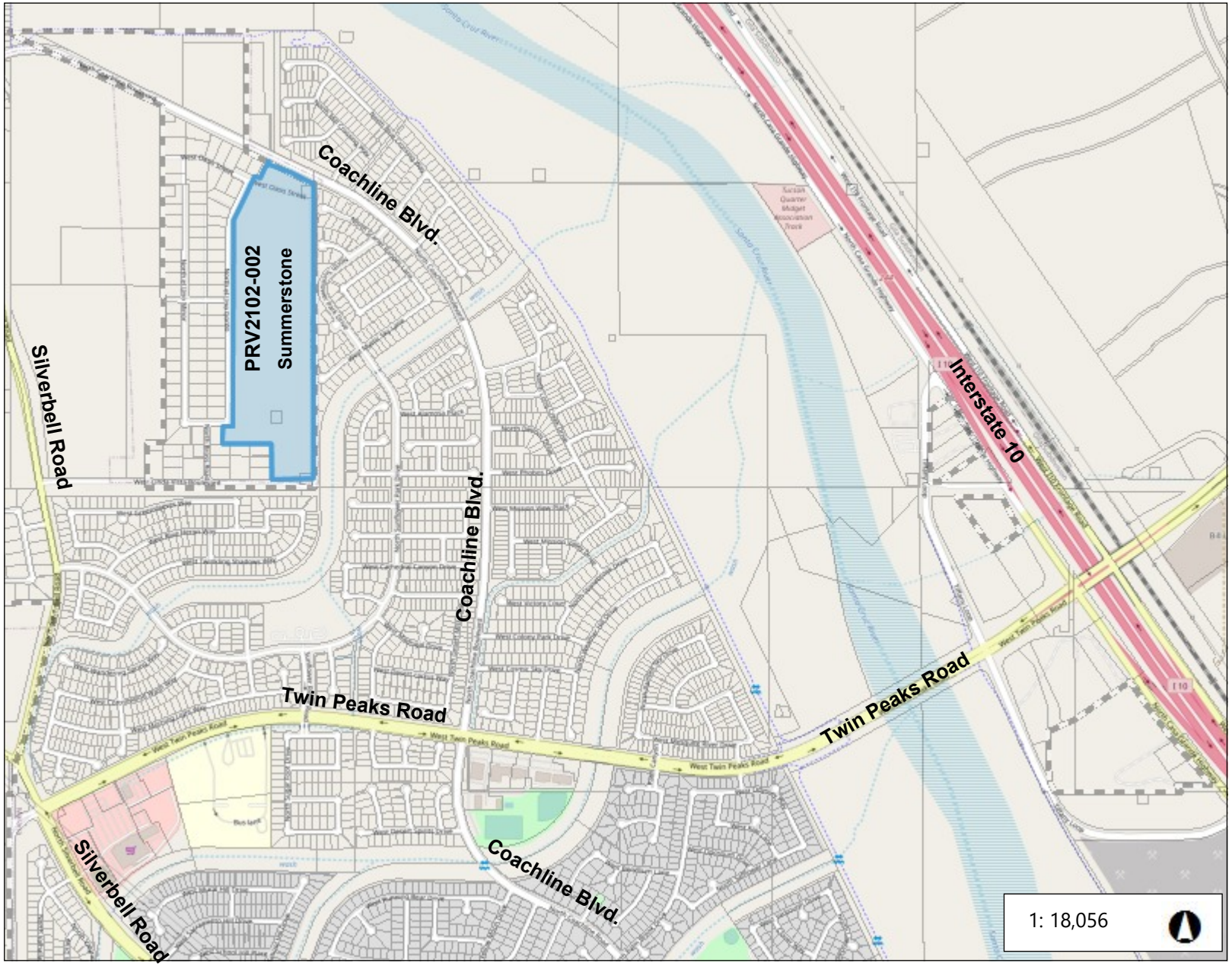
JULY, 2021

SHEET 13 OF 13

SEQ. #

Town of Marana Planning

PRV2102-002 Summerstone, Lots 1-150



Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

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): Title	❑ Other: _____

PROJECT INFORMATION

Project Name: Summerstone	
Description of Project: Subdivision	Number of Lots: 150
Parcel No.(s): 226051570, 226050070, 226050080, 226050610, 22605149B	Gross Area (Acres): 41.7
Project Address: 10015 N Coachline Blvd.	
Ref. Project No.: PRV2008-001	

CONTACT INFORMATION

Owner: Coachline 2020, LLC	Contact Name: Jimmy Gaulin		
Address: 333 E. Wetmore Road, #250	City: Tucson	State: AZ	Zip: 85705
Email: jgaulin@crownwest.com	Phone No.: (520) 888-3962		
Applicant: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Rd.	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Rd.	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

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.)

Kenneth Perry		2/9/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C2**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-117: Relating to Budget; approving the transfer of $371,374 in budgeted expenditure authority for all special events functions from the General Fund Town Manager's office to the Parks and Recreation department, in the fiscal year 2021-2022 budget (Yiannis Kalaitzidis)

Discussion:

The budget for fiscal year 2021-2022 was adopted on June 15, 2021, which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds. Council approval is required for budgetary transfers between General Fund departments, between funds, and for any transfer of contingency.

The purpose of this item is to request the transfer of all special events related budgeted expenditure authority from the Town Manager's office to the Parks and Recreation department. This action includes the transfer of the Special Events Coordinator position to the Parks and Recreation department. This transfer is being requested in recognition of the close functional alignment between special events and the Parks and Recreation department.

Staff will work internally to re-classify any special event actual expenses to the Parks and Recreation department.

Financial Impact:

Fiscal Year:	2022
Budgeted Y/N:	Y
Amount:	$371,374

The requested budget transfer of $371,374 does not increase the overall expenditure amount for the General Fund. The transfer would only move existing budgetary authority from the Town Manager's office to the Parks and Recreation department within the General Fund.

Staff Recommendation:

Staff recommends approval of the budget transfer from the Town Manager's office to the Parks and Recreation department.

Suggested Motion:

I move to adopt Resolution No. 2021-117, approving the transfer of $371,374 in budgeted expenditure authority for all special events functions from the General Fund Town Manager's office to the Parks and Recreation department, in the fiscal year 2021-2022 budget.

Attachments

Reso 2021-117

MARANA RESOLUTION NO. 2021-117

RELATING TO BUDGET; APPROVING THE TRANSFER OF $371,374 IN BUDGETED EXPENDITURE AUTHORITY FOR ALL SPECIAL EVENTS FUNCTIONS FROM THE GENERAL FUND TOWN MANAGER'S OFFICE TO THE PARKS AND RECREATION DEPARTMENT, IN THE FISCAL YEAR 2021-2022 BUDGET

WHEREAS on June 15, 2021, the Town Council adopted the fiscal year 2021-2022 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS it was determined that special events are more functionally aligned with the Parks and Recreation department rather than the Town Manager's office; and

WHEREAS the Parks and Recreation department will be responsible for special events and the special events coordinator position will be in the Parks and Recreation department; and

WHEREAS transferring amounts within the fiscal year 2021-2022 budget will not significantly impact the General Fund; and

WHEREAS reallocations of budgetary amounts between General Fund departments are necessary from time to time; and

WHEREAS the Council finds that the reallocations addressed by this resolution are in the best interest of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The transfer of $371,374 in budgeted expenditure authority for all special events functions from the General Fund Town Manager's office to the Parks and Recreation department in the fiscal year 2021-2022 budget is hereby approved.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 17th day of August, 2021.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Council-Regular Meeting **C3**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: August 17, 2021

Strategic Plan Focus Area:
Commerce, Community, Heritage, Recreation, Progress & Innovation

Strategic Plan Focus Area Additional Info:
Marana's Strategic Plan Identifies financial sustainability as an overriding principle of Marana's Strategic Framework.

Subject: Ordinance No. 2021.014: Relating to Finance; amending the Town of Marana Comprehensive Fee Schedule to delete development services fees for significant land use changes and construction trailers and to delete descriptions to the fees for preliminary plat and final plat and add a description to pools and spas; permit fee using model engineering; and declaring an emergency (Yiannis Kalaitzidis)

Discussion:

For many years, the Town of Marana has compiled a Comprehensive Fee Schedule and standardized fees for municipal services across all departments. These fees are traditionally reviewed and adjusted annually to ensure that the Town continues to cover its costs, where appropriate, and that the fees are fair and equitable to its customers.

The Comprehensive Fee Schedule was last approved by Council on May 18, 2021 and was made effective on July 1, 2021. Since that time, staff has identified fees that can be removed and descriptions that can be deleted and added to clarify and streamline Town processes. A public notice pursuant to A.R.S Section 9-499.15 is not required as the Town is not approving new fees and/or fee increases.

The proposed ordinance removes three fees related to significant land use changes due to the adoption of the Land Development Code and removes another fee due to the expiration of an Intergovernmental Agreement (IGA) with the state regarding mobile/manufactured structures. Descriptions are removed from development services fees regarding preliminary plat and final plat to accurately reflect the Town's process

and to streamline the fees. These changes will have a direct impact on how the fees are applied and will allow the Town to take advantage of permitting software automation. A description is added to the pools and spas using model engineering to clarify that it is for a pool that has pre-approved model engineering.

A summary of the changes is attached to this item.

The proposed ordinance removes the fees and deletes and adds descriptions to development services fees and includes an emergency clause to make the revisions effective immediately.

Financial Impact:

Fiscal Year:	2022
Budgeted Y/N:	Y
Amount:	Immaterial

The proposed revisions will not have a material impact on revenues.

Staff Recommendation:

Staff recommends approval of the fee schedule revisions.

Suggested Motion:

I move to adopt Ordinance No. 2021.014, amending the Town of Marana Comprehensive Fee Schedule to delete development services fees for significant land use changes and construction trailers and to delete descriptions to the fees for preliminary plat and final plat and add a description to pools and spas; permit fee using model engineering; and declaring an emergency.

Attachments

Ord.2021.014

Summary of Changes to fee schedule

MARANA ORDINANCE NO. 2021.014

RELATING TO FINANCE; AMENDING THE TOWN OF MARANA COMPREHENSIVE FEE SCHEDULE TO DELETE DEVELOPMENT SERVICES FEES FOR SIGNIFICANT LAND USE CHANGES AND CONSTRUCTION TRAILERS AND TO DELETE DESCRIPTIONS TO THE FEES FOR PRELIMINARY PLAT AND FINAL PLAT AND ADD A DESCRIPTION TO POOLS AND SPAS; PERMIT FEE USING MODEL ENGINEERING; AND DECLARING AN EMERGENCY

WHEREAS the Town Council is authorized by A.R.S. § 9-240(A) to control the finances of the town; and

WHEREAS the Town Council, via Ordinance No. 2021.008, adopted an amended comprehensive fee schedule on May 18, 2021, which was made a public record by and attached as Exhibit A to Resolution No. 2021-071; and

WHEREAS from time to time the Town Council has adopted amendments to the comprehensive fee schedule; and

WHEREAS amending the comprehensive fee schedule as set forth in this ordinance is in the best interests of the Town of Marana.

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

SECTION 1. The Town of Marana comprehensive fee schedule adopted via Ordinance No. 2021.008, is hereby amended (with deletions shown with ~~strikeouts~~ and additions shown with double underlining) (only amendments to the fee schedule are shown; the remainder of the fee schedule is unchanged):

Fee/Description	Amount	Unit of Measure	Notes
DEVELOPMENT SERVICES: PLANNING			
~~Significant Land Use Change; Up to 1.00 Acre~~	~~$ 550.00~~	~~Per submittal~~	
~~Significant Land Use Change; 1.01 Acres to 10.00 Acres~~	~~$ 1,250.00~~	~~Per submittal~~	
~~Significant Land Use Change; Over 10.01 Acres~~	~~$ 1,750.00~~	~~Per submittal~~	

Preliminary Plat	$3,000.00 Base + $30.00 per lot	Per submittal	~~Includes 1st & 2nd submittals. Reviews after 2nd submittal and revisions to accepted plans are each charged 30% of original fee.~~
Final Plat	$1000 Base + $10 per lot	Per submittal	~~Includes 1st & 2nd submittals. Reviews after 2nd submittal and revisions to accepted plans are each charged 30% of original fee.~~
DEVELOPMENT SERVICES: BUILDING			
~~Construction Trailers~~	~~$ 244.00~~	~~Per submittal~~	~~Flat fee~~
Pools and Spas; Permit Fee using model engineering	$ 500.00	Per permit	Permit fee for a pool that has pre- approved model engineering

SECTION 2. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this ordinance become immediately effective, an emergency is hereby declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 17th day of August, 2021.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Proposed Action	Fee Description	Current Unit of Measure	Proposed Unit of Measure	Current Amount	Proposed Amount	Notes	Basis for Change
Elimination : Development Services							
Eliminate Existing fee	Significant Land Use Change; Up to 1.00 Acre	Per Submittal		$550.00			Elimination based on update to the Land Development Code ordinance that took effect July 31st, 2021.
Eliminate Existing fee	Significant Land Use Change; Up to 1.01 Acres to 10.00 Acres	Per Submittal		$1,250.00			Elimination based on update to the Land Development Code ordinance that took effect July 31st, 2021.
Eliminate Existing fee	Significant Land Use Change; Over 10.01 Acres	Per Submittal		$1,750.00			Elimination based on update to the Land Development Code ordinance that took effect July 31st, 2021.
Eliminate Existing fee	Construction Trailers	Per Submittal		$244.00		Flat Fee	This fee remains from the IGA with the State for review and approval of mobile/manufactured structures. The IGA has expired with no intention to renew for the foreseeable future. The Town no longer reviews or permits these type of structure

Proposed Action	Fee Description	Current Unit of Measure	Proposed Unit of Measure	Current Amount	Proposed Amount	Notes	Basis for Change
Modifications: Development Services							
Modify Existing fee	Preliminary Plat	Per Submittal	Per Submittal	$3000.00 Base + $30.00 per lot	$3000.00 Base + $30.00 per lot	I~~ncludes 1st & 2nd submittals. Reviews after 2nd submittal and revisions to accepted plans are each charged 30% of original fee.~~	Modification to the notes to remove additional fees for submittals after 2. The subsequent review fee has not been charged in the last 6 years. This change creates predictability for the customer's budget and for the Town's. The revision fee is also being removed because revisions to an approved final plat would require a new application for approval and recordation.
Modify Existing fee	Final Plat	Per Submittal	Per Submittal	$1000.00 Base + $10.00 per lot	$1000.00 Base + $10.00 per lot	~~Includes 1st & 2nd submittals. Reviews after 2nd submittal and revisions to accepted plans are each charged 30% of original fee.~~	Modification to the notes to remove additional fees for submittals after 2. The subsequent review fee has not been charged in the last 6 years. This change creates predictability for the customer's budget and for the Town's. The revision fee is also being removed because revisions to an approved final plat would require a new application for approval and recordation.
Modify Existing fee	Pools and Spas; Permit Fee using model engineering	Per Permit	Per Permit	$500.00	$500.00	***Permit fee for a pool that has pre-approved model engineering***	Modification to the notes to destinguish between a fee for a pre approved model engineering and a permit fee for a pool that does not have a pre-approved model engineering.

Council-Regular Meeting **C4**

Meeting Date: 08/17/2021

To: Mayor and Council

Submitted For: Laura Cortelyou, Tourism & Marketing Manager

From: Libby Shelton, Deputy Town Attorney

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-118: Relating to Economic Development; designating the Town of Marana as the official Destination Marking Organization (DMO) for the Town for the purpose of coordinating tourism promotion with the Arizona Office of Tourism (AOT) for fiscal year 2022 (Laura Cortelyou)

Discussion:

The Town has established the Economic Development and Tourism Department and created the position of Tourism, Marketing, and Film Office Manager to manage tourism promotion and marketing on behalf of the town. A Destination Marketing Organization (DMO) is a nonprofit organization or governmental unit that is responsible for tourism promotion and marketing of a destination on a year round basis. DMOs must have a dedicated tourism marketing budget and a website and/or social media presence.

The Arizona Office of Tourism (AOT) recognizes only one DMO per established community and requires that the DMO be designated by the established community through official action, such as a resolution. This official action also designates a representative to execute AOT's DMO affidavit.

This resolution officially designates the Town of Marana as a DMO and authorizes the Tourism, Marketing and Film Office Manager to execute the DMO affidavit on behalf of the Town of Marana.

Staff Recommendation:

Staff recommends adoption of the resolution.

Suggested Motion:

I move to adopt Resolution No. 2021-118, designating the Town of Marana as the official Destination Marketing Organization for the Town for purpose of coordinating tourism promotion with the Arizona Office of Tourism for fiscal year 2022.

Attachments

Reso 2021-118

MARANA RESOLUTION NO. 2021-118

RELATING TO ECONOMIC DEVELOPMENT; DESIGNATING THE TOWN OF MARANA AS THE OFFICIAL DESTINATION MARKETING ORGANIZATION (DMO) FOR THE TOWN FOR THE PURPOSE OF COORDINATING TOURISM PROMOTION WITH THE ARIZONA OFFICE OF TOURISM (AOT) FOR FISCAL YEAR 2022

WHEREAS a Destination Marketing Organization (DMO) is a nonprofit organization or governmental unit that is responsible for tourism promotion and marketing of a destination on a year round basis; and

WHEREAS the Arizona Office of Tourism (AOT) recognizes only one DMO per established community and requires that a DMO be designated by the established community through official action, and that the official action designate a representative to execute AOT's DMO affidavit; and

WHEREAS the Town has established the Economic Development and Tourism Department and created the position of Tourism, Marketing and Film Office Manager to manage tourism promotion and marketing on behalf of the Town; and

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

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

SECTION 1. The Town of Marana hereby designates the Town of Marana as the official Destination Marketing Organization for the Town for the purpose of coordinating tourism promotion with the Arizona Office of Tourism for fiscal year 2022, and hereby authorizes the Tourism, Marketing and Film Office Manager to execute the DMO affidavit on behalf of the Town of Marana.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Council-Regular Meeting **C5**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: August 17, 2021

Subject: Approval of the Regular Council Meeting Summary Minutes of August 3, 2021, and the Council Study Session Meeting Summary Minutes of August 10, 2021 (Cherry L. Lawson)

Attachments

Regular Council Meeting Summary Minutes, 08/03/2021

Council Study Session Meeting Summary Minutes, 08/10/2021

MARANA TOWN COUNCIL

REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653 Council Chambers
August 3, 2021, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai (Excused).**

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by **Mayor Honea.**

APPROVAL OF AGENDA

Vice Mayor Post, moved and Council Member Ziegler second the motion approving the agenda as presented. Motion passes, 6-0.

CALL TO THE PUBLIC

Mayor Honea open the meeting to receive public comments.

David Irick, resident and HOA President of Sky Ranch at Thornydale and Tangerine. He expressed concern over a newly proposed residential development will be constructed at the corner of Tangerine and Thornydale on a 50.5-acre lot that [we] do not own. He stated that the applicant is seeking to have the land rezone from and R144

to commercial and highly residential. Residents in the Sky Ranch community are actively seeking to understand why this is proposed, as they are willing to fight this development. They are concern about the run-off water at the preserve, that Sky Ranch is a low-light community, and concern over the number of homes that would be extremely close to the homes in the Sky Ranch community. Four homeowners in that area were notified of this on June 29, but no other residents received notification from the town. Residents will protest this item when it is scheduled before the Council for its consideration.

PROCLAMATIONS

P1 Proclamation recognizing August 2021 as, "Child Support Awareness Month" (Cherry L. Lawson)

P2 Proclamation recognizing August 2021 as, "Drowning Impact Awareness Month" (Cherry L. Lawson)

P3 Proclamation recognizing August 7, 2021, as "National Purple Heart Day" (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Comerford recognized several community events as she had an opportunity to attend. She praised Town staff for their efforts in bringing signature events forward. The State of the Town was well planned, and praised Town staff as well as the Chamber for the collaboration.

Council Member Officer recognized the wonderful events in Marana, as well as recognizing Town staff for continuing with educational pursuits to make Marana a great place to live and work.

Council Member Ziegler reported that former intern from Marana is now the City Manager for the City of Chandler.

Mayor Honea reported that Vince Lorefice was appointed Town Manager for the Town of Wickenburg, and Gilbert Davidson is now the Town Manager for the Town of Prescott Valley. Two individuals who trained under Gilbert are now city and town managers in other Arizona communities.

He reported that the State of the Town was great and proceeded to thank Town employees in the Communication Department, as they did a great job with it. He also acknowledged the Chambers and their efforts as well.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported on the following:

- July 4th Celebration and the State of the Town Address were well done, all due to the hard work of Town staff and community partners.
- The August Executive Report will be provided to Council later.
- Development Services issued 99 single-family residential permits for the month of July. Last year at this time, the town issued 103.
- This past budget year, Council made a decision and commitment to invest in staff to ensure Marana is keeping pace with the growth of the community. Council approved 26 new positions for this fiscal year, and Human Resource Department has already filled 13 of those positions.
- The Manager's Office will host Lila Castro, intern from University of Arizona in the Public Administration Program Master Degree program.
- Staff recognitions for continuing educational and community pursuits.
    - Cherry Lawson, Town Clerk who recently earned the Master Municipal Clerk designation from the International Institute of Municipal Clerks.
    - Finance Department has received a Certificate of Achievement for Excellence Financial Reporting Award from the Government Finance Officers Association. He congratulated the Finance Department on this achievement.
    - Heath Vescovi-Chiordi, Assistant to the Town Manager, has been awarded the Gabe Zimmerman Public Service award for Emerging Leaders at the ACMA Summer Conference.
- The Monsoon season has brought on many challenges, and Town staff rose to those challenges to assist the community in many different areas.
    - Bill Ohl, resident of Marana mailed a letter to the Mayor and he was copied on the letter. He praised **Parks & Recreation Director Jim Conroy** and his staff along with **Public Services Director Mo El-Ali** and his staff for the exceptional work done in the Los Monteros Community.
- Half-cent sales tax campaign and education update. The next community meeting is August 11.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2021-102: Relating to Development; approving a final plat for Cortaro Ranch Phase II Lots 6A and 6B located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

C2 Resolution No. 2021-103: Relating to Development; approving a Release of Assurances for The Preserve at Twin Peaks subdivision and accepting public improvements for maintenance (Jason Angell)

C3 Resolution No. 2021-104: Relating to Development; approving a final plat for Gladden Farms Block 33 Lots 1-119 & Common Areas "A-1"-"A-4" & "B-1"-"B-4",

located generally on the north side of West Mike Etter Boulevard and south of West Moore Road (Anita McNamara)

C4 Resolution No. 2021-105: Relating to Development; approving the amended Town of Marana Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts (Yiannis Kalaitzidis)

C5 Resolution 2021-106: Relating to Utilities; approving and authorizing the Town Manager to sign Amendment No. 1 to Contract No. 2020-3123 with the Arizona Department of Water Resources to amend the schedule of deliverables over the three-year contract term (Amanda Jones)

C6 Resolution No. 2021-107: Relating to Marana Regional Airport; approving and authorizing the Town Manager to sign the "FAA Airport Improvement Program (AIP) Grant Agreement," FY2021 AIP Grant Number 3-04-0058-024-2021, with the Federal Aviation Administration for funding in an amount not to exceed $192,368 for the Air Traffic Control Tower project (Kristin Taft)

C7 Resolution No. 2021-108: Relating to the Police Department; approving and authorizing the Town Manager to execute a High Intensity Drug Trafficking Area (HIDTA) grant agreement between the City of Tucson (COT) and the Town of Marana to receive funding under COT Grant Number HT-21-2930 (Kristin Taft)

C8 Resolution No. 2021-109: Relating to Administration; authorizing the transfer of ownership of a 2011 Ford Crown Victoria to the City of Nogales (Jane Fairall)

C9 Resolution No. 2021-110: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 6 - Performance Management and Employee Development by amending section 6-2-5 (A) "Criteria for Approval" (Curry C. Hale)

C10 Approval of the Regular Council Meeting Summary Minutes of June 15, 2021, the Special Council Meeting Summary Minutes of June 15, 2021, and the June 22, 2021 Council Study Session Meeting Summary Minutes (Cherry L. Lawson)

Council Member Ziegler moved and Vice Mayor Post second the motion approving the Consent Agenda. Motion passes, 6-0.

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2945, located at 12030 North Dove Mountain Boulevard, Marana, Arizona 85658 (Cherry L. Lawson)

Town Clerk Cherry Lawson provided a brief overview of the request to the Department of Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2945, located at 12030 North Dove Mountain Boulevard, Marana, Arizona 85658. Town staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Council Member Ziegler moved and Vice Mayor Post second the motion to approve and submit to the DLLC an order recommending approval for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2945, located at 12030 North Dove Mountain Boulevard, Marana, AZ 85658. Motion passes, 6-0.

L2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2985, located at 7810 North Silverbell Road, Tucson, Arizona 85743 (Cherry L. Lawson)

Ms. Lawson provided a brief overview of the request to the Department Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2985, located at 7810 North Silverbell Road, Tucson, Arizona 85743. Town staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Council Member Ziegler moved and Vice Mayor Post seconded the motion to approve and submit to the DLLC an order recommending approval of an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2985, located at 7810 North Silverbell Road, Tucson, AZ 85743. Motion passes, 6-0.

L3 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2992, located at 4180 West Ina Road, Tucson, Arizona 85741 (Cherry L. Lawson)

Ms. Lawson provided a brief overview of the request to the Department of Liquor Licenses and Control regarding an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2992, located at 4180 West Ina Road, Tucson, AZ 85741. Town staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Council Member Ziegler moved and Vice Mayor Post second the motion to approve and submit to the DLLC an order recommending approval of an application for an Acquisition of Control of a Series #10 Beer and Wine Store Liquor License submitted by Andrea Dahlman Lewkowitz on behalf of Speedway #2992, located at 4180 West Ina Road, Tucson, AZ 85741. Motion passes, 6-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2021.011: Relating to Development, approving a rezoning of approximately 38 acres of land located east of Twin Peaks Road, south of Tangerine Road, and west of Camino de Manana from R-36 (Residential) to R-7 (Residential) (Brian D. Varney)

[6:25 PM Minutes:] Mayor Honea open the public hearing to receive testimony on this item.

Senior Planner Brian Varney provided an overview of the rezoning of approximately 38 acres of land located east of Twin Peaks Road, south of Tangerine Road, and west of Camino de Manana from R-36 (Residential) to R-7 (Residential).

Council Member Craig asked to address questions to the applicant of this project. **Mr. Varney** noted the applicant was not in attendance, but would assist in answering questions posed by **Council Member Craig.**

Council Member Craig commended the applicant and Fairfield Homes for such large clearing where there is washes and wildlife corridor is located as she appreciates it. However, in the other brochure, the long description of their development plan indicates that they would make every attempt to not to disturb the land in those areas; the washes and wildlife corridor. However, it is not a promise of NOS, and that is what she is looking for.

She would like to see it detailed on the plan that it would not be disturbed, as it broke her heart to see that complete grading of the areas along Twin Peaks that are currently under development. She does not want to see that happen in this development.

Mr. Varney replied stating there is some inevitable disturbing in that area in order to accommodate utility lines as it is necessary. The applicant has agreed to revegetate those areas with landscape. That any landscape that they have to disturb with utility installation, they (applicant) will replace the native landscape in those areas. **Council Member Craig** stated she is unsure as to what that actually means as the applicant can regrade over the area, and plant a few smaller native plants. She asked whether the Town is aware of the actual plan of the applicant to replant native plants in the area of the development.

Mr. Varney stated that he has had conversations with the applicant and has a good understanding of its intent. From those conversations, disturbance would be minimal, as the applicant does not want to disturb any more than for the utility installation. He cannot confirm whether that would be a six-foot swath or disturbance, or 10-feet. Once the landscape has been replanted, it may take up to six months or longer before substantial growth can be seen.

Council Member Craig commented on the cul-de-sac, and whether traffic would be permitted to travel through Camino de Manana. **Mr. Varney** replied stating that was at the direction of Town staff, as the Town does not wish to have traffic cutting through the subdivision in an effort to avoid the intersection. It was a discussion that Town staff had with the Traffic Engineering division with the applicant. It was the Town's recommendation that the applicant avoid the cut through traffic. Therefore, the applicant ended up adding the cul-de-sac with a couple of connector streets. **Council Member Craig** asked whether the residents living in the cul-de-sac would be able to exit from there via a walking pathway and connect with Camino de Manana. **Mr. Varney** replied stating yes with an exception, he provided an explanation.

Ms. Fairall explained to Mayor Honea and Council Members stating Council has the option to continue this item, as it was posted and published indicating a public hearing on this day. That if the item were continued to a date certain, the Town would not be required to republish the notice.

Council Member Ziegler stated that she does not wish to continue the public hearing on this item, as she had attended the Planning Commission Meeting is had no concern.

[6:37 PM Minutes:] Mayor Honea closed the public hearing to receive testimony on this item.

Council Member Ziegler moved and Vice Mayor Post second the motion to adopt Ordinance No. 2021.011, approving the Twin Peaks 38 Rezoning, subject to the recommended conditions. Motion passes, 5-1 (1-Nay, Council Member Craig).

A2 PUBLIC HEARING: Resolution No. 2021-111: Relating to Utilities; designating the Lon Adams Sewer a protected facility and adopting the Lon Adams Sewer protected facility charges (David L. Udall)

[6:39 PM Minutes:] Mayor Honea open the public hearing to receive testimony on this item.

Associate Town Attorney David Udall he Town of Marana is planning to construct a sewer main along Lon Adams Road (Marana Plan Number S-2021-006; the "Lon Adams Sewer"), with funding from its reserves, in anticipation of fair-share reimbursement from properties served by the sewer. Marana Town Code Sections 14-4-4 (refund of cost

of facilities funded and installed by the town) and 14-4-5 (notice of protected facility and associated charge) establish the mechanism and procedure for collecting the fair-share reimbursement.

Six property owners along Lon Adams Road have expressed an immediate or future interest in connecting to the Lon Adams Sewer after paying a proportionate protected facility charge, as calculated based on pipe distance and historical water usage, to the Town for construction of the sewer. The Marana Water Director has determined that these six properties are the only properties that are likely to be served by the Lon Adams Sewer, and these property owners were notified by letter dated July 2, 2021 of the proposed protected facility designation. One of the letters has been attached to the backup materials for this item as an example. Exhibit A to the proposed resolution is identical to the maps distributed to the landowners except that the words "Exhibit A:" have been added to the title.

If adopted, this resolution will designate the Lon Adams Sewer as a protected facility and will establish proportional protected facility charges for the six properties as they are currently constituted as depicted in Exhibit A to the resolution. The resolution also establishes provisions relating to the payment of the protected facility charges in the event of future lot splitting.

Of note, Town staff recently received feedback from a representative of the Seventh Day Adventist parcel after he had received the notification letter addressed to the church. The representative informed staff that the Seventh Day Adventist parcel likely will not be connecting to the Lon Adams Sewer, but that the church would put the letter in its file in the event it decides to connect in the future.

[6:39 PM Minutes:] Mayor Honea closed the public hearing to receive testimony on this item.

Vice Mayor Post moved and Council Member Officer second the motion to adopt Resolution No. 2021.111, designating the Lon Adams Sewer a protected facility and adopting the Lon Adams Sewer protected facility changes. Motion passes, 6-0.

A3 PUBLIC HEARING: Ordinance No. 2021.012: Relating to Development; approving a modification of a rezoning condition of Marana Ordinance No. 2011.19, which created the Rancho Palomitas Specific Plan, to allow the developer to contribute funding to the Town for design and construction of turn lanes on Tangerine Road in lieu of the developer designing and constructing the turn lanes (Jane Fairall)

[6:40 PM Minutes:] Mayor Honea open the public hearing to receive testimony on this item.

Town Attorney Jane Fairall requested that this item be tabled. She explained that when the public hearing notice was published the Town believed it had an agreement with

the developer. However, that is not the case, as the Town is still in negotiation and discussing issues. She recommend tabling this item; the Town does not have a specific timeframe to bring it back to Council for its consideration.

[6:41 PM Minutes:] Mayor Honea closed the public hearing to receive testimony on this item.

Council Member Ziegler moved and Council Member Officer second the motion to table Item A3 to a date to be determined. Motion passes, 6-0.

A4 Resolution No. 2021-112: Relating to Marana Regional Airport; approving and authorizing the Mayor to execute the Second Amendment to First Amended FBO Lease Agreement with Pima Aviation, Inc. for the lease of real property located at the Marana Regional Airport, 11700 West Avra Valley Road (Jane Fairall)

Ms. Fairall provided a brief overview of this item stating the Town currently leases property at the Marana Regional Airport to Pima Aviation, Inc. (PAI) pursuant to three separate lease agreements. The subject of this particular agenda item is the FBO Lease. The Town and PAI entered into the FBO Lease on September 4, 2001. The Council approved an amendment (the First Amendment) to the Lease in June 2018; however, that amendment addressed issues that are immaterial to the proposed Second Amendment for consideration tonight. The lease has a term running through November 29, 2046, and currently encompasses approximately 31.5 acres.

Over the last few years, the parties have negotiated regarding several issues pertinent to the lease, including issues related to the recent Federal Aviation Administration (FAA) Airport Improvement Program (AIP) project involving the removal and new construction of approximately one million square feet of pavement at the airport. This proposed Second Amendment to the FBO lease agreement consolidates all of these issues into one lease amendment. The issues addressed and resolved in this lease amendment include:

- The removal of Pima Aviation's Building 101 from the airport premises as required by the FAA for the AIP project. Paragraph 1.3.2 of the FBO Lease provides that Lessee agrees and acknowledges that certain structures on the Premises may need to be removed from their location on the Premises at a later date upon implementation of improvements at the Airport, and provides a process for removal of the structures or any one of them. In lieu of the somewhat complicated process for removal set forth in paragraph 1.3.2 of the Lease, the Parties agreed to a simplified process in which PAI removed Building 101 and its contents from the Premises on or about February 28, 2019, to make way for the project, and the Town agreed to reimburse PAI up to $125,000.00 for expenses for packing and relocation of the contents of Building 101, subject to Council approval of this Second Amendment.

- The Second Amendment memorializes Pima Aviation's required contribution to the portion of the construction project that was not covered by federal/state grants. Specifically, PAI is required to contribute $45,410.71 towards the construction costs.

- Waiver of rent on the portions of the premises that were affected by the construction project. During the construction of the project, some of PAI's tenants were displaced from hangars and shade ports and, as a result, PAI did not charge rent to those tenants during the time those areas were under construction. PAI requested that the Town consider a discount on the rent during the construction. The proposed Second Amendment will waive all fixed rent and percentage rent for the portions of the FBO Lease premises that were affected by the construction, for the period of time they were affected, as identified in the amendment.

- Addition of a new 5-acre parcel to the leased premises. The Second Amendment requires Lessee to begin actual construction of improvements on the added 5-acre parcel no later than 10 years after the Effective Date of the Second Amendment or the 5-acre parcel will be removed from the Premises.

Ms. Fairall reviewed the financial impact of this item indicating the Town owes $86,595.68 to PAI. The calculation of payments is provided in the Council Memo.

Council Member Ziegler moved and Vice Mayor Post second the motion to adopt Resolution No. 2021-112, approving and authorizing the Mayor to execute the Second Amendment to First Amended FBO Lease Agreement with Pima Aviation, Inc. Motion passes, 6-0.

A5 Resolution No. 2021-113: Relating to Elections; prescribing standards of financial disclosure for local elected officials as required by A.R.S. § 38-545; and rescinding Marana Resolution No. 77-2 (David Udall)

Mr. Udall provided an overview of this item stating state law requires the Town to adopt financial disclosure standards for the Town's elected officials that are consistent with the provisions of Title 38, Chapter 3.1, and Article 1 of the Arizona Revised Statutes, as amended. On June 27, 1977, the Marana Town Council adopted financial disclosure standards that complied with state law at the time by adopting Resolution No. 77-2. Over the years, Title 38 has been amended, but the Town's financial disclosure standards have not changed. Marana Resolution No. 2021-116 brings the Town's financial disclosure standards back into conformity with Title 38, as amended. If adopted, Marana Resolution No. 2021-116 will rescind Marana Resolution No. 77-2 and set forth updated financial disclosure standards for the Town's elected officials.

Material changes to the financial disclosure standards in Marana Resolution No. 2021-116 include additional disclosure requirements for the following: controlled and dependent businesses, debts owed to a local public officer, bonds, and official capacity

travel expenses. The changes also include specific categories of value for reporting purposes, several additional definitions, and process changes, including the ability to file electronically. A comparison draft has been included in the backup materials to this agenda item for a more detailed review of the changes.

Staff recommends adoption of Resolution No. 2021-113, prescribing standards of financial disclosure for local elected officials as required by A.R.S. § 38-545 and rescinding Marana Resolution No. 77-2.

Vice Mayor Post moved and Council Member Comerford second the motion to adopt Resolution No. 2021-133, prescribing standards of financial disclosures for local elected officials as required by A.R.S. § 38-545. Motion passes, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Resolution No. 2021-114: Relating to Municipal Court, reappointing Laine McDonald as Marana Town Magistrate for a two-year term beginning October 1, 2021; approving and authorizing the Mayor to execute an employment agreement between the Town of Marana and Laine McDonald (Jane Fairall)

Mayor Honea stated that **Judge Laine McDonald** has done a phenomenal job with the Court. The agreement is to continue the contract for two years at the current rate.

Council Member Ziegler moved and Vice Mayor Post second the motion to adopt Resolution No. 2021-114, reappointing Laine McDonald as Marana Town Magistrate for a two-year term beginning October 1, 2021, and approving and authorizing the Mayor to execute an employment agreement between the Town of Marana and Laine McDonald. Motion passes, 6-0.

D2 Resolution No. 2021-115: Relating to Municipal Court; ratifying the temporary appointment and approving the appointment of Michael Pollard, approving the appointment of David Deibel, and approving the reappointment of Frank Anjakos, Maria Felix, and Ronald Newman as magistrates pro tempore for the Marana Municipal Court (Laine McDonald)

Town Magistrate Laine McDonald provided an overview of this item stating the Marana Town Code provide that the Town Council may appoint special magistrates or acting magistrates, also known as magistrates pro tempore, for the purposes of hearing a particular case or acting as the Town Magistrate in the Town Magistrate's absence. She provided an overview of the background of each of the individuals listed.

Vice Mayor Post moved and Council Member Officer second the motion to adopt Resolution No. 2021-115, ratifying the temporary appointment of Michael Pollard, approving the appointment of David Deibel and Michael Pollard, and approving the reappointment of Frank Anjakos, Maria Felix and Ronald Newman as magistrates pro tempore. Motion passes, 6-0.

D3 Resolution No. 2021-116: Relating to Municipal Court; approving the appointment of Ramona Silence and the reappointment of Dixie DeBonis and Kimberly Epling as Civil Traffic Violation Hearing Officers for the Marana Municipal Court (Laine McDonald)

Vice Mayor Post moved and Council Member Officer second the motion to adopt Resolution No. 2021-116, approving the appointment of Ramona Silence and the reappointment of Dixie DeBonis and Kimberly Epling as Civil Traffic Violation Hearing Officers for the Marana Municipal Court. Motion passes, 6-0.

D4 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

Development Services Director Jason Angell provided an update regarding public and private projects and development applications occurring in the Town of Marana and responded to questions ask by Council.

D5 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Terry Rozema)

Mr. Rozema stated there is a $1.2T bill that will be considered by Congress, and will be presented to the Senate for a vote this week. This bill involves multiple areas for spending for roads, rail, critical vehicles, infrastructure, water, wastewater infrastructure, highways, etc.

On the state level, there is no news to report. However, the Town did receive good news when the legislature closed and the Town received $5M for Marana's Tangerine Road Widening Project.

Tri-Advocate will provide a presentation to Council on August 17, during the Council Regular Session Meeting.

Mayor Honea provided an update on 1487 state laws that tells cities and towns those things that they cannot do. It allows one member of the legislature or the senate to file a 'charge' against a city or town. It has been used before, that two or three has failed. In one situation, the City of Tucson tried to melt down firearms. A member of the legislature filed on that, and the state won. They expanded 1487 and tied in with the reconciliation bill.

EXECUTIVE SESSIONS

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

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

E2 Executive Session pursuant to A.R.S. §38-431.03 (A)(1) to discuss the employment of Town Magistrate Laine McDonald, including discussion of the terms of the Town Magistrate's Employment Agreement.

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

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post, moved and Council Member Comerford second the motion to adjourn the meeting. Motion passes, 6-0. Meeting adjourned at 7:08 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on August 3, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

MARANA TOWN COUNCIL

STUDY SESSION MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
2nd Floor Conference Center, August 10, 2021, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Vice Mayor Post called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea (Excused), Council Members: Jackie Craig, Patti Comerford (Excused), Roxanne Ziegler (Excused), John Officer, and Herb Kai.**

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by **Vice Mayor Post.**

APPROVAL OF AGENDA

Council Member Kai moved and Council Member Officer second the motion approving the agenda as presented. Motion passes, 5-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Development; discussion, consideration and direction regarding the Town's housing profile and design standards, and assessment of potential future housing needs (Jason Angell)

Development Director Jason Angell provided a PowerPoint Presentation related to housing in the Marana community. *(A copy of the presentation is on file in the Town Clerk's Office.)* Below are highlights of the presentation.

Overview:

- Marana Housing Profile
- Design Standards
- Community Assessment

Existing Residential Units:

- Housing stock is new – 72% built in 2000 and later
    - Approx. 20,000 single-family units
- Production home-builder communities with similar lot sizes
- Single-family dominance - 90%
- Multi-family development limited to traditional apartments
    - 2,018 units

Household Profile:

- American Community Survey (ACS) 2015-2019 (latest available)
    - Owner-occupied – 79.4%
    - Median value $252,100
    - Median mortgage - $1,535
    - Median rent - $1,212
    - 2.7 person per household
- Median sale price (6/21) - $380,000

Affordability

- Cost burdened households (>30% of income) ACS Survey – 2019
    - Renters 31.8%
    - Owners (with mortgage) – 21.2%
    - Owners (no mortgage) – 10.6%
    - Burden increase with age
        - 25 to 34 – 12.5%
        - 35 to 64 – 15.4%
        - 65 and over – 24.1%

Design Standards

- 2040 General Plan Goal BE-30 – diversity in residential design
- Current design standards adopted in 2006
- Changing design trends
- Standards can produce "sameness" or cookie-cutter result
- Lack applicability to differing housing options

DRAFT

Community Assessment

- 2040 General Plan Goal BE-27-emphasizes need for diversity of housing stock
- Consumer preferences vs. market availability
- Changing needs for life stages – millennials through aging in place
- Missing middle concept – mixture of unit types

Community Assessment Report

- Existing Marana home market assessment
  - Lack of diversity
  - Low inventory/high occupancy
- Leakage Report
  - Competitive housing market areas and characteristics
  - Buyer preferences vs. Town offerings
- Rental community trend
- Alternative types of housing vs. regulation
- Findings and recommendation of future needs

Discussion with Council and Town staff regarding housing opportunities for the Marana community.

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Vice Mayor Post asked for a motion to adjourn the meeting.

Council Member Kai, moved and Council Member Officer second the motion to adjourn the meeting. Motion passes, 5-0. Meeting adjourned at 6:57 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes for the Study Session Meeting of the Marana Town Council meeting held on August 10, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **A1**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.015; Relating to Development; approving a rezoning of approximately 34 acres of land located east of Camino de Oeste and north of Tangerine Road from R-144 (Residential) to R-7 (Residential); and approving a minor amendment to the Marana General Plan land use designation from Low-Density Residential (LDR) to Traditional Neighborhood (TN) (Brian D. Varney)

Discussion:

Request
Paradigm Land Design, LLC is requesting approval to rezone approximately 34 acres of land from R-144 (Residential) to R-7 (Residential).

Marana General Plan
The 2040 Marana General Plan designates the proposed rezoning area with the land use category of Low Density Residential that allows a range of 1 dwelling units per acre (du/ac) to 2 du/ac. A minor amendment to the General Plan will accompany this rezoning, changing the designation to Traditional Neighborhood (TN). The TN land use category is typically characterized by a range of residential densities between 2 du/ac to 18 du/ac and supports varying residential types including detached single-family homes, attached single-family homes, and multi-family units.

Surrounding Land Use and Site Characteristics
The rezoning area is bordered on the north by large lot, R-144 (Residential) zoned, undeveloped land. Adjacent, to the west of the rezoning area, is the recently improved Camino de Oeste. Beyond that lies the single-family residential Preserve subdivision with 491 lots located in the Dove Mountain Specific Plan area, as well as the

multi-family residential development, Encantada at Dove Mountain with 272 apartments. South of the proposed rezoning area is the future site of the Camino de Oeste Rental Homes that is also within the Dove Mountain Specific Plan area. The development plan for this project was recently approved for 218 multi-family dwelling units. The proposed rezoning area is bound on the east and southeast by single-family residential development and vacant land zoned R-144.

The topography of the proposed rezoning area is characterized by relatively flat terrain with an average overall slope of approximately 2.4% from the northeast to the southwest. The site is impacted by sheet flooding primarily in the central portion of the site. The site is also impacted by the 100-year floodplain; however, avoidance and appropriate engineering will be performed to meet standards. Town staff will require the submittal of a detailed drainage study and will evaluate all on-site and off-site drainage during the review of a preliminary plat. All appropriate drainage infrastructure will be required to be constructed by the developer.

Proposed Land Use
The Preliminary Development Plan for Camino de Oeste 34 proposes 81 single-family residential lots on approximately 34 acres with a density of 2.4 du/ac. The minimum lot size proposed is 7,200 square feet (60' x 120'). The proposed lot layout is designed to accommodate the natural drainage on the site as well as an existing wildlife corridor northwest of the proposed development. The proposed bufferyards around the perimeter of the rezoning area meet or exceed what is required by the Town and all residential construction within the development will be subject to the Town of Marana Residential Design Standards.

The land use mixture proposed with this project entails approximately 21.72 acres of disturbance attributed to lots and related infrastructure, a minimum of 12.01 acres, or 35%, designated as open space, and 0.56 acres designated as a recreation area. Minimal disturbance will be necessary for installation of some of the utility infrastructure; however, open space areas disturbed for this purpose are proposed to be re-landscaped with native vegetation. A recreation / park area of approximately 0.56 acres in size is proposed which meets the Town's subdivision recreational area requirements. Additionally, a network of natural earth paths forming an internal trail system is proposed providing pedestrian connectivity between the recreation area and other developed areas within the project. The recreational component of the project will be designed during the platting stage in accordance with the Subdivision Recreational Area Design Manual.

Access and Circulation
Access is proposed at two locations off of Camino de Oeste. North-bound right-turn lanes off of Camino de Oeste will not be provided, as they are not warranted by the traffic analysis. Internal streets are proposed to be public and constructed within a 42' right-of-way. All roadway improvements will be designed and constructed in accordance with Town standards and will be considered further during the platting process. Additional right-of-way dedication along Camino de Oeste will not be required.

Utilities

Marana Water has entered into a wheeling agreement with Tucson Water to collaborate on providing water service to certain areas of the community where parcels are: (1) within the Marana town limits, (2) too far away from Marana Water's existing water infrastructure to receive cost-effective service from Marana Water, and (3) close enough to be served by water infrastructure owned and operated by the Tucson Water Department, but do not meet Tucson Water's service area policy. If a project or development is located in an area where Marana Water does not intend to extend infrastructure, the project or development may be a candidate for permanent wheeling pursuant to the Water Wheeling IGA. Through the operation of the Water Wheeling IGA, this property will be served by Marana Water and homeowners in the future subdivision will be Marana Water customers. A proposed plan identifying water use, fire flow requirements and all on-site and off-site water facilities will be required. Water service agreement(s) will be required, and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owner / developer at time of development.

Sewer service will be provided to the future development by Pima County Regional Wastewater Reclamation Department. The rezoning area lies within the service areas of Northwest Fire District, TRICO, Southwest Gas, Century Link and Comcast.

Citizen Participation
The applicants held an online virtual neighborhood meeting on March 10, 2021 to introduce the proposed rezoning to the nearby property owners. All property owners within 300 feet of the rezoning area were notified of the time and place of the meeting. Two people attended the meeting, and a third person called the applicants shortly thereafter. No substantial concerns were expressed, rather the interested parties offered support for the rezoning. In a discussion with a neighboring property owner, concern was expressed regarding the setback and bufferyard initially proposed along the east boundary of the rezoning area. The Preliminary Development Plan has since been revised to address the concerns.

The Town has received a number of items of correspondence from residents within the community who are not in support of the proposed rezoning. The correspondence received to date has been attached to this report. Any additional correspondence received after the publication of the Council's agenda packet will be provided to the Town Council prior to or at the time of the meeting.

Public Notification
This public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary of the rezoning area were noticed by United States mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Case Analysis Review Criteria
Pursuant to Town Code Section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:
1. Any change of character in the area due to installation of public facilities, other zone changes, new

growth trends, deterioration, and development;

Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;

With the acceptance of the recommended conditions, this rezoning will benefit the community by providing additional residential opportunities.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to be adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

With the acceptance of the recommended conditions and the approval of the accompanying minor General Plan Amendment from Low Density Residential to Traditional Neighborhood, the rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties;

Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development;

With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;

Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

Based upon the rezoning requirements and conditions, the subject property is

suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;
Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

10. If applicable, the length of time the subject property has remained vacant as zoned;
The subject property has remained vacant since annexation in to the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;
Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance.

Planning Commission Recommendation

The proposed rezoning was considered at a public hearing before the Marana Planning Commission on July 28, 2021. The Planning Commission voted unanimously 5-0 to recommend to the Town Council approval of the requested rezoning.

Suggested Motion:

I move to adopt Ordinance No. 2021.015, approving the Camino de Oeste Rezoning, and a minor amendment to the Marana General Plan, subject to the recommended conditions.

Attachments

Ord.2021.015
Exhibit A - Camino de Oeste 34 Rezoning
PCZ2105-001 CDO34 Map
PCZ2105-001 CDO34 App
PCZ2105-001 CDO34 Site Analysis

MARANA ORDINANCE NO. 2021.015

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 34 ACRES OF LAND LOCATED EAST OF CAMINO DE OESTE AND NORTH OF TANGERINE ROAD FROM R-144 (RESIDENTIAL) TO R-7 (RESIDENTIAL); AND APPROVING A MINOR AMENDMENT TO THE MARANA GENERAL PLAN LAND USE DESIGNATION FROM LOW-DENSITY RESIDENTIAL (LDR) TO TRADITIONAL NEIGHBORHOOD (TN)

WHEREAS Orla O'Reilly Hazra, a married woman as her sole and separate property (the "Property Owner"), owns a total of approximately 34 acres of land located east of Camino de Oeste and north of Tangerine Road within Section 31, Township 11 South, and Range 13 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized Paradigm Land Design, LLC to submit an application to rezone the Rezoning Area from R-144 (Residential) to R-7 (Residential) ("this Rezoning") and to request a minor amendment to the Marana General Plan changing the land use category from Low Density Residential (LDR) to Traditional Neighborhood (TN); and

WHEREAS the Marana Planning Commission held a public hearing to consider this Rezoning on July 28, 2021 and voted unanimously 5-0 to recommend that the Town Council approve this Rezoning and minor general plan amendment subject to the recommended conditions; and

WHEREAS the Marana Mayor and Town Council held a public hearing to consider this Rezoning on August 17, 2021 and determined that this Rezoning and minor general plan amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from R-144 (Residential) to R-7 (Residential).

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan land use designation of the Rezoning Area from Low Density Residential (LDR) to Traditional Neighborhood (TN).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land

Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owner and her successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Preliminary Development Plan presented to and approved by the Town Council as part of this Rezoning.
3. 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.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water Department (the "water provider") prior to approval of a preliminary plat or development plan 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.
5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. 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.

7. The final design of all streets and circulation facilities, including gated access (if applicable) must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 81.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. The Property Owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. 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.
12. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners' expense 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 AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners' expense.
13. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Exhibit A	

The Land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

Lot 3 of Section 31, Township 11 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona;

Except the West 75.00 feet thereof;

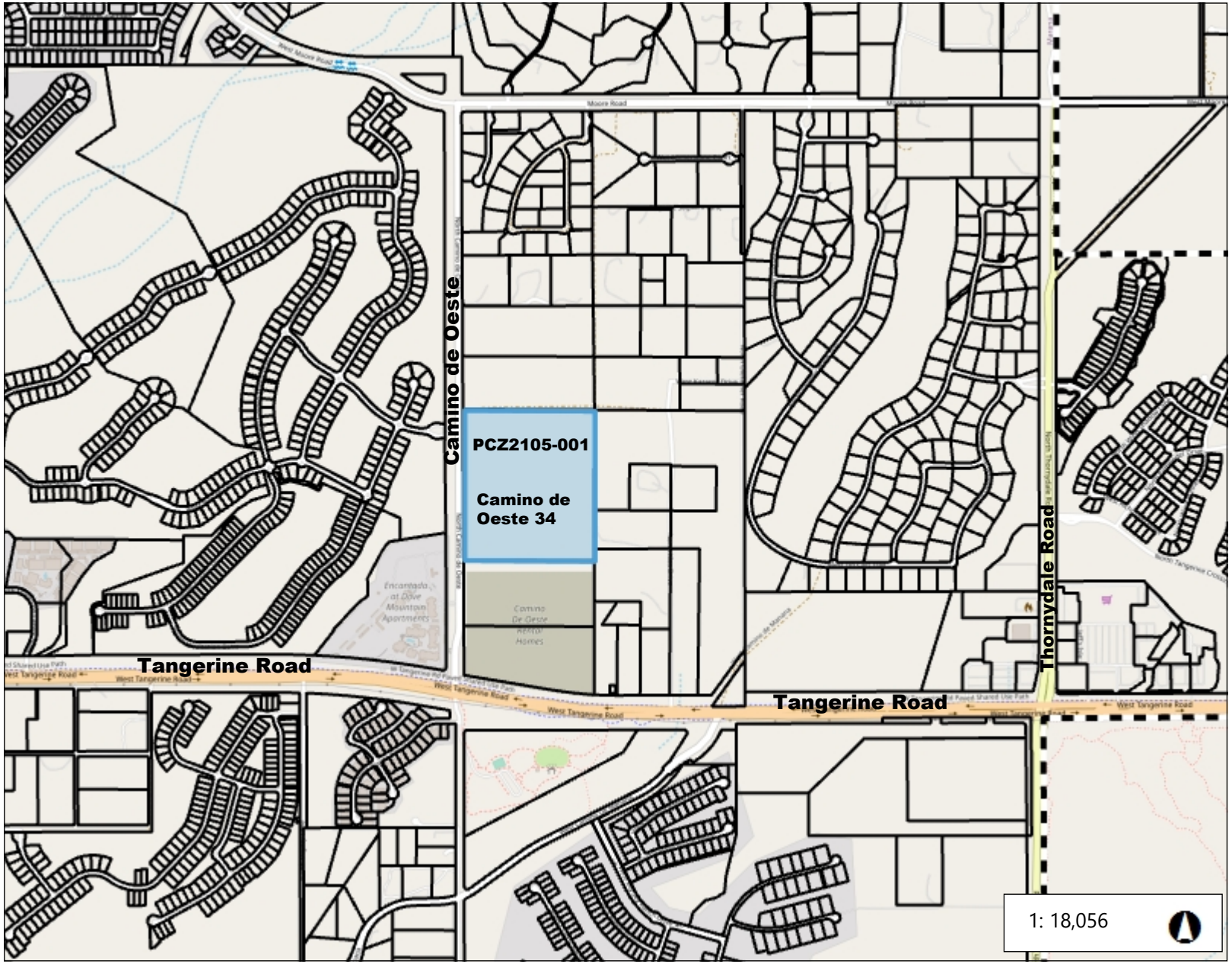
And except all coal and other minerals as reserved in the Patent from the United States of America.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Town of Marana Planning

PCZ2105-001 Camino de Oeste 34





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

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: Camino de Oeste 34			
Description of Project: Residential Subdivision		Number of Lots: 82	
Parcel No.(s): 219-35-0030		Gross Area (Acres): 34	
Project Address: Not Assigned			
Ref. Project No.:			

CONTACT INFORMATION

Owner: Orla O'Reilly Hazra	Contact Name:		
Address: 708 Garfield Dr.	City: Sarasota	State: FL	Zip: 34236
Email: ohazra@aol.com	Phone No.:		
Applicant: Same	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: Paradigm Land Design LLC	Contact Name: Paul Oland		
Address: 7090 N Oracle Rd #178-193	City: Tucson	State: AZ	Zip: 85704
Email: GPO@ParadigmLand.US	Phone No.: (520) 664-4304		

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.)

Paul Oland	Paul Oland Digitally signed by Paul Oland Date: 2021.04.16 11:10:19 -07'00'	4/16/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

CAMINO DE OESTE 34

REZONING SITE ANALYSIS

(PCZ2105-001)

PREPARED BY:

PARADIGM LAND DESIGN LLC

CONTACT: PAUL OLAND
GPO@PARADIGMLAND.US
(520) 664-4304

IN COLLABORATION WITH:

MATHEIU ENGINEERING CORP.

Baker & Associates Engineering, Inc.

Novak Environmental, Inc.

JULY 2021

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I. INTRODUCTION

A. PROJECT OVERVIEW

The Camino de Oeste 34 project (the "Project") is a proposed residential development consisting of 34.3± acres located near the northeast corner of the intersection of Tangerine Road and Camino de Oeste in Marana, Arizona. The subject property (the "Property") is currently undeveloped. The Property is bounded by Camino de Oeste and a mix of developed and undeveloped parcels. The Property has direct access to Camino de Oeste, which provides convenient access to Tangerine Road. According to the Make Marana 2040 General Plan, the site is designated as "Low Density Residential" which allows for densities of up to two homes per acre. The Property has been owned by the same family for a half century and has been envisioned as a relatively low-density neighborhood with generous open space. To achieve that vision, we are proposing a gross development density of 2.4 homes per acre, so a minor general plan amendment is proposed along with a rezoning.

This document has been prepared in support of a request to rezone the Property from "R-144 Residential" to "R-7 Residential".

B. PRIMARY OBJECTIVES

- Provide much needed high-quality, energy efficient, single-family detached homes for new residents wishing to live in the Town of Marana. Homebuyers continue to exhibit strong demand for new homes in this northwest part of the Tucson metropolitan area.

- Construct a residential community that is compatible with both existing and future surrounding land uses.

- Fulfill elements of the Town of Marana Strategic Plan by creating meaningful open space, and trail connectivity.

- Cluster homes such that the natural desert beauty can be appreciated by future residents within the development, as well as surrounding residents.

In addition to meeting demand for new housing, another argument in support of rezoning is to effectively preserve open space with enforceable restrictions. The proposed development and the natural functionality and beauty of the Sonoran Desert will benefit by clustering housing as proposed.

The Project will have minimal impact on nearby landowners. Land to the west and south is already zoned and/or under development as residential subdivisions within the Dove Mountain Specific Plan, land to the north and east is largely undeveloped, and extra open space has been provided to buffer the Project's closest neighbor.

II. INVENTORY & ANALYSIS

The purpose of the Inventory & Analysis section of this document is to catalog the various developmental opportunities and constraints impacting the Property in order to provide a meaningful and relevant context for the development proposal detailed in Section III of this document. Through careful consideration of these existing conditions a design can be deemed compatible with its surroundings and appropriate for the area.

A. EXISTING LAND USES

1. Site Location

   The Property totals 34.3± acres and is located approximately ¼-mile north of Tangerine Road on the east side of Camino de Oeste within Section 31, Township 11 South, Range 13 East, Town of Marana, Arizona. See Exhibit II-A-1: Site Location Map.

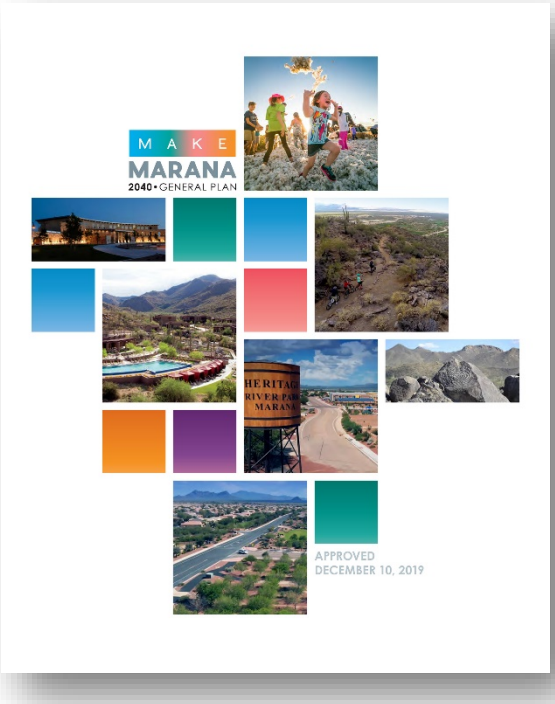
   The Project's administrative address is 12240 N. Camino de Oeste, Marana, AZ 85658.

2. Existing Land Uses, Onsite Zoning & General Plan

   The Property is currently undeveloped and vacant. See Exhibit II-A-2: Existing Land Uses.

   The Property is currently zoned R-144 (Residential) with a minimum lot size of 144,000 square feet (3.3± acres). See Exhibit II-A-4: Existing Zoning.

   The Make Marana 2040 General Plan currently designates the Property as Low Density Residential just outside of the "East Growth Area". As stated in the General Plan, this East Growth Area is envisioned to become a diverse community of corporate businesses, commercial destinations, and residential uses. Tangerine Road provides regional connectivity between Marana and Oro Valley and creates opportunities to attract corporate businesses. New residential developments such as this Project will help support robust commercial activity throughout the Eastern Growth Area. This project will provide a housing types and price ranges to promote growth in northeast Marana. See Exhibit II-A-3: Existing General Plan Land Uses.



3. Existing Adjacent Zoning and Land Uses

a. Surrounding Zoning & Land Uses

The Property is surrounded by properties having the following zoning designations and land uses. See Exhibit II-A-2: Existing Land Uses and Exhibit II-A-4: Existing Zoning.

N:	Existing zoning:	R-144 Single-Family Residential
	Existing land use:	Single-Family Residential & Undeveloped
NE:	Existing zoning:	R-144 Single-Family Residential
	Existing land use:	Single-Family Residential & Undeveloped
E:	Existing zoning:	R-144 Single-Family Residential
	Existing land use:	Single-Family Residential & Undeveloped
SE:	Existing zoning:	R-144 Single-Family Residential & F-Specific Plan Dove Mountain
	Existing land use:	Single-Family Residential & Undeveloped
S:	Existing zoning:	F-Specific Plan Dove Mountain
	Existing land use:	Undeveloped. Planned Camino de Oeste Rental Homes
SW:	Existing zoning:	F-Specific Plan Dove Mountain
	Existing land use:	Camino de Oeste & Encantada at Dove Mountain
W:	Existing zoning:	F-Specific Plan Dove Mountain
	Existing land use:	Camino de Oeste & The Preserve at Dove Mountain
NW:	Existing zoning:	F-Specific Plan Dove Mountain
	Existing land use:	Camino de Oeste & The Preserve at Dove Mountain

b. Surrounding Building Heights

Nearby structures are a mix of single and two-story.

c. Nearby Pending Rezonings

There are no pending rezonings within one-quarter mile.

d. Nearby Approved Rezonings

There are no recently approved rezonings within one-quarter mile.

e. Nearby Approved Subdivisions & Development Plans

The Dove Mountain Specific Plan is directly west of the Property. The Preserve at Dove Mountain in this portion of the Specific Plan contains 215 lots and is completely built out. Encantada at Dove Mountain is a recently completed multi-family residential development southwest of the Property.



The Preserve at Dove Mountain

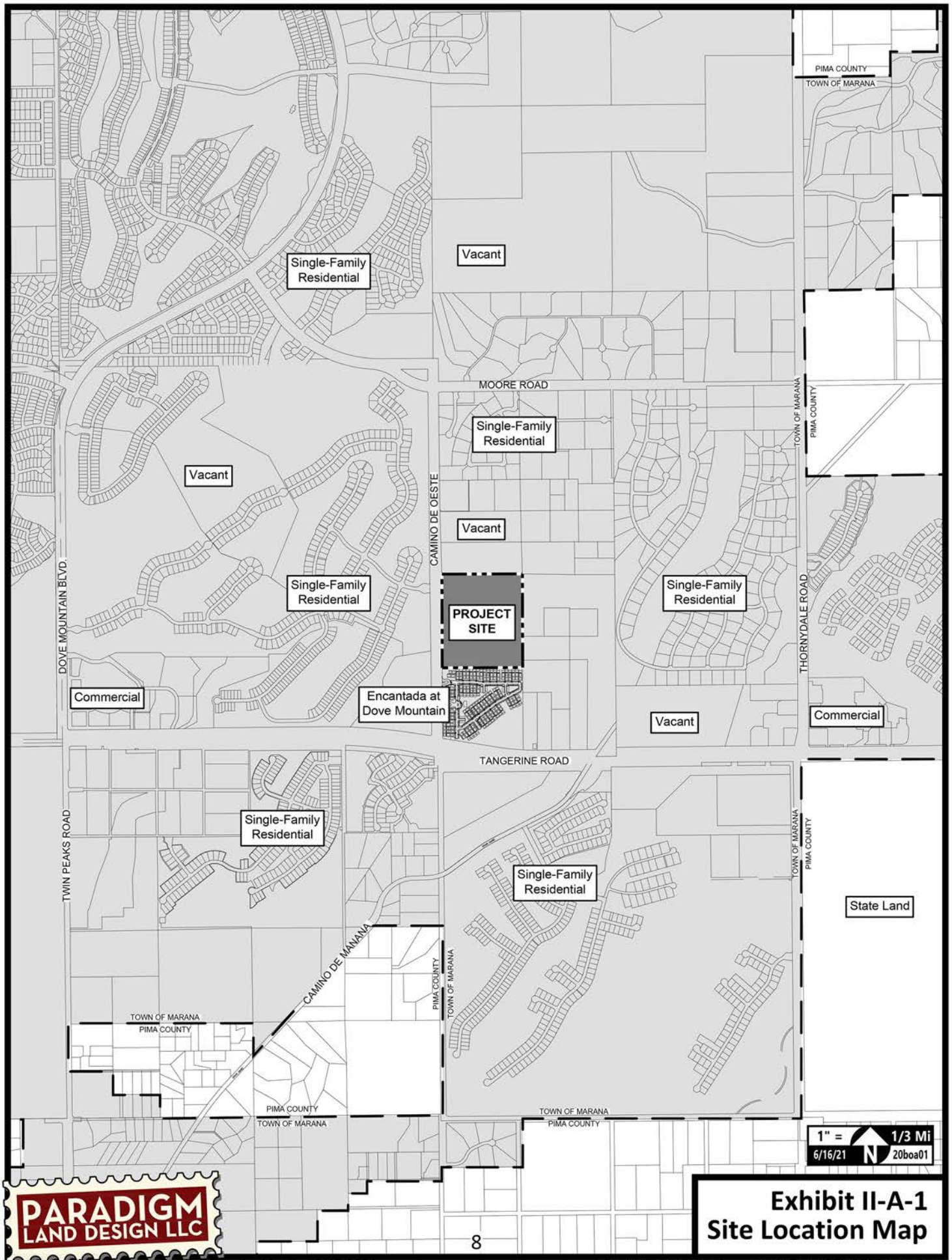
f. Architectural Styles used in Adjacent Properties

Architectural styles north and east of the Property are typical of most unplanned development in Marana, which is a mix of traditional and contemporary southwest homes. Architectural styles in nearby subdivisions are mainly wood frame homes that utilize stucco and stone veneer and have either a flat or gabled tile roof.



Typical Nearby Architecture In Planned Neighborhoods

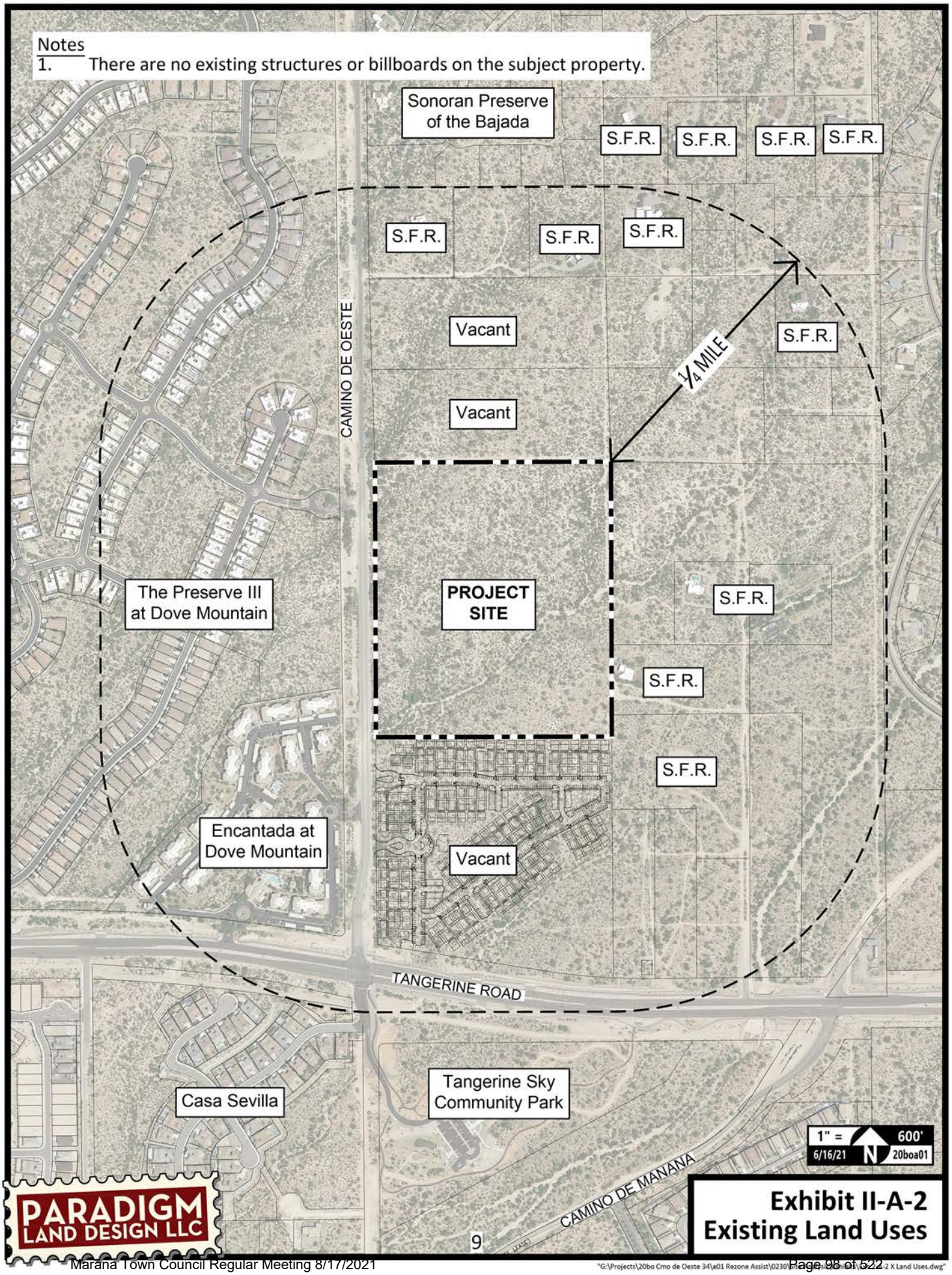
Residences built within this Project will be subject to the Town of Marana Residential Design Standards, which apply to developments in which any lot is 16,000 square feet or less in size.

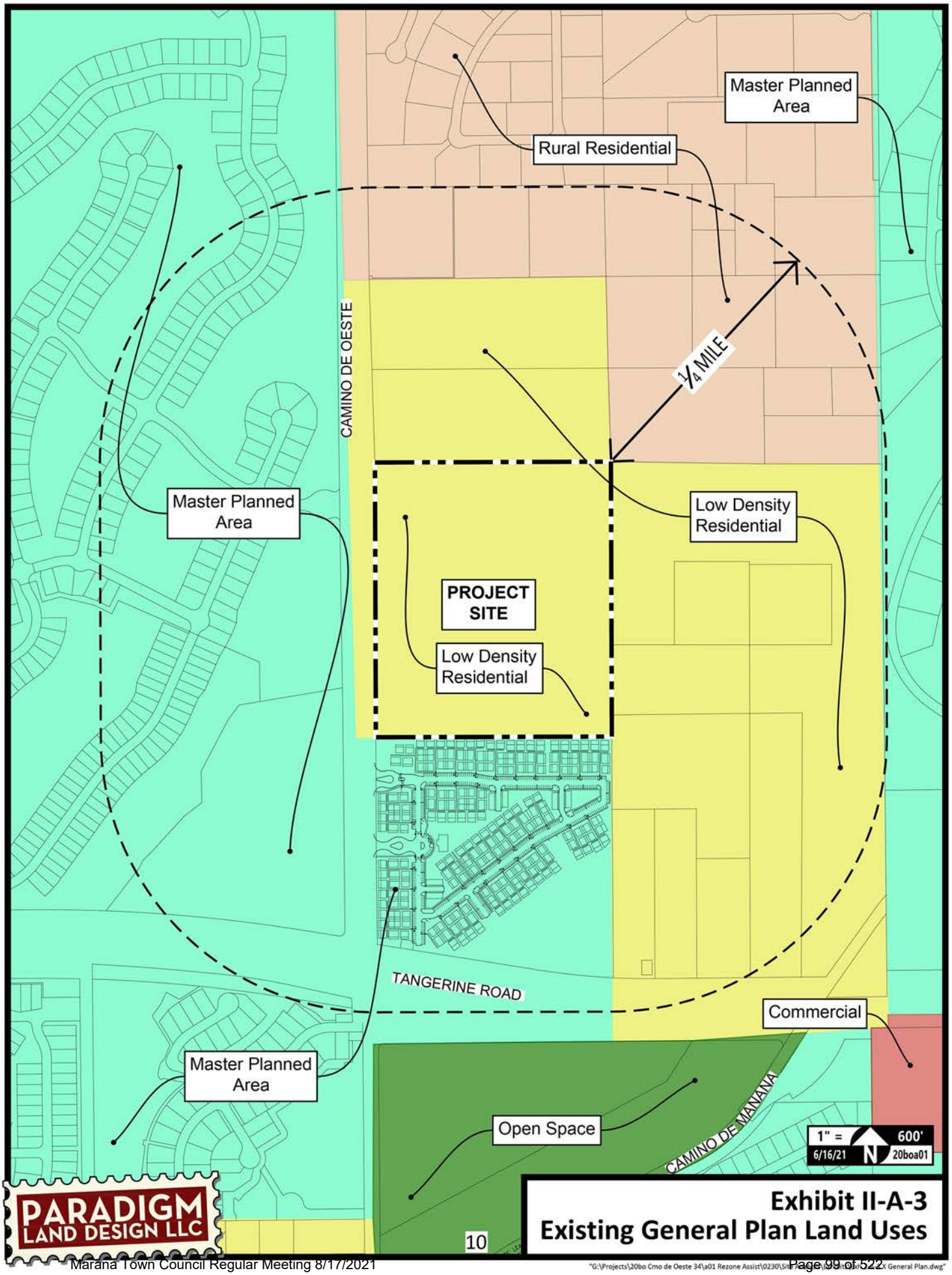


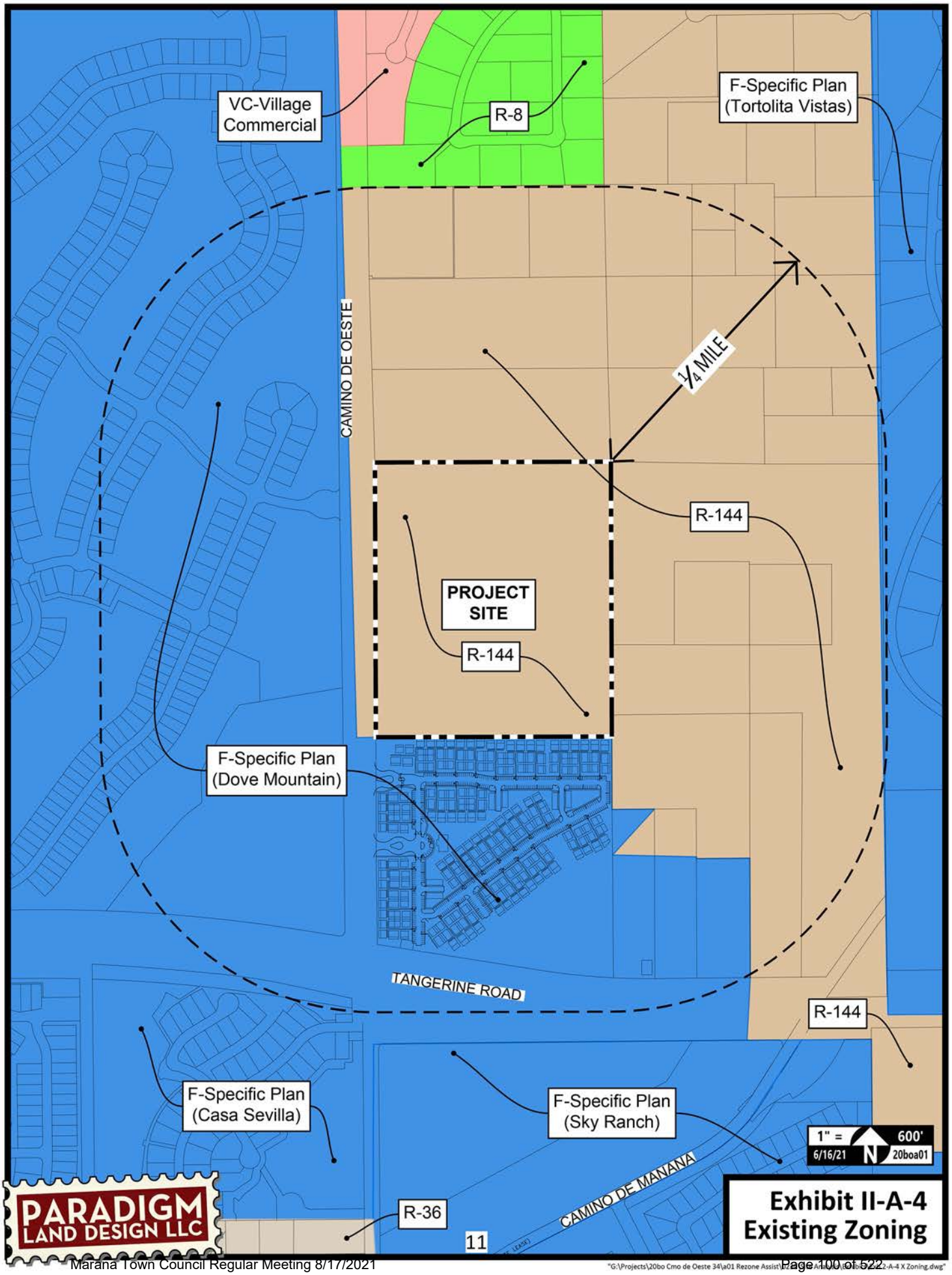
PARADIGM LAND DESIGN LLC

Exhibit II-A-1
Site Location Map

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Location Exhibit\Site Location Map.dwg"


Notes
1. There are no existing structures or billboards on the subject property.
Sonoran Preserve of the Bajada
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
Vacant
Vacant
CAMINO DE OESTE
¼ MILE
PROJECT SITE
The Preserve III at Dove Mountain
S.F.R.
S.F.R.
S.F.R.
Encantada at Dove Mountain
Vacant
TANGERINE ROAD
Casa Sevilla
Tangerine Sky Community Park
CAMINO DE MANANA
1" = 600'
6/16/21
N
20boa01
PARADIGM LAND DESIGN LLC
Exhibit II-A-2
Existing Land Uses


Master Planned Area
Rural Residential
CAMINO DE OESTE
¼ MILE
Master Planned Area
Low Density Residential
PROJECT SITE
Low Density Residential
TANGERINE ROAD
Commercial
Master Planned Area
Open Space
CAMINO DE MANANA
1" = 600'
6/16/21
N
20boa01
PARADIGM LAND DESIGN LLC
Exhibit II-A-3
Existing General Plan Land Uses
10


VC-Village Commercial
R-8
F-Specific Plan (Tortolita Vistas)
CAMINO DE OESTE
¼ MILE
R-144
PROJECT SITE
R-144
F-Specific Plan (Dove Mountain)
TANGERINE ROAD
R-144
F-Specific Plan (Casa Sevilla)
F-Specific Plan (Sky Ranch)
1" = 600'
6/16/21
N
20boa01
CAMINO DE MANANA
R-36
11
PARADIGM LAND DESIGN LLC
Exhibit II-A-4
Existing Zoning

B. TOPOGRAPHY AND SLOPE

1. Topographic Characteristics

   The topography of the Property is characterized by gently sloping terrain. The Property generally slopes downward from northeast to southwest. Elevations range from approximately 2,690 feet above sea level at the northeast corner to 2,648 feet above sea level at the southwest corner of the Property. The site does not contain any hillside conservation areas, rock outcrops, regulated slopes of 15% or greater, or other significant topographic features. See Exhibit II-B-1: Topography & Slope.

2. Pre-Development Slope

   a. Average Cross-Slope

   The pre-development average cross-slope of the Property is approximately 9.8%, according to the following formula:

   C = Contour Interval
   L = Length of Topographic Contours
   A = Acreage of Site

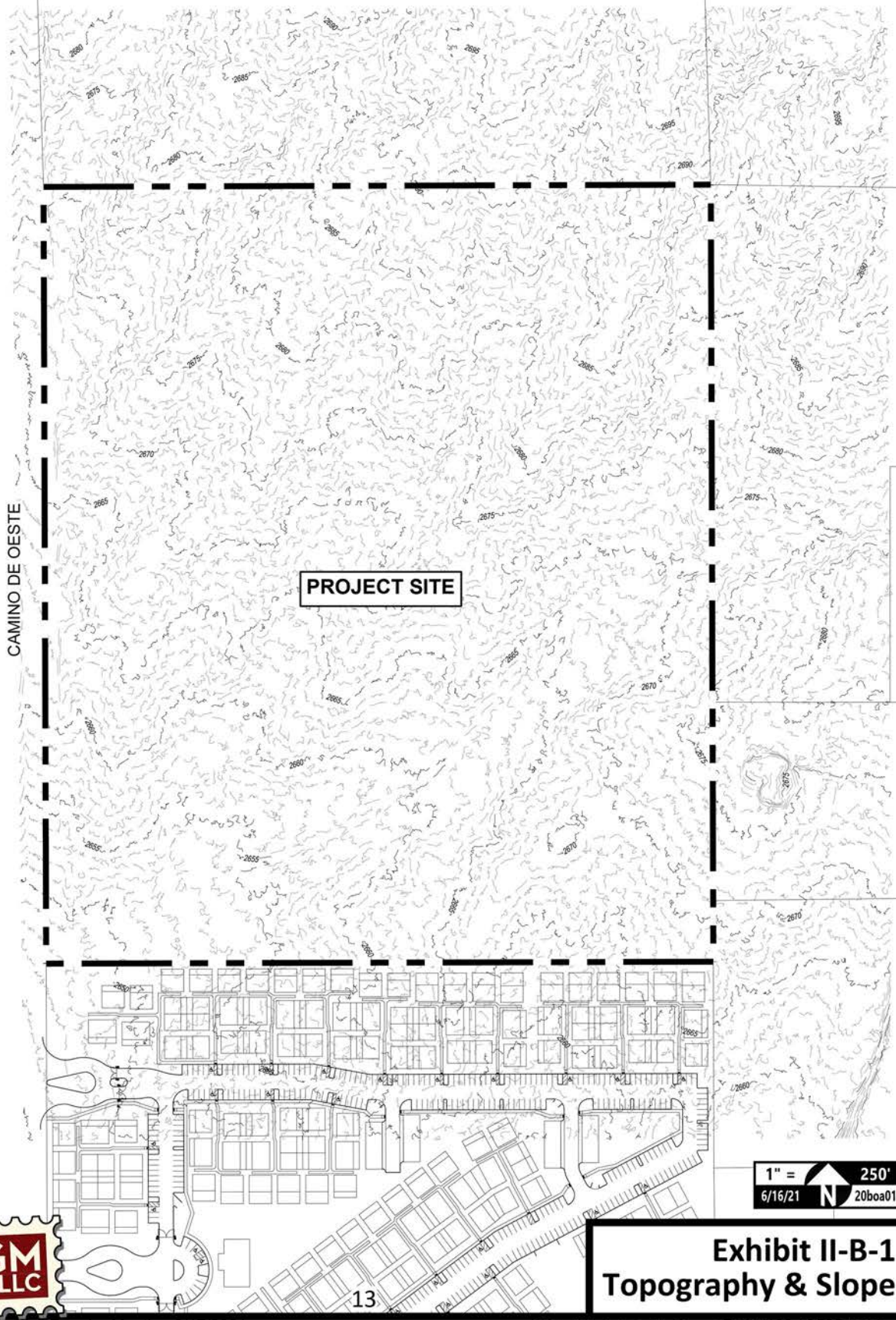
   (C x L x 0.0023) / A = Average Cross Slope
   (1' x 145,470' x 0.0023) / 34.3 = 9.8%

   b. Average Overall Slope

   The pre-development average overall slope is 2.4% from the northeast corner to the southwest corner of the project boundary. The braided terrain of the Tortolita Fan causes the average cross-slope to be greater than the average overall slope.

Notes

1. There are no regulated rock outcrops, or hillside / conservation areas on site.
2. Average cross slope = ~9.8%



PARADIGM LAND DESIGN LLC

Exhibit II-B-1
Topography & Slope

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assistance\Site Analysis Exhibits\Exh 2-B-1 Topo.dwg"

C. HYDROLOGY

1. Off-site Features Affecting Site

   There are no significant offsite features that affect the project site. Upstream floodplain conditions can be defined as sheet flow and watershed divides are difficult to identify in some locations. As such, flows can cross watershed boundaries during higher magnitude storms. Roads and earthen berms may direct or divert flows during small storms but are inconsequential during a 100-year storm event.

2. Acreage of Upstream Offsite Watersheds

   Exhibit II-C-1: Existing Hydrology shows the boundaries of offsite watersheds that impact the Property. The project site, and all offsite upstream watersheds, generally drain southwesterly, predominately conveyed via two unnamed washes. Stormwater runoff exiting the site currently crosses Camino de Oeste through sheet flow and roadway depressions to existing natural channels which convey the runoff southwesterly to culvert structures existing beneath Tangerine Road. The upstream watersheds impact the Property at two concentration points along the north boundary and two concentration points along the east property boundary. These concentration points are shown on Exhibit II-C-1: Existing Hydrology along with their respective 100-year discharges and watershed acreages.

The Wash Crossing Through the Southern Portion of the Property



3. On-site Hydrology Characteristics

   Stormwater impacting the Property generally drains southwesterly, predominately conveyed via two unnamed washes. Areas of sheet flooding are present across portions project site. The Property is located within an area determined by the Town of Marana to be within a "critical basin". The designation requires that post-development discharges be reduced by 15% below pre-development values.

   a. 100-year Floodplains with Peak Discharges ≥ 50 CFS

   All peak discharges entering and exiting the site, as well as their contributing drainage areas have been shown on Exhibit II-C-1: Existing Hydrology.

   b. Areas of Sheet Flooding and Average Depths

   Areas of sheet flooding are present across a central portion of this development site where stormwater flows do not coalesce into a regulated floodplain.

   c. Federally mapped floodways and floodplains

   FEMA FIRM Panel 04019C1065L and Panel 04019C1070L shows to the Property to be designated as Zone X which indicates that the site is outside the 0.2% annual chance flood hazard.

4. Existing Drainage Conditions along the Downstream Property Boundary

   Stormwater runoff exiting the site currently crosses Camino de Oeste through sheet flow and roadway depressions to existing natural channels which convey the runoff southwesterly to culvert structures existing beneath Tangerine Road.



N

0 200

SCALE IN FEET
ONE FOOT CONTOUR INTERVAL

Exhibit II-C-1
Existing Hydrology

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930
BAE JOB #2541.1 DECEMBER 2, 2020

D. VEGETATION

1. On-site Vegetative Communities

The Property contains two distinct vegetative communities and plant associations, Sonoran Desert Upland and Xeroriparian. See Exhibit II-D-1: Vegetative Communities.



The Sonoran Desert Upland areas are dominated by the Saguaro/Palo Verde Association. The Property includes numerous saguaro cacti (Carnegiea gigantea) ranging in size from small (under 4 feet) to very large (over 20 feet) with multiple arms. In general, the health of the saguaro population on site is good.

The Xeroriparian areas are associated with two drainageways. A small area is in the far northwest corner of the Property, and a larger area runs diagonally through the southern third of the site and is associated with the existing drainageway. The vegetative densities in these areas are roughly equivalent to Pima County's "Xeroriparian C" designation. The vegetation in these riparian areas is dominated by Velvet Mesquite (Prosopis veluntina). The condition of much of the existing mesquites is "medium" to "low" with evidence of mistletoe invasion in many of the individuals.

2. Significant, Threatened, or Endangered Flora

   The site contains numerous saguaros, including several very large specimens along with a few significant trees. In general, the health of the saguaros is good, but the condition of many of the trees is low due to extensive mistletoe therefore does not merit designating them as "significant."

   See Exhibit II-D-2: Significant Vegetation Map and Exhibit II-D-3: Significant Vegetation Inventory.

3. Vegetative Densities

   The vegetative density, by percentage of plant cover, for the Sonoran Desert Upland areas is approximately 65%-75%.

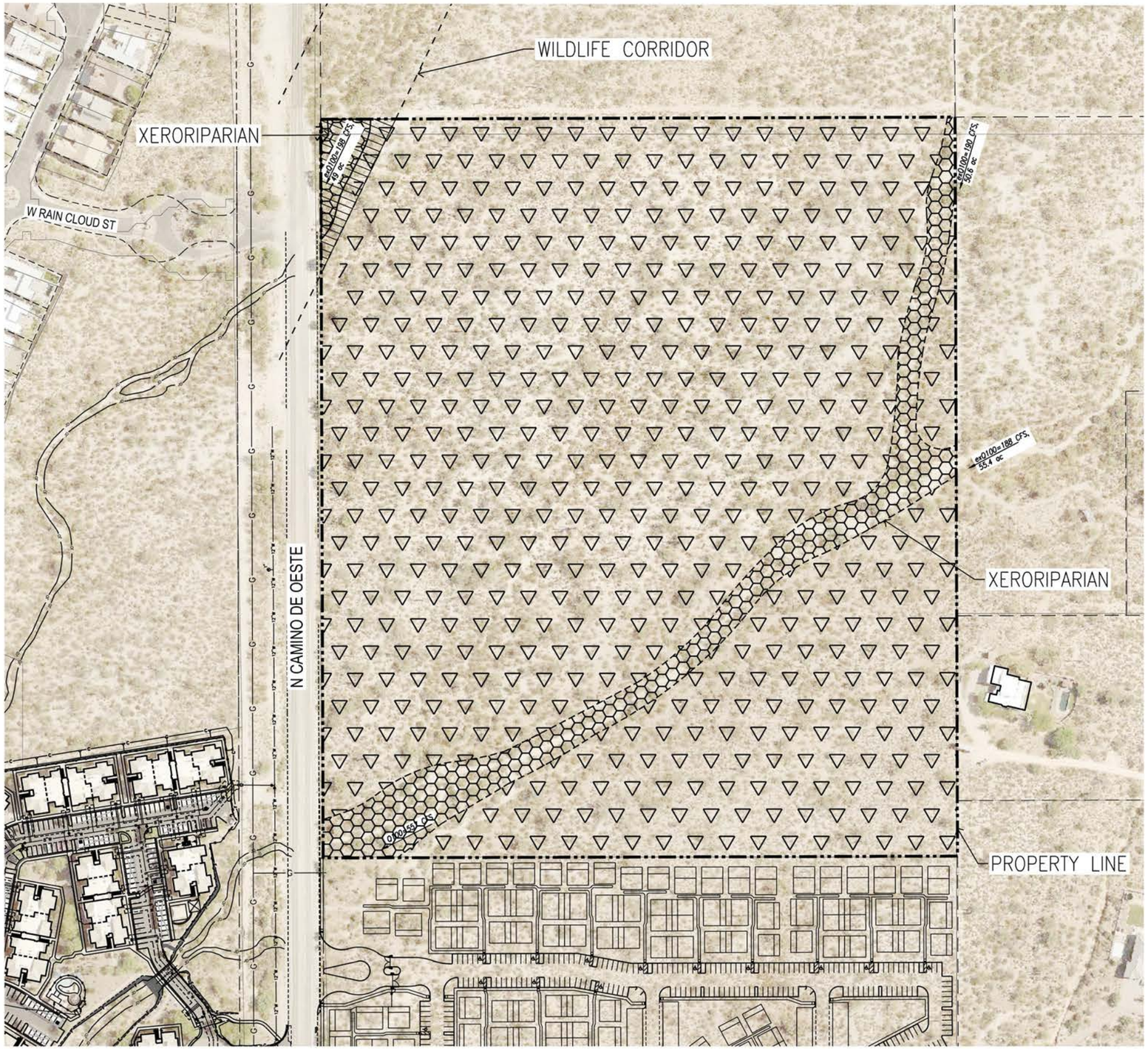
   The vegetative density, by percentage of plant cover, for the Xeroriparian areas is approximately 70%-80%.

   See Exhibit II-D-1: Vegetative Communities.

Typical Onsite Vegetation







KEY

- SONORAN DESERT UPLAND – SAGUARO/PALO VERDE 65% – 75% PLANT COVER ASSOCIATION
- XERORIPARIAN – MESQUITE DOMINATED 70% – 80% PLANT COVER
- WILDLIFE CORRIDOR

Exhibit II-D-1
Vegetative Communities & Wildlife

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

200 100 0 200 400
SCALE: 1" = 200'-0"

KAREN M. CESARE
REGISTERED LANDSCAPE ARCHITECT
ARIZONA U.S.A.
9/18/21

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning Mitigation

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
JG	JG	KC	
DATE:	PROJECT NO.:	SCALE:	
MARCH 2021	20047	SEE PLAN	

NOTICE OF DRAWING AUTHORIZATION: THIS DRAWING IS A COPYRIGHT PROTECTED DOCUMENT PRODUCED BY COMPUTER AIDED DESIGN AND DRAFTING TECHNIQUES. MULTIPLE AND/OR UNAUTHORIZED COPIES OF DRAWING DATA FILES MAY EXIST. ANY USE, REUSE OR MODIFICATION OF THE DRAWING OR ITS DATA FILES WITHOUT THE APPROPRIATE AUTHORIZED SIGNED REGISTERED LANDSCAPE ARCHITECT'S AND WRITTEN VERIFICATION BY NOVAK ENVIRONMENTAL IS PROHIBITED AND WILL BE AT THE USER'S RISK AND FULL LEGAL RESPONSIBILITY.



KEY

- SIGNIFICANT VEGETATION (SEE APPENDIX: A)
- 100 YEAR FLOOD LIMIT
- XERORIPARIAN C

Exhibit II-D-2
Significant Vegetation Map

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

200 100 0 200 400
SCALE: 1"=200'-0"

KAREN M. CESARE
Date Signed 3/10/21
ARIZONA U.S.A.
Expires 6/30/21

NO.	REVISION	DATE

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning Mitigation

DESIGNED:	DRAWN:	CHECKED:	SHEET
JG	JG	KC	
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SIGNIFICANT VEGETATION INVENTORY

I.D.#	Botanical Name	Common Name	Caliper inches	Multi Trunk	Height Feet	In-situ Viability	Notes	Transplant Rating	Notes	PIP	TOS	Mit.
1	Parkinsonia microphylla	Foothills Palo Verde	12	N	15	H		H		PIP		
2	Carnegiea gigantea	Saguaro	0	N	15	H	2 arms	H		PIP		
3	Carnegiea gigantea	Saguaro	0	N	20	L	5 arms	L		PIP		
4	Carnegiea gigantea	Saguaro	0	N	17	H	4 arms	H		PIP		
5	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
6	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
7	Carnegiea gigantea	Saguaro	0	N	8	H		H	2 cacti	PIP		
8	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
9	Carnegiea gigantea	Saguaro	0	N	10	L		H		PIP		
10	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
11	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
12	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
13	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
14	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
15	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
16	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
17	Carnegiea gigantea	Saguaro	0	N	0.5	H		H		PIP		
18	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
19	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
20	Carnegiea gigantea	Saguaro	0	N	17	H	3 arms	H		PIP		
21	Carnegiea gigantea	Saguaro	0	N	20	H	2 arms	H		PIP		
22	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
23	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
24	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
25	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
26	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
27	Carnegiea gigantea	Saguaro	0	N	15	H		H		PIP		
28	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
29	Carnegiea gigantea	Saguaro	0	N	12	H	4 arms	H		PIP		
30	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
31	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
32	Carnegiea gigantea	Saguaro	0	N	17	H		H		PIP		
33	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
34	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
35	Carnegiea gigantea	Saguaro	0	N	12	H		H	2 cacti	PIP		
36	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
37	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
38	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
39	Parkinsonia microphylla	Foothills Palo Verde	20	Y	15	H		M		PIP		
40	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
41	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
42	Carnegiea gigantea	Saguaro	0	N	30	M		H		PIP		
43	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
44	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
45	Carnegiea gigantea	Saguaro	0	N	35	L		L	2 arms	PIP		
46	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
47	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
48	Carnegiea gigantea	Saguaro	0	Y	5	H		H		PIP		
49	Carnegiea gigantea	Saguaro	0	N	15	H		H	1 arm	PIP		
50	Parkinsonia florida	Blue Palo Verde	24	N	30	H		L		PIP		
51	Carnegiea gigantea	Saguaro	0	N	25	H		M		PIP		
52	Carnegiea gigantea	Saguaro	0	N	25	M		L	4 arms	PIP		
53	Carnegiea gigantea	Saguaro	0	N	25	H	2 arms	L		PIP		
54	Carnegiea gigantea	Saguaro	0	N	40	M	6 arms	L		PIP		
55	Parkinsonia microphylla	Foothills Palo Verde	20	N	30	M		M		PIP		
56	Parkinsonia microphylla	Foothills Palo Verde	36	Y	35	M		L		PIP		
57	Parkinsonia florida	Blue Palo Verde	36	Y	30	M		L		PIP		
58	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
59	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
60	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
61	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
62	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
63	Carnegiea gigantea	Saguaro	0	N	10	L		H		PIP		
64	Carnegiea gigantea	Saguaro	0	N	35	M		L	5 arms	PIP		
65	Carnegiea gigantea	Saguaro	0	N	15	H		H		PIP		
66	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
67	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
68	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
69	Carnegiea gigantea	Saguaro	0	N	12	M		H		PIP		
70	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
71	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
72	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
73	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
74	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
75	Carnegiea gigantea	Saguaro	0	N	18	M		L	5 arms	PIP		
76	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
77	Carnegiea gigantea	Saguaro	0	N	35	M		L	5 arms	PIP		
78	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
79	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
80	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
81	Parkinsonia microphylla	Foothills Palo Verde	18	Y	12	H		H		PIP		
82	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
83	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
84	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
85	Carnegiea gigantea	Saguaro	0	N	20	M		L	7 arms	PIP		
86	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
87	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
88	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
89	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
90	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
91	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
92	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
93	Carnegiea gigantea	Saguaro	0	N	30	M		L	12 or more arms	PIP		
94	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
95	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
96	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
97	Carnegiea gigantea	Saguaro	0	N	8	H		H	2 cacti	PIP		
98	Carnegiea gigantea	Saguaro	0	N	10	M		H		PIP		
99	Carnegiea gigantea	Saguaro	0	N	10	H		H	2 cacti	PIP		
100	Carnegiea gigantea	Saguaro	0	N	6	H		H	2 cacti	PIP		
101	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
102	Carnegiea gigantea	Saguaro	0	N	10	M		H		PIP		
103	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
104	Carnegiea gigantea	Saguaro	0	N	1	M		H		PIP		
105	Carnegiea gigantea	Saguaro	0	N	0.5	M		H		PIP		
106	Carnegiea gigantea	Saguaro	0	N	3	M		H		PIP		
107	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
108	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
109	Carnegiea gigantea	Saguaro	0	N	7	M		H		PIP		

I.D.#	Botanical Name	Common Name	Caliper inches	Multi Trunk	Height Feet	In-situ Viability	Notes	Transplant Rating	Notes	PIP	TOS	Mit.
110	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
111	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
112	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
113	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
114	Carnegiea gigantea	Saguaro	0	N	15	L		L	3 cacti	PIP		
115	Carnegiea gigantea	Saguaro	0	N	17	H		H		PIP		
116	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
117	Carnegiea gigantea	Saguaro	0	N	30	H		L	2 arms	PIP		
118	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
119	Carnegiea gigantea	Saguaro	0	N	7	H		H	2 cacti	PIP		
120	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
121	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
122	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
123	Carnegiea gigantea	Saguaro	0	N	3	M		H		PIP		
124	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
125	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
126	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
127	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
128	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
129	Carnegiea gigantea	Saguaro	0	N	7	M		H		PIP		
130	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
131	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
132	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
133	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
134	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
135	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
136	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
137	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
138	Carnegiea gigantea	Saguaro	0	N	17	H		H		PIP		
139	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
140	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
141	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
142	Carnegiea gigantea	Saguaro	0	N	45	M		L	5 arms	PIP		
143	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
144	Carnegiea gigantea	Saguaro	0	N	15	H		L	2 arms	PIP		
145	Parkinsonia florida	Blue Palo Verde	15	N	15	H		H		PIP		
146	Carnegiea gigantea	Saguaro	0	N	25	H		L	6 arms	PIP		
147	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
148	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
149	Carnegiea gigantea	Saguaro	0	N	17	L		L	2 arms	PIP		
150	Carnegiea gigantea	Saguaro	0	N	17	H		H		PIP		
151	Carnegiea gigantea	Saguaro	0	N	40	L		L	7 arms	PIP		
152	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
153	Carnegiea gigantea	Saguaro	0	N	20	M		L	9 arms	PIP		
154	Carnegiea gigantea	Saguaro	0	N	3	H		H		PIP		
155	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
156	Carnegiea gigantea	Saguaro	0	N	25	M		L	5 arms	PIP		
157	Carnegiea gigantea	Saguaro	0	N	12	M		H		PIP		
158	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
159	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
160	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
161	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
162	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
163	Carnegiea gigantea	Saguaro	0	N	8	L		H		PIP		
164	Carnegiea gigantea	Saguaro	0	N	40	M		L	9 arms	PIP		
165	Carnegiea gigantea	Saguaro	0	N	4	L		H		PIP		
166	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
167	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
167	Carnegiea gigantea	Saguaro	0	N	5	H		H		PIP		
168	Carnegiea gigantea	Saguaro	0	N	17	H		M	5 arm	PIP		
169	Carnegiea gigantea	Saguaro	0	N	2	L		H		PIP		
170	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
171	Carnegiea gigantea	Saguaro	0	N	20	M		L	2 arms	PIP		
172	Carnegiea gigantea	Saguaro	0	N	20	M		L	7 arms	PIP		
173	Carnegiea gigantea	Saguaro	0	N	5	L		H		PIP		
174	Carnegiea gigantea	Saguaro	0	N	1	M		H		PIP		
175	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
176	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
177	Carnegiea gigantea	Saguaro	0	N	7	M		H		PIP		
178	Carnegiea gigantea	Saguaro	0	N	15	H		H	1 arm	PIP		
179	Carnegiea gigantea	Saguaro	0	N	7	M		H		PIP		
180	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
181	Carnegiea gigantea	Saguaro	0	N	6	L		H		PIP		
182	Carnegiea gigantea	Saguaro	0	N	8	M		H		PIP		
183	Carnegiea gigantea	Saguaro	0	N	5	M		H		PIP		
184	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
185	Carnegiea gigantea	Saguaro	0	N	10	H		H		PIP		
186	Carnegiea gigantea	Saguaro	0	N	3	M		H		PIP		
187	Carnegiea gigantea	Saguaro	0	N	40	L		L	4 arms	PIP		
188	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
189	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
190	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
191	Carnegiea gigantea	Saguaro	0	N	3	L		H		PIP		
192	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
193	Carnegiea gigantea	Saguaro	0	N	3	M		H		PIP		
194	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
195	Carnegiea gigantea	Saguaro	0	N	20	M		L	6 arms	PIP		
196	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
197	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
198	Carnegiea gigantea	Saguaro	0	N	2	L		H		PIP		
199	Carnegiea gigantea	Saguaro	0	N	15	H		H		PIP		
200	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
201	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
202	Carnegiea gigantea	Saguaro	0	N	20	L		L	6 arms	PIP		
203	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
204	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
205	Carnegiea gigantea	Saguaro	0	N	20	M		L	2 arms	PIP		
206	Carnegiea gigantea	Saguaro	0	N	6	H		H		PIP		
207	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
208	Carnegiea gigantea	Saguaro	0	N	2	L		H		PIP		
209	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
210	Carnegiea gigantea	Saguaro	0	N	20	H		H	2 arms	PIP		
211	Carnegiea gigantea	Saguaro	0	N	40	M	6 arms			PIP		
212	Carnegiea gigantea	Saguaro	0	N	30	L	2 tall cg	L	8 arms	PIP		
213	Carnegiea gigantea	Saguaro	0	N	7	H		H		PIP		
214	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
215	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		

I.D.#	Botanical Name	Common Name	Caliper inches	Multi Trunk	Height Feet	In-situ Viability	Notes	Transplant Rating	Notes	PIP	TOS	Mit.
216	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
217	Carnegiea gigantea	Saguaro	0	N	20	L		L	3 arms	PIP		
218	Carnegiea gigantea	Saguaro	0	N	18	H		H		PIP		
219	Carnegiea gigantea	Saguaro	0	N	40	M		L	2 arms	PIP		
220	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
221	Carnegiea gigantea	Saguaro	0	N	7	L		H		PIP		
222	Carnegiea gigantea	Saguaro	0	N	5	M		H		PIP		
223	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
224	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
225	Carnegiea gigantea	Saguaro	0	N	8	H		H		PIP		
226	Carnegiea gigantea	Saguaro	0	N	12	H		H		PIP		
227	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
228	Carnegiea gigantea	Saguaro	0	N	0	H		H		PIP		
229	Carnegiea gigantea	Saguaro	0	N	5	M		H		PIP		
230	Carnegiea gigantea	Saguaro	0	N	15	H		H		PIP		
231	Carnegiea gigantea	Saguaro	0	N	4	M		H		PIP		
232	Carnegiea gigantea	Saguaro	0	N	4	H		H		PIP		
233	Carnegiea gigantea	Saguaro	0	N	3	M		H		PIP		
234	Carnegiea gigantea	Saguaro	0	N	14	L		M		PIP		
235	Carnegiea gigantea	Saguaro	0	N	12	M		H		PIP		
236	Carnegiea gigantea	Saguaro	0	N	2	H		H		PIP		
237	Carnegiea gigantea	Saguaro	0	N	2	M		H		PIP		
238	Parkinsonia florida	Blue Palo Verde	48	Y	40	H		L		PIP		

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Exhibit II-D-3
Significant Vegetation Inventory

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning • Mitigation

KAREN M. CESARE — Registered Landscape Architect — 3/18/21 — ARIZONA U.S.A. — Expires 6/30/21

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
JG	JG	KC	
DATE: MARCH 2021	PROJECT NO.: 20047	SCALE: SEE PLAN	

E. WILDLIFE

The site includes one designated wildlife corridor in the northwest corner of the site. The Arizona Game and Fish Department's online review tool has been consulted, and the Environmental Review report, dated February 14, 2021, indicates that several federally listed species have been known to exist in the vicinity of this development. Any protected species encountered onsite will be handled according to applicable regulatory criteria. See Exhibit II-E-1: AZGFD Report.



Exhibit II-E-1: AZGFD Report

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Camino de Oeste 34

Project Description:
Single-family residential development consisting of 83 lots and open space

Project Type:
Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Contact Person:
Clay Goodwin

Organization:
Paradigm Land Design LLC

On Behalf Of:
CONSULTING

Project ID:
HGIS-12832

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Page 1 of 13

Exhibit II-E-1: AZGFD Report (cont'd)

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Exhibit II-E-1: AZGFD Report (cont'd)

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

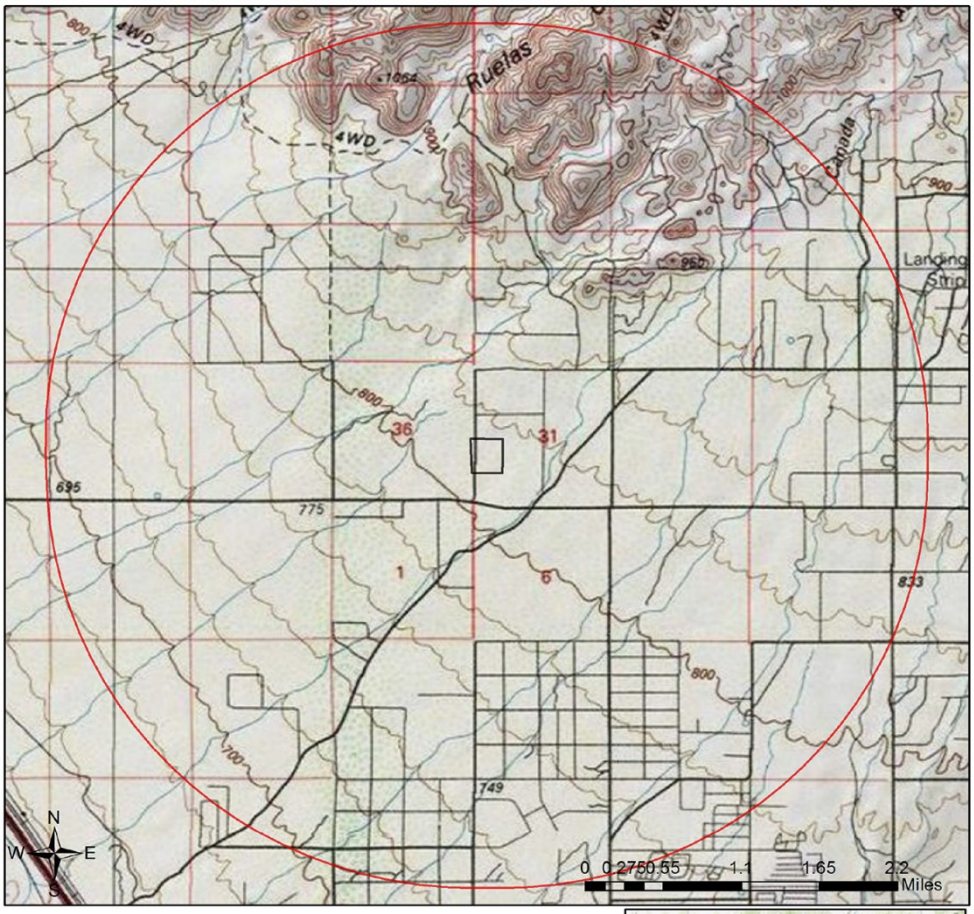
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

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Review Date: 2/14/2021 02:46:21 PM

Camino de Oeste 34

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 34.80

Lat/Long (DD): 32.4292 / -111.0613

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): RUELAS CANYON



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

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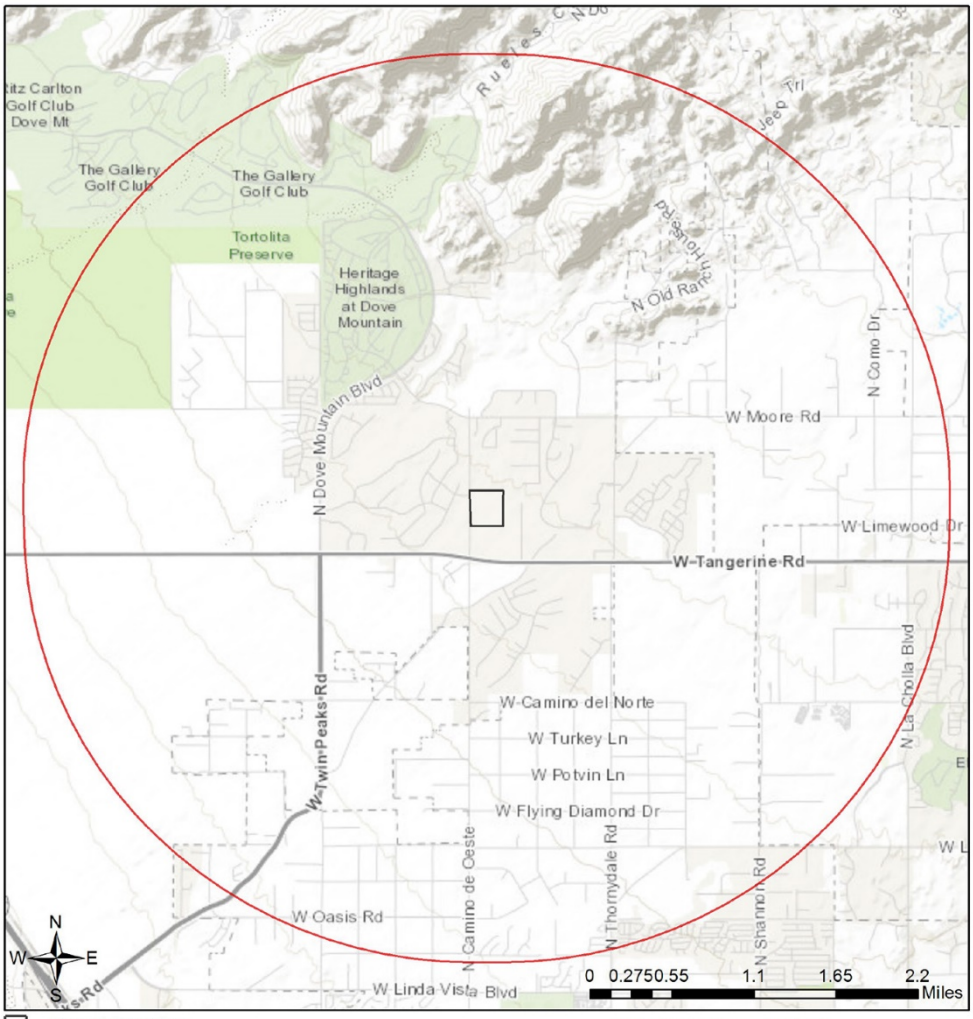
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

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Camino de Oeste 34

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 34.80

Lat/Long (DD): 32.4292 / -111.0613

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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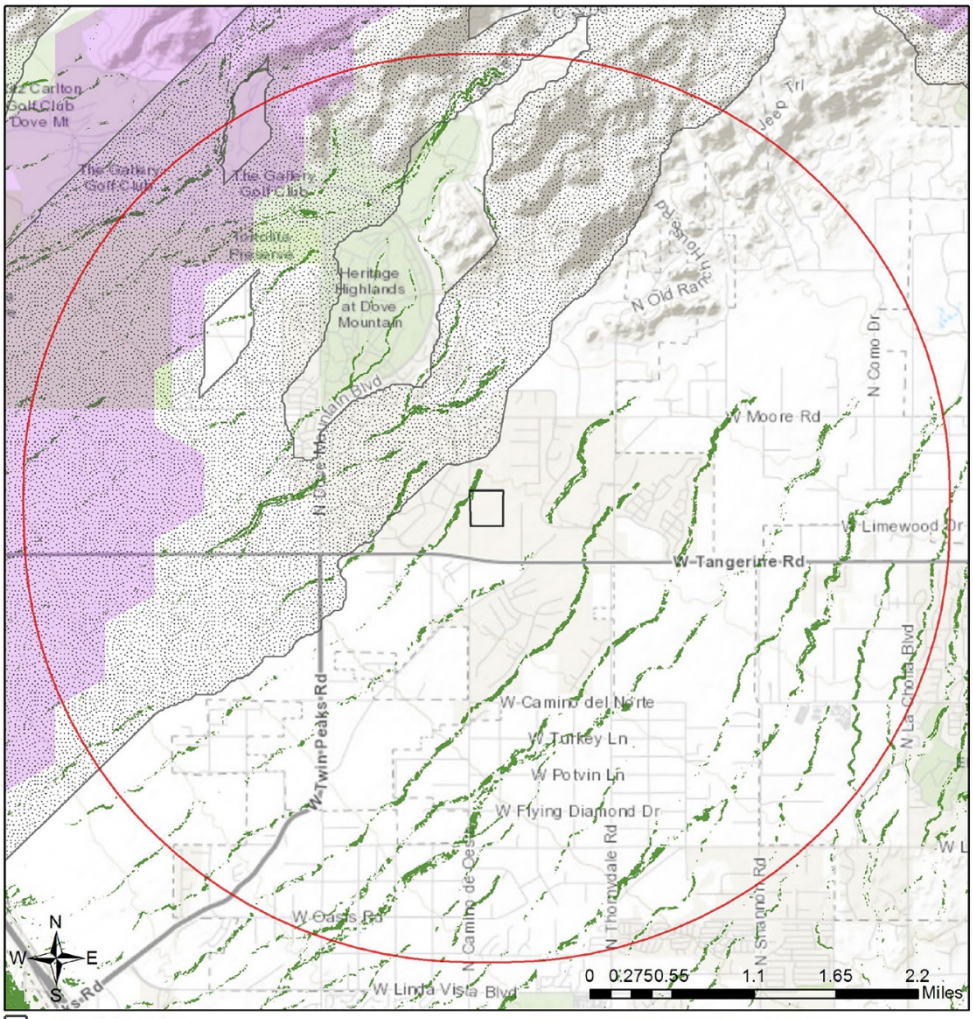
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

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Camino de Oeste 34

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 34.80
Lat/Long (DD): 32.4292 / -111.0613
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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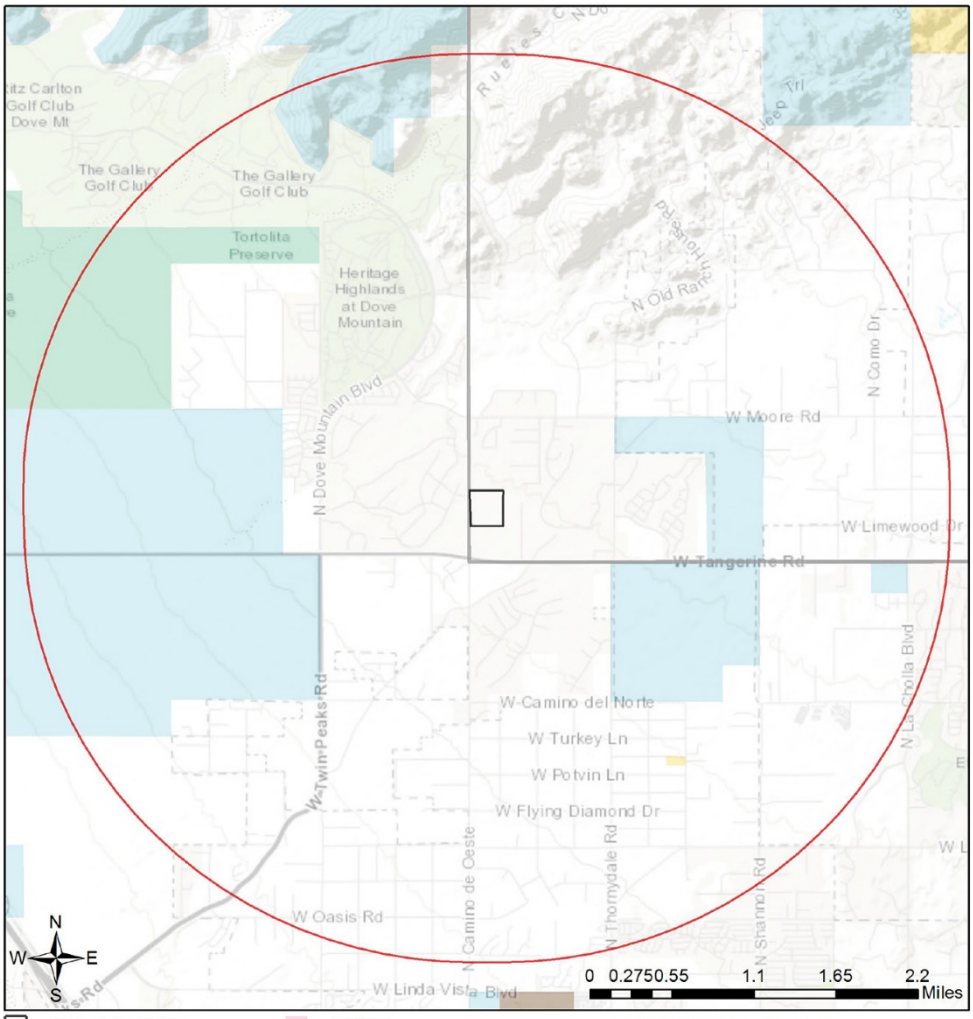
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

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Camino de Oeste 34

Township/Ranges and Land Ownership



Project Boundary
Buffered Project Boundary
Township/Ranges

Land Ownership

AZ Game & Fish Dept.
BLM
BOR
Indian Res.
Military
Mixed/Other
National Park/Mon.
Private
State & Regional Parks
State Trust
US Forest Service
Wildlife Area/Refuge

Project Size (acres): 34.80
Lat/Long (DD): 32.4292 / -111.0613
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

project_report_camino_de_oeste_34_41496_42814.pdf
Review Date: 2/14/2021 02:46:21 PM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Heloderma suspectum	Gila Monster					1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Tumamoca macdougalii	Tumamoc Globeberry	DL	S	S	SR	

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	SC				1A
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

project_report_camino_de_oeste_34_41496_42814.pdf
Review Date: 2/14/2021 02:46:21 PM

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella papagorum	Black Mountain Talussnail					1B
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					

Page 9 of 13

Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

project_report_camino_de_oeste_34_41496_42814.pdf
Review Date: 2/14/2021 02:46:21 PM

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:
Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the WIldlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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Exhibit II-E-1: AZGFD Report (cont'd)

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Widlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Exhibit II-E-1: AZGFD Report (cont'd)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/ and https://www.azgfd.com/Wildlife/LivingWith.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

HDMS records indicate that **Lesser Long-nosed Bats** have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALlecuyeHabitatGdln.pdf

Exhibit II-E-1: AZGFD Report (cont'd)

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

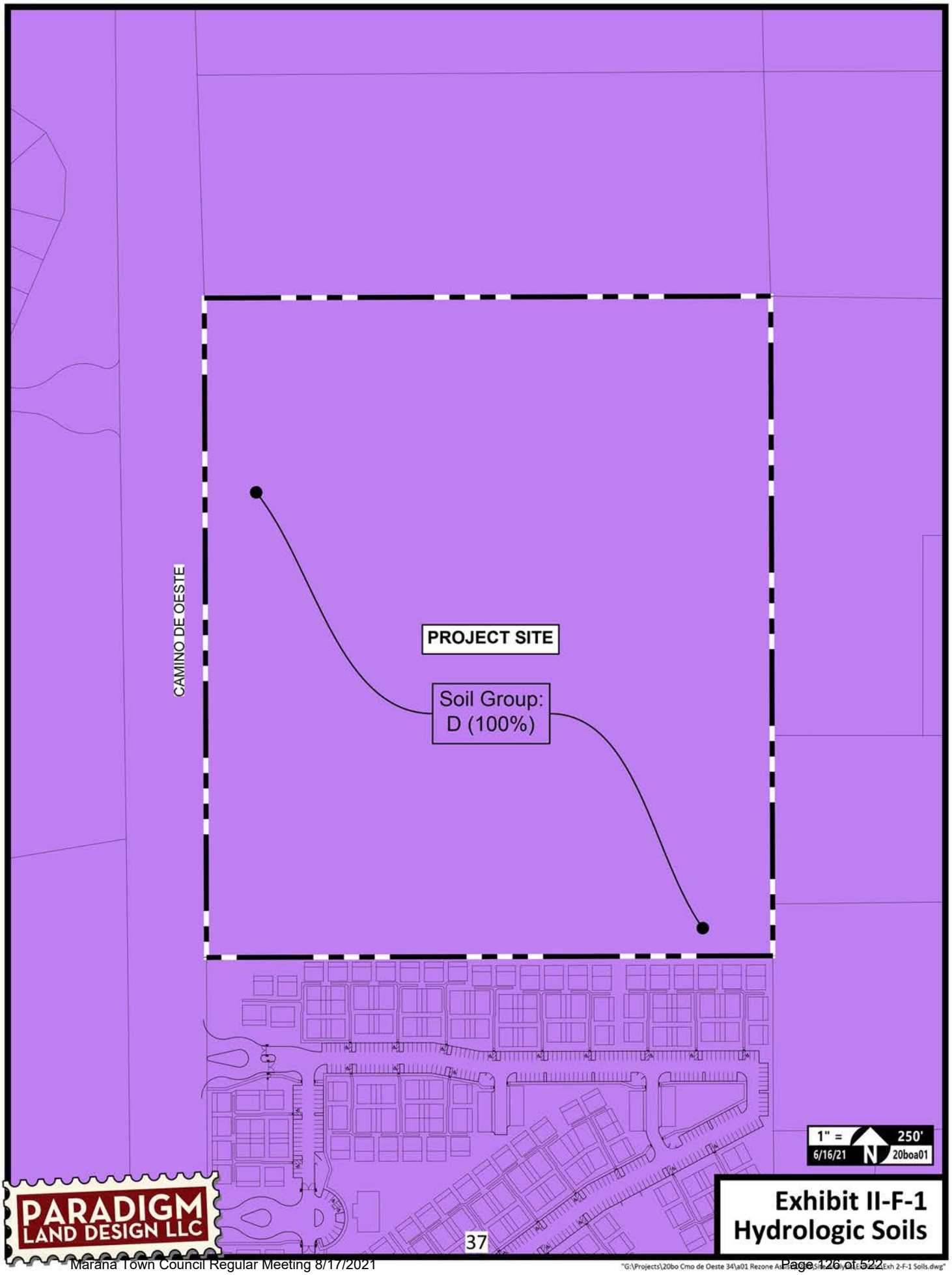
F. SOILS AND GEOLOGY

1. Soils

   Soils in the vicinity of this development are classified by the U.S. Natural Resources Conservation Service (NRCS) as 100% "Soil Group D" hydrologic soil group (Palos Verdes-Jaynes complex, two to eight percent slopes). A detailed geotechnical investigation will be performed prior to development. See Exhibit II-F-1: Hydrologic Soils.

2. Geology

   The Property lies within the Tortolita Fan area, which falls into the Santa Cruz River basin valley. According to the Arizona Geological Survey's online Geologic Map of Arizona (data.azgs.az.gov/geologic-map-of-arizona/) the Property's geology is described as "Quaternary Surficial deposits, undivided (0-2 Ma): Unconsolidated to strongly consolidated alluvial and eolian deposits. This unit includes coarse, poorly sorted alluvial fan and terrace deposits on middle and upper piedmonts and along large drainages; sand, silt and clay on alluvial plains and playas; and wind-blown sand deposits."


CAMINO DE OESTE
PROJECT SITE
Soil Group:
D (100%)
37
1" = 250'
6/16/21
N
20boa01
PARADIGM
LAND DESIGN LLC
Exhibit II-F-1
Hydrologic Soils

G. VIEWSHEDS

1. Viewsheds from Adjacent Properties

   Primary views from the site are of the Tortolita Mountains to the north, the Catalina Mountains to the east, and the Tucson Mountains to the southwest. Development of Camino de Oeste 34 will not block these views for the existing homes in the area. See Exhibit II-G-1: Viewsheds and Exhibit II-G-2: Viewshed Photographs.



View Looking East Across the Property Toward the Catalina Mountains

2. Views which may be Blocked by the Proposed Development

   None.

3. Site Visibility

   Views into the Property are somewhat restricted due to exiting vegetation and the relatively even and flat nature of the topography that typifies the area.

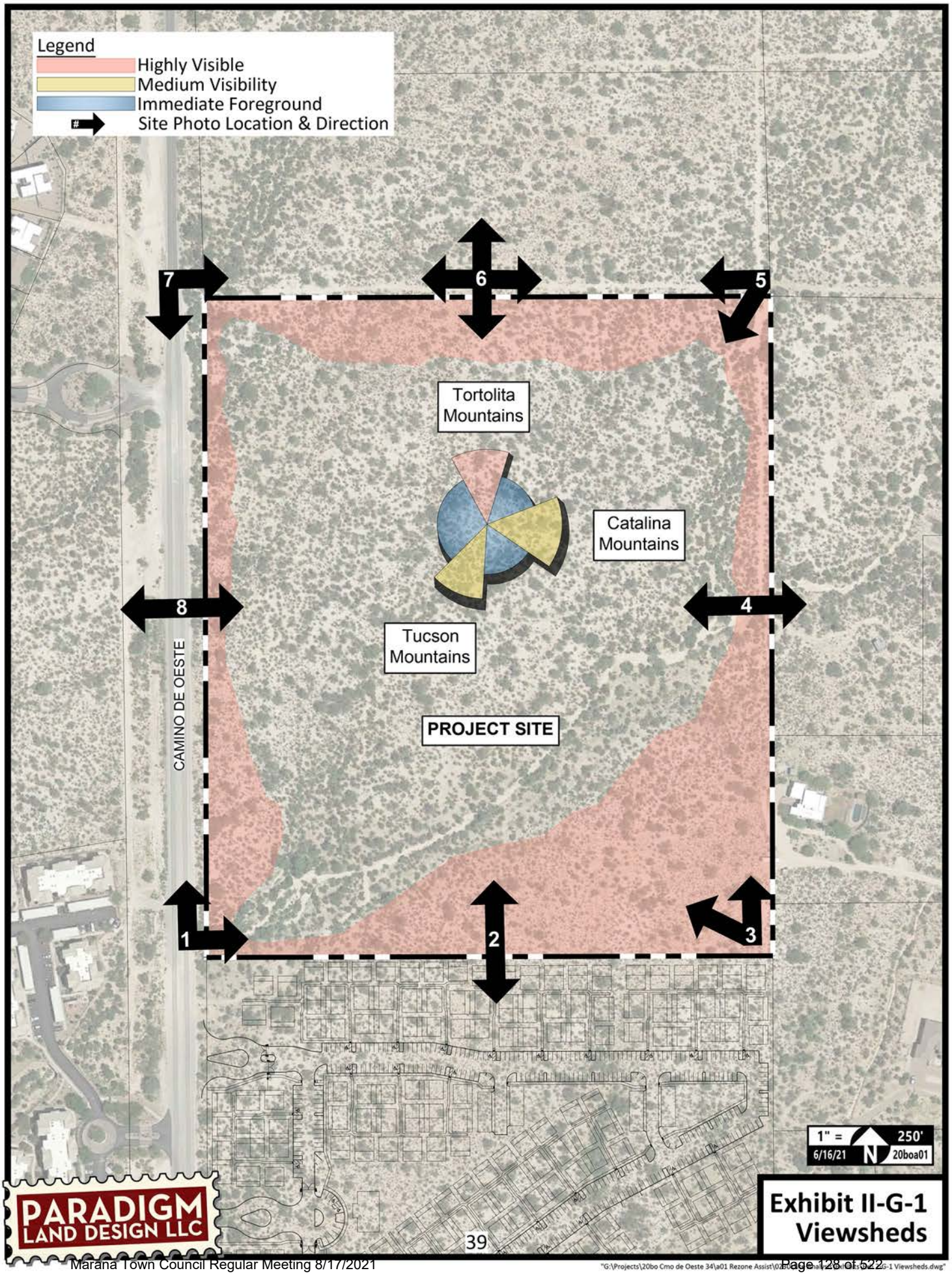

Legend
Highly Visible
Medium Visibility
Immediate Foreground
Site Photo Location & Direction
#
1
2
3
4
5
6
7
8
Tortolita Mountains
Catalina Mountains
Tucson Mountains
PROJECT SITE
CAMINO DE OESTE
1" = 250'
6/16/21
N
20boa01
PARADIGM LAND DESIGN LLC
Exhibit II-G-1 Viewsheds

Exhibit II-G-2: Viewshed Photographs

Photo Location #1: Looking North along Camino de Oeste



Photo Location #1: Looking East Across the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #2: Looking North Across the Property



Photo Location #2: Looking South Away from the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #3: Looking North Along the Eastern Boundary of the Property



Photo Location #3: Looking Northwest Across the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #4: Looking East Away from the Property



Photo Location #4: Looking West Across the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #5: Looking West Along the Northern Boundary of the Property



Photo Location #5: Looking Southwest Across the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #6: Looking North Away from the Property



Photo Location #6: Looking West Along the Northern Boundary of the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #6: Looking East Along the Northern Boundary of the Property



Photo Location #6: Looking South Across the Property



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #7: Looking East Along the Northern Boundary of the Property



Photo Location #7: Looking South Along Camino de Oeste



Exhibit II-G: Viewshed Photographs (cont'd)

Photo Location #8: Looking East Across Camino de Oeste and the Property



Photo Location #8: Looking West Away from the Property



H. TRAFFIC



1. Existing / Proposed Offsite Streets between the Development and Nearest Arterial Streets

   Camino de Oeste, which forms the western edge of the Property, is a north/south, three-lane collector roadway. The Camino de Oeste roadway cross-section consists of a single lane in the NB and SB directions and a center two-way, left-turn lane and bike lanes. The Camino de Oeste was recently improved in the Project vicinity, and provides convenient access to Tangerine Road, which is a major arterial road between Marana and Oro Valley. The 2045 P.A.G. Regional Mobility and Accessibility Plan proposes no additional improvements within a mile of the Property, and the existing arterial roadway system has ample capacity to support this Project.

2. Nearby Arterial Streets

   All traffic generated by this project will be accommodated by Camino de Oeste and Tangerine Road. An analysis of capacity has been prepared by Mathieu Engineering Corp. (See Exhibit II-H-1: Roadway Network and the Traffic Impact Analysis submitted as a separate document). The following tables identify the ownership of the roadways, the rights-of-way information, roadway characteristics and average daily trips and potential capacity of the roadway cross-sections as outlined in the Town of Marana Rezone/Specific Plan Application Checklist. The following information was gathered from site visits, the Pima County Department of Transportation (DOT), the Pima county DOT Geographical Information Services, and the Pima Association of Governments (PAG).

Table II-H-2a: Nearby Street Rights-of-Way

ROADWAY	RIGHT-OF-WAY					
	OWNERSHIP	WIDTH	MEETS MINIMUM REQUIREMENTS		RIGHT-OF-WAY CONTINUOUS	
		FEET	YES	NO	YES	NO
Dove Mountain Blvd.	Marana	150	YES		YES	
Twin Peaks Road	Marana	150	YES		YES	
Tangerine Road	Marana	250	YES			NO
Camino de Oeste	Marana	150	YES		YES	
Thommydale Road	Marana	150	YES		YES	
Moore Road	Marana	145		NO	YES	
Camino de Manana	Marana	60	YES		YES	
Rain Cloud Street	Private - HOA	45	YES		YES	

Table II-H-2b: Nearby Streets Data

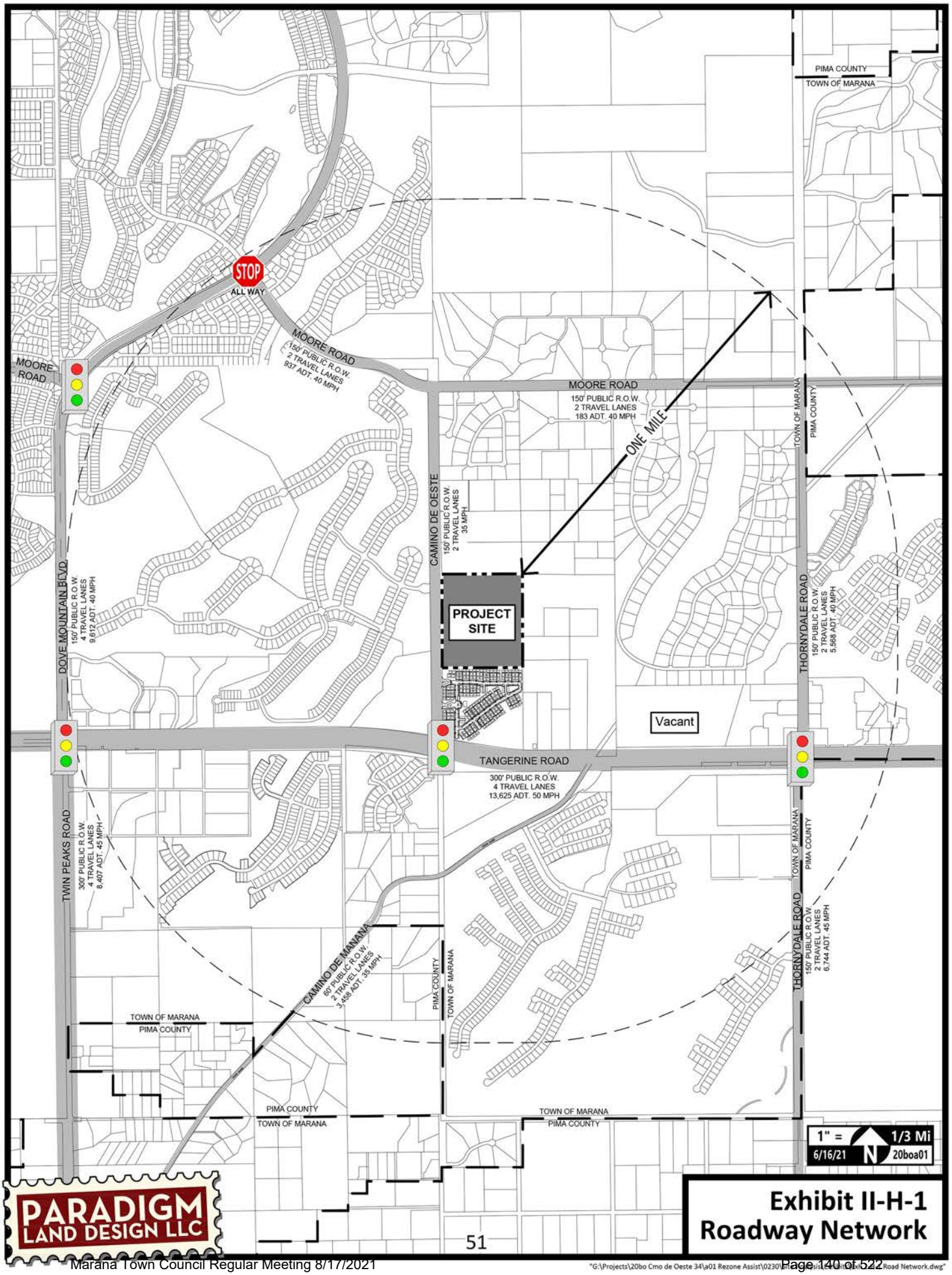
ROADWAY	NO. OF LANES	FUNCTIONAL CLASSIFICATION	THEORETICAL CAPACITY: LOS C	ADT (2019/2020)	DESIGNATED BIKE LANES	PAVED	SPEED LIMIT (MPH)
Dove Mtn. Blvd.	4 *	Arterial	14,500	9,612	Yes	Yes	40
Twin Peaks Rd.	4 *	Arterial	14,500	8,407	Yes ***	Yes	45
Tangerine Rd.	4 *	Arterial	14,500	14,276	Yes ***	Yes	45
Camino de Oeste (Tangerine Rd. to Rain Cloud St.)	3 **	Collector	7,300	No Data	Yes ***	Yes	35
Camino de Oeste (Rain Cloud St. to Moore Rd.)	2	Collector	7,300	No Data	No ***	Yes	35
Thornydale Rd.	2	Arterial	7,300	5,568	No	Yes	40
Moore Rd.	2	Collector	7,300	1,043	No	Yes	25 - 40
Camino de Manana	2	Collector	7,300	748	No	Yes	35
Rain Cloud St.	2	Local Road	7,300	No Data	No	Yes	25
* - Raised Median							
** - Center Two-Way Left-Turn Lane							
*** - Shared-Use AC Path							

3. Nearby Arterial Intersections

There are three arterial intersections within a mile of the of the site that will carry traffic generated by this development. The signalized intersection of Camino de Oeste and Tangerine Road is approximately ¼-mile south of the Property. The signalized intersection of Tangerine Road and Dove Mountain Blvd / Twin Peaks Road is one mile west of the site. The signalized intersection of Tangerine Road and Thornydale Road is approximately one mile east of the site.

4. Nearby Bicycle / Pedestrian Ways

A paved multi-use path has recently been constructed along Camino de Oeste and Tangerine Road has a paved multi-use path, sidewalks, and bike lanes.



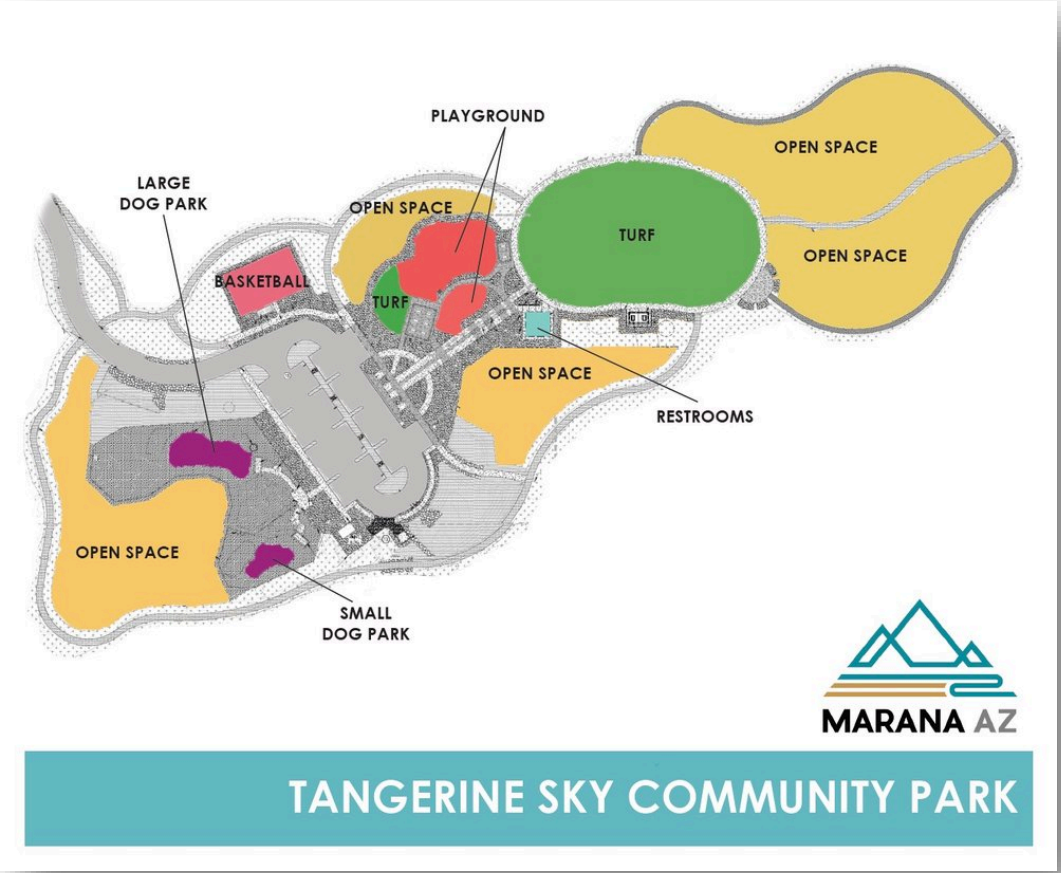
PARADIGM LAND DESIGN LLC

Exhibit II-H-1
Roadway Network

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Exhibits\Exhibit II-H-1 Road Network.dwg"

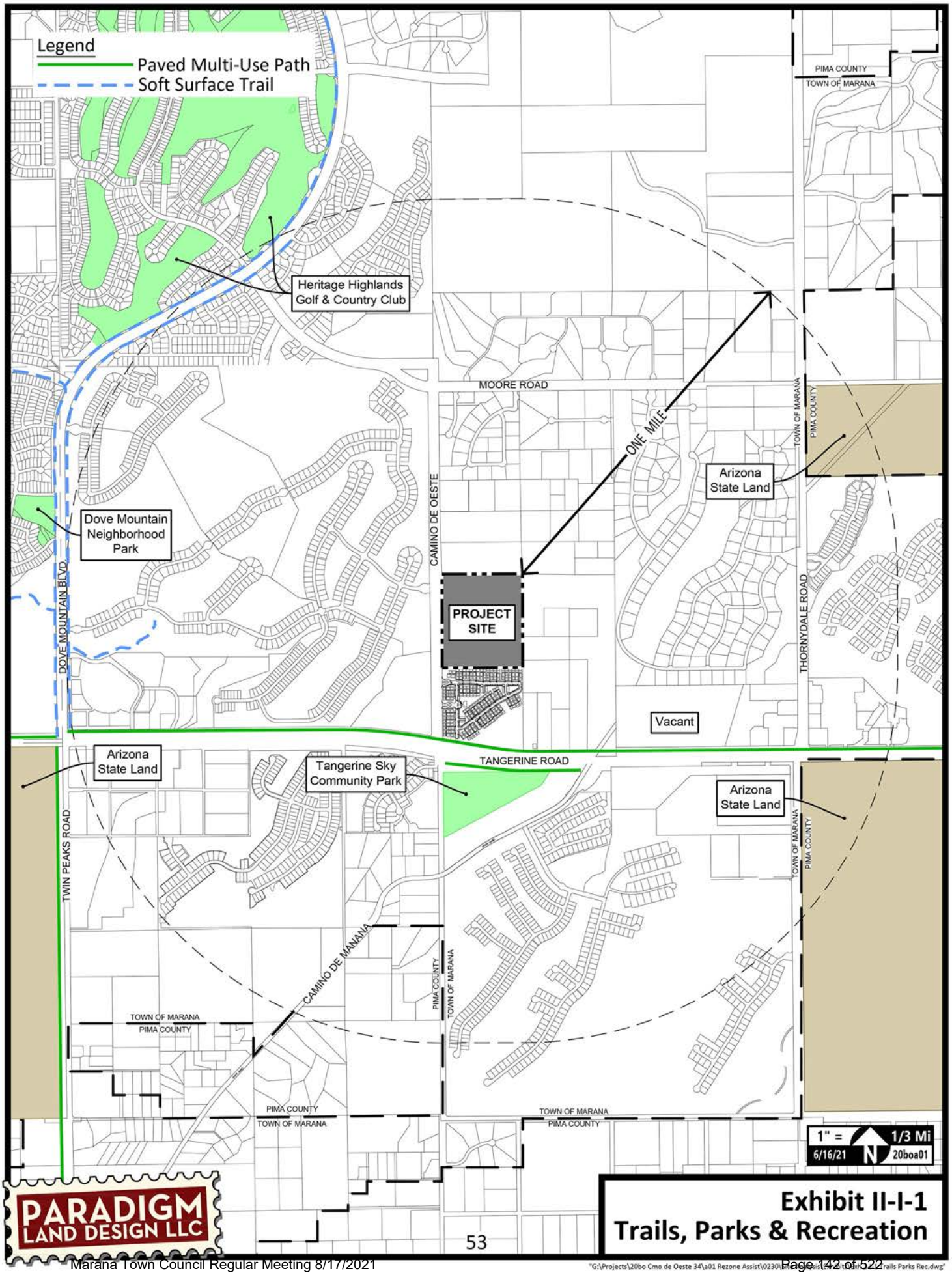
I. RECREATION AND TRAILS

The Tangerine Sky Community Park is just over a quarter mile south of the project site and is easily accessible via Camino de Oeste. This public park features three ramadas with grills, an open space grass area, two dog parks, a basketball court, two playground areas, restrooms, multi-use walking paths, and access to the Tangerine Road shared use path.



Paved multi-use paths along Camino de Oeste and Tangerine Road provide pedestrian connectivity to the Town's broader trail system.

See Exhibit II-I-1: Trails, Parks & Recreation.



PARADIGM LAND DESIGN LLC

Exhibit II-I-1
Trails, Parks & Recreation

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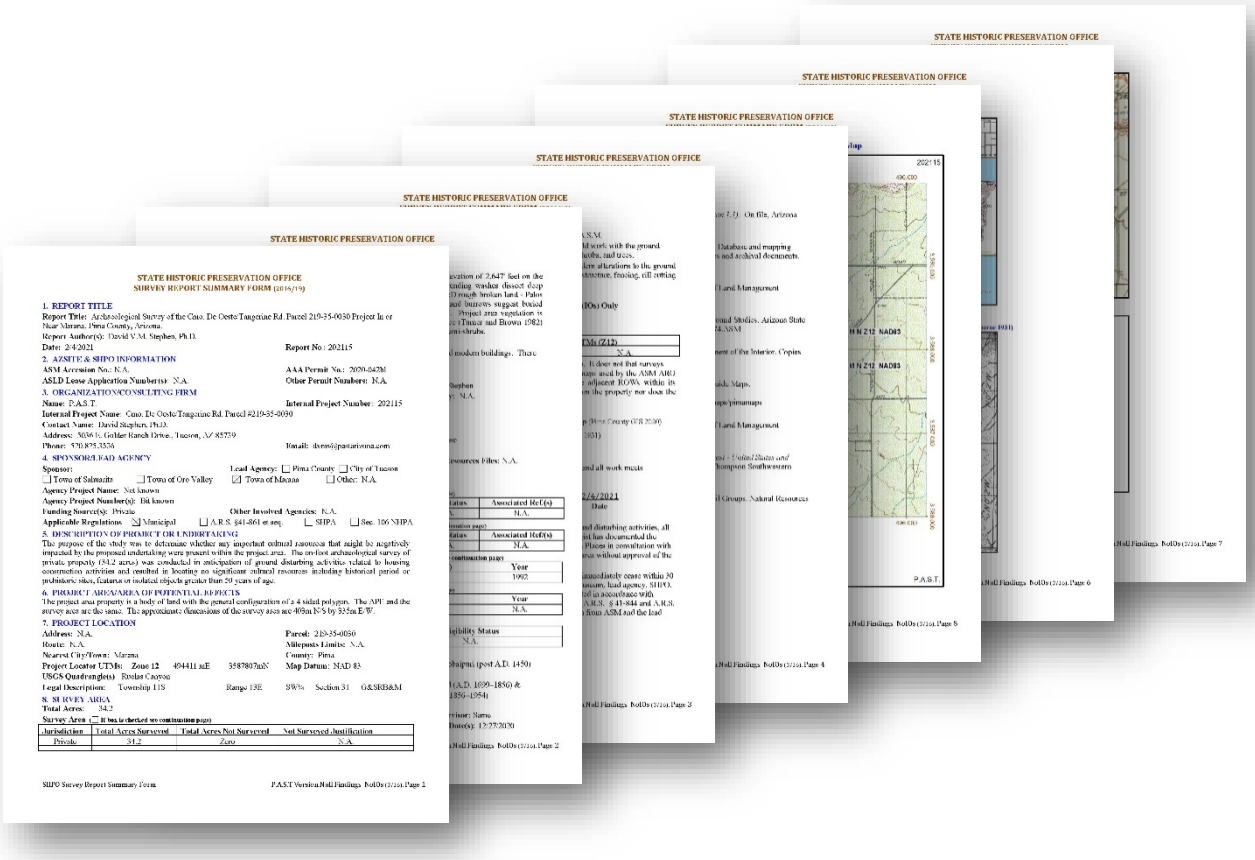
J. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

1. Onsite Resources

The site was surveyed in late 2020 by Professional Archaeological Services of Tucson (PAST). No cultural resources are known to exist on the Property. If any are found during construction, State and local antiquities laws and protocols will be followed.

2. Archaeological Records

The aforementioned 2020 survey by PAST included an archaeological records check at the Arizona State Museum. Records indicate that few other surveys have been performed, and that no archaeological sites have been previously identified onsite.


STATE HISTORIC PRESERVATION OFFICE

STATE HISTORIC PRESERVATION OFFICE
SURVEY REPORT SUMMARY FORM (2016/19)

1. REPORT TITLE
Report Title: Archaeological Survey of the Cmo. De Oeste/Tangerine Rd. Parcel 219-35-0030 Project In or Near Marana, Pima County, Arizona.
Report Author(s): David V.M. Stephen, Ph.D.
Date: 2/4/2021 Report No.: 202115

2. AZSITE & SHPO INFORMATION
ASM Accession No.: N.A. AAA Permit No.: 2020-042M
ASLD Lease Application Number(s): N.A. Other Permit Numbers: N.A.

3. ORGANIZATION/CONSULTING FIRM
Name: P.A.S.T. Internal Project Number: 202115
Internal Project Name: Cmo. De Oeste/Tangerine Rd. Parcel #219-35-0030
Contact Name: David Stephen, Ph.D.
Address: 5036 N. Golder Ranch Drive., Tucson, AZ 85759
Phone: 970.855.3536 Email: dvms@pastaz.com

4. SPONSOR/LEAD AGENCY
Sponsor:
Lead Agency: ☐ Pima County ☐ City of Tucson
☐ Town of Sahuarita ☐ Town of Ore Valley ☑ Town of Marana ☐ Other: N.A.
Agency Project Name: Not known
Agency Project Number(s): Bit known
Funding Source(s): Private Other Involved Agencies: N.A.
Applicable Regulations: ☒ Municipal ☐ A.R.S. §41-861 et seq. ☐ SHPA ☐ Sec. 106 NHPA

5. DESCRIPTION OF PROJECT OR UNDERTAKING
The purpose of the study was to determine whether any important cultural resources that might be negatively impacted by the proposed undertaking were present within the project area. The on-foot archaeological survey of private property (34.2 acres) was conducted in anticipation of ground disturbing activities related to housing construction activities and resulted in locating no significant cultural resources including historical period or prehistoric sites, features or isolated objects greater than 50 years of age.

6. PROJECT AREA/AREA OF POTENTIAL EFFECTS
The project area property is a body of land with the general configuration of a 4 sided polygon. The APE and the survey area are the same. The approximate dimensions of the survey area are 409m N-S by 352m E-W.

7. PROJECT LOCATION
Address: N.A. Parcel: 219-35-0030
Route: N.A. Mileposts Limits: N.A.
Nearest City/Town: Marana County: Pima
Project Locator UTMs: Zone 12 494411 mE 3587807mN Map Datum: NAD 83
USGS Quadrangle(s): Twelve Canyon
Legal Description: Township 11S Range 13E SW¼ Section 31 G&SRB&M

8. SURVEY AREA
Total Acres: 34.2
Survey Area ☐ If box is checked see continuation page(s)

Jurisdiction	Total Acres Surveyed	Total Acres Not Surveyed	Not Surveyed Justification
Private	34.2	Zero	N.A.

SHPO Survey Report Summary Form P.A.S.T Version.Null.Findings bol10s(3/16).Page 1

K. EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

   The Project will connect to the Pima County Regional Wastewater Reclamation Department eight-inch sewer system in Camino de Oeste (G-2006-087) at manhole #3281-05. No septic systems are believed to be within 100 feet of the Property. See Exhibit II-K-1: Existing Wells & Septic Systems.

2. Water

   This Property will be served by Marana Water through a wheeling agreement with Tucson Water. No public or private wells area believed to exist within 100' of the site. See Exhibit II-K-1: Existing Wells & Septic Systems.



3. Natural Gas

   The Property is located within the Southwest Gas service area.

4. Electric

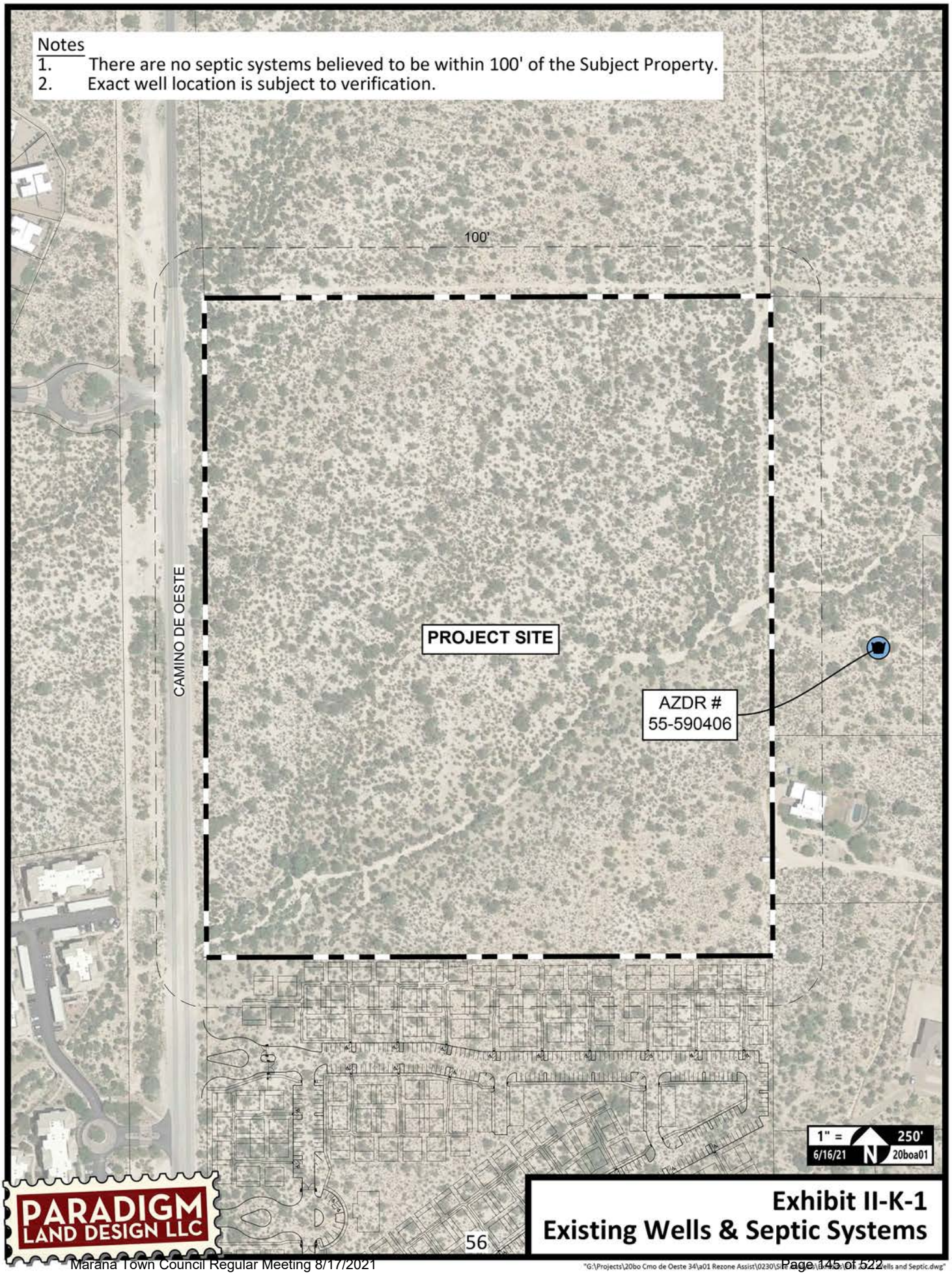
   The Property is located within the Tucson Electric Power service area.

5. Fire Service

   The Property will be annexed into the Northwest Fire District, which currently abuts the Property on three sides.

6. Police Service

   The Property is located within the Town of Marana Police service area.


Notes
1. There are no septic systems believed to be within 100' of the Subject Property.
2. Exact well location is subject to verification.
100'
CAMINO DE OESTE
PROJECT SITE
AZDR #
55-590406
1" = 250'
6/16/21
N
20boa01
PARADIGM
LAND DESIGN LLC
Exhibit II-K-1
Existing Wells & Septic Systems
56

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KEY

- SIGNIFICANT VEGETATION (SEE APPENDIX: A)
- 100 YEAR FLOOD LIMIT
- SONORAN DESERT UPLAND – SAGUARO/PALO VERDE 65% – 75% PLANT COVER ASSOCIATION
- XERORIPARIAN – MESQUITE DOMINATED 70% – 80% PLANT COVER
- WILDLIFE CORRIDOR
- CONTOUR LINES

Exhibit II-L-1
McHarg Composite Map

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

200 100 0 200 400
SCALE: 1"=200'-0"

KAREN M. CESARE
No. 34401
Registered Landscape Architect
3/18/21
ARIZONA U.S.A.
Expires 9/30/21

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning • Mitigation

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
JG	JG	KC	
DATE: MARCH 2021	PROJECT NO.: 20047	SCALE: SEE PLAN	

III. LAND USE PROPOSAL

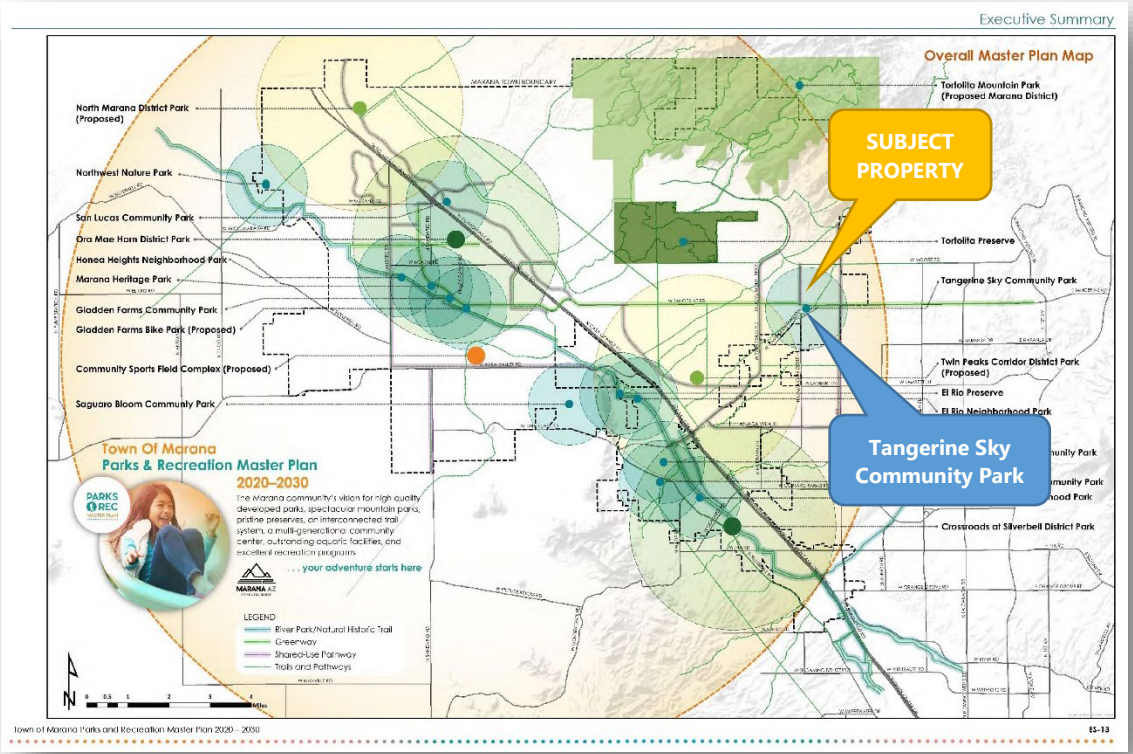
A. PURPOSE & INTENT

This section describes how the development responds to the opportunities and constraints described in the Inventory & Analysis section of this document, along with the Town of Marana Land Development Code. As evidenced by the site plan, this proposed rezoning has been crafted after careful and responsive consideration of the site's context.

B. RELATIONSHIP TO TOWN OF MARANA ADOPTED PLANS

The Make Marana 2040 General Plan designates the Property as Low Density Residential, which permits homes up to 2 homes per acre. The Project will be developed at a slightly higher density of 2.4 homes per acre and will require minor general plan amendment to Traditional Neighborhood to move forward as proposed. Many other projects in the area have equivalent or higher densities, which are important to promote robust commercial activity that is envisioned for the surrounding areas. Responsible utilization of significant public investment in current and future roadway and utility infrastructure projects in the vicinity of this site suggests development of the Property at the proposed density is appropriate.

The Town of Marana Strategic Plan calls for new developments and neighborhoods to create areas with meaningful open space, trail connectivity, and active recreation areas. The Project will fulfill all these requirements including the Town's new recreational design standards.



C. COMPATIBILITY TO ADJOINING DEVELOPMENT

The Property's location adjacent to a major road and minimal surrounding development minimizes the potential for this development to impact nearby landowners. The rear yards of all homes within the Project will be walled and many will feature view fencing to give future homeowners visual access to the Project's open space areas. A 25' landscape buffer will be provided along Camino de Oeste, a 15' landscape buffer will be provided along the northern boundary, a 10' landscape buffer will be provided along the southern boundary, and a 40'+ landscape buffer will be provided along the eastern boundary of the Property except in the vicinity of the nearest neighbor, where additional open space has been provided so that there is a minimum of 90' from the Project boundary to the nearest proposed lot. These buffers will help alleviate any additional impacts to surrounding property owners. The Project has a proposed density of 2.4 homes per acre, which is in line with other rezonings approved in the project vicinity.

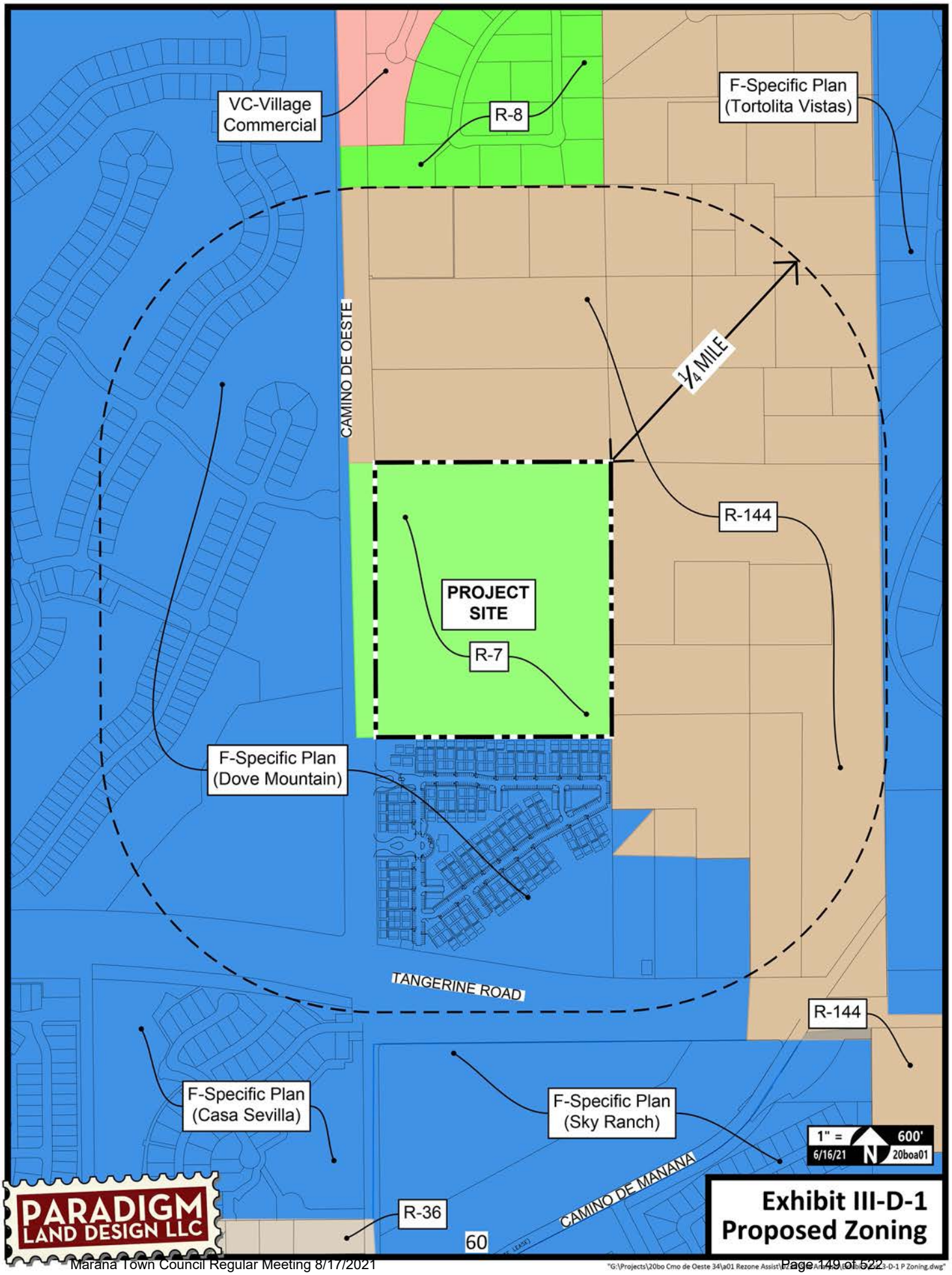
D. LAND USE PROPOSAL

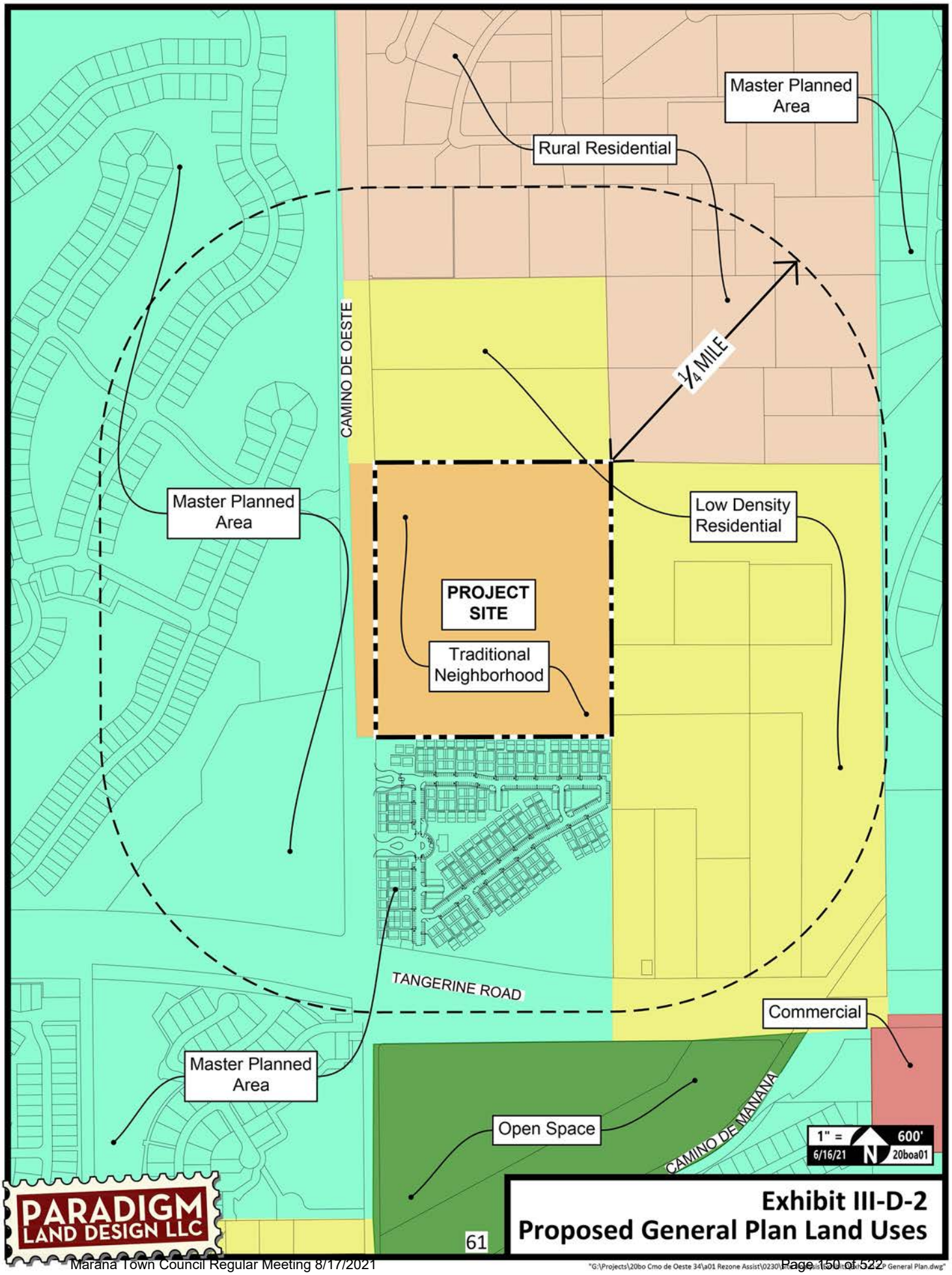
The Project is designed to blend with previously approved nearby rezonings within the Dove Mountain Specific Plan. Camino de Oeste acts as a significant buffer along the western project boundary. Any mountain views that neighbors have will not be impacted. This project will include central open spaces and walking paths that will connect to the multi-use path along Camino ed Oeste. The Project will have minimal impact to traffic, drainage, wildlife, and other typical effects of development.

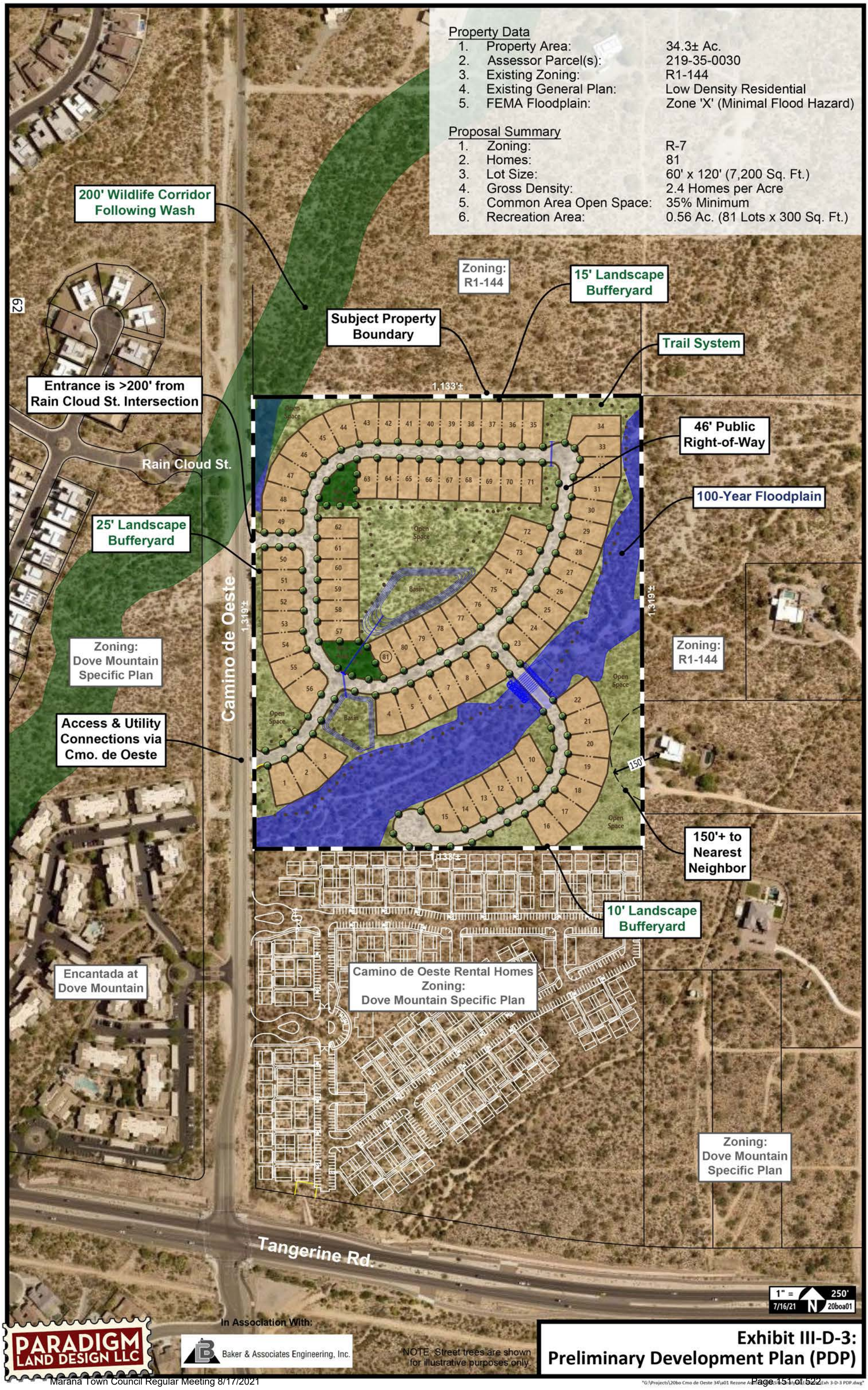
Land Use	Area
Residential Lots and Streets	21.72 Ac.
Minimum Common Area Open Space *	12.01 Ac.
Minimum Recreation Area	0.56 Ac.

** Common area open space may contain drainage and utility improvements. Grading within common area open space will be re-landscaped with regionally native plant species.*

The project will comply with the standards for subdivisions found in Marana Code Sec. 17.15.10.E. Residences built within this Project will be subject to the Town of Marana Residential Design Standards.


VC-Village Commercial
R-8
F-Specific Plan (Tortolita Vistas)
CAMINO DE OESTE
¼ MILE
R-144
PROJECT SITE
R-7
F-Specific Plan (Dove Mountain)
TANGERINE ROAD
R-144
F-Specific Plan (Casa Sevilla)
F-Specific Plan (Sky Ranch)
1" = 600'
6/16/21
N
20boa01
CAMINO DE MANANA
R-36
60
PARADIGM LAND DESIGN LLC
Exhibit III-D-1
Proposed Zoning


Master Planned Area
Rural Residential
CAMINO DE OESTE
¼ MILE
Master Planned Area
Low Density Residential
PROJECT SITE
Traditional Neighborhood
TANGERINE ROAD
Commercial
Master Planned Area
Open Space
CAMINO DE MANANA
1" = 600'
6/16/21
N
20boa01
PARADIGM LAND DESIGN LLC
61
Exhibit III-D-2
Proposed General Plan Land Uses


Property Data
1. Property Area: 34.3± Ac.
2. Assessor Parcel(s): 219-35-0030
3. Existing Zoning: R1-144
4. Existing General Plan: Low Density Residential
5. FEMA Floodplain: Zone 'X' (Minimal Flood Hazard)
Proposal Summary
1. Zoning: R-7
2. Homes: 81
3. Lot Size: 60' x 120' (7,200 Sq. Ft.)
4. Gross Density: 2.4 Homes per Acre
5. Common Area Open Space: 35% Minimum
6. Recreation Area: 0.56 Ac. (81 Lots x 300 Sq. Ft.)
200' Wildlife Corridor Following Wash
Zoning: R1-144
15' Landscape Bufferyard
Subject Property Boundary
Trail System
Entrance is >200' from Rain Cloud St. Intersection
1,133'±
46' Public Right-of-Way
Rain Cloud St.
100-Year Floodplain
25' Landscape Bufferyard
Camino de Oeste
1,319'±
Zoning: Dove Mountain Specific Plan
Zoning: R1-144
Access & Utility Connections via Cmo. de Oeste
150'
150'+ to Nearest Neighbor
10' Landscape Bufferyard
Encantada at Dove Mountain
Camino de Oeste Rental Homes
Zoning: Dove Mountain Specific Plan
Zoning: Dove Mountain Specific Plan
Tangerine Rd.
Open Space
Basin
62
1" = 250'
7/16/21
N
20boa01
In Association With:
Baker & Associates Engineering, Inc.
NOTE: Street trees are shown for illustrative purposes only.
Exhibit III-D-3:
Preliminary Development Plan (PDP)

E. GRADING CONCEPT

The proposed preliminary development plan has been designed to restrict grading to areas that are largely outside 100-year floodplain limits. Site grading will be restricted to roadways, lots and necessary ancillary grading for drainage, utilities, etc., resulting in minimal disturbance to the two unnamed washes traversing the site. Improvements within this project will be located at or near existing grade, subject to drainage requirements, in order to avoid excessive alteration of the site's gently sloping terrain.

F. POST-DEVELOPMENT HYDROLOGY

This section was prepared by Baker & Associates.

Upstream 100-year storm event run-off will be conveyed through the site via two natural washes. A 7.4-acre off-site watershed exists along the northerly project boundary near the common area between lots 35/36. An estimated 34-cfs discharge from this watershed will be combined with developed flows and conveyed through the development via proposed culvert and channel into retention basin improvements.

Of the 34.2-acres property, 18.6-acres (54-percent) of the site is proposed for development resulting in 15.6-acres (46-percent) of the site being natural and functional open space of which about 6-acres (17-percent) are 100-year flood limits. Post-developed, this 18.6-acre generates about 164-cfs run-off. The same area generates about 127-cfs run-off as pre-developed (existing) land.

As previously mentioned, the project site is located within an area determined by Town of Marana to be within a "critical basin". This designation requires that post-development discharge be reduced fifteen percent below pre-development values. Therefore, the allowable total discharge from the 18.6-acre developed area is reduced from 127-cfs to 108-cfs.

To this end, in response to existing topography, about 13.9-acres (75-percent) of the 18.6-acre developed area will be routed through storm water retention basins. Therefore, about 9.1-acres are proposed to be freely discharged along the site boundary. Additional storm water retention will be provided to compensate for the minor increase of free discharge. The free discharge is described as follows:

Drainage area F.1, about 1.2-acres, comprised of the rear 100 feet of lots 43 through 49, will freely discharge 10.6-cfs into the Camino de Oeste right-of-way resulting in a minor 2.2-cfs increase when compared to the existing 8.2-cfs run-off from this area.

Drainage area F.2, about 1.2-acres, comprised of the rear 100 feet of lots 50 through 56, will freely discharge 10.6-cfs into the adjacent common area, entering a culvert proposed beneath Street-A eventually discharging into the southerly existing wash resulting in a minor 2.6-cfs increase when compared to the existing 8.2-cfs run-off.

Drainage area F.3, about 1.1-acres, comprised of lots 1 through 3 and Street-A, will freely discharge 9.7-cfs into the adjacent common area eventually discharging into the southerly existing wash resulting in a minor 2.2-cfs increase when compared to the existing 7.5-cfs run-off.

Drainage area F.4, about 3.2-acres, comprised of lots 10 through 22 and Street-D south of the wash crossing, will freely discharge 28.2-cfs into the southerly existing wash at the cul-de-sac resulting in a 6.4-cfs increase when compared to the existing 21.8-cfs run-off from this area.

Drainage area F.5, about 1-acre, comprised of the rear 100 feet of lots 4 through 9, will freely discharge 8.8-cfs into the southerly existing wash resulting in a minor 2-cfs increase when compared to the existing 6.8-cfs run-off from this area.

Drainage area F.6, about 1.4-acres, comprised of the rear 100 feet of lots 23 through 31, will freely discharge 12.3-cfs into the southerly existing wash resulting in a minor 2.8-cfs increase when compared to the existing 9.5-cfs run-off from this area.

As previously stated, additional storm water retention will be provided to compensate for this 18.2-cfs increase of free discharge described above.

Retention Basin-1

A spillway is proposed north of lot 62 to intercept upstream storm waters beginning at the Street-C eyebrow cul-de-sac. Referenced as drainage area D.1, an estimated 26.5-cfs flow will be conveyed to retention basin-1 via a graded channel.

As previously mentioned, a 7.4-acre off-site watershed, generating about 34-cfs, being accepted at the natural point of discharge along the north boundary, will be conveyed via natural drainage through common area adjacent to lots 34/35 to a culvert proposed beneath Street-C then further conveyed from the culvert to retention basin-1 via graded channel.

Storm water run-off from the remainder of common area behind lots 57 through 81 will combine with the flows described above, resulting in Q-100 peak flow of 86-cfs entering the retention basin. A pipe culvert is proposed to discharge retained storm waters and convey 25-cfs to retention basin -2.

Retention Basin-2

Referenced as drainage area D.2, an estimated 16-cfs flow of upstream storm waters beginning at the Street-B/Street-C intersection will be conveyed.

Similarly, referenced as drainage area D.3, an estimated 26.5-cfs of upstream storm waters beginning at the Street-C eyebrow cul-de-sac will be conveyed.

A storm water catch basin is proposed at the Street-A/Street-C intersection to intercept drainage area D.2 and D.3 street flows totaling about 43-cfs.

Surface flow entering the storm water catch basin will combine with the previously mentioned pipe discharge from retention basin-1 resulting in Q-100 peak flow of 67-cfs being conveyed to retention basin-2 via a pipe culvert. A 45-feet length concrete weir is proposed to discharge 28-cfs into the southerly existing wash.

As previously stated, the allowable total discharge from the 18.6-acre developed area is 108-cfs. The free discharge drainage areas F.1 through F.6 previously described total 80-cfs. Retention basin-2 discharges 28-cfs for a total discharge of 108-cfs, the allowable discharge.

Street-D Wash Crossing

An estimated Q-100 of 400-cfs will be conveyed beneath Street-D via 10-barrel, 48-inch diameter pipe culvert.

Conformance with Current Policies

The site is located within a critical basin requiring post-developed flows leaving the site be reduced to fifteen percent below pre-developed levels. Post-developed discharges presented herein support compliance with this policy. These findings will be further substantiated as part of a new storm water management report prepared in conjunction with the future tentative plat.

Disturbance

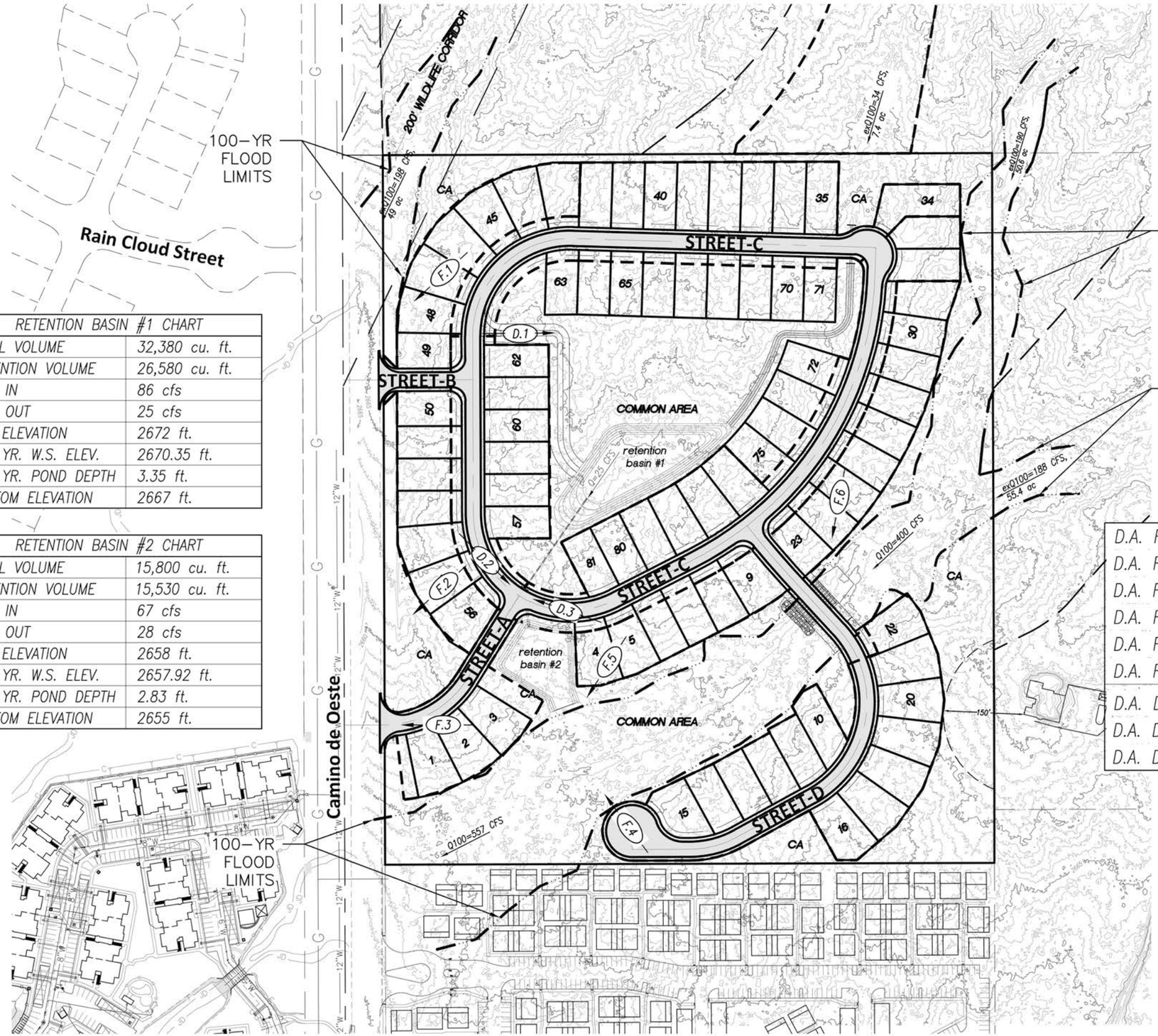
As stated above, grading is restricted to areas outside the 100-year flood limits of the two existing washes that traverse the project site. Therefore, encroachment into the 100-year flood limit of the significant washes is avoided with exception of the Street-D wash crossing.

Erosion Protection

Minimal but effective erosion protection is needed behind lots 1 through 15, the north side of lot 22, behind lots 23 through 34 and behind lots 47 through 49.

Effect to Off-site Properties

No adverse impacts to off-site land uses, either upstream or downstream of the proposed development are foreseen as consequence of this development.



RETENTION BASIN #1 CHART	
TOTAL VOLUME	32,380 cu. ft.
RETENTION VOLUME	26,580 cu. ft.
Q_{100} IN	86 cfs
Q_{100} OUT	25 cfs
TOP ELEVATION	2672 ft.
100 YR. W.S. ELEV.	2670.35 ft.
100 YR. POND DEPTH	3.35 ft.
BOTTOM ELEVATION	2667 ft.

RETENTION BASIN #2 CHART	
TOTAL VOLUME	15,800 cu. ft.
RETENTION VOLUME	15,530 cu. ft.
Q_{100} IN	67 cfs
Q_{100} OUT	28 cfs
TOP ELEVATION	2658 ft.
100 YR. W.S. ELEV.	2657.92 ft.
100 YR. POND DEPTH	2.83 ft.
BOTTOM ELEVATION	2655 ft.

D.A. F.1	1.2 ac	qex=8.2 cfs	QDEV=10.6 CFS
D.A. F.2	1.2 ac	qex=8.2 cfs	QDEV=10.6 CFS
D.A. F.3	1.1 ac	qex=7.5 cfs	QDEV=9.7 CFS
D.A. F.4	3.2 ac	qex=21.8 cfs	QDEV=28.2 CFS
D.A. F.5	1.0 ac	qex=6.8 cfs	QDEV=8.8 CFS
D.A. F.6	1.4 ac	qex=9.5 cfs	QDEV=12.3 CFS
D.A. D.1	3.0 ac	spillway	QDEV=26.5 CFS
D.A. D.2	1.8 ac	catch basin	QDEV=15.9 CFS
D.A. D.3	3.0 ac	catch basin	QDEV=26.5 CFS

(F.1) FREE DISCHARGE

(D.1) DEVELOPED DISCHARGE, RETAINED

Exhibit II-F-1
Post-Development Hydrology

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930
BAE JOB #2509 JUNE 12, 2021

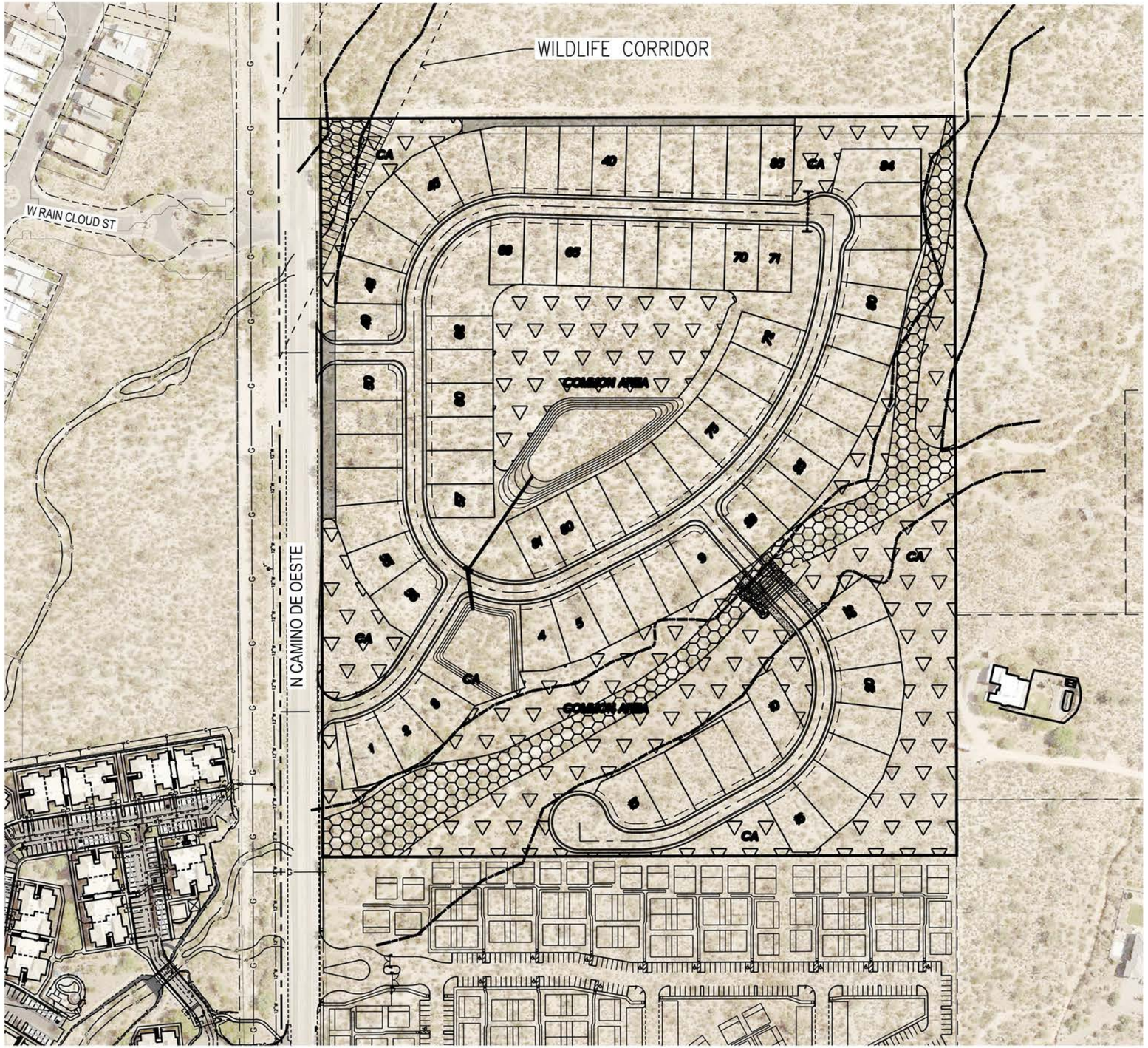
G. VEGETATION & LANDSCAPING

The Marana Land Development Code, Environmental Resource Preservation, Native Plant and Landscape Requirements, allows for this type of subdivision development. This Project meets the intent of those assembled regulations and directions. The Project site plan has been developed to preserve the riparian areas of the site, as well as provide areas of natural open space in the upland areas. Native plant protection in accordance with Title 17.02 of the Marana Development Code will be accomplished through the full inventory method. Plants required to be transplanted will be located within buffer areas, common areas or on the slopes of the retention basins. Native plants are drought tolerant and are uniquely suited for the local climate, and further meet the primary objective of development, a sustainable and environmentally sensitive residential community. Buffer areas will be either natural open space or landscaped in accordance with the landscape code. Individual lots will have masonry walls / view fencing around their rear yards, which will provide additional buffering to surrounding areas.

Open space is primarily located along the perimeter of the site, and along the unnamed wash that cuts through the site. A central green space and walking paths will be included, and landscaping will be installed in disturbed common areas and around the perimeter of the Property to meet Marana's perimeter landscape bufferyard standards. All installed landscaping will be drought tolerant per Marana guidelines. A landscape plan will be submitted at the time of plat review.

See Exhibit III-G-1: Proposed Landscape Elements

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KEY

- SONORAN DESERT UPLAND – SAGUARO/PALO VERDE 65% – 75% PLANT COVER ASSOCIATION
- XERORIPARIAN – MESQUITE DOMINATED 70% – 80% PLANT COVER
- WILDLIFE CORRIDOR

Exhibit III-G-1
Proposed Landscape Elements

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

200 100 0 200 400
SCALE: 1:200 '-0"

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning • Mitigation

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
	JG	KC	
DATE:	PROJECT NO.:	SCALE:	
JUNE 2021	20047	SEE PLAN	

H. WILDLIFE

The existing wildlife corridor the crosses through the very northwest corner of the Property will remain in a natural condition. Other common areas of the site will also support wildlife, including the main drainageway and riparian area which runs diagonally through the lower third of the site.

At least 30 days before grading, a 100% area survey must be completed by a qualified wildlife biologist, for the Sonoran Desert Tortoise, with a copy of the survey form send to the Town prior to issuance of a grading permit.

I. VIEWSHEDS

There are very few properties that include existing development surrounding this site. The existing residence located on the east side of the site, near the southern boundary, will be buffered from this project by additional open space ensuring at the minimum distance between the shared property line and the nearest proposed lot is 90 feet.

Other surrounding properties do not have areas of high visibility into the site.

J. TRAFFIC

Two connections are proposed to the existing public street system. Both entrances are proposed onto Camino de Oeste, will feature a single lane in and a single lane out, and will be STOP-controlled. Internal neighborhood streets have been designed to create safe traffic movement throughout the neighborhood. The average daily traffic volume and the AM and PM Peak Hour volumes generated by the proposed developments have been estimated using the average trips rates provided in the Institute of Transportation Engineer's (ITE) "Trip Generation, 10th Edition", Land Use Code: 210 – Single-Family Detached Housing. The Table below sets forth the expected number of trips. Using the ITE trip generation average trip rates at full build-out the proposed residential development is expected to generate a total of 774 daily trips: 61 AM Peak Hour trips, and 81 PM Peak Hour trips. These trips are not expected to affect the Level of Service (LOS) of Camino de Oeste and the overall LOS of the Tangerine Road/Camino de Oeste intersection.

Table III-J-1: Site Traffic Generation

LAND USE	ITE CODE	NO. OF LOTS	NUMBER OF VEHICLE TRIPS						
			AM PEAK HOUR			PM PEAK HOUR			DAILY
			IN	OUT	TOTAL	IN	OUT	TOTAL	(TWO-WAY)
Single-Family Detached Housing	210	82	15	46	61	51	30	81	774
TOTAL TRIPS			**15**	**46**	**61**	**51**	**30**	**81**	**774**

Northbound right-turn lanes at the intersections of the site access roadways with Camino de Oeste is not anticipated or warranted.

K. PUBLIC UTILITIES

1. Water

   City of Tucson Water twelve-inch public water (PN120-2006) exists within Camino de Oeste right-of-way outside the existing pavement along the westerly side of the street. A Wheeling Agreement between Marana Water and City of Tucson Water is in place. Through the operation of the Wheeling Agreement, the Property will be served by Marana Water and homeowners in the future subdivision will be Marana Water customers. New eight-inch public water, providing a looped system within this development, will be provided.

2. Sewer

   Pima County Regional Wastewater Reclamation Department eight-inch public sanitary sewer (G-2006-087) exists within Camino de Oeste right-of-way. New eight-inch public sewer will connect at existing SMH-3281-05 located about 775 feet south of the proposed Street-A project entrance, under existing pavement along the easterly side of the street.

3. Electric

   The Property is located within the Tucson Electric Power service area.

4. Natural Gas

   Southwest Gas will supply natural gas services to this development.

5. Telecommunications

   The development is within the Century Link service area.

L. PUBLIC SERVICE IMPACTS

1. Police

   The Property is within Marana's town limits, and law enforcement jurisdiction. As a relatively low-density residential project, impacts to Marana's police services will be minimal.

2. Fire

   This Project will be annexed into and protected by the Northwest Fire District.

3. Trash & Recycling

   The Town of Marana does not provide trash and recycling services. The homeowners within the Project will contract with a private solid waste pick-up provider.

4. Schools

   The Marana Unified School District uses a student generation factor of 0.25 per home for elementary students and 0.1 per home for secondary students. The Project's anticipated 81 homes will generate approximately 20 elementary students and 8 secondary students. Dove Mountain CSTEM K-8 and Mountain View High School both have capacity to absorb this number of students. See Exhibit III-L-1: School District Letter, which confirms that nearby Marana School District facilities have capacity for more houses than are currently proposed within this development.

5. Parks

   It is expected that residents of the Project will utilize the proposed onsite recreation area and trail system, as well as the Camino de Oeste / Tangerine Road multi-use paths and the nearby Tangerine Sky Community Park, all of which have or will have the capacity to meet recreational needs of future residents.

Exhibit III-L-1: School District Letter

GOVERNING BOARD

Maribel Lopez, Ed.D., President
Hunter Holt, Vice President
Tom Carlson, Member
John Lewandowski, Member
Dan Post, Member

MARANA
UNIFIED SCHOOL DISTRICT

ADMINISTRATION

Daniel Streeter, Ed.D., Superintendent
Carolyn Dumler, Ed.D., Assistant Superintendent
Kristin Reidy, Assistant Superintendent
Dan Contorno, Chief Financial Officer

February 18, 2021

Mr. Paul Oland
Paradigm Land Design

RE: Rezoning of Hazra- CMO de Oeste

Dear Mr. Oland,

Thank you for informing us of the rezoning proposal north of Tangerine and east of Camino de Oeste of a possible 83 lots. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The 83 homes could generate about 21 elementary and 8 secondary students.

These future potential students can be supported by the following schools with their current enrollment/capacity numbers shown; Dove Mountain CSTEM K-8 (884/1000) and Mountain View High School (1817/2257). All schools have capacity for the impact this proposed development may have on our student population under current conditions.

Thank you for supporting the development of quality homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop impact development fees. The district uses these funds to ensure that necessary infrastructure is in place to support growth and maintain an inspiring education for every child. Voluntary developer participation in this process is an invaluable investment in our community. Please contact the Marana Schools Finance Office at 520-682-4756 to learn more about participation.

Please contact Dan Contorno at 520-682-4756, or myself at 520-616-4521 if you have any further questions.

Sincerely,

R Federico

Russell Federico, M.Ed.
Executive Director of Bond and Capital Projects
Marana Unified School District

Inspiring students to learn today and lead tomorrow.

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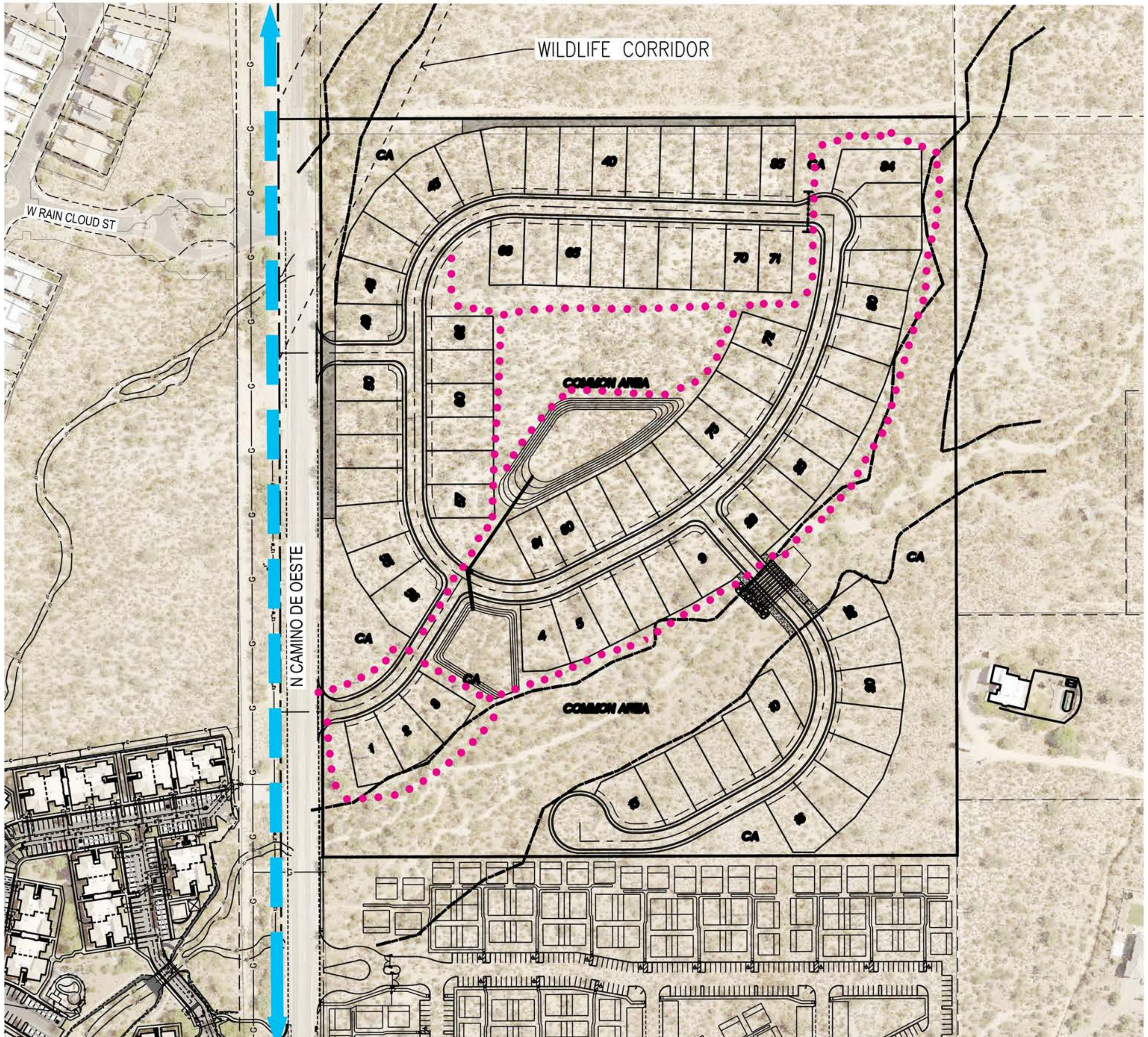
M. RECREATION & TRAILS

Recreational features within this Project will focus on creating an internal trail system, linking the natural open space areas of the site, both the upland and riparian areas, as well as providing access to Camino de Oeste. Trails will be soft surface and located to minimize impacts to existing vegetation. The trails will include a connection from the project entry to Camino De Oeste, and access to the newly constructed paved path on the west side of Camino De Oeste.



The recreation area size and design will adhere to the Town's recreational design standards that were recently approved by Town Council. The development's open space, including all onsite recreational amenities, will be owned and maintained by the HOA. All installed landscaping will be on an underground drip irrigation system until established.

NOTICE OF DRAWING AUTHORIZATION THIS DRAWING IS A COPYRIGHT PROTECTED DOCUMENT PRODUCED BY COMPUTER AIDED DESIGN AND DRAFTING TECHNIQUES. MULTIPLE AND/OR UNAUTHORIZED COPIES OF DRAWING DATA FILES MAY EXIST. ANY USE, REUSE OR MODIFICATION OF THE DRAWING OR ITS DATA FILES WITHOUT THE APPROPRIATE AUTHORIZED SIGNED REGISTERED LANDSCAPE ARCHITECT'S AND WRITTEN VERIFICATION BY NOVAK ENVIRONMENTAL IS PROHIBITED AND WILL BE AT THE USER'S RISK AND FULL LEGAL RESPONSIBILITY.



KEY

EXISTING TRAIL

SOFT SURFACE TRAIL

Exhibit III-M-1
Proposed Recreational Elements

200 100 0 200 400

SCALE: 1"=200'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006
Landscape Architecture • Natural Resources • Planning Mitigation

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
JG	JG	KC	
DATE: JUNE 2021	PROJECT NO.: 2004	SCALE: SEE PLAN	

N. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

As indicated earlier in this document, the site was surveyed in late 2020 by Professional Archaeological Services of Tucson (PAST). No cultural resources are known to exist on the Property. If any are found during construction, State and local antiquities laws and protocols will be followed.

Council-Regular Meeting **A2**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.016: Relating to Development; approving a rezoning of approximately 49 acres of land located approximately one-quarter mile south of Ina Road, west of Silverbell Road, from R-16 (Residential) to R-6 (Residential) (Cynthia Ross)

Discussion:

Request
C & C Construction Co. Inc. is requesting a recommendation to the Marana Town Council for approval to rezone approximately 49 acres of land from R-16 (Residential) to R-6 (Residential) for the purpose of creating Silverbell Ridge, a 57 lot residential clustered development.

Marana General Plan
The 2040 Marana General Plan designates the proposed rezoning area with the land use category of Low Density Residential. The 57 homes proposed on the 49-acre property result in a density of 1.16 residences per acre (RAC), which is consistent with the existing Low Density Residential General Plan land use designation.

Location and Surrounding Developments
The subject property is located approximately one-quarter mile south of Ina Road on the west side of Silverbell Road and is made up of three parcels: Assessor Parcel Numbers 214-04-1170, 214-04-1180, and 214-04-1190.

The property is surrounded by single-family residential development to the south and west, and vacant land to the north and east. The Pima County subdivision of Bridlewood West is located to the west and consists of single-family homes on approximately

one-acre lots. Homes to the south, also located in Pima County, are situated on parcels ranging in size from one to five acres. Properties to the north and east are located in Marana and are currently undeveloped except for a Circle K convenience store and gas station on the southeast corner of Silverbell Road and Ina Road. Pima County Flood Control owns the sixty-one-acre parcel across Silverbell Road to the east. The parcel is set aside as an open space preserve subject to a conservation easement.

Background
This once 58.78 acre property was rezoned for the University of Arizona Foundation in 2002 from R-144 to R-16 per Ordinance No. 2002.19. Since the pygmy-owl was listed as an endangered species at the time, the property was limited to forty-one lots and a maximum site disturbance of thirty percent. It was subsequently platted and subdivided in 2006 for forty-one lots per the Ina & Silverbell Final Plat (Book 61, Page 20, Sequence 20060910729). As a part of this plat, 2.34 acres were dedicated for the Silverbell Road right-of-way and 7.44 acres covering the two major washes were dedicated to the Town of Marana, reducing the overall private property acreage to 49 acres.

In 2015, the Town Council approved modifying the 2002 rezoning conditions to increase the residential lots from forty-one to fifty-six and total site disturbance from 30% to 37% (no more than 948,000 square feet of disturbance) per Ordinance No. 2015.003. Each lot was to be graded individually rather than mass graded with a disturbance envelope of ten thousand square feet per lot. In 2018, the property was resubdivided into three large blocks via a final block plat for Silverbell Ridge Estates (Sequence 20182500098). The final block plat excluded the 7.44-acre parcel (APN: 214-04-1150) covering the two washes that was dedicated to the Town of Marana in 2006 and the Town retains ownership of that property.

Proposed Land Use
Like the 2015 plan, the current proposed plan restricts access to the south and west, restricts two-story homes except along Silverbell Road, and limits the maximum height of one-story homes to twenty feet. Protections for the two wildlife corridors will also be maintained, including the minimum two-hundred-foot corridor width (now wider in some places), the owner's commitment to establishing an open space covenant or conservation easement, and the removal of invasive plant species. An access point on Silverbell Road has also been eliminated due to its proximity to the southern wildlife corridor. As shown on the proposed Tentative Development Plan, the new plan proposes fifty-seven homes on smaller lots instead of fifty-six homes on larger lots and the overall site disturbance has been reduced to less than 30% of the original property acreage of 58.78 acres to honor the 70% open space commitment from 2002.

Recreation and Trails
With most of the property set aside as open space, on-site recreation is mostly passive. The proposed development includes a centrally located park to serve the main development area and a pocket park for the clustered northern lots. These recreation areas are connected to future residences by internal paths and sidewalks. Amenities may include habitat gardens, seat walls, tables, ramadas, play structures or interpretive trails. The Silverbell Ridge development will be subject to the Town of Marana Subdivision Recreation Standards (Town Code 17-5-3(B)(12)) that requires providing 300 square feet

of recreation area per residential unit.

Tentative Development Plan
The Tentative Development Plan (TDP) depicts the development scenario for Silverbell Ridge and identifies conditions in the rezoning ordinance that the property owner will be responsible for complying with. The TDP contemplates the development of fifty-seven single-family homes clustered in a way to complement the site's natural character. Lots have been located to maximize development efficiency while balancing on- and off-site constraints and placed to accommodate wildlife movement and grading that minimizes cut and fill. The TDP is sensitive to adjoining neighbors by providing substantial buffers to mitigate potential impacts. 70% of the property will be preserved as open space under the control of a future homeowner's association. The development will make up the remaining 30% (or less) of the site to accommodate homes, streets, and supporting elements.

Recreational amenities will be incorporated in the development area and connect to portions of the open space network. A minimum 6-foot masonry wall will also be provided for the row of homes along the south boundary. Single-story homes will be limited in height to 20 feet or less and two-story homes are restricted to lots 1-17 as shown on the TDP. The nearest proposed home in Silverbell Ridge will be at least 170 feet away from existing residences and over twice that distance in most cases.

Wildlife and vegetation considerations include the preservation of two, 230-foot minimum width, wildlife corridors associated with existing washes to facilitate wildlife movement across the site. Wildlife-friendly fencing will be installed in one of two locations shown in the TDP to prevent unauthorized ATV access through the Waycross neighborhood to the south. The TDP also shows the emergency access road will be constructed with a stabilized non-asphalt surface and the roadway area adjacent to the Animal Wash will be screened from wildlife's view by a continuous row of shrubs. Low Impact Development (LID) techniques such as the proposed rock-lined channels with sandy bottoms will be incorporated to accommodate drainage.

Access and Circulation
The proposed development is accessible from Silverbell Road, a two-lane arterial. An entrance is planned at the uppermost north portion of the development for lots 49 through 57 and an entrance midway in the development will serve lots 1-48 with an emergency access south of lot 17 at Street B. Three public streets will be constructed and the internal roadway network will be constructed in accordance with the Town of Marana Subdivision Street Standards.

Infrastructure and Public Utilities
The rezoning area is located within the Tucson Water service area and the water supply is assured. A Tucson Water water meter has already been installed on each of the three parcels. The developer will be responsible for the design and construction of all on-site and off-site water infrastructure required, serving potable water and fire protection to the development. A water service agreement, as well as plans for the water distribution system will be required prior to development. Sewer will be provided to future development within the rezoning area by Pima County. Pima County Regional

Wastewater Reclamation Department has indicated capacity if available to accommodate the proposed development. Fire protection will be provided by Northwest Fire District. Tucson Electric Power and Southwest Gas Corporation currently serve the rezoning area and will provide service to all future development in the rezoning area.

WAPA Electrical Transmission Line
An electrical transmission line runs through the middle of the property within a one-hundred-twenty-foot dedicated TEP / Western Area Power Administration (WAPA) easement. Development is allowed near the transmission line, but no structures in Silverbell Ridge may be located within the easement.

Citizen Participation
An attached memorandum summarizes The Planning Center's public outreach efforts which have taken the form of mailings, emails and phone calls, as well as virtual meetings with the Coalition for Sonoran Desert Protection. Outreach efforts were directed to all property owners identified on the Impacted Parties Exhibit, an exhibit that originated with the original 2002 rezoning by Ordinance 2002.19, as well as those property owners within 300 feet of the rezoning site.

Public Notification
This public hearing was properly noticed in the Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area, as well as those property owners listed on the attached Impacted Parties Exhibit, were noticed by U.S. Mail of the date, time, and topic of the public hearing. Additional notices were posted at various locations within the community and on the Town website.

Planning staff has received three citizen phone calls, a letter of support from the Coalition for Sonoran Desert Protection and two letters of protest.

Case Analysis and Review Criteria:
Pursuant to Town Code Section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;

   Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;

   With the acceptance of the recommended conditions, this rezoning will benefit the community by providing additional residential options.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of

street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to be adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

   The rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties;

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development;

   With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;

   Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

   Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

   Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

10. If applicable, the length of time the subject property has remained vacant as zoned:

    The subject property has remained vacant since annexation in to the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs:

Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance.

Planning Commission Recommendation
The Planning Commission heard the request for the proposed rezoning at a public hearing on July 28, 2021. The Commission voted 5-0 to recommend approval to the Town Council.

Suggested Motion:

I move to adopt Ordinance No. 2021.016 approving the Silverbell Ridge Rezoning subject to the recommended conditions.

Attachments

Ord.2021.016 Silverbell Ridge Rezoning
Exhibit A - Tentative Development Plan Rev
Exhibit B - Impacted Parties Map
Exhibit C - Invasive Species List to Control
Exhibit D - Silverbell Ridge Acceptable Plant List
Exhibit E Legal Description
Application
Location Map
Silverbell Ridge Rezoning Document
Applicant Public Outreach Summary (Memorandum)
Letters of Support & Protest

MARANA ORDINANCE NO. 2021.016

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 49 ACRES OF LAND LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF INA ROAD, WEST OF SILVERBELL ROAD, FROM R-16 (RESIDENTIAL) TO R-6 (RESIDENTIAL)

WHEREAS C & C Construction Co., Inc., (the "Property Owner") owns 49 acres of land located approximately one-quarter mile south of Ina Road, west of Silverbell Road within Section 2, Township 13 South, and Range 12 East, described on Exhibit "E" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized The Planning Center to submit an application to rezone the Rezoning Area from R-16 (Residential) to R-6 (Residential); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on July 28, 2021, and voted five to zero (with two Commissioners absent) to recommend that the Town Council approve this Rezoning, subject to the recommended conditions; and

WHEREAS the Marana Mayor and Town Council held a public hearing on August 17, 2021 and determined that the application for rezoning should be approved; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from R-16 (Residential) to R-6 (Residential).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owner and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in substantial conformance with the tentative development plan (shown

as "Exhibit A" attached to and incorporated by this reference in this ordinance) presented to and approved by the Town Council as part of this Rezoning.

3. 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.
4. The Property Owners shall design and construct a continuous left-turn lane along the entire frontage of the Rezoning Area. The design shall be subject to approval by the Town Engineer.
5. 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.
6. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
7. 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.
8. The final design of all streets and circulation facilities, including any gated or emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
9. The Rezoning Area shall be limited to a maximum of 57 lots, laid out in substantial conformance with the tentative development plan attached as Exhibit A. Site disturbance in the 49-acre Rezoning Area shall not exceed 34% or 725,710 square feet.

10. No approval, permit or authorization by the Town of Marana authorizes violation of any Federal or State law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate Federal and State agencies to determine any action necessary to assure compliance with applicable laws and regulations.
11. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
12. 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 Army Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
13. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
14. The Property Owners shall provide the necessary authorization and documentation from the Western Area Power Administration (WAPA) with the subsequent plat submittal.
15. All open space easements and wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, which shall be revegetated. All such easements and corridors shall be dedicated to the appropriate entity, acceptable to the Town and at a time acceptable to the Town. All utilities shall be underground, and all utility trenches shall be revegetated to be identical with the surrounding desert with the exception of the overhead electric WAPA easement which shall be to WAPA specifications.
16. Lots 18-57 as designated on Exhibit A are restricted to one story and a maximum height of 20 feet. Two story homes are permitted on Lots 1-17 as designated on Exhibit A.
17. The preliminary plat for the Rezoning Area shall establish a minimum lot size of 6,000 square feet and the rezoning parcel will be mass graded.
18. There shall be no connectivity between Waycross Road, Martingale Lane, Bridle Way, or Abington Lane and any access point, right of way, road, or lot within the Rezoning Area.
19. There shall be a 120 - foot "No Disturbance" bufferyard along the southern boundary of the Rezoning Area (as identified on Exhibit A).
20. There shall be a 100 – foot "No Disturbance" bufferyard along the western boundary of the Rezoning Area (as identified on Exhibit A).

21. The Property Owners, through the Town of Marana's normal notification process, shall notify the impacted parties, as specified in Exhibit B attached to and incorporated by this reference in this ordinance, if any request is made to modify, eliminate, or add to the conditions listed in this ordinance.
22. The minimum width of the two designated wildlife corridors shall be 230 feet and, where possible, revegetation shall occur in disturbed areas beyond the 230-foot minimum width. Reseeding with a native Mohave, Chihuahua and/or Sonoran arid/adapted mix of groundcovers, mid-story shrubs and canopy trees, including hackberry (Cletis pallida), is preferable for areas where it is impossible to reliably deliver water.
23. This Rezoning is subject to the Residential Design Standards found in the Marana Land Development Code as amended from time to time.
24. The Property Owners agree to enter into a finance contract establishing their contribution for schools. The Property Owners shall provide written documentation that an agreement with the Marana Unified School District is completed prior to the issuance of the first single-family residential building permit for the Rezoning Area. A receipt of payment shall be provided with each individual residential building permit.
25. No view fencing shall be allowed on lots facing the two wildlife corridors.
26. All outdoor lighting shall be down-lit and shall adhere to "dark sky-friendly" lighting design, and such language shall be placed in the Conditions, Covenants and Restrictions.
27. All Natural Undisturbed Open Space set-asides shall be protected in perpetuity, by either a Restrictive Covenant or Conservation Easement and such language shall be placed in the Conditions, Covenants and Restrictions. Prior to or upon requesting a building permit for any lot in the Rezoning Area, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.
28. Free-ranging domestic animals shall be prohibited in the subdivision and such language shall be placed in the Conditions, Covenants and Restrictions.
29. No side or backyard gates shall be constructed leading to undisturbed open space areas on each lot or within the two onsite wash corridors and such language shall be placed in the Conditions, Covenants and Restrictions.
30. Upon the effective date of this Ordinance, the Property Owners shall have a continuing responsibility to remove from the Rezoning Area invasive non-native species, including those listed in Exhibit C attached to and incorporated by this reference in this ordinance. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. Property Owners and future owners of individual lots in the Rezoning Area shall keep private lots, including enclosed yards, free of invasive non-native plant species detailed in Exhibit C. Prior to or upon requesting a building permit for any lot in

the Rezoning Area, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.

31. The Property Owners shall place "no trespassing" signs along the south boundary of the Rezoning Area and signs directing people to stay out of the washes.
32. The Property Owners shall landscape the area near the emergency access roadway with a continuous row of shrubs at the time of the emergency roadway construction, as depicted on Exhibit A, the Tentative Development Plan.
33. The Property Owners shall incorporate Low Impact Development techniques to accommodate drainage such as rock-lined channels with sandy bottoms and one and two rock dams.
34. The Property Owners shall install a non-asphalt, stabilized all weather surface for the emergency access road.
35. The Property Owners shall construct a 6-foot decorative masonry wall along the back of lots 33-43 located along the south boundary to reduce noise and light impacts as depicted on Exhibit A, the Tentative Development Plan.
36. The Property Owners shall install wildlife-friendly fencing in one of two locations identified on Exhibit A, the Tentative Development Plan, prior to building permit approval of lot 44 to discourage the creation of unauthorized trails and ATV roads to access the Waycross neighborhood.
37. Property owners shall secure a license from WAPA, and provide evidence of, for the areas on Street A that encroach into the WAPA/TEP easement prior to approval of the preliminary plat.
38. Property owners shall secure, and provide evidence of, a license from WAPA for pedestrian access from the cul-de-sac on Street A to the recreation area for the residents of Lots 18-48 prior to approval of the preliminary plat.
39. The two wildlife corridors located on Town owned A.P.N. 214-04-1150 and identified on Exhibit A, the Tentative Development Plan, shall be preserved in perpetuity to ensure continued wildlife passage. The corridors will be subject to a restrictive covenant or conservation easement and protected with fencing and flagging during construction.
40. The Property Owners shall enter into an open space covenant with a reputable conservation entity to ensure that the open space areas approved within the Rezoning Area remain open space in perpetuity.
41. The Property Owners and future owners of individual lots in the Rezoning Area shall use the attached redlined Town of Marana Regulatory Plant List, Exhibit D, to vegetate all developable landscape areas in the Silverbell Ridge Rezoning area.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any

court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

Mayor Ed Honea

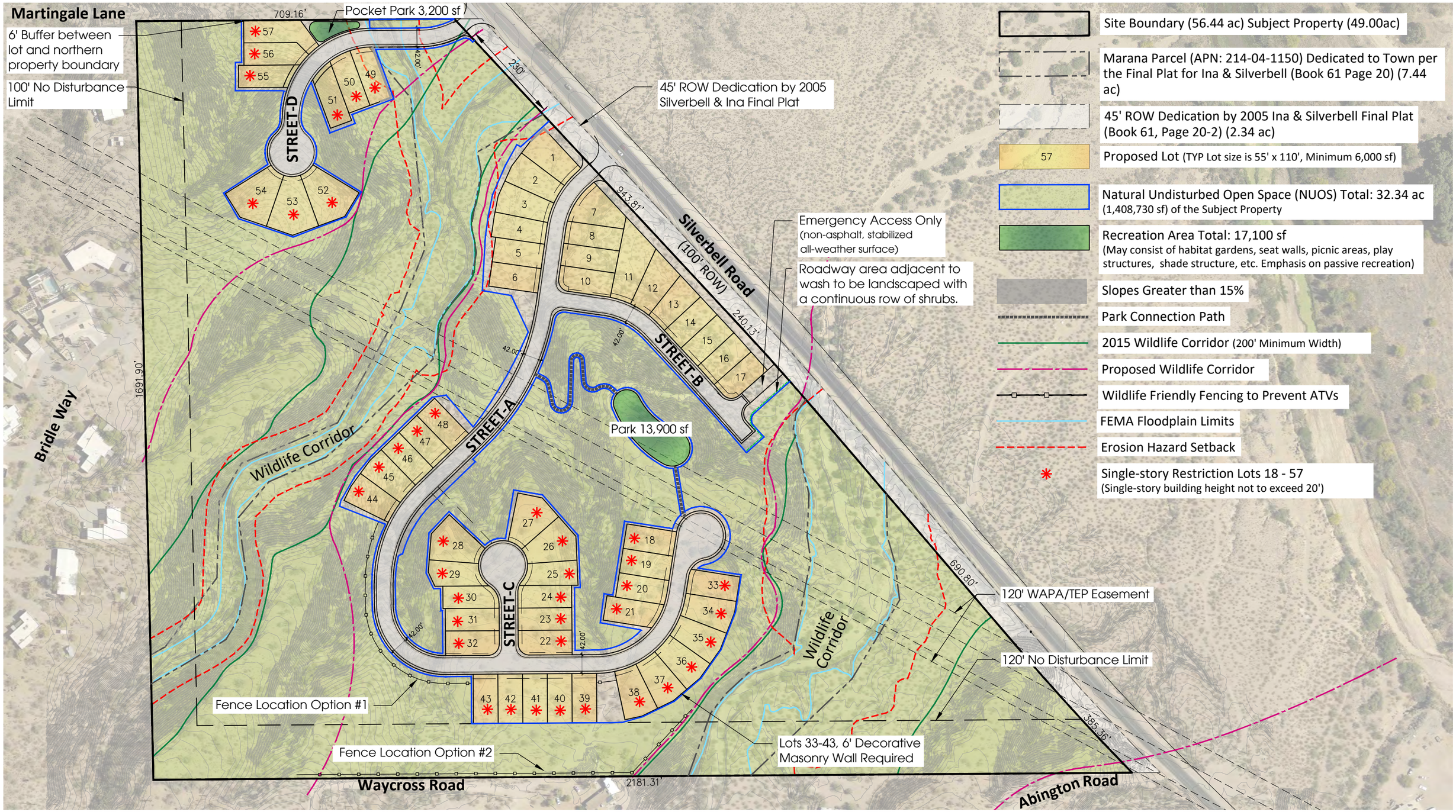
ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

TENTATIVE DEVELOPMENT PLAN



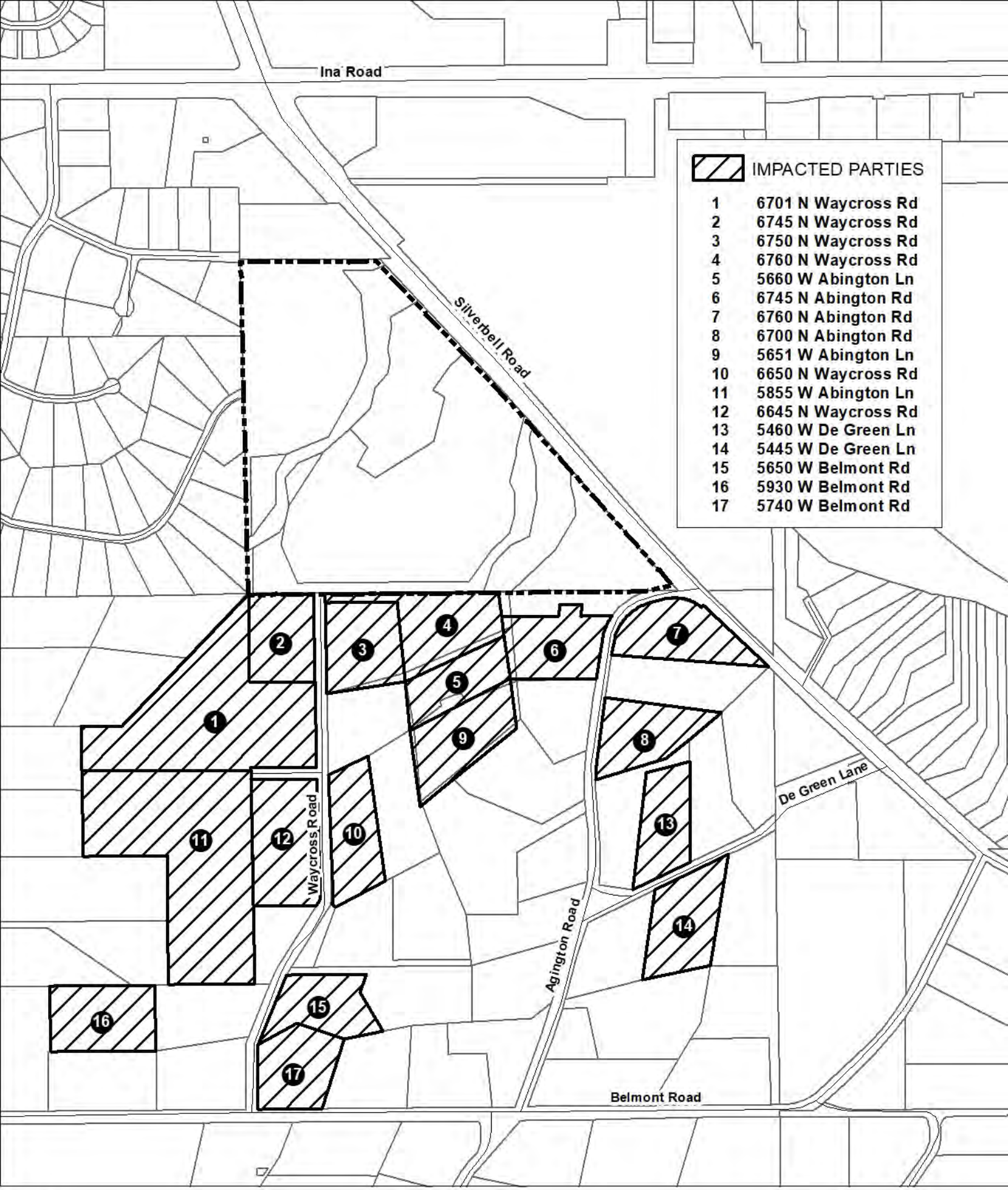
Silverbell Ridge Estates

Marana Town Council Regular Meeting 8/17/2021

0' 100' 200'
SCALE: 1"-200'-0"
NORTH

PROJECT: CAC-06 DATE: 07/28/21
FILE NAME: CAC-06_TDP.DWG

THE PLANNING CENTER
a division of The Group, Inc.



LEGEND

Subject Property

Impacted Parties

EXHIBIT "B"
IMPACTED PARTIES

NORTH 0' 300' 600'

FILE NAME: ImpactedParties_6x8_CAC-06.mxd
SOURCE: Pima County GIS, 2021

Exhibit C

Invasive Non-Native Plant Species Subject to Control

Scientific Name	**Common Name**
Ailanthus altissima	*Tree of Heaven*
Alhagi pseudalhagi	*Camelthorn*
Arundo donax	*Giant reed*
Baccharis sarothroides	*Desert Broom*
Brassica tournefortii	*Sahara mustard*
Bromus rubens	*Red brome*
Bromus tectorum	*Cheatgrass*
Centaurea melitensis	*Malta starthistle*
Centaurea solstitalis	*Yellow starthistle*
Cynodon dactylon	*Bermuda grass (exclude sod hybrid)*
Digitaria spp.	*Crabgrass*
Elaeagnus angustifolia	*Russian olive*
Eragrostis spp.	*Lovegrass (exclude E. intermedia, plains lovegrass)*
Melinis repens	*Natal grass*
Mesembryanthemum spp.	*Iceplant*
Oncosiphon piluliferum	*Globe Chamomile aka Stinknet*
Peganum harmala	*African rue*
Pennisetum ciliare	*Buffelgrass*
Pennisetum setaceum	*Fountain grass*
Rhus lancea	*African sumac*
Salsola spp.	*Russian thistle*
Schinus spp.	*Pepper tree*
Schismus arabicus	*Arabian grass*
Schismus barbatus	*Mediterranean grass*
Sorghum halepense	*Johnson grass*
Tamarix spp.	*Tamarisk*

Town of Marana

*Redlined Town of Marana Regulatory Plant List (*Acceptable Silverbell Ridge subdivision vegetation as determined and redlined by Coalition for Sonoran Desert Protection on 7/12/21)

OFFICIAL REGULATORY PLANT LIST

LOW WATER USE / DROUGHT TOLERANT PLANT LIST

The plants on this list can be grown with moderate to no supplemental irrigation once they are established. Occasionally, for good appearance, supplemental irrigation may be applied during the growing season. In addition to the cacti on this list, any cacti salvaged and tagged in compliance with state agricultural and horticultural regulations may be used.

All of the plants on the Plant List meet the Arizona Department of Water Resources (ADWR) standard for low consumption.

Some plants on the list may fall under more than one plant type category (e.g. Acacia constricta can be grown as a tree or a shrub depending upon the growth habit that is preferred).

Applications for additions, deletions or exceptions to the list may be submitted to the Zoning Administrator.

Key to symbols:

A - Accent Plant
***** - Toxic; may be harmful if eaten. (For more information call Arizona Poison Control Center at (520) 626-6016.)
C - Cactus
Gc - Groundcover
I - Invasive -- may spread and intrude into natural areas.
Gr - Ornamental Grass
sh - Semi-hardy -- some dieback in a hard frost
S - Shrub
(t) - Tender (may be severely damaged or killed in a hard frost)
Sc - Succulent (other than cacti)
- Exceptions to the nomenclature in Hortus III.
T - Tree
an - Annual
V - Vine
p - Perennial
cl - Seasonal Color (showy flowers, fall color or berries).

CD - Chihuahuan Desert Region - (broadly interpreted to include a large area of north central and northwest Mexico, southwest Texas, southern New Mexico and extreme southeast Arizona.)
SD - Sonoran Desert Region - (broadly interpreted to include the arid and semi-arid areas of northwest Mexico, southeast California and most of Arizona south of the Mogollon Rim.)

(Note: Chihuahuan and Sonoran Desert Regions annotated by Matt Johnson, Native Plant Society.)

Approximate Watering Needs (depending on soil and climate conditions)

1 - No supplemental irrigation once established.
2 - Once a month during the growing season once established.
3 - Twice a month during the growing season once established.
4 - Once a week during the growing season once established.

TABLE 7-2

Town of Marana
OFFICIAL REGULATORY PLANT LIST

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Abronia villosa	Sand verbena	Gc, an	SD	1	
~~Acacia abyssinica~~	~~Abyssinian Acacia~~	~~T~~	~~Africa~~	~~3~~	~~(sh)~~
~~Acacia aneura~~	~~Mulga~~	~~T~~	~~Australia~~	~~2~~	~~(sh)~~
Acacia angustissima	White Ball Acacia	S	SD	2	(sh)
Acacia berlandieri	Guajillo	S,T	CD	3	
Acacia constricta	Whitethorn Acacia, Mescat	T,S*	SD, CD	1	
~~Acacia crasspedocarpa~~	~~Waxleaf Acacia~~	~~T,S~~	~~Australia~~	~~1~~	
~~Acacia cultriformis~~	~~Knife-Leaf Acacia~~	~~T,S~~	~~Australia~~	~~2~~	~~(sh)~~
Acacia greggii	Cat's Claw Acacia	T,S	SD, CD	1	
Acacia minuta (smallii)	Southwestern Sweet Acacia	T,S,cl	SD, CD	2	
~~Acacia notabilis~~	~~Acacia~~	~~S~~	~~Australia~~	~~2~~	
~~Acacia redolens~~	~~Prostrate Acacia~~	~~S,Gc~~	~~Australia~~	~~2~~	
Acacia rigidula	Black Brush Acacia	S,T	CD	3	
~~Acacia salicina~~	~~Weeping Wattle~~	~~T,cl~~	~~Australia~~	~~2~~	~~(sh)~~
~~Acacia saligna~~	~~Wattle Tree~~	~~T~~	~~Australia~~	~~1-2~~	~~(sh)~~
Acacia schaffneri	Twisted Acacia	T	CD	1-2	
~~Acacia stenophylla~~	~~Pencilleaf Acacia~~	~~T~~	~~Australia~~	~~1-2~~	
~~Acacia willardiana~~	Palo Blanco	T	SD	1-2	(sh)
Agave americana	Century Plant	Sc	CD	1-2	
Agave colorata	Agave	Sc	SD	1	
Agave filifera	Agave	Sc	CD	1-2	
Agave huachucensis	Huachuca Agave	Sc	SD	1-2	
Agave lophantha (univittata)	Agave	Sc	CD	2	
Agave ocahui	Ocahui Agave	Sc	SD	1-2	
Agave palmeri	Palmer Agave	Sc	SD	1	
Agave victoriae-reginae	Victoria Regina Agave	Sc	CD	1-2	
Agave vilmoriniana	Octopus Agave	Sc	SD	1-2	(sh)
~~Aloe barbadensis~~	~~Barbados Aloe~~	~~Sc,cl~~	~~Africa~~	~~2-3~~	~~(sh)~~
~~Aloe ferox~~	~~(sh) Cape Aloe~~	~~Sc,cl~~	~~Africa~~	~~2-3~~	
~~Aloe saponaria~~	~~Mediterranean Aloe~~	~~Sc,cl~~	~~Africa~~	~~2-3~~	~~(sh)~~
Aloysia gratissimma	Fragrant Bush, Bee Brush	S	SD, CD	2	
Aloysia wrightii	Wright's Oregano, Lemon Verbena	S	SD, CD	2	
Ambrosia (Franseria)	Triangle-leaf	S	SD		

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
deltoidea	Bursage				
Ambrosia (Franseria) dumosa	White Bursage	S	SD	1	
Anisacanthus thurberi	Desert Honeysuckle	S	SD	2	
Antigonon leptopus	Queen's Wreath	V,cl	SD	2-3	(t)
Aristida purpurea	Purple Three-Awn	Gr,cl	SD, CD	1	
Asclepias linaria	Pine-Leaf Milkweed	S	SD, CD	2	
Asclepias subulata	Desert Milkweed	A	SD	2	(sh)
Aster bigelovii	Aster	an	SD	1	(t)
Aster tanacetifolius	Aster	an	SD, CD	1	(t)
Atriplex canescens	Four-Wing Saltbush	S	SD, CD	1	
Atriplex lentiformis	Quail Bush	S	SD	1	
Atriplex lentiformis breweri	Brewer Saltbush	S	SD	1-2	
~~Atriplex nummularia~~	~~Old Man Saltbush~~	~~S~~	~~Australia~~	~~1~~	
Atriplex polycarpa	Desert Saltbush	S	SD	1	
~~Atriplex semibaccata~~	~~Australian Saltbush~~	~~S~~	~~Australia~~	~~2~~	
~~Baccharis sarothroides (male plants only)~~	~~Desert Broom~~	~~S,I~~	~~SD~~	~~1-2~~	
~~Baccharis sarothroides `Centennial'~~	~~Centennial~~	~~S,Gc~~	~~SD~~	~~2-3~~	
Bahia absinthifolia	Desert Daisy	p,cl	SD	2	
Baileya multiradiata	Desert Marigold	p,cl*	SD, CD	1-2	
Berberis harrisoniana	Barberry	S	SD	3	
Berberis trifoliata	Agritos	S	SD	3	
Bothriochloa barbinodis	Cane Beardgrass	Gr,cl	SD, CD	1	
~~Bougainvillea spp.~~	~~Bougainvillea~~	~~V,S,cl~~	~~Brazil~~	~~3~~	~~(t)~~
Bouteloua chondrosioides	Sprucetop Grama	Gr	SD, CD	2	
Bouteloua curtipendula	Sideoats Grama	Gr,cl	SD, CD	2	
Bouteloua eriopoda	Black Grama	Gr,cl	SD	3	
Bouteloua gracilis	Blue Grama	Gr	SD, CD	2	
Bouteloua hirsuta	Hairy Grama	Gr	SD	2	
Bouteloua rothrockii	Rothrock Grama	Gr	SD, CD	1	
~~Brachychiton populneus~~	~~Bottle Tree~~	~~T~~	~~Australia~~	~~2-3~~	
Brahea (Erythea) armata	Mexican Blue Palm	T	SD	2-3	
Buchloe dactyloides	Buffalo Grass	Gr	CD	2-3	
Buddleia marrubifolia	Wooly Butterfly Bush	S,cl	CD	2-3	
Caesalpinia (Poinciana) mexicana,	Mexican Bird of Paradise (yellow)	S,cl*	CD	2	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
~~Caesalpinia (Poinciana) gilliesii~~	~~Yellow Bird of Paradise~~	~~S,cl*~~	~~Argentina~~	~~1-2~~	
~~Caesalpinia pulcherrima~~	~~Red Bird of Paradise~~	~~S,cl*~~	~~Caribbean~~	~~3~~	~~(sh)~~
Calliandra californica	Red Fairy Duster, Baja Fairy Duster	S,cl	SD	2-3	
Calliandra eriophylla	Fairy Duster, False Mesquite	S,cl	SD	1	
Calliandra peninsularis	Red Calliandra, Baja Fairy Duster	S,cl	SD	2-3	(sh)
~~Callistemon citrinus~~	~~Lemon Bottlebrush~~	~~T,S,cl~~	~~Australia~~	~~3~~	~~(sh)~~
Calylophus hartwegii	Calylophus	Gc,cl	CD	3	
Campsis radicans	Common Trumpet Creeper	V,cl	SD, CD	2-3	
Carnegiea gigantea	Saguaro	C	SD	1	
~~Carpobrotus edulis~~	~~Ice Plant~~	~~Gc,Sc,cl,~~	~~Africa~~	~~3~~	~~(t)~~
~~Cassia artemisioides~~	~~Wormwood Senna, Feathery Cassia~~	~~S,cl~~	~~Australia~~	~~2-3~~	~~(sh)~~
~~Cassia nemophila (eremophila)~~	~~Green Cassia~~	~~S,cl~~	~~Australia~~	~~2~~	
~~Cassia phyllodinea~~	~~Silvery Cassia~~	~~S,cl~~	~~Australia~~	~~2-3~~	
~~Casuarina cunninghamiana~~	~~Australian Pine~~	~~T~~	~~Australia~~	~~3~~	
~~Casuarina stricta~~	~~Coast Beefwood~~	~~T~~	~~Australia~~	~~2-3~~	
Cathostecum erectum	False Grama	Gr,cl	SD	1	
Celtis pallida	Spiny or Desert Hackberry	S	SD, CD	1-2	
Celtis reticulata	Netleaf or Western Hackberry	T	SD, CD	2	
~~Centaurea cineraria~~	~~Dusty Miller~~	~~p,cl~~	~~Mediterranean~~	~~3~~	
Cephalophyllum `Red Spike'	Red Spike Ice Plant	Gc,Sc,cl		2	
~~Ceratonia siliqua~~	~~Carob, St. John's Bread Tree~~	~~T~~	~~Mediterranean~~	~~3~~	~~(sh)~~
Cercidium floridum	Blue Palo Verde	T,cl	SD	2-3	
Cercidium microphyllum	Littleleaf or Foothill Palo Verde	T,cl	SD	1	
Cercidium praecox	Palo Brea	T,cl	SD	2	(sh)
Cercidium sonorae	Sonoran Palo Verde	T,cl	SD	1-2	
Cercis canadensis var. mexicana	Mexican Redbud	T,S	CD	3	
~~Cereus peruvianus 'Monstrosus'~~	~~Peruvian Cereus~~	~~C~~	~~South America~~	~~1-2~~	~~(sh)~~
~~Chamaerops humilis~~	~~Mediterranean Fan Palm~~	~~T~~	~~Spain~~	~~2-3~~	
Chilopsis linearis	Desert Willow	T,S,cl	SD, CD	2-3	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
~~Cissus incisa~~	~~Desert Grape Ivy~~	~~V,I~~	~~CD~~	~~1-2~~	
Cissus trifoliata	Desert Grape Ivy	V	SD	1-2	
Condalia warnockii var. kearneyana	Condalia	S	SD, CD	1	
~~Convolvulus cneorum~~	~~Bush Morning Glory~~	~~S,Gc,cl*~~	~~Mediterranean~~	~~1-2~~	
~~Convolvulus mauritanicus~~	~~Ground Morning Glory~~	~~Gc,cl~~	~~Africa~~	~~3~~	~~(sh)~~
Cordia boissieri	Anacahuita, Texas Olive	T,S,cl	CD	2-3	(sh)
Cordia parvifolia	Littleleaf Cordia	S,cl	SD, CD	1-2	
~~Cortaderia selloana~~	~~Pampas Grass~~	~~Gr~~	~~Argentina~~	~~3~~	
Cupressus arizonica	Arizona Cypress	T	SD, CD	2	
Cupressus glabra	Smooth Bark Cypress	T	SD	2-3	
~~Dalbergia sissoo~~	~~Rosewood~~	~~T~~	~~India~~	~~3~~	~~(sh)~~
Dalea bicolor var. argyrea	Silver Dalea	S	SD	2-3	
Dalea frutescens	Black Dalea	S,cl	CD	2-3	
Dalea greggii	Trailing Indigo Bush	Gc	CD	2-3	
Dalea pulchra	Indigo Bush	S,cl	SD	2-3	
Dalea versicolor var. sessilis	Indigo Bush, Dalea	S,cl	SD	3	
Dasylirion acrotriche	Green Desert Spoon	A	CD	1	
Dasylirion wheeleri	Sotol, Desert Spoon	A	SD, CD	1	
Datura wrightii	Sacred Datura	Gc,p,cl*	SD	3	(sh)
~~Digitaria californica~~	~~Arizona Cottontop~~	~~Gr~~	~~SD, CD~~	~~1~~	
~~Dimorphotheca sinuata~~	~~African Daisy, Cape Marigold~~	~~an,cl~~	~~South Africa~~	~~4~~	
Dodonaea viscosa	Hopbush	S	SD, CD	1-2	(sh)
Dyssodia acerosa	Dogweed	Gc,p,cl,SD,CD	SD, CD	2-3	
~~Dyssodia pentachaeta~~	~~Dyssodia~~	~~Gc,an,p,cl~~	~~SD,CD~~	~~2-3~~	
Echinocactus grusonii	Golden Barrel	C,cl	SD	1-2	
Echinocereus spp.	Hedgehog, Rainbow Cactus	C,cl	SD, CD	1	
~~Echinopsis spp.~~	~~Easter Lily, Sea Urchin Cactus~~	~~C,cl~~	~~So. America~~	~~1~~	
Encelia californica	California Brittlebush (green)	S,cl	SD	1-2	(sh)
Encelia farinosa	Brittlebush	S,cl	SD	1-2	(sh)
Ephedra nevadensis	Ephedra	S	SD	3	
~~Eragrostis intermedia~~	~~Plains lovegrass~~	~~Gr~~	~~SD, CD~~	~~1~~	
~~Eremophila decipiens~~	~~Emu Bush~~	~~S,cl~~	~~Australia~~	~~1~~	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Erioneuron pulchellus	Fluffgrass	Gr	SD, CD	1	
Eschscholtzia californica	California Poppy	an,cl	SD	2-3	
Eschscholtzia mexicana	Mexican Gold Poppy	an,cl	SD	3	
~~Eucalyptus camaldulensis~~	~~Red River Gum~~	~~T~~	~~Australia~~	~~2~~	
~~Eucalyptus campaspe~~	~~Silver Gimlet~~	~~T~~	~~Australia~~	~~2-3~~	~~(sh)~~
~~Eucalyptus formanii~~	~~Eucalyptus~~	~~T~~	~~Australia~~	~~2~~	
~~Eucalyptus leucoxylon (rosea)~~	~~White Iron Bark~~	~~T,cl~~	~~Australia~~	~~2~~	
~~Eucalyptus microtheca~~	~~Tiny Capsule Eucalyptus~~	~~T~~	~~Australia~~	~~1-2~~	
~~Eucalyptus polyanthemos~~	~~Silver Dollar Gum~~	~~T~~	~~Australia~~	~~2~~	
~~Eucalyptus rudis~~	~~Desert Gum~~	~~T~~	~~Australia~~	~~2~~	
~~Eucalyptus spathulata~~	~~Swamp Mallee~~	~~T~~	~~Australia~~	~~3~~	
Euphorbia antisyphilitica	Wax Plant, Candelilla	S	CD	1	
Euphorbia myrsinites	Euphorbia	Gc		2	
~~Euphorbia rigida (biglandulosa)~~	~~Gopher Plant~~	~~A,Sc,cl* Africa~~	~~Africa~~	~~2~~	
~~Feijoa sellowiana~~	~~Pineapple Guava~~	~~T,S,cl~~	~~So. America~~	~~3~~	
Ferocactus spp.	Barrel Cactus	C,cl	SD, CD	1	
Fouquieria splendens	Ocotillo	A,cl	SD, CD	1	
Gaillardia pulchella	Fire Wheel, Blanket Flower	an,cl	CD	3	
~~Gazania rigens `Copper King'~~	~~Copper King Gazania~~	~~Gc,cl~~	~~Africa~~	~~3-4~~	
~~Gazania rigens~~	~~Treasure Flower Gazania~~	~~Gc,cl~~	~~Africa~~	~~3-4~~	
~~Gazania rigens leucolaena~~	~~Trailing Gazania~~	~~Gc,cl~~	~~Africa~~	~~3-4~~	~~(t)~~
~~Geoffreya (Gourleia) decorticans~~	~~Chilean Palo Verde~~	~~T,cl~~	~~So. America~~	~~1~~	
Gossypium harknessii	Gossypium	S,cl	SD	2	(t)
Haplopappus (Ericameria) laricifolius	Turpentine Bush	S,cl	SD, CD	1	
Hesperaloe funifera	Giant Hesperaloe	A	CD	1-2	
Hesperaloe parviflora	Red Yucca, Red Flowered Hesperaloe	A,cl	CD	1-2	
Hetropogon contortus	Tanglehead	Gr	SD	3	
Hibiscus coulteri	Yellow Hibiscus, Coulter's Hibiscus	S	SD, CD	2	
Hilaria berlangeri	Curly Mesquite	Gr	SD, CD	2	
Hilaria mutica	Tobosa Grass	Gr	SD, CD	1	
Hilaria rigida	Big Galleta Grass	Gr	SD, CD	2	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Hyptis emoryi	Desert Lavendar	S	SD	3	(sh)
Jatropha cardiophylla	Limberbush	S	SD	1	
Jatropha dioica	Jatropha	S,cl	CD	1	(t)
~~Juniperus chinensis~~	~~Juniper (many culitvars)~~	~~T,S~~	~~Asia~~	~~3~~	
Juniperus deppeana	Alligator Bark Juniper	T	SD, CD	3	
~~Juniperus sabina `Arcadia'~~	~~Arcadia Juniper~~	~~S~~		~~3~~	
Justicia (Beloperone) californica	Chuparosa	S,cl	SD	2-3	
Justicia candicans	Red Jacobinia	S,cl	SD	3	(sh)
Justicia spicigera	Mexican Honeysuckle, Firecracker Bush	S,cl	SD	3	(sh)
Lantana camara	Bush Lantana (many cultivars)	S,cl*	No. America	3-4	(t)
Lantana montevidensis	Trailing Lantana	Gc,cl* S. Am.	So. America	3-4	(t)
Larrea tridentata (divaricata)	Creosote Bush, Greasewood	S,cl	SD, CD	1	
Leptochloa dubia	Green Sprangle-Top	Gr	CD	3	
Leucaena retusa	Golden Leadball	T,S,cl	CD	1-2	
Leucophyllum spp.	Texas Ranger (all cultivars)	S,cl	CD	2	
~~Linum grandiflorum `Rubrum'~~	~~Scarlet Flax~~	~~Gc,an,cl~~		~~3~~	
Linum lewisii	Blue Flax	an,cl	SD, CD	3	
Lupinus arizonicus	Lupine	an,cl	SD	1	
Lupinus sparsiflorus	Desert Lupine	an,cl	SD	1	
Lupinus succulentus	Arroyo Lupine	an,cl	SD	1	
Lycium exsertum	Lycium	S	SD	1	
Lycium fremontii	Wolfberry	S	SD	1	
Lysiloma thornberi	Feather Tree	T,S	SD	2-3	(sh)
Macfadyena unguis-cati	Cat's Claw Vine	V,cl	America	2-3	
~~Malephora crocea~~	~~Croceum, Ice Plant~~	~~Gc,Sc,cl~~		~~2-3~~	
Mamillaria spp.	Mamillaria Cactus	C,cl	SD, CD	1-2	
Mascagnia lilacina	Lavender Orchid Vine	V,cl	CD	2-3	
Mascagnia macroptera	Yellow Orchid Vine	V,cl	SD, CD	2-3	(sh)
Maytenus phyllanthoides	Mangle Dulce	S	SD, CD	2	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Melampodium leucanthum	Blackfoot Daisy	Gc,p,cl SD,CD	SD, CD	2	
Merremia aurea	Yellow Merremia	V,cl	SD	2-3	(t)
Mimosa dysocarpa	Velvetpod	S,cl	SD	2	
Muhlenbergia dumosa	Bush Muhlenbergia, Bamboo Muhly	Gr	SD	3-4	
Muhlenbergia emersleyi	Bullgrass	Gr,cl	SD	1	
Muhlenbergia porteri	Bush Muhly	Gr,cl	SD, CD	1	
Muhlenbergia rigens	Deer Grass	Gr	SD	3	
Muhlenbergia rigida	'Nashville' TM	Gr,cl	SD	3	
~~Myoporum parvifolium~~	~~Myoporum~~	~~Gc~~	~~Australia~~	~~3~~	
~~Myrtus communis~~	~~True Myrtle, Roman Myrtle~~	~~S~~	~~Mediterranean~~	~~3~~	
~~Myrtus communis `Boetica'~~	~~Twisted Myrtle~~	~~S#~~	~~Mediterranean~~	~~3~~	
~~Myrtus communis `Compact~~	~~Dwarf Myrtle~~	~~S~~	~~Mediterranean~~	~~3~~	
~~Nandina domestica~~	~~Heavenly Bamboo (many cultivars)~~	~~S,cl~~		~~3~~	
~~Nerium oleander~~	~~Oleander (many cultivars)~~	~~S,cl*~~	~~Asia~~	~~2-3~~	
Nolina bigelovii	Beargrass	A	SD	1-2	
Nolina matapensis	Tree Beargrass	A,T	SD	1-2	
Nolina microcarpa	Beargrass	A	SD	1-2	
Nolina parryi	Parry's Beargrass	A	SD	1-2	
Oenothera berlandieri (speciosa childsii)	Mexican Evening Primrose	Gc,cl	CD	3	
Oenothera caespitosa	Tufted Evening Primrose	p,cl	SD	2-3	
Oenothera stubbei	Chihuahuan Primrose, Baja Primrose	Gc,cl	CD	2-3	
~~Olea europaea `Swan Hill'~~	~~Swan Hill Olive~~	~~T~~	~~Mediterranean~~	~~3~~	
Olneya tesota	Desert Ironwood, Tesota	T	SD, CD	1	(sh)
Opuntia spp.	Prickly Pear, Cholla	C	SD, CD	1	
Oryzopsis hymenoides	Indian Ricegrass	Gr	SD, CD	3	
~~Osteospermum fruticosum~~	~~Trailing African Daisy~~	~~Gc,cl~~	~~Africa~~	3-4	(sh)
Pappophorum mucronulatum	Pappusgrass	Gr	SD	1	
~~Parkinsonia aculeata~~	~~Mexican Palo Verde~~	~~T,I,cl~~	~~SD, CD~~	~~1-2~~	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Passiflora foetida	Passion Flower	V	SD	3	(sh)
Pedilanthus macrocarpus	Slipper Flower	A,Sc,cl*	SD	2	
~~Pennisetum setaceum `Cupreum'~~	~~Purple Fountain Grass~~	~~Gr~~	~~Africa~~	~~1-2~~	
Penstemon baccharifolius	Cutleaf Penstemon	p,cl	CD	1	
Penstemon barbatus	Beardtongue Penstemon	p,cl	SD, CD	1	
Penstemon eatoni	Eaton's Penstemon	p,cl	SD	1	
Penstemon parryi	Parry Penstemon	p,cl	SD	1	
Penstemon pseudospectabilis	Canyon Penstemon, Mohave Beardtongue	p,cl	SD	1	
Penstemon superbus	Superb Penstemon	p,cl	CD	1	
~~Pentzia incana~~	~~Karoo Bush~~	~~Gc~~	~~Africa~~	~~1-2~~	
Phacelia campanularia	Desert Canterbury Bells	an,cl	SD	2-3	
Phacelia tanacetifolia	Tansy Phacelia	an,cl	SD	2-3	
~~Phoenix canariensis~~	~~Canary Island Date Palm~~	~~T~~		~~3~~	
~~Phoenix dactylifera~~	~~Date Palm~~	~~T~~	~~Asia~~	~~3~~	
~~Phyla nodiflora~~	~~Lippia~~	~~Gc,cl~~		~~3-4~~	
~~Pinus edulis~~	~~Piñon Nut Pine~~	~~T~~		~~2-3~~	
~~Pinus eldarica~~	~~Afghan Pine~~	~~T#~~	~~Asia~~	~~2~~	
~~Pinus halepensis~~	~~Aleppo Pine~~	~~T~~	~~Mediterranean~~	~~2~~	
~~Pinus monophylla~~	~~Singleleaf Piñon Pine~~	~~T~~	~~Mojave~~	~~2~~	
~~Pinus pinea~~	~~Italian Stone Pine~~	~~T~~	~~Mediterranean~~	~~2-3~~	
~~Pinus roxburghii~~	~~Chir Pine~~	~~T~~	~~Asia~~	~~3~~	
~~Pistacia atlantica~~	~~Mt. Atlas Pistache~~	~~T~~	~~Africa~~	~~2~~	
~~Pistacia chinensis~~	~~Chinese Pistache~~	~~T,cl~~	~~Asia~~	~~3~~	
~~Pistacia terebinthus x integerrima~~	~~Pistache hybrid terebinthus x integerrima~~	~~T,cl~~		~~3~~	
~~Pistacia vera~~	~~Pistachio~~	~~T~~	~~Asia~~	~~2-3~~	
Pithecellobium flexicaule	Texas Ebony	T	CD	2	(sh)
Pithecellobium mexicanum	Mexican Ebony	T	SD	3	
Pithecellobium pallens	Tenaza	T	CD	2	(sh)
~~Pittosporum phillyraeoides~~	~~Willow Pittosporum~~	~~T~~	~~Australia~~	~~2~~	
Plantago spp.	Indian Wheat	an	SD, CD	1-2	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Prosopis (So. Am. hybrid)	Thornless Mesquite (So. Am. hybrid)	T#	So. America	2	
~~Prosopis alba~~	~~Argentine Mesquite~~	~~T#~~	~~So. America~~	~~2~~	
~~Prosopis chilensis~~	~~Chilean Mesquite~~	~~T#~~	~~So. America~~	~~2~~	
Prosopis glandulosa glandulosa	Honey or Texas Mesquite	T#	CD	2	
Prosopis pubescens	Screwbean Mesquite	T	SD, CD	2	
Prosopis velutina	Velvet Mesquite	T#	SD	2	
Psilostrophe cooperi	Paper Flower	p,cl	SD, CD	2	
~~Punica granatum~~	~~Pomegranate~~	~~S,T,cl~~	~~India~~	~~2-3~~	
~~Pyracantha (red berried types)~~	~~Pyracantha (many cultivars)~~	~~S,cl~~		~~3~~	
Quercus arizonica	Arizona White Oak	T	SD, CD	3	
Quercus emoryi	Emory Oak	T	SD, CD	3	
~~Quercus ilex~~	~~Holly Oak~~	~~T~~		~~3~~	
~~Quercus suber~~	~~Cork Oak~~	~~T*~~	~~Mediterranean~~	~~2~~	
~~Quercus virginiana `Heritage'~~	~~Heritage Live Oak~~	~~T~~	~~SE U.S.A.~~	~~3~~	
~~Rhus lancea~~	~~African Sumac~~	~~T,I~~	~~Africa~~	~~2~~	
Rhus microphylla	Littleleaf Sumac	S,cl	CD	2	
Rhus ovata	Sugar Bush, Sugar Sumac	S	SD	2	
Rhus virens	Evergreen Sumac	S,cl	CD	2	
~~Rosa banksiae~~	~~Lady Banks Rose, Tombstone Rose~~	~~S,Gc,V~~		~~3~~	
~~Rosmarinus officinalis~~	~~Bush Rosemary~~	~~S,cl~~	~~Mediterranean~~	~~2-3~~	
~~Rosmarinus officinalis `Prostratus'~~	~~Dwarf or Trailing Rosemary~~	~~Gc,cl~~	~~Mediterranean~~	~~2-3~~	
Ruellia californica	Ruellia	S,cl	SD	3	(t)
Ruellia peninsularis	Ruellia	S,cl	SD	3	(t)
~~Ruschia uncinatus~~	~~Ruschia~~	~~Sc,Gc~~		~~2~~	
Salvia chamaedryoides	Blue Sage	S,p,cl	CD	2-3	
Salvia clevelandii	Cleveland Sage	S,cl		3	
Salvia columbariae	Chia	an,cl	SD	3	
Salvia farinacea	Mealy Blue Sage	S,cl	CD	3-4	
Salvia greggii	Texas Red Salvia, Autumn Sage	S,cl	CD	2-3	
Salvia mohavensis	Mohave Sage	S,cl	SD	2	
Sambucus mexicana	Mexican Elderberry	T	SD, CD	2	
~~Santolina chamaecyparissus~~	~~Lavendar Cotton~~	~~S,Gc~~	~~Mediterranean~~	~~2-3~~	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
~~Santolina virens~~	~~Green Santolina~~	~~Gc,S,cl Medit.~~	~~Mediterranean~~	~~3-4~~	
Sapindus saponaria	Soapberry	T*	SD, CD	3-4	
~~Schinus molle~~	~~California Pepper Tree~~	~~T~~	~~So. America~~	~~2-3~~	
~~Senecio cineraria~~	~~Dusty Miller, Silver Plant~~	~~p,cl*~~		~~3~~	
Senna covesii	Desert Senna	p,cl	SD	1-2	
Senna lindheimeriana	Senna	S	CD	4	(sh)
Senna wislizenii	Cassia, Shrubby Senna	S,p,cl	SD, CD	2	
~~Sesuvium verrucosum~~	~~Sea Purslane, Ice Plant~~	~~Gc~~	~~Africa~~	~~2~~	~~(t)~~
Setaria macrostachya	Plains Bristle Grass	Gr	SD, CD	3	
Simmondsia chinensis	Jojoba, Goat Nut	S	SD	1-2	
Sophora secundiflora	Mescal Bean, Texas Mountain Laurel	S,T,cl*	CD	2-3	
Sphaeralcea spp.	Globe-Mallow	p,cl	SD, CD	1	
Sporobolus airoides	Alkali Sacaton	Gr	SD, CD	3	
Sporobolus contractus	Spike Dropseed	Gr	SD, CD	1	
Sporobolus cryptandrus	Sand Drops	Gr	SD, CD	3	
Sporobolus flexuosus	Mesa Dropseed	Gr	SD, CD	2	
Sporobolus wrightii	Sacaton	Gr	SD, CD	1	
Stenocereus (Lemaireocereus) thurberi	Organ Pipe Cactus	C	SD	1	
Stipa neomexicana	New Mexico Feathergrass	Gr	SD, CD	2	
Tagetes lemmoni	Mountain Marigold	p,cl	SD	3-4	
~~Tamarix aphylla~~	~~Athel Tree, Tamarisk~~	~~T~~	~~Asia~~	~~1~~	
~~Tamarix parviflora or chinensis~~	~~Spring Flowering Salt Cedar~~	~~T,S,I~~	~~Asia~~	~~2~~	
Tecoma stans var. angustata	Trumpet-Bush	S,cl	SD, CD	2-3	(sh)
~~Tecomaria capensis~~	~~Cape Honeysuckle~~	~~S,cl~~	~~Africa~~	4	~~(sh)~~
~~Teucrium chamaedrys (prostratum)~~	~~Prostrate Germander~~	~~Gc,p~~	~~Mediterranean~~	~~2-3~~	
~~Teucrium fruticans~~	~~Bush Germander~~	~~S~~		~~3~~	
Trucklers crinita	Two-feather Trichloris	Gr	SD, CD	2	
Trichocereus spp.	Trichocerius Cactus	C		1-2	
Tridens muticus	Slim Tridens	Gr	SD, CD	2	

BOTANICAL NAME	COMMON NAME	STATUS	ORIGIN	NEEDS	HARDY
Ungnadia speciosa	Mexican Buckeye	T,cl	CD	3	
Vauquelinia californica	Arizona Rosewood	S,T#	SD	2	
Verbena gooddingii	Goodding Verbena	p,cl	SD	3-4	
~~Verbena peruviana~~	~~Peruvian Verbena~~	~~p,cl~~	~~So. America~~	~~4~~	
~~Verbena tenuisecta (pulchella)~~	~~Moss Verbena, Fineleaf Verbena~~	~~p,cl~~	~~So. America~~	~~3~~	
Verbesina encelioides	Crown Beard	an,cl	SD, CD	2	
Viguiera deltoidea	Golden Eye	p,cl	SD	2	
~~Vitex agnus-castus~~	~~Chaste Tree, Monk's Pepper~~	~~T,S,cl~~		~~2~~	
~~Washingtonia filifera~~	~~California Fan Palm~~	~~T~~	~~SD~~	~~2~~	
~~Washingtonia robusta~~	~~Mexican Fan Palm~~	~~T~~	~~SD~~	~~2-3~~	~~(sh)~~
~~Xylosma congestum~~	~~Xylosma~~	~~T,S~~	~~China~~	~~3-4~~	
Yucca aloifolia	Spanish Bayonet Yucca	A	SD	1	
Yucca baccata	Banana Yucca	A	SD, CD	1	
Yucca brevifolia	Joshua Tree	A	CD	1	
Yucca carnerosana	Giant Dagger Yucca	A	CD	1	
Yucca elata	Soaptree Yucca	A	SD, CD	1	
Yucca glauca	Small Soapweed Yucca	Sc	U.S.A.	1	
Yucca recurvifolia (pendula)	Pendulous or Curveleaf Yucca	A	U.S.A.	2	
Yucca rigida	Blue Dagger Yucca	A,cl	CD	1	
Yucca rostrata	Beaked Yucca	A	CD	1	
Yucca schottii	Mountain Yucca	Sc	SD	1	
Yucca treculeana	Tree Yucca	A	CD	1	
Yucca whipplei	Our Lord's Candle	A	SD	1	
Zauschneria californica	Hummingbird Trumpet	Gc,cl	SD	3	
Zinnia acerosa	Desert Zinnia	p,cl	SD, CD	1	
Zinnia grandiflora	Rocky Mountain Zinnia	p,cl	CD	2	
~~Zizyphus jujuba~~	~~Chinese Date~~	~~T,I~~	~~Asia~~	~~2~~	

List Sorted Alphabetically by Botanical Name

EXHIBIT E

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Blocks 1, 2 and 3, SILVERBELL RIDGE ESTATES, according to plat recorded in Sequence No. 20182500098, records of Pima County, Arizona.

APN: 214-04-1170, 214-04-1180 and 114-04-1190

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: Silverbell Ridge Rezoning	
Description of Project: residential cluster project with over 70% NUOS	Number of Lots: 62
Parcel No.(s): 214-04-1170, 214-04-1180 and 214-04-1190	Gross Area (Acres): 49
Project Address: N/A, south of Ina, west of Silverbell 6975 N Silverbell Rd Tucson AZ 85743	
Ref. Project No.:	

CONTACT INFORMATION

Owner: C& C Construction	Contact Name: Bud Cardinal		
Address: 7616 N La Cholla Blvd	City: Tucson	State: AZ	Zip: 85741
Email: budc@theriver.com	Phone No.: (520) 575-0600		
Applicant: The Planning Center	Contact Name: Brian Underwood		
Address: 2 E Congress St, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: bunderwood@azplanningcenter.com	Phone No.: (520) 209-2628		
Consultant/Engineer: Baker & Associates Engineering,	Contact Name: Mike Baker		
Address: 3561 E Sunrise Dr, Suite 225	City: Tucson	State: AZ	Zip: 85718
Email: mike@baetucson.com	Phone No.: (520) 318-1930		

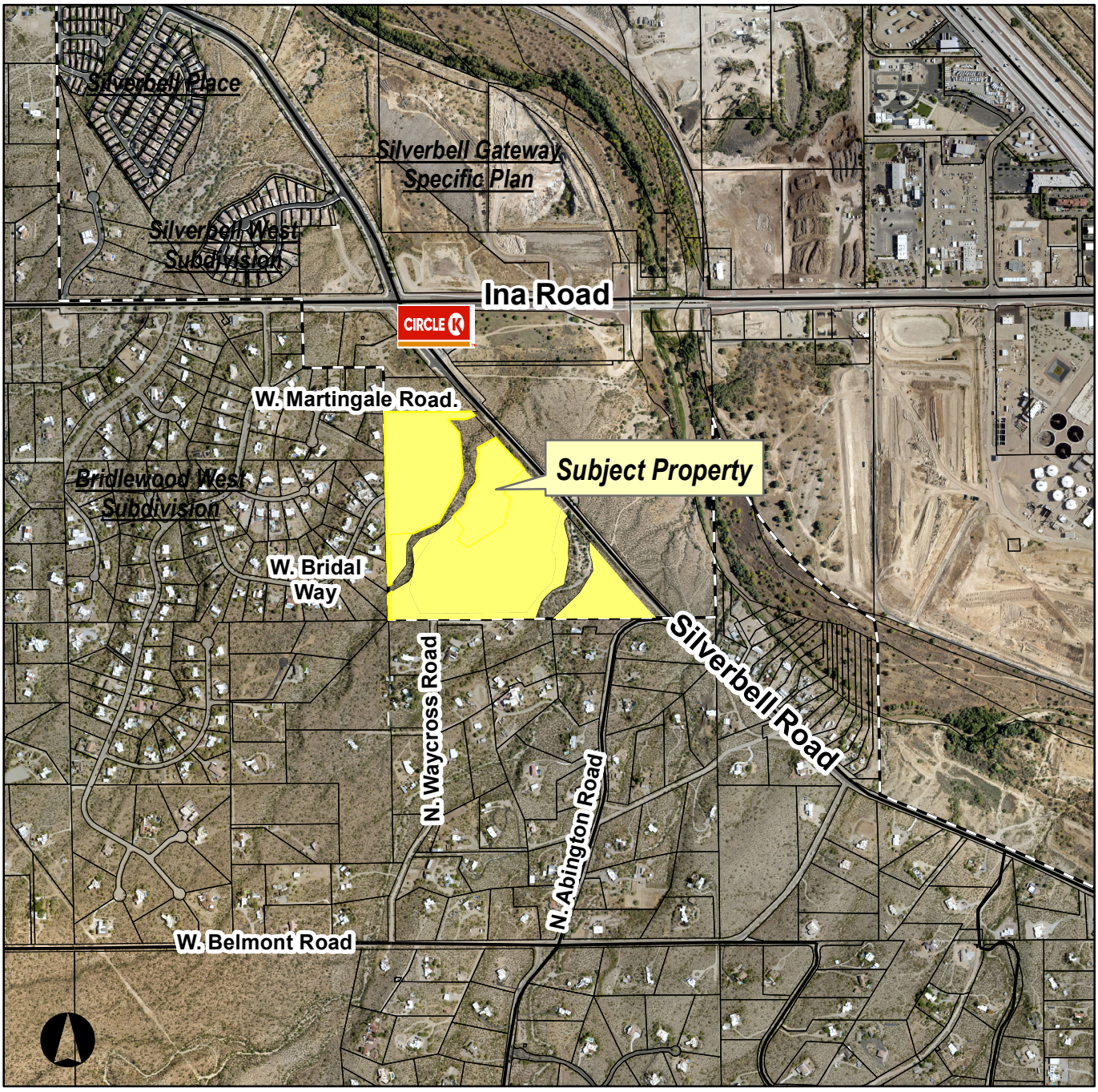
OWNER/APPLICANT AUTHORIZATION

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.)

Brian Underwood	Brian Underwood	1/4/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY
Revision Date 03/29/2019

Project No. PCZ2101-001 **Date Received** 1/4/2021



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SILVERBELL RIDGE REZONE

Marana, Arizona

July 2021

Case # PCZ2101-001



THE PLANNING CENTER
a division of The Group, Inc.

Silverbell Ridge Rezone

Marana, Arizona

Submitted to:

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

Prepared for:

C&C Construction
7616 North La Cholla Boulevard
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Telephone: (520) 575-0600
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Telephone: (520) 623-6246
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With assistance from:

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Tucson AZ 85718
Telephone: (520) 318-1930
Email: Mike@baetucson.com

July 2021

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INTRODUCTION

This Development Capability Report is prepared in conformance with the Town of Marana Rezoning Code and Checklist. It summarizes the results of a recently completed inventory and analysis study, and was compiled utilizing topographic and hydrologic analyses, responses from the appropriate governmental agencies, background data, and information gained from visiting the site. The purpose of this study was to establish and manifest all of the factors that directly or indirectly influence a rezoning decision for the subject property located approximately 800 feet south of the southwest corner of N. Silverbell Road and W. Ina Road, Marana, Arizona. More specifically, the site borders Silverbell Road to the east, vacant land to the north, and existing homes to the south and west. Rezoning from R-16 to R-6 (residential zone) is requested for development on site.

Silverbell Ridge rezoning and subsequent plat shall be in substantial conformance with the conditional requirements of Marana Ordinance No. 2002.19 as adopted by the Town of Marana Mayor and Council on September 17, 2002 and amended by Ordinance No. 2015.003 on January 20, 2015, and a future ordinance associated with this request. The Tentative Development Plan contained herein responds to the site's opportunities, constraints, and prior rezoning history while conveying sound engineering and planning principles.

Background

This once 58.78-acre property was rezoned for the University of Arizona Foundation in 2002 from R-144 to R-16 per Marana Ordinance No. 2002.19. Since the pygmy-owl was listed as an endangered species at the time, the property was limited to forty-one lots and a maximum site disturbance of thirty percent (30%). It was subsequently platted and subdivided in 2006 for forty-one lots per the Ina & Silverbell Final Plat (Book 61, Page 20, Sequence 20060910729). As part of this plat, 2.34 acres were dedicated to the Silverbell Road right-of-way and 7.44 acres were dedicated to the Town of Marana, reducing the property acreage to 49 acres. Unfortunately, even at the height of the housing boom, efforts to sell the property to a homebuilder failed, and the property remained vacant. Lots were too big and costly to develop for production homebuilders. Custom builders also passed on the project due to high development costs relative to prices they could demand.

Given this feedback, in 2015, the owner modified the 2002 rezoning conditions to increase the maximum number of residential lots from forty-one to fifty-six and total site disturbance from 30% to 37% (no more than 948,000 square feet of disturbance per Ordinance No. 2015.003). Each lot was to be graded individually

rather than mass graded, with a disturbance envelope of ten thousand square feet per lot. However, after several years of negotiating with potential builders to construct the fifty-six-lot plan, it was determined that the amount of cut and fill combined with retaining and drainage infrastructure needed per that plan was cost-prohibitive, and again the development of the site stalled. A copy of Ordinance No. 2015.003 is included for reference in this document's appendices. In 2018, the property was resubdivided via the Final Block Plat for Silverbell Ridge Estates (Sequence 20182500098). The Final Block Plat supersedes and erases the previous plat. However, it excluded the 7.44-acre parcel (APN: 214-04-1150) covering the two washes that was dedicated to the Town of Marana in 2006.

2021 Proposal

Like the 2015 plan, the current plan restricts access to the south and west, restricts two-story homes except along Silverbell Road, and limits the maximum height of one-story homes to twenty feet. Protections for the two wildlife corridors will also be maintained, including the minimum two-hundred-foot corridor width (now wider in some places), the owner's commitment to establishing an open space covenant or conservation easement, and the removal of invasive plant species. As shown in the Tentative Development Plan, although the new plan proposes fifty-seven homes on smaller lots instead of fifty-six homes, several differences make this proposal an improvement over the last approved plan. Given that wildlife connectivity was a central focus in 2015, we have reduced the overall site disturbance to less than 30% of the original property acreage of 58.78 acres to honor the 70% open space commitment from 2002. An access point on Silverbell Road has also been eliminated due to its proximity to the southern wildlife corridor. Additional improvements over the last approved plan, include:

- Larger open space buffers
- Less hillside disturbance and cut/fill
- Fewer homes along the washes
- Fewer homes on the north part of the property (nine down from eleven)
- Removal of private residential lots abutting the south and west boundaries

There was concern expressed in 2015 about lots extending to the property boundary on the previous plan, despite this area's designation as undisturbed open space on those lots. Concern was expressed that future homeowners would not honor the grading restrictions on their lots. This new plan provides a continuous border of commonly owned natural open space controlled by the future

homeowner's association, providing greater assurance that no disturbance will happen adjacent to the south and west boundaries.

In addition to addressing neighbor's concerns, the current plan also supports the goals and policies outlined in Make Marana 2040 and the Marana Strategic Plan. The development increases housing inventory in a desirable location while respecting wildlife and preserving habitat. The 57 homes proposed on the 49-acre property result in a density of 1.16 residences per acre (RAC), which is consistent with the existing Low Density Residential general plan land use designation. The development also builds upon existing transportation and utility infrastructure making effective use of existing capacity. The additional homes will support anticipated commercial growth in the area. All of these elements combine to create a community that is sensitive to the site and its surroundings.

SILVERBELL RIDGE

I. Development Capability Report



DEVELOPMENT CAPABILITY REPORT

A. Location & Land Use

The property is approximately 49 acres and is located in southern Marana on Silverbell Road south of Ina Road; see the regional location exhibit below. It is made up of three parcels, Assessor's Parcel Numbers (APN): 214-04-1170, 214-04-1180 and 214-04-1190. The Marana Town Limits run along the south and west property boundaries as shown in *Exhibit I.A.2: Location*. Though the property was subdivided multiple times, it is currently vacant. The Ina & Silverbell Plat (Book 61, Page 20, Sequence Number 20060910729) dedicated one approximately 7.44-acre parcel (APN 214-04-1150) covering two washes to the Town of Marana which are not a part of this rezoning. Additionally, 2.34 acres of right-of-way were dedicated for the widening of Silverbell Road, which is why the property is now only 49 acres. See *Exhibit I.A.3: On-site Land Use*.

Exhibit I.A.1: Regional Location

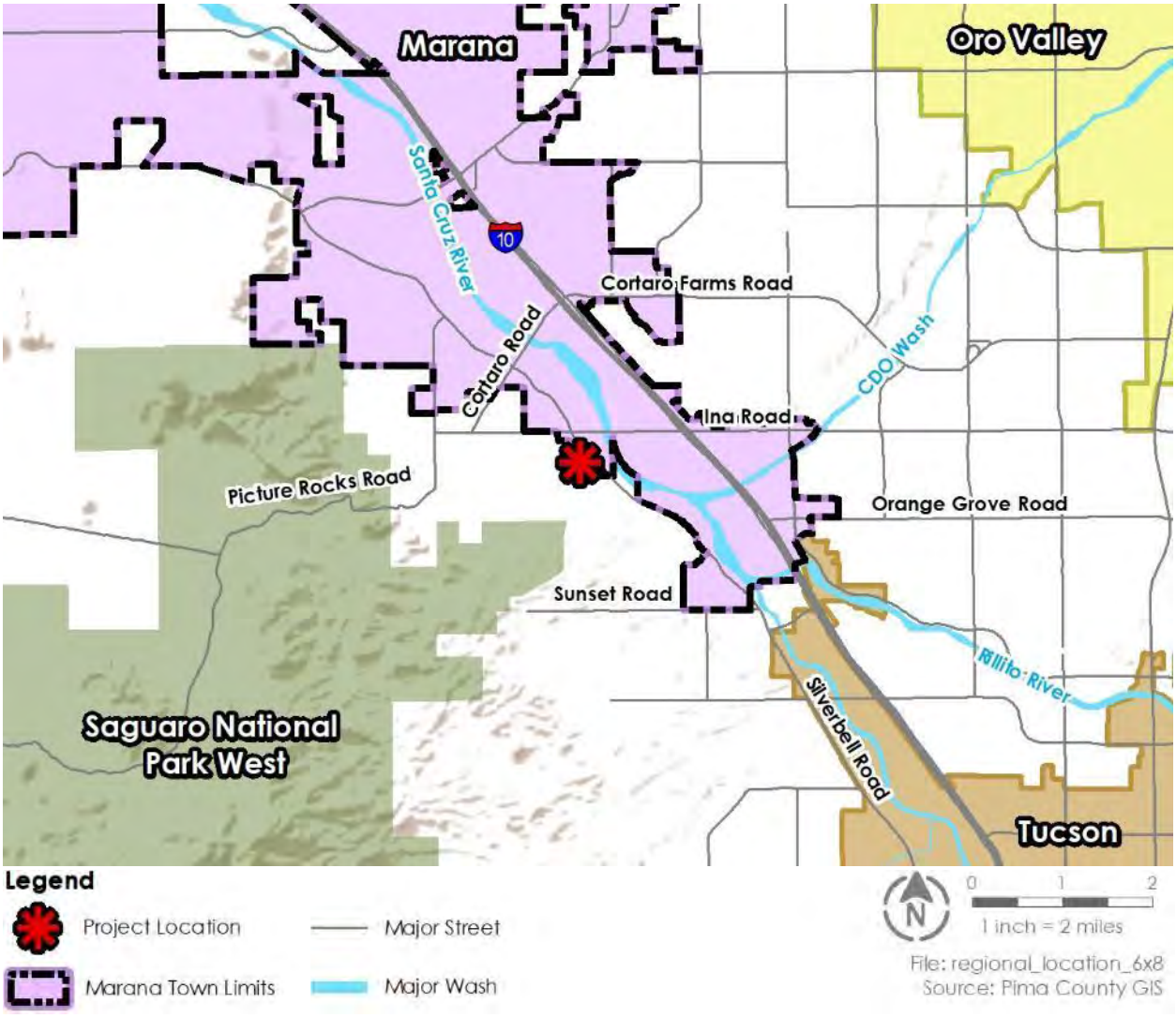


Exhibit I.A.2: Location

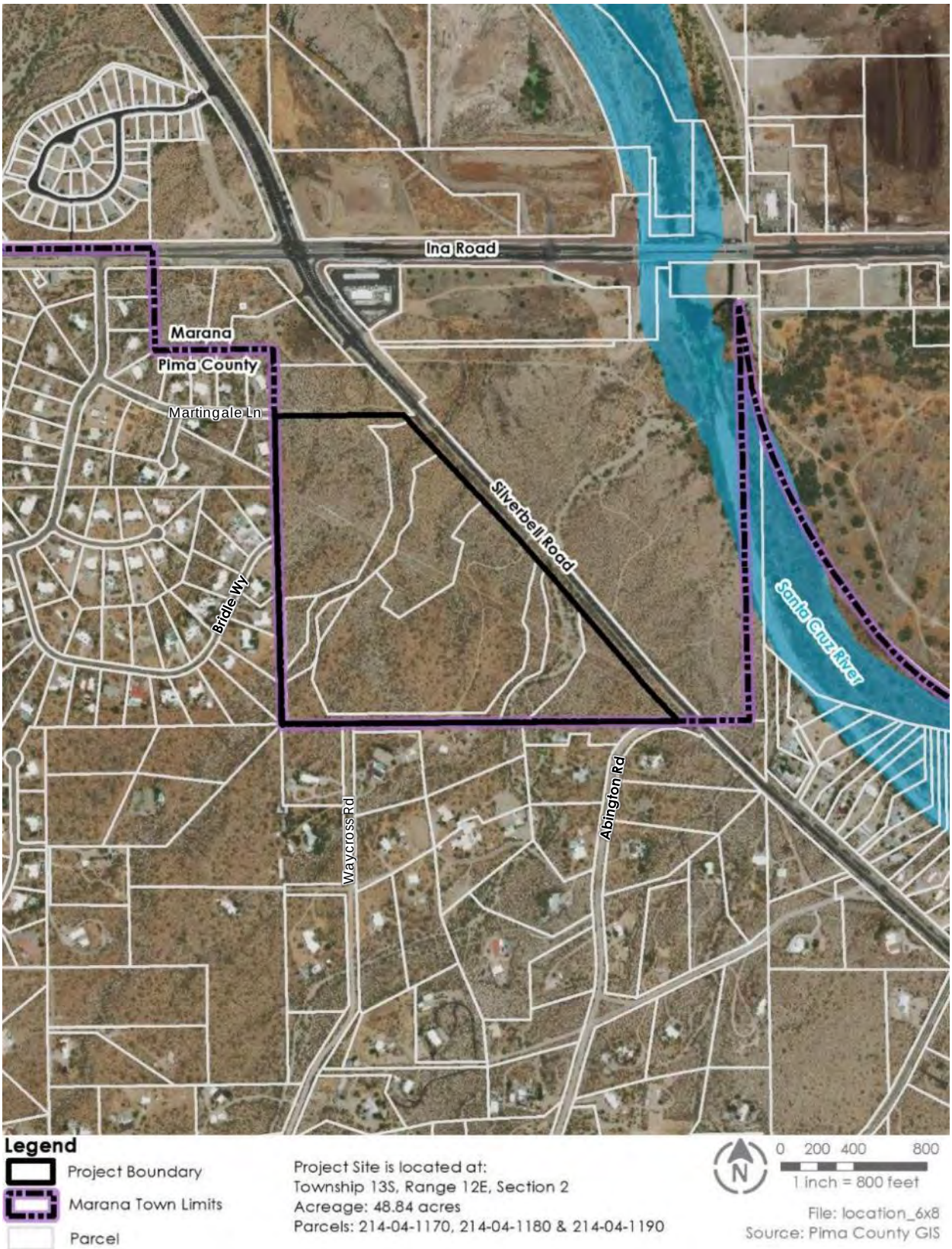
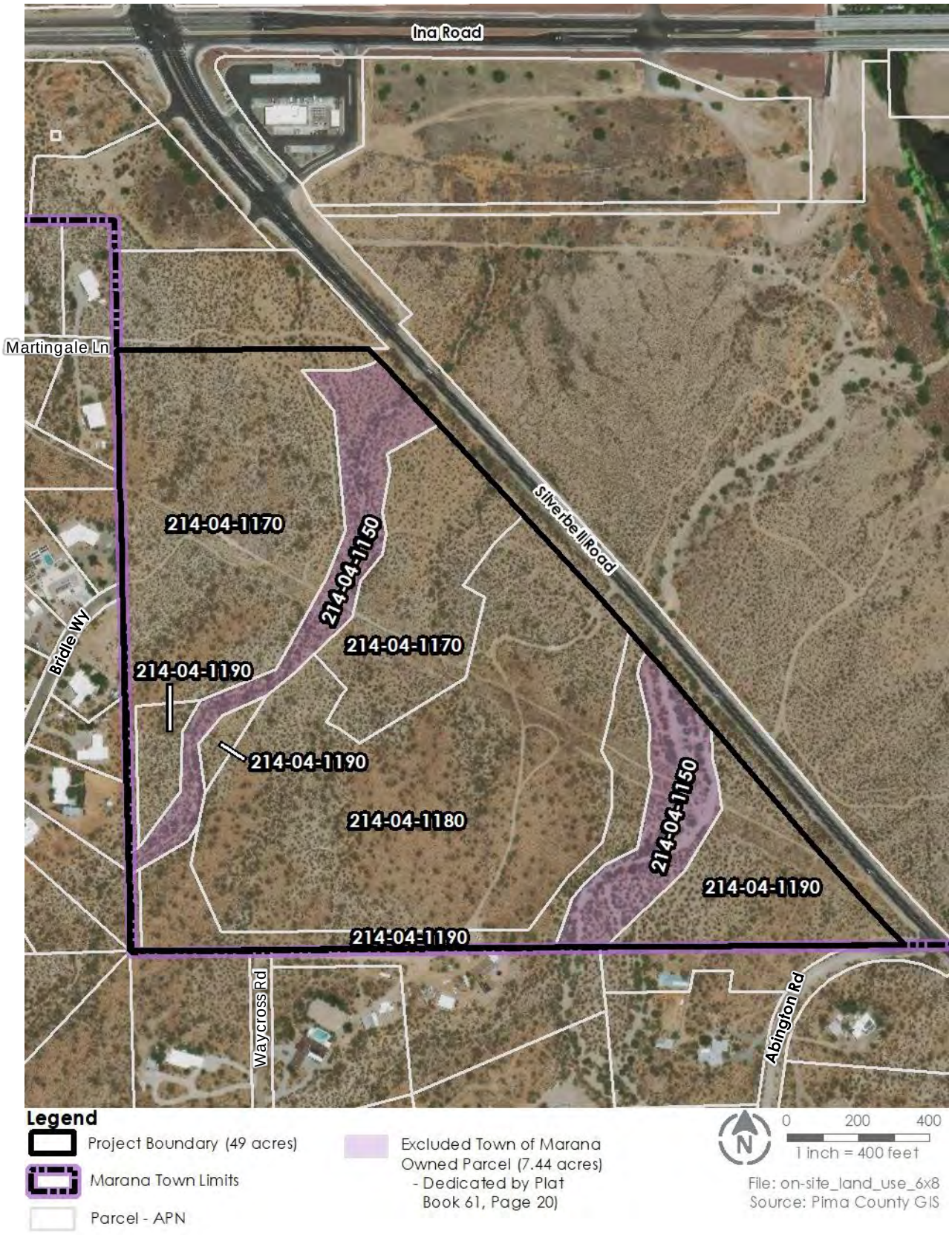


Exhibit I.A.3: On-site Land Use



B. Information on Properties within a Quarter Mile

1. Existing Zoning

Silverbell Ridge is currently zoned R-16 with the surrounding zoning within ¼-mile divided between the Town of Marana and Pima County as listed in Table I.B.

2. General Plan Land Use

Surrounding Town of Marana General Plan designations and Pima County Comprehensive Plan designations within ¼-mile are listed in Table I.B.

3. Surrounding Land Use

Silverbell Ridge is generally surrounded by low density residential housing to the south and west and mostly vacant land to the north and east. The only development north of the property is a Circle K convenience store and gas station located on the southeast corner of Silverbell Road and Ina Road. The vacant property east of Silverbell Road is designated as a cultural resource parcel and has been committed to conservation per the Pima County Multispecies Conservation Plan.

4. Number of stories for existing structures

Surrounding structures heights are listed in Table I.B.

Table I.B: Surrounding Zoning, General Plan Designations, Land Use, & Height

	North	East	South	West
Zone (Jurisdiction)	R-144 (Marana) VC (Marana) F (Marana)	R-36 (Marana)	SR (Pima County)	CR-1 (Pima County)
General Plan Designation	Commercial, Master Planned Area, & Traditional Neighborhood	Low Density Residential, Open Space, & Employment	Low Intensity Urban-0.3 (Pima County)	Low Intensity Urban-0.3 (Pima County)
Land Use (Existing)	Vacant, Commercial	Vacant	Single Family Residential	Single Family Residential
Building Height	1-story	N/A	1- & 2-Story	1-story

Exhibit I.B.1: Existing Zoning

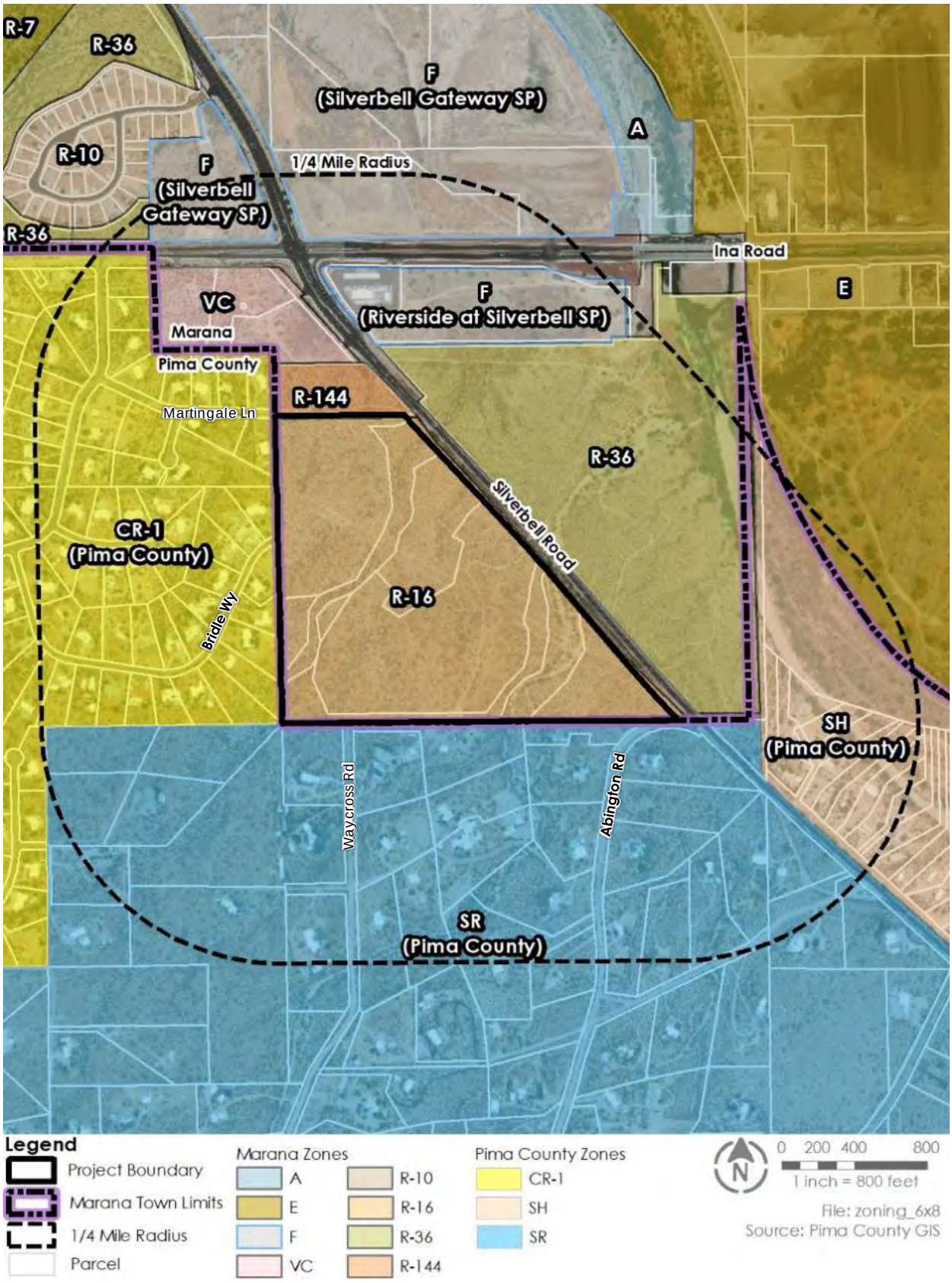


Exhibit I.B.2: General Plan Land Use

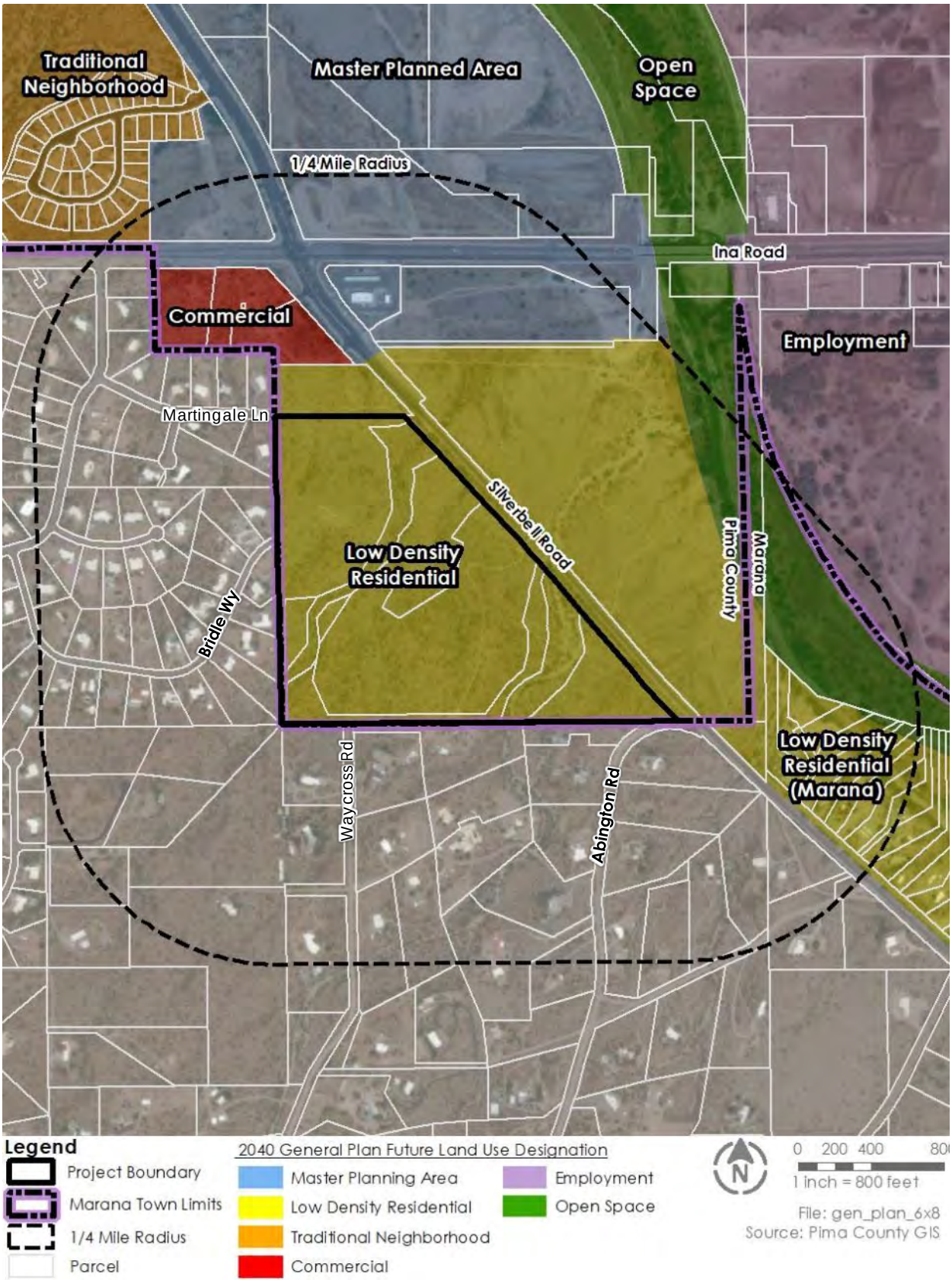
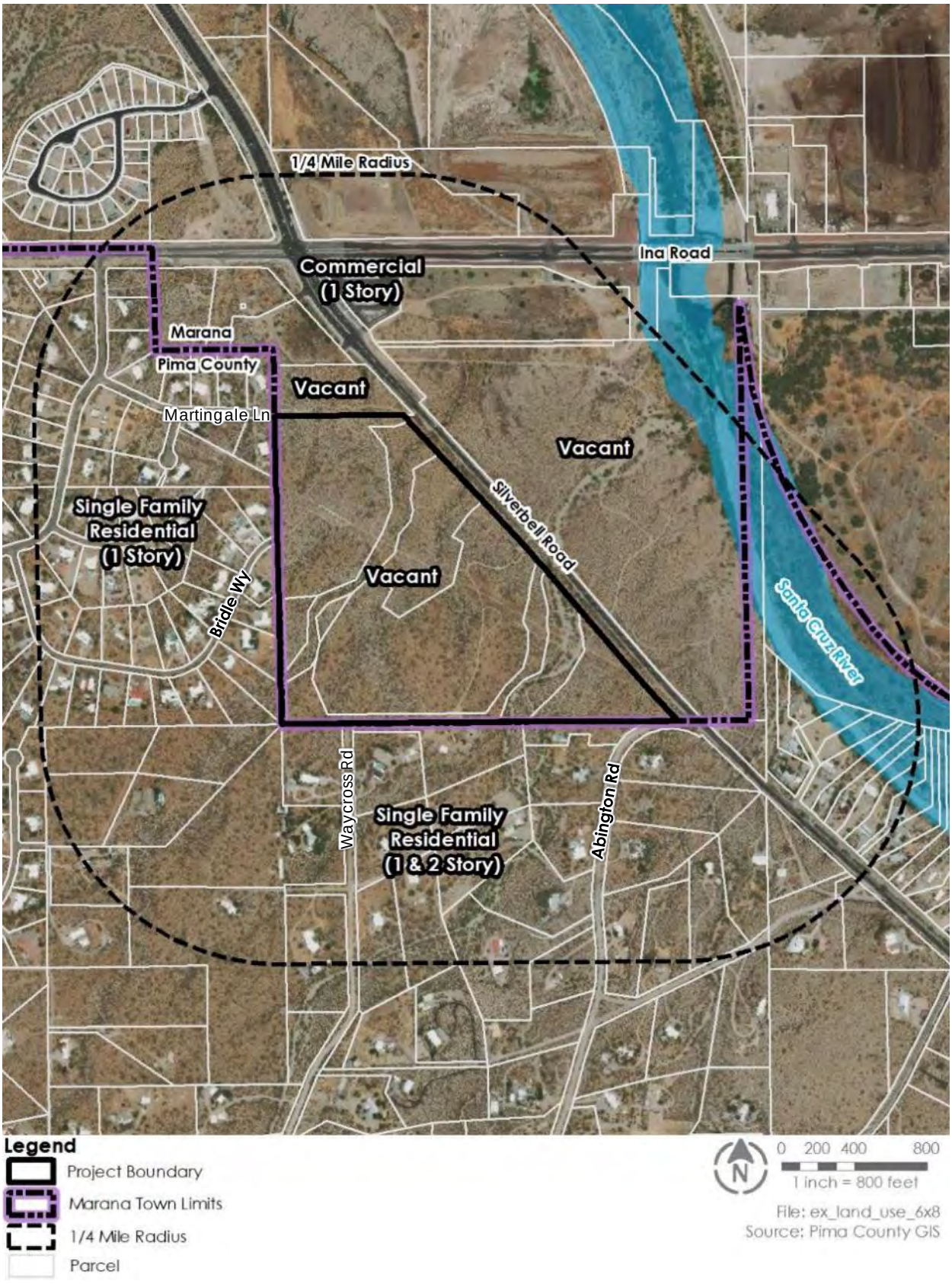


Exhibit I.B.3: Existing Land Use



5. Pending and Conditional Rezoning Cases

No pending or conditional rezoning cases are present within one-quarter mile of the property.

6. Subdivisions & Development Plans

As shown in *Exhibit I.B.6*, several subdivisions and two development plans are located near the property. The property itself was subdivided into the Ina & Silverbell (1-41) Subdivision in 2005. In 2018, the property was resubdivided per the Final Block Plat for Silverbell Ridge Estates recorded at Sequence No. 20182500098, replacing the former Ina & Silverbell subdivision plat. A Circle K gas station and convenience store located on the southeast corner of Ina Road and Silverbell was recently developed with an approved development plan in 2016. The Casa del Norte Development Plan, which proposed commercial development at the southwest corner of Silverbell Road and Ina Road, was approved in June of 1986. The property remains undeveloped to this day.

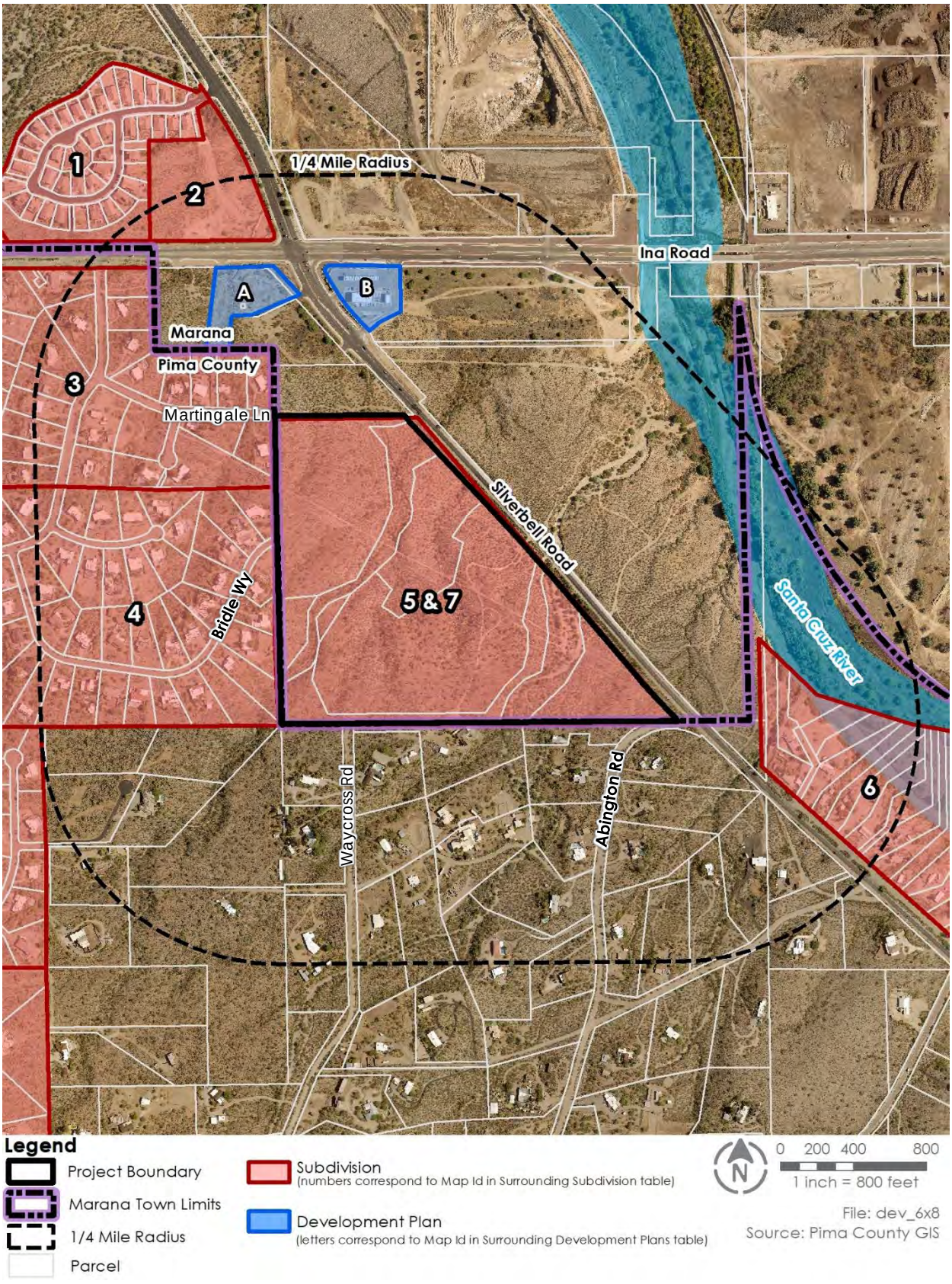
Table I.B.6.a: Surrounding Subdivisions

Map Id	Subdivision Name	Book/Page	Jurisdiction	Sequence Number
1	Silverbell West R-10 (1-42)		Marana	20140800103
2	Silverbell West R-10		Marana	20130740060
3	Bridlewood West (1-41)	20048	Pima County	
4	Bridlewood West (42-102)	31075	Pima County	
5	Ina & Silverbell (1-41)	61020	Marana	20060910729
6	Casas Arroyo (1-20)	33064	Pima County	
7	Silverbell Ridge Estates Final Block Plat		Marana	20182500098

Table I.B.6.b: Surrounding Development Plans

Map Id	Name	Jurisdiction	Project Number	Approved Date
A	Casa del Norte	Marana	CO1286025	June 11, 1986
B	Circle K SEC Ina & Silverbell	Marana	DPR1611-001	November 7, 2016

Exhibit I.B.6: Development



7. Adjacent Architecture

Adjacent development consists of single-family homes on larger lots to the south and west. Architectural styles of these homes are typical of the Southwest, consisting mainly of one- and two-story ranch, Pueblo or Santa Fe style architecture.

C. Wells

No wells are present on-site. However, a well does exist just outside of the southwest corner of the property. The Arizona Department of Water Resources (ADWR) well registry number for this well is 804001. See *Exhibit I.C.1: Wells*.

Exhibit I.C.1: Wells



D. Topography & Slope

1. Topographic Characteristics:

   Existing topography at one-foot contour intervals is shown in *Exhibit I.D.1*.

   a. Hillside Conservation Areas:
   There are no Hillside Conservation Areas within the site boundary

   b. Rock Outcrops:
   There are no rock outcrops within the site boundary

   c. Slopes of 15% or greater:
   Areas with slopes 15% or greater are illustrated upon *Exhibit I.D.1: Topography & Slope*.

   d. Other Significant Topographic Features:
   There are no other significant topographic features within the site boundary.

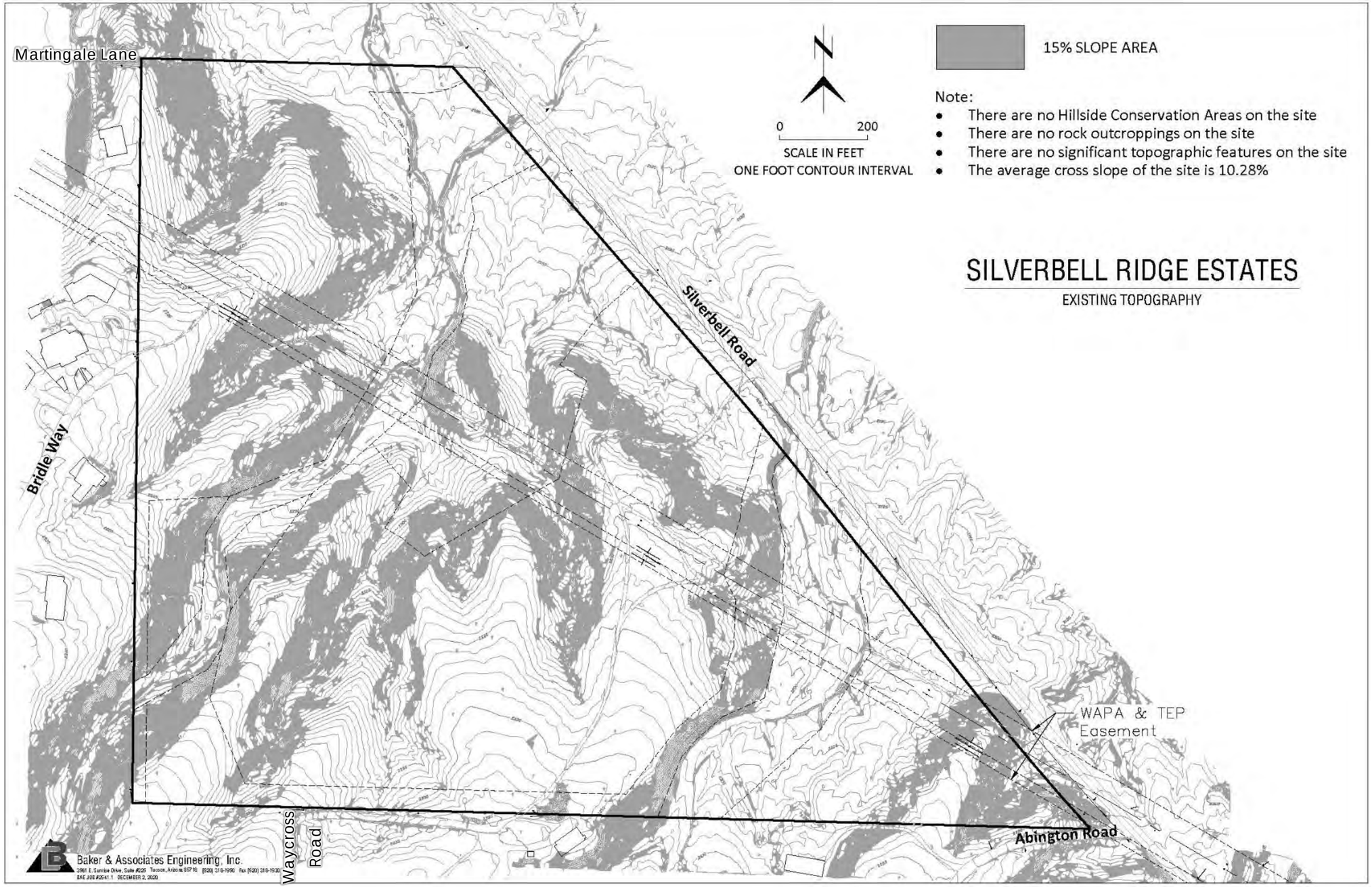
2. Pre-development Cross-slope:
   The contour interval used for the calculation of the average cross-slope is one (1) foot. The formula used to derive the average cross-slope is:

$$\text{Average Cross-slope} = \frac{I \times L \times 0.0023}{A}$$

   Where: I = contour interval (1 ft)
   L = total length of contour (278,990 ft)
   0.0023 = conversion of "square feet" into acres x 100 ft
   A = total site area in acres (49 ac)

   Average Cross Slope = 13.1%.

Exhibit I.D.1: Topography & Slope



E. Hydrology

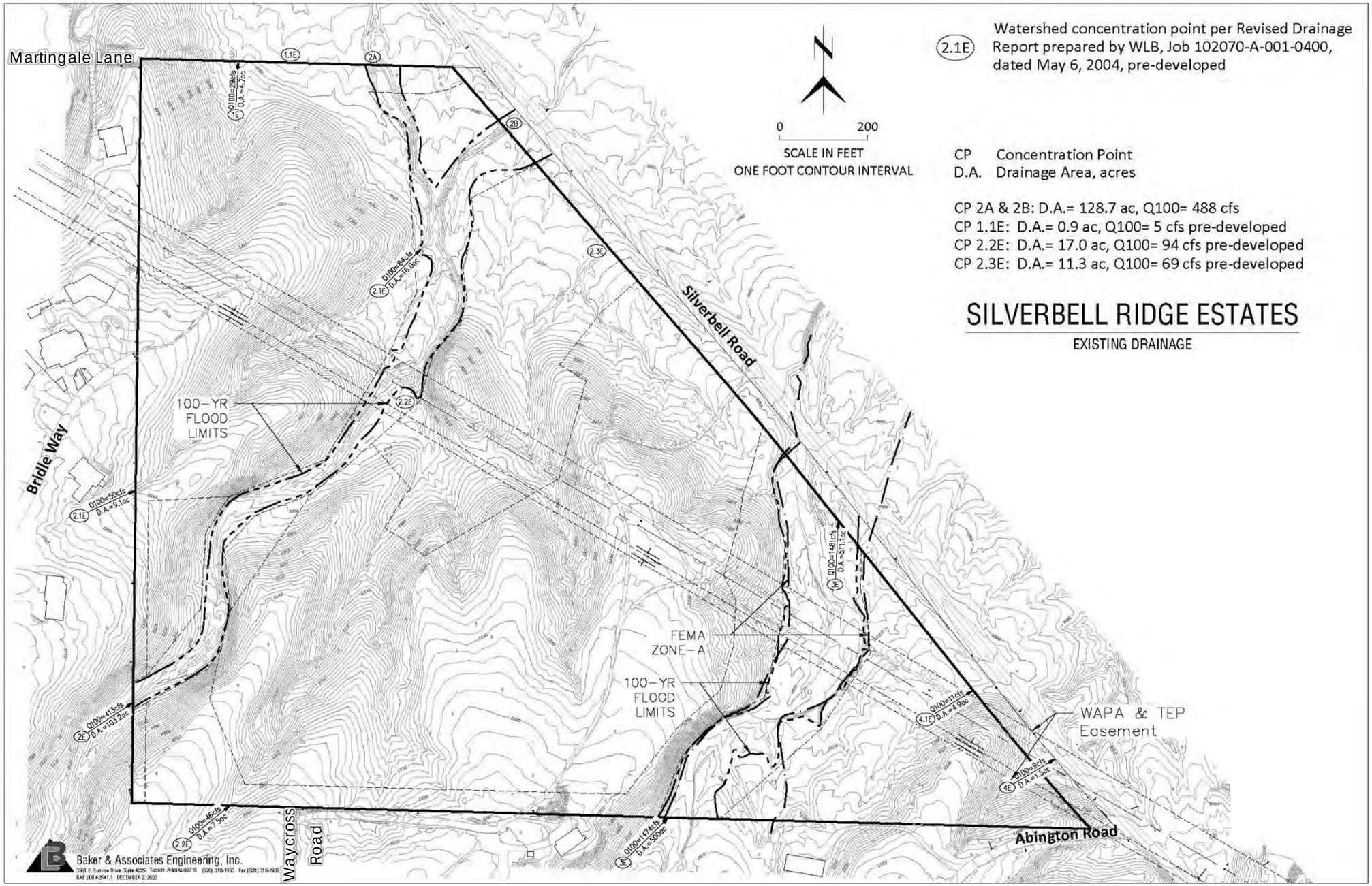
The project site, and all off-site upstream watersheds, generally drain from the south to the northwest, predominately conveyed via two unnamed washes. Stormwater runoff exiting the site currently crosses Silverbell Road through sheet flow and roadway depressions to existing natural channels which convey the runoff approximately 800 feet northeast to the Santa Cruz River.

The project site is located within the Town of Marana, and it has been determined that the parcel lies within the Tucson Mountain Management Area. As such, it has been designated by Pima County as being a "balanced basin". This designation requires that post-development discharge be reduced to, or less than, pre-development values.

The existing 100-year storm event hydrology presented herein was obtained from the Revised Drainage Report prepared by The WLB Group. No. 102070-A-001-0400, dated May 7, 2004. Said report was reviewed and generally accepted for use as part of this Development Capability Report.

The southeast wash that traverses the project site falls within a special hazard area designated Zone A as determined by FIRM Panel 04019C1605K.

The remainder of the site has been determined to be in an unshaded Zone X, indicating the area is outside the 500-year floodplain.


Martingale Lane
Silverbell Road
Bridle Way
Waycross Road
Abington Road
100-YR FLOOD LIMITS
FEMA ZONE-A
100-YR FLOOD LIMITS
WAPA & TEP Easement
Q100=29cfs D.A.=4.7ac
Q100=84cfs D.A.=16.0ac
Q100=36cfs D.A.=9.1ac
Q100=413cfs D.A.=103.2ac
Q100=46cfs D.A.=7.5ac
Q100=147cfs D.A.=50.0ac
Q100=146cfs D.A.=51.1ac
Q100=11cfs D.A.=4.9ac
Q100=9cfs D.A.=1.5ac
0
200
SCALE IN FEET
ONE FOOT CONTOUR INTERVAL
2.1E Watershed concentration point per Revised Drainage Report prepared by WLB, Job 102070-A-001-0400, dated May 6, 2004, pre-developed
CP Concentration Point
D.A. Drainage Area, acres
CP 2A & 2B: D.A.= 128.7 ac, Q100= 488 cfs
CP 1.1E: D.A.= 0.9 ac, Q100= 5 cfs pre-developed
CP 2.2E: D.A.= 17.0 ac, Q100= 94 cfs pre-developed
CP 2.3E: D.A.= 11.3 ac, Q100= 69 cfs pre-developed
SILVERBELL RIDGE ESTATES
EXISTING DRAINAGE
Baker & Associates Engineering, Inc.
3961 E. Sunrise Drive, Suite 4225 Tucson, Arizona 85718 (520) 318-1980 Fax (520) 318-1936
BAE JOB #2541.1 DECEMBER 2, 2020

F. Vegetation

1. Vegetative Communities and Associations On-Site

Vegetation on-site and in the surrounding area is typical Sonoran Desert scrub, predominantly foothills palo verde, creosote, and saguaro. This vegetation cover is consistent across the entire site except for a strip of riparian vegetation associated with Animal Wash in the property's southeastern portion. The property occurs within the Arizona Upland subdivision of the Sonoran Desert Scrub biotic community (Brown and Lowe 1980) and the existing on-site vegetation is categorized as Palo Verde-Mixed Cacti except for the unnamed wash and Animal Wash.

Site visits conducted in the Fall of 2020 revealed the site's vegetation is distinctly different north and south of the WAPA transmission lines. Generally, north of the WAPA lines and in the lower lying portions of the property, there is little vegetation except for perennials and creosote with a small number of saguaros in a state of decline. South of the WAPA lines and in the upper elevations of the property, there is a very large population of saguaro in various states of growth. This area is also where the vast majority of palo verde and mesquite trees can be found as well as a greater diversity of understory shrubs and cacti.

Table I.F.1: On-site Vegetation

Common Name	Scientific Name
Foothills Palo Verde	Parkinsonia microphylla
Mesquite	Prosopis velutina
Saguaro	Carnegiea gigantea
Creosote	Larrea tridentata
Barrel Cactus	Ferocactus wislizeni
Cholla Cacti (various)	Cylindropuntia species

2. Significant Cacti and Groups of Trees & Federally Listed Threatened or Endangered Species

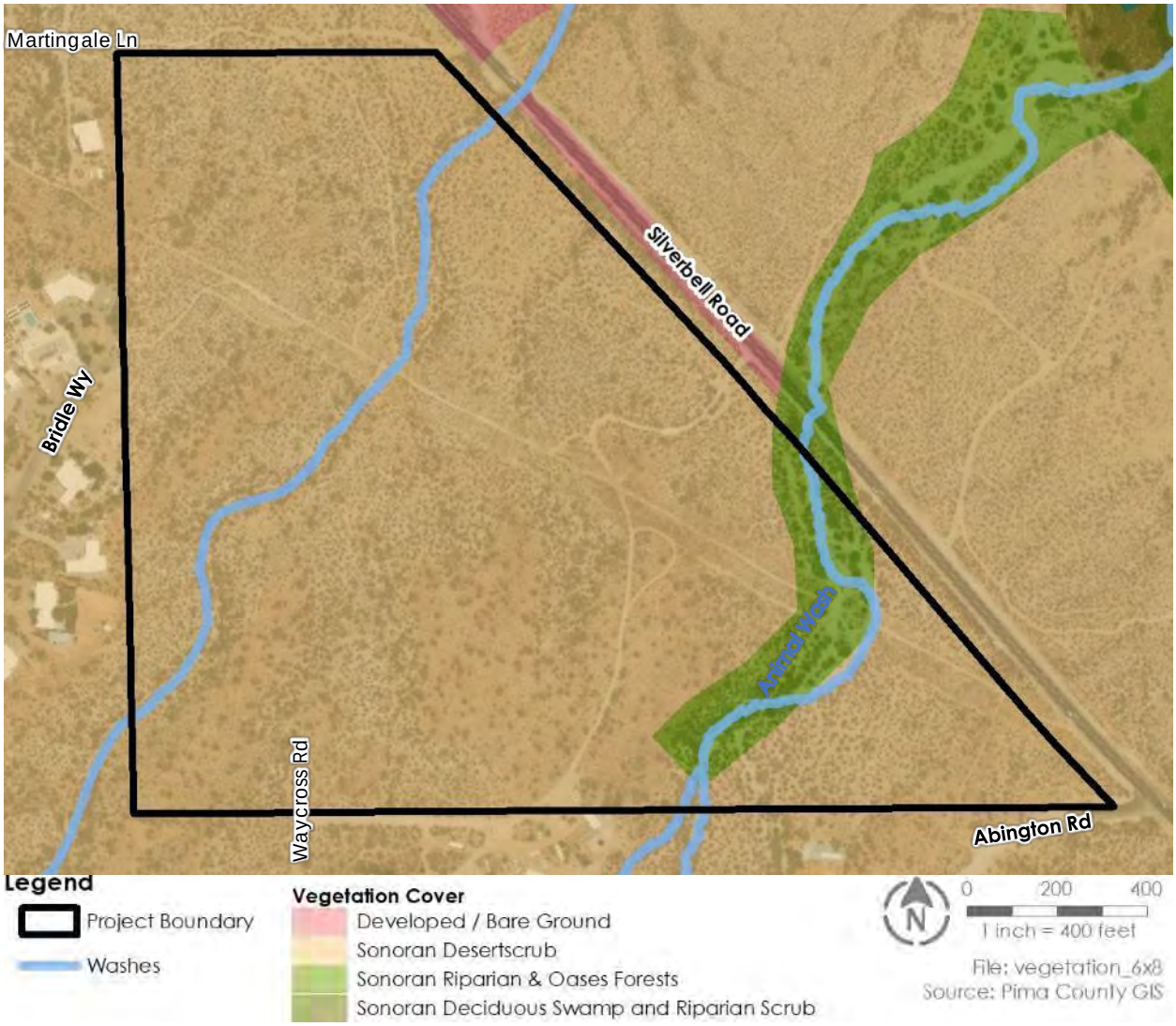
The Saguaro population appears to be healthy and shows all aspects of growth and regeneration from young cacti under one foot in height to fully mature saguaro more than twenty feet in height. Most saguaro are located south of the WAPA lines and significant specimen have been identified on the Site Resource Inventory.

The U.S. Fish and Wildlife Service (USFWS) identifies six plant species in Pima County that have protection under the Endangered Species Act (ESA), none of which are expected to occur on the property.

3. Vegetative Densities by Percentage of Plant Cover

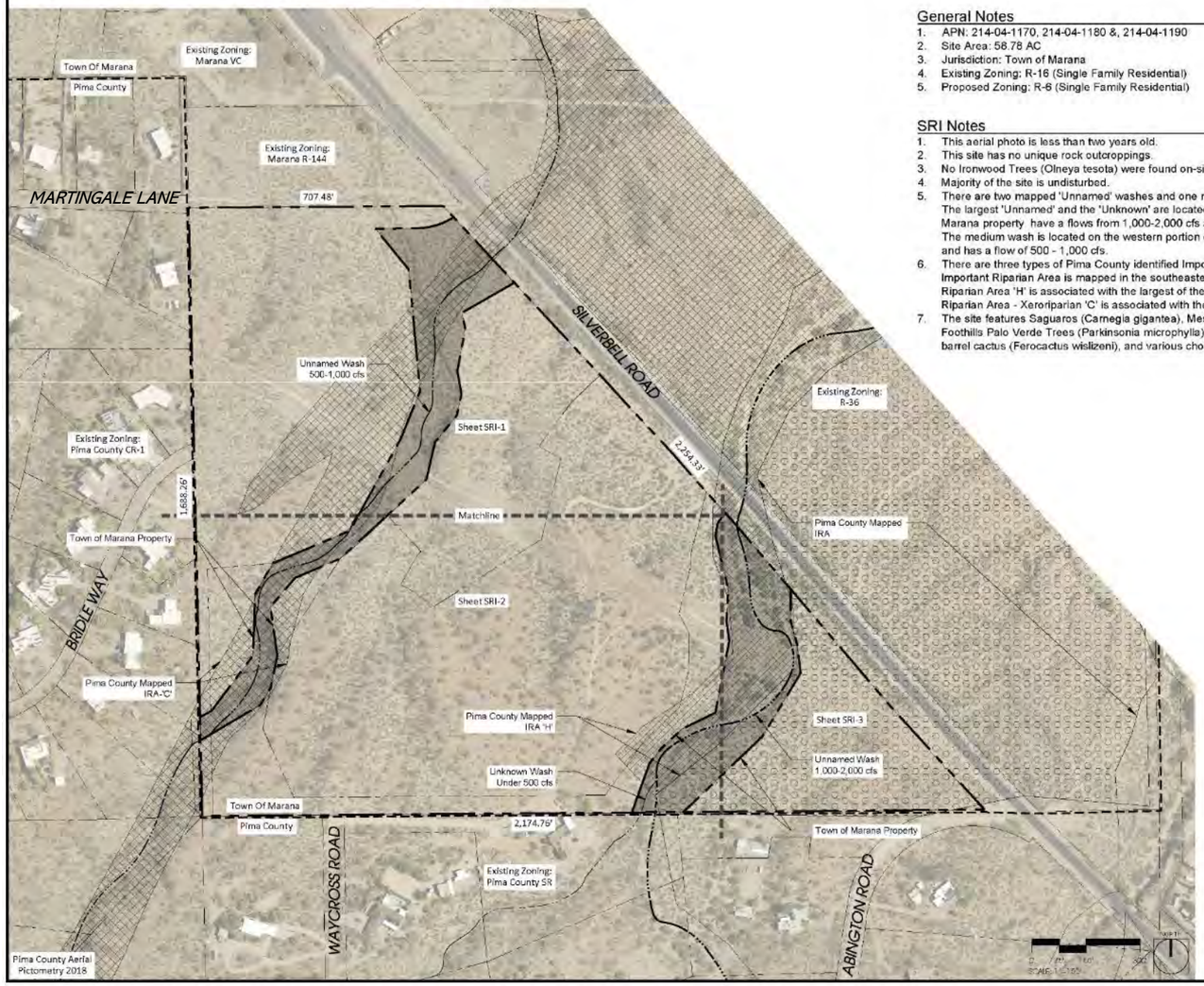
Pima County GIS (2016) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property, which accounts for approximately 39.2 acres, as medium density.

Exhibit I.F.1: Vegetation



SITE RESOURCE INVENTORY

SILVERBELL RIDGE ESTATES

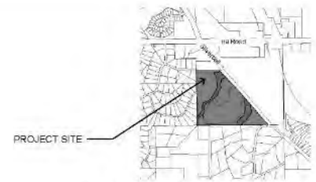


General Notes

1. APN: 214-04-1170, 214-04-1180 &, 214-04-1190
2. Site Area: 58.78 AC
3. Jurisdiction: Town of Marana
4. Existing Zoning: R-16 (Single Family Residential)
5. Proposed Zoning: R-6 (Single Family Residential)

SRI Notes

1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. No Ironwood Trees (Olneya tesota) were found on-site.
4. Majority of the site is undisturbed.
5. There are two mapped 'Unnamed' washes and one mapped 'Unknown' wash on-site. The largest 'Unnamed' and the 'Unknown' are located on the eastern portion of Town of Marana property have a flows from 1,000-2,000 cfs and under 500 cfs respectively. The medium wash is located on the western portion of the Town of Marana Property in and has a flow of 500 - 1,000 cfs.
6. There are three types of Pima County identified Important Riparian Habitat on-site. Important Riparian Area is mapped in the southeastern property corner, Important Riparian Area 'H' is associated with the largest of the three washes, and Important Riparian Area - Xeroriparian 'C' is associated with the western most wash.
7. The site features Saguaros (Carnegia gigantea), Mesquite Trees (Prosopis velutina), Foothills Palo Verde Trees (Parkinsonia microphylla), Creosote (Larrea tridentata), barrel cactus (Ferocactus wislizeni), and various cholla species (Cylindropuntia).



SILVERBELL RIDGE ESTATES SQ20182500098 BLOCK 1, 2, & 3
SECTION 2, TOWNSHIP 13 SOUTH RANGE 12 EAST,
G&SRB&M TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

LEGEND

- PROPERTY BOUNDARY
- WASH 1,000-2,000 CFS
- WASH 500 - 1,000 CFS
- WASH UNDER 500 CFS
- PARCELS
- JURISDICTIONAL BOUNDARY
- TOWN OF MARANA PROPERTY
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA 'H' (IRA 'H')
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA XERORIPARIAN 'C' (IRA 'C')
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA (IRA)

SHEET INDEX:

COVER/OVERALL	THIS SHEET
SRI	SRI-1
SRI	SRI-2
SRI/INVENTORY	SRI-3

THE PLANNING CENTER
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2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: CAC-06
DATE: 9.2.2020
DRAWN BY: CJL
CHECKED BY: DB

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
Oracle Engineering
Pete Salonga
520.292.6711
psalonga@oracleengineering.com

LANDSCAPE ARCHITECT:
The Planning Center
Daniel Bradshaw
520.623.6146
dbradshaw@azplanningcenter.com

OWNER/DEVELOPER:
C&C Construction
Bud Cardinal
520.575.0600
budc@theriver.com

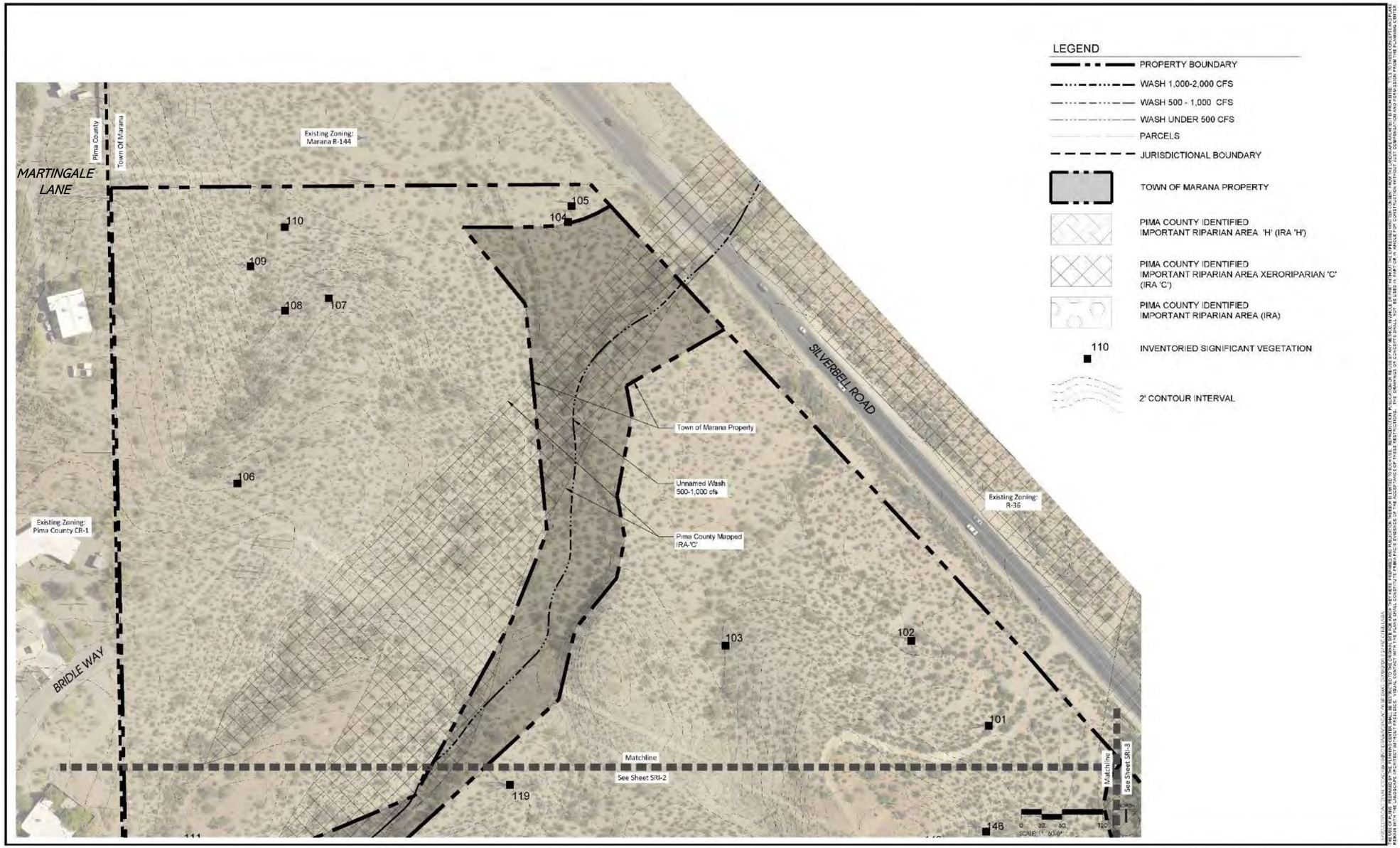
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PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO: —
REFERENCE: —
COVER
1 OF 4

Exhibit I.F.2: Site Resource Inventory (continued)



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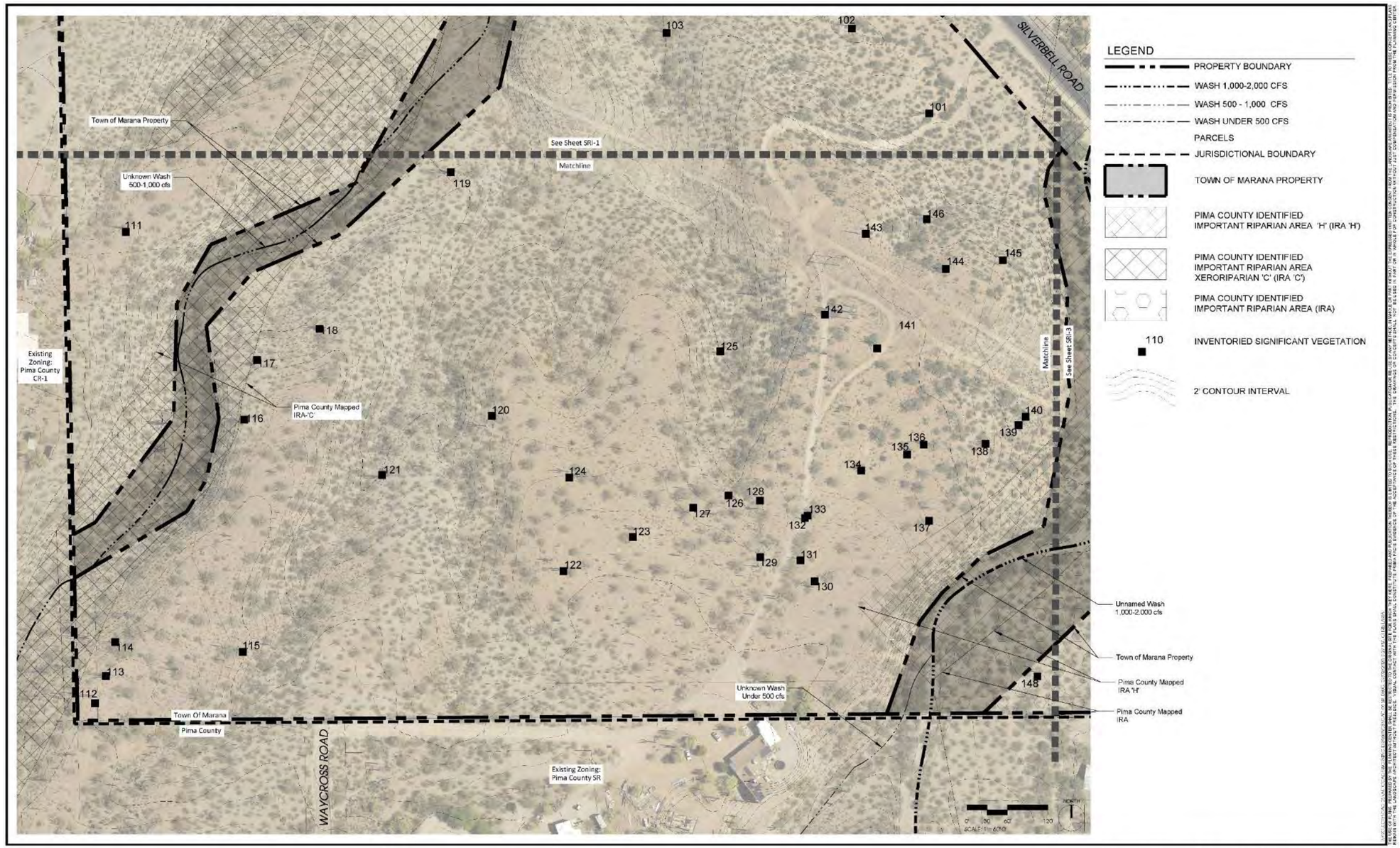
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SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO:
REFERENCE:
SRI-1
2 OF 4

Exhibit I.F.2: Site Resource Inventory (continued)



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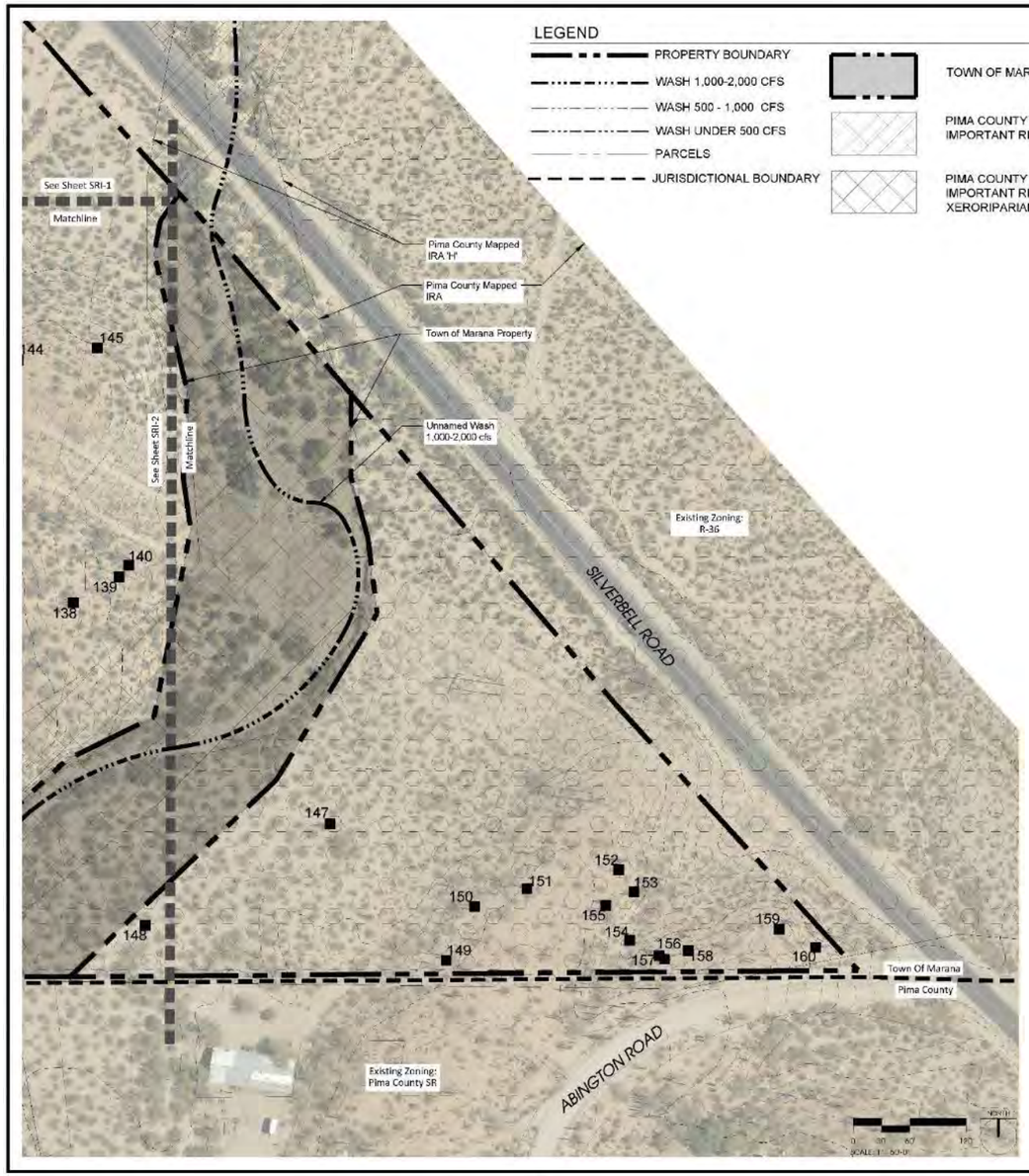
SIGNIFICANT RESOURCE INVENTORY

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SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO.
REFERENCE
SRI-2
3 OF 4



LEGEND

- PROPERTY BOUNDARY
- WASH 1,000-2,000 CFS
- WASH 500 - 1,000 CFS
- WASH UNDER 500 CFS
- PARCELS
- JURISDICTIONAL BOUNDARY
- TOWN OF MARANA PROPERTY
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA 'H'
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA XERORIPARIAN 'C'
- PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA
- 110 INVENTORIED SIGNIFICANT VEGETATION
- 2' CONTOUR INTERVAL

SCALE: 1" = 50'-0"

SIGNIFICANT VEGETATION INVENTORY

PLANT ID	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANT	DISPOSITION	ARMS	NOTE 1	NOTE 2	NOTE3
101	CARNEGIEA GIGANTEA	23	0	SINGLE	LOW	LOW	NV	7	DEAD LIMB	DAMAGED	
102	CARNEGIEA GIGANTEA	25	0	SINGLE	LOW	LOW	NV	2	DEAD LIMB	DAMAGED	
103	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	NV	5	-	DAMAGED	
104	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	RFS	6	-	DAMAGED	
105	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	RFS	5	-	DAMAGED	
106	CARNEGIEA GIGANTEA	17	0	SINGLE	MEDIUM	LOW	RFS	4	-	-	
107	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	RFS	15	-	-	missing top
108	CARNEGIEA GIGANTEA	17	0	SINGLE	LOW	LOW	NV	4	-	-	missing top
109	CARNEGIEA GIGANTEA	15	0	SINGLE	LOW	LOW	NV	7	-	-	missing top limb on ground
110	CARNEGIEA GIGANTEA	15	0	MULTI	LOW	LOW	NV	20	-	-	missing top triple
111	CARNEGIEA GIGANTEA	21	0	MULTI	MEDIUM	LOW	RFS	3	-	-	
112	CARNEGIEA GIGANTEA	24	0	SINGLE	MEDIUM	LOW	RFS	1	-	-	
113	CARNEGIEA GIGANTEA	23	0	SINGLE	MEDIUM	LOW	RFS	8	-	-	
114	CARNEGIEA GIGANTEA	22	0	SINGLE	MEDIUM	LOW	RFS	4	-	-	
115	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	RFS	5	-	-	
116	CARNEGIEA GIGANTEA	28	0	SINGLE	MEDIUM	LOW	TOS	7	-	-	
117	CARNEGIEA GIGANTEA	20	0	SINGLE	MEDIUM	LOW	TOS	4	-	-	
118	CARNEGIEA GIGANTEA	18	0	MULTI	MEDIUM	LOW	TOS	10	-	-	triple
119	CARNEGIEA GIGANTEA	27	0	SINGLE	MEDIUM	LOW	TOS	11	-	-	
120	CARNEGIEA GIGANTEA	23	0	SINGLE	MEDIUM	LOW	TOS	5	-	-	
121	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	TOS	12	-	-	
122	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	TOS	5	-	-	
123	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	TOS	5	-	-	bent top
124	CARNEGIEA GIGANTEA	23	0	SINGLE	LOW	LOW	NV	5	-	-	split bottom
125	CARNEGIEA GIGANTEA	32	0	SINGLE	LOW	LOW	NV	4	-	-	old bad base
126	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	TOS	5	-	-	
127	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	TOS	3	-	-	
128	CARNEGIEA GIGANTEA	16	0	SINGLE	MEDIUM	LOW	TOS	1	-	-	
129	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	TOS	1	-	-	
130	CARNEGIEA GIGANTEA	17	0	SINGLE	MEDIUM	LOW	TOS	9	-	-	
131	CARNEGIEA GIGANTEA	15	0	SINGLE	MEDIUM	LOW	TOS	4	-	-	
132	CARNEGIEA GIGANTEA	16	0	SINGLE	MEDIUM	LOW	TOS	5	-	-	
133	CARNEGIEA GIGANTEA	17	0	MULTI	MEDIUM	LOW	TOS	8	-	-	double
134	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	TOS	4	-	-	
135	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	TOS	4	-	-	
136	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	NV	8	BROKEN LIMB	-	
137	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	NV	6	BROKEN LIMB	DEAD TRUNK	
138	CARNEGIEA GIGANTEA	18	0	SINGLE	LOW	LOW	NV	3	BROKEN LIMB	DEAD TRUNK	
139	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	NV	3	BROKEN LIMB	DAMAGED	
140	CARNEGIEA GIGANTEA	15	0	SINGLE	MEDIUM	LOW	TOS	3	-	-	
141	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	TOS	7	-	-	
142	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	NV	4	BROKEN LIMB	DAMAGED	
143	CARNEGIEA GIGANTEA	24	0	SINGLE	LOW	LOW	NV	2	BROKEN LIMB	DAMAGED	
144	CARNEGIEA GIGANTEA	25	0	SINGLE	LOW	LOW	NV	6	BROKEN LIMB	DAMAGED	
145	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	NV	3	BROKEN LIMB	DAMAGED	
146	CARNEGIEA GIGANTEA	24	0	SINGLE	MEDIUM	LOW	TOS	3	-	-	
147	CARNEGIEA GIGANTEA	29	0	SINGLE	MEDIUM	LOW	TOS	5	-	-	
148	CARNEGIEA GIGANTEA	22	0	SINGLE	LOW	LOW	NV	3	DAMAGED	-	
149	CARNEGIEA GIGANTEA	18	0	SINGLE	LOW	LOW	PIP	3	-	-	
150	CARNEGIEA GIGANTEA	17	0	SINGLE	LOW	LOW	PIP	4	-	-	
151	CARNEGIEA GIGANTEA	18	0	SINGLE	LOW	LOW	PIP	4	-	-	
152	CARNEGIEA GIGANTEA	19	0	MULTI	MEDIUM	LOW	PIP	13	-	-	triple
153	CARNEGIEA GIGANTEA	20	0	SINGLE	MEDIUM	LOW	PIP	3	-	-	
154	CARNEGIEA GIGANTEA	18	0	MULTI	MEDIUM	LOW	PIP	3	-	-	double
155	CARNEGIEA GIGANTEA	21	0	MULTI	MEDIUM	LOW	PIP	6	-	-	
156	CARNEGIEA GIGANTEA	22	0	MULTI	MEDIUM	LOW	PIP	3	-	-	
157	CARNEGIEA GIGANTEA	23	0	MULTI	MEDIUM	LOW	PIP	5	-	-	
158	CARNEGIEA GIGANTEA	24	0	SINGLE	MEDIUM	LOW	PIP	4	-	-	
159	CARNEGIEA GIGANTEA	27	0	SINGLE	MEDIUM	LOW	PIP	4	-	-	
160	CARNEGIEA GIGANTEA	16	0	SINGLE	MEDIUM	LOW	PIP	7	-	-	

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#	REVISIONS/SUBMITTALS	DATE

SIGNIFICANT RESOURCE INVENTORY

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PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO.
REFERENCE
SRI-3
4 OF 4

G. Wildlife

1. Letter from Habitat Specialist

In support of this analysis, the Arizona Game and Fish Department (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool to locate records of habitat and species occurrence within three miles of the property. The entire HDMS review document is submitted in Appendix B of this document.

i. Presence of any Threatened or Endangered Species

The Cactus Ferruginous Pygmy-owl (Glaucidium brasilianum cactorum) has been identified by the HDMS as occurring within three miles of the project site. The owl carries a SC (species of concern) designation by the US Fish and Wildlife Service and is listed as a sensitive species (S) by the US Forest Service (USFS) and the Bureau of Land Management (BLM).

The Arizona Ridge-nosed Rattlesnake (Crotalus willardi willardi) is listed as a sensitive (S) species by the USFS and has been documented within three miles of the project site.

The Fulvous Whistling-Duck (Dendrocygna bicolor) has been identified by the HDMS as occurring within three miles of the project site. The duck carries a SC (species of concern) designation by the US Fish and Wildlife Service.

The Cave Myotis (Myotis Velifer) has been identified by the HDMS as occurring within three miles of the project site. The cave myotis carries a SC (species of concern) designation by the US Fish and Wildlife Service and is listed as a sensitive (S) species by the BLM.

The Desert Mud Turtle (Kinosternon sonoriense sonoriense) has been identified by the HDMS as occurring within three miles of the project site. The turtle is listed as a sensitive species (S) by the BLM.

The stag-horn Cholla (Opuntia Versicolor) has been identified by the HDMS as occurring within three miles of the project site. The stag-horn cholla is designated as SR (salvage restricted) by the Arizona Department of Agriculture Protected Plants.

Other species occurring within three miles of the site include the Brazilian Free-tailed Bat, Desert Box Turtle, California Leaf-nosed Bat, Sonoran Desert Tortoise, and Gila monster. These species carry varying degrees of protection and are further described in the HDMS review tool included in the appendix.

ii. High densities of given species population

As indicated by the HDMS review, there are no high densities of a given species located within the boundaries of the proposed site.

iii. Aquatic or riparian ecosystems

There is Pima County Important Riparian Area (IRA) located along the Animal Wash that traverses the property.

iv. Wildlife corridors

The property has been identified by the HDMS as being within three miles of the Saguaro National Park (West) and the Santa Cruz River Wildlife Movement Area.

2. AGFD Wildlife Concerns

The proposed development will consider specific recommendations presented by AGFD regarding the design of the project as a means of maintaining wildlife connectivity and minimizing adverse impacts to wildlife.

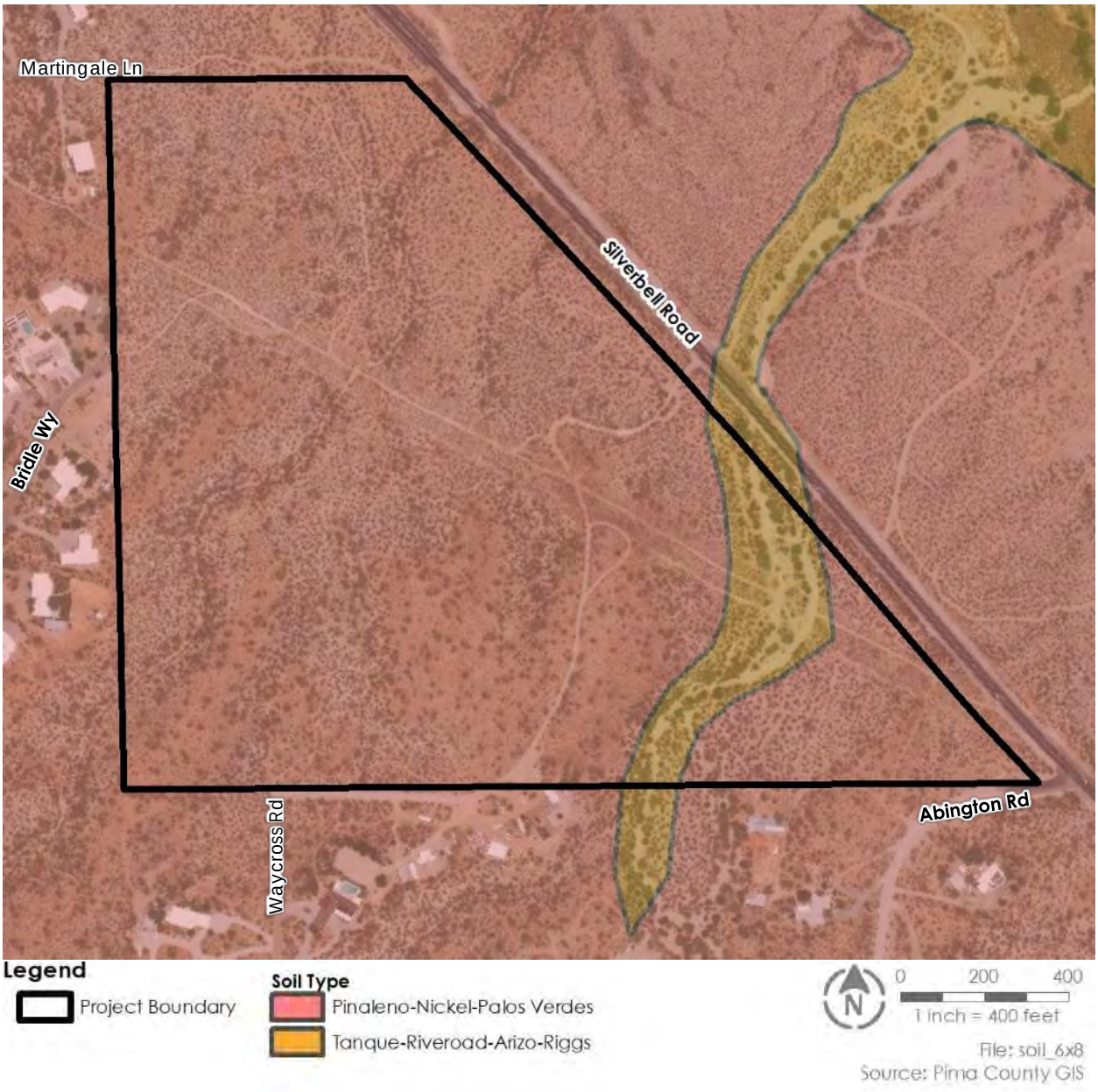
3. Wildlife Crossings

Aside from the aforementioned wildlife crossings, there are no other crossings in the general project vicinity.

H. Soils

The soil on the property consists mainly of the Pinaleño-Nickel-Palos Verdes soil series. This well-drained, gravelly sandy soil is typical of the Tucson Mountain foothills. A strip of Tanque-Riveroad-Arizo-Riggs soil type crosses the southeastern portion of the property. This soil is associated with the Animal Wash that traverses the property.

Exhibit I.H.1: Soils

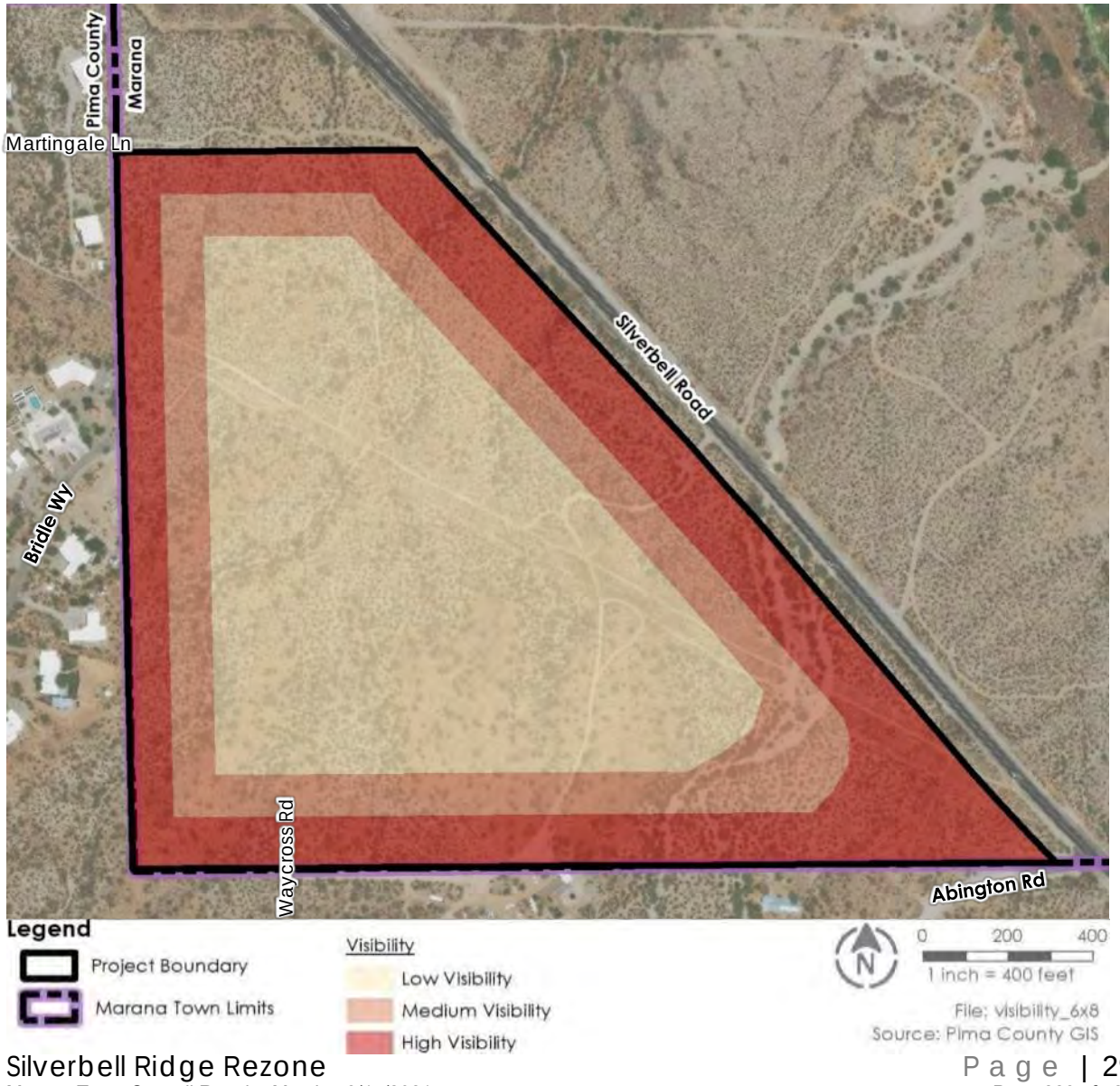


I. Viewsheds

The subject property sits east of the Tucson Mountains. The sloping terrain creates a good vantage point to see the Tucson Metro area and surrounding mountains. Views from the site are predominantly to the east and northeast. These include views across Tucson to the Catalina and Rincon Mountains. Ridges and other terrain on the western and southern portion of the property generally block views in these directions. See *Exhibit I.I.2: Viewsheds*.

The property is most visible from Silverbell Road. Neighboring properties to the west are approximately twenty to thirty feet higher in elevation than the nearest developable portions of the property resulting in views over and across the site. Neighboring properties along the south boundary are slightly higher in elevation, except for those closer to Silverbell, which sit slightly lower.

Exhibit I.I.1: Visibility




1: View from northeast property corner looking north


3: View from northeast property corner looking south


5: View from the center of the property looking north


2: View from northeast property corner looking east


4: View from northeast property corner looking west


6: View from the center of the property looking east



7: View from the center of the property looking south



9: View from southwest property corner looking north



11: View from southwest property corner looking south



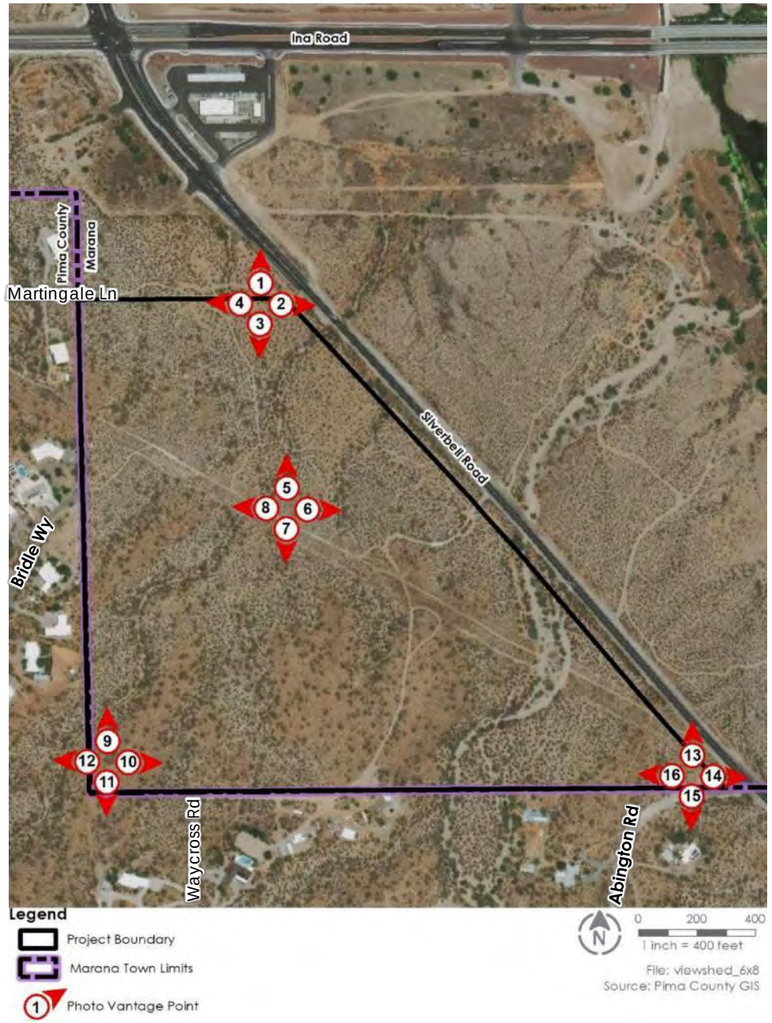
8: View from the center of the property looking west



10: View from southwest property corner looking east



12: View from southwest property corner looking west





13: View from southeast property corner looking north



15: View from southeast property corner looking south



14: View from southeast property corner looking east



16: View from southeast property corner looking west

J. Traffic

The property fronts onto Silverbell Road, a two-lane arterial, along the eastern property boundary. Silverbell Road intersects with Ina Road, a four-lane arterial, approximately one-quarter mile to the north, and is the only key intersection that will be impacted. Silverbell Road is a bike route on the Tucson Metro Bike Map and has striped bike lanes north of Ina and striped shoulders south of Sunset. However, neither will exist along the project frontage until Silverbell Road is widened. The Loop multi-use trail is also located within one mile of the property and is accessible along the Santa Cruz River approximately one-half mile from the project. The Belmont Bike trail is located southwest of the project and is designated as a mountain bike trail. See *Exhibit I.J.1: Traffic*.

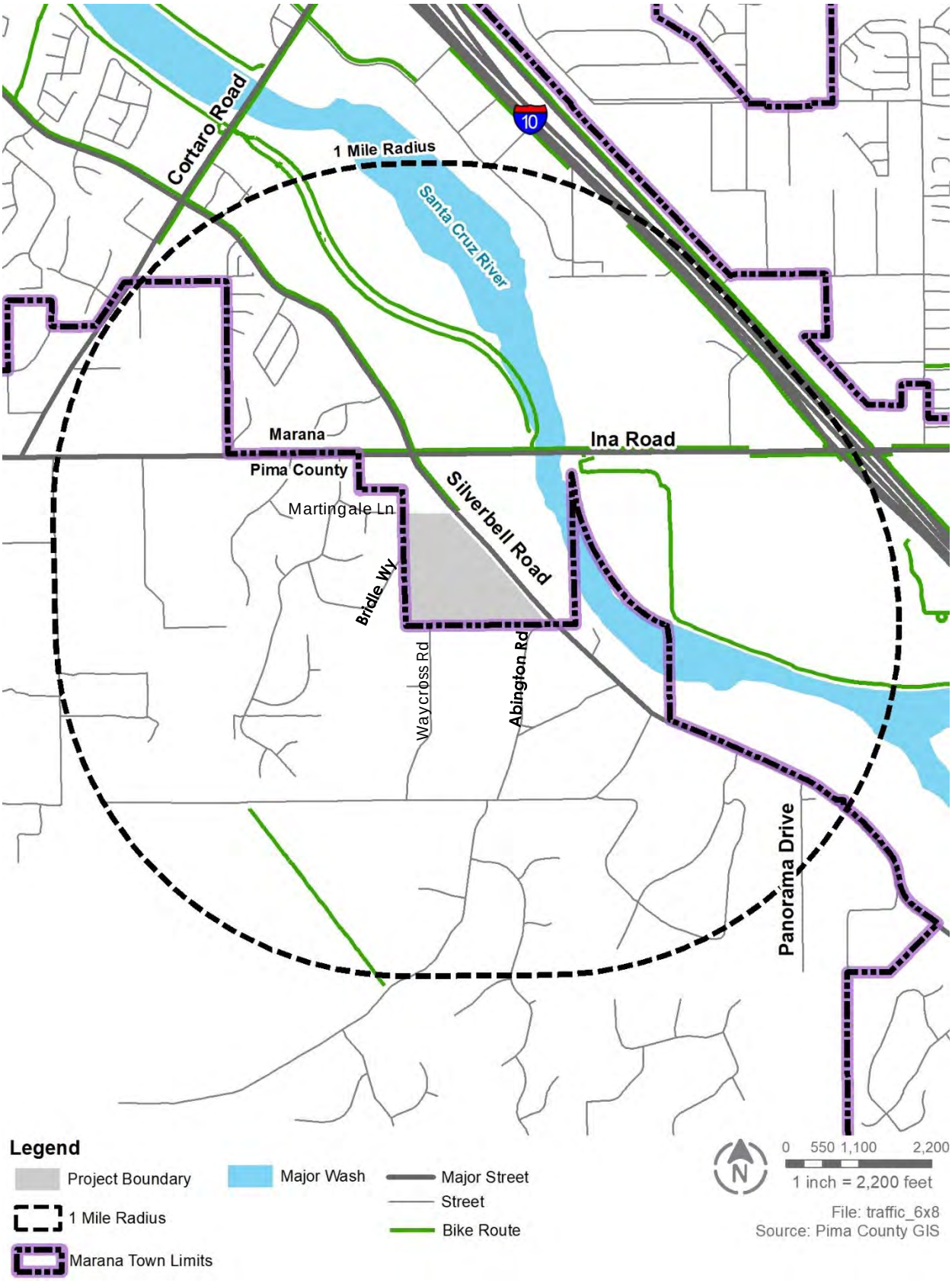
The table below describes the arterial streets within one mile of the property. See also *Exhibit I.J.1: Traffic*.

Table I.J.1: Arterial Streets within One Mile

	Silverbell Road	Silverbell Road	Ina Road	Ina Road
Road Segment (from/to)	Panorama Drive – Ina Road	Ina Road - Cortaro Road	Interstate 10 – Silverbell Road	Silverbell Road – Cortaro Road
Existing R.O.W (feet)	60-100	150-200	150-275	60-150
R.O.W Conformance to Marana Minimum Requirements	Yes	Yes	Yes	Yes
Ownership	Pima County/ Marana	Marana	Marana	Pima County/ Marana
Continuous/Jogged R.O.W.	Jogged	Continuous	Jogged	Jogged
Number of Lanes (capacity)	2 (15,930)	4 (35,820)	4 (35,820)	2 (15,930)
Speed Limit (miles per hour)	45	45	45	45
ADT (source/year)	7,537* (PAG, 2019) *count is from Ina Road to Camino Del Cerro	11,461 (PAG, 2019)	13,266 (PAG, 2019)	4,049* (PAG, 2019) *count is from Silverbell Road to Wade Road
Surface Condition	Paved	Paved	Paved	Paved

Sources: PimaMaps, Pima County Geographic Information Systems, 2020; Road Network Proposed Major Routes 2010 Marana General Plan, 2016; Pima Association of Governments, 2019

Exhibit I.J.1: Traffic



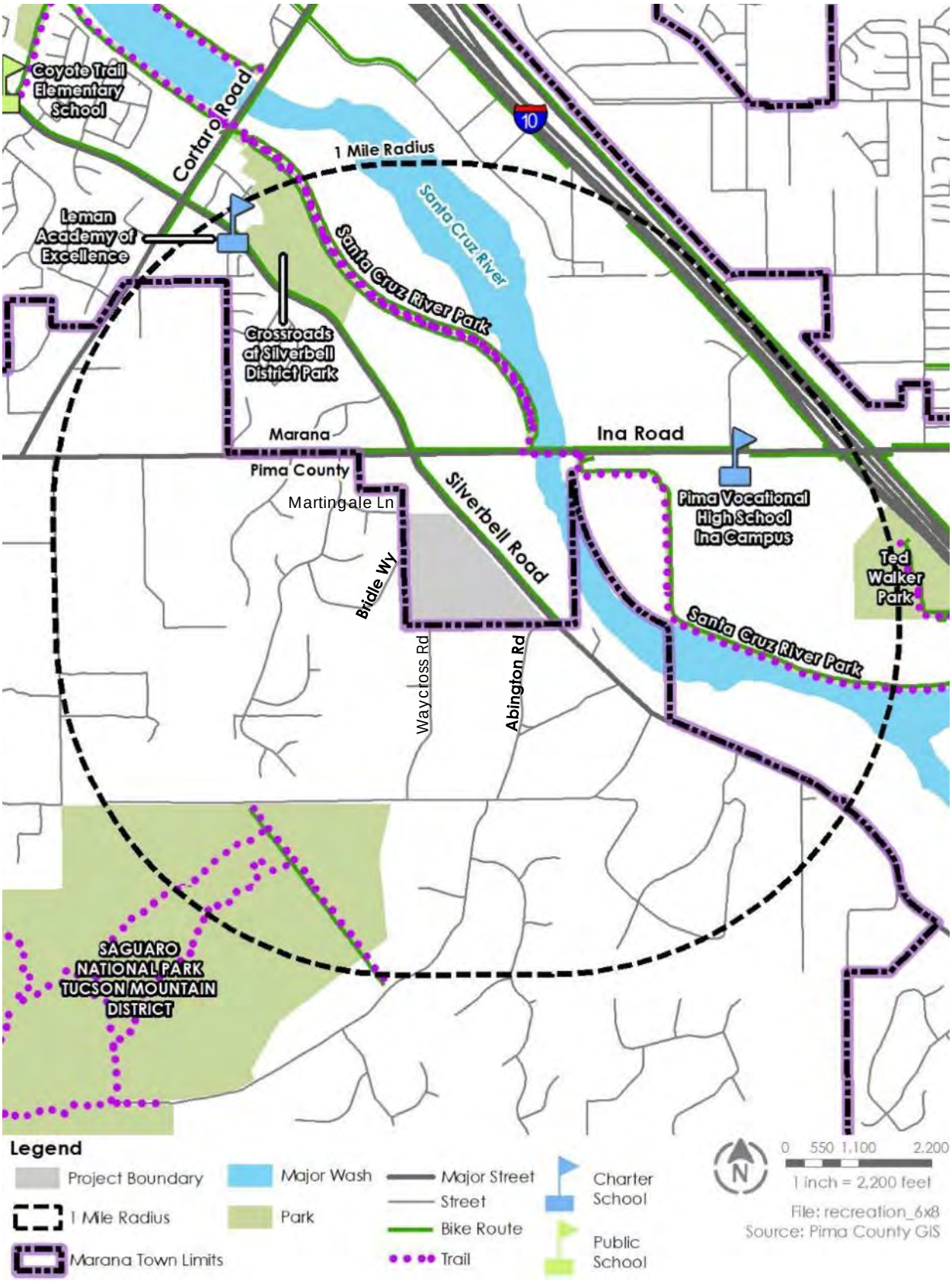
K. Bicycle, Recreation & Trails

Recreation areas within one mile of the property are primarily associated with Saguaro National Park to the west and the Santa Cruz River to the east. Existing trails generally correspond with these recreation areas. Existing bicycle infrastructure along Silverbell Road and Ina Road connects the site to the recreation facilities along the Santa Cruz River. The Santa Cruz River Park (i.e., The Loop) runs along the eastern bank of the Santa Cruz River south of Ina Road and the western bank north of Ina Road.

Crossroads at Silverbell District Park, an approximate forty-eight-acre park, is a major recreational resource. The District Park is located on Silverbell Road approximately three-quarters of a mile north of the property. Recreational amenities here include soccer, baseball and softball fields; playgrounds; a splash pad; athletic courts; and a dog park.

The Tucson Mountain District of the Saguaro National Park is located southwest of the property. Trails in this portion of the National Park are limited to pedestrian, equestrian and bicycle uses. See *Exhibit I.K.1: Bicycle, Recreation & Trails*.

Exhibit I.K.1: Bicycle, Recreation & Trails



L. Cultural, Archaeological & Historic Resources

Submitted under separate cover.

M. Existing Infrastructure & Public Facilities

1. Police

The property is located within Marana's town limits and will be served by the Marana Police Department. The nearest station is located at the Marana Municipal Complex approximately seventeen miles north of the property.

2. Fire

Fire protection is provided by Northwest Fire. The nearest fire station is Northwest Fire Station 34 located on Wade Road west of Silverbell Road, approximately two miles north of the property.

3. Schools

The property is located within the Marana Unified School District. Coyote Trail Elementary School on Silverbell Road north of Cortaro Road is the nearest public school. Two charter schools are located within one mile of the property. The Leman Academy of Excellence is on Silverbell Road next to Crossroads at Silverbell District Park. Pima Vocational High School's Ina Campus is located on Ina Road between Interstate 10 and the Santa Cruz River.

4. Library

Pima County's Wheeler Taft Abbett, Senior Library is located at Crossroads at Silverbell District Park.

5. Water

Tucson Water will provide service to the property. A Tucson Water meter has already been installed on each of the three parcels.

6. Natural Gas

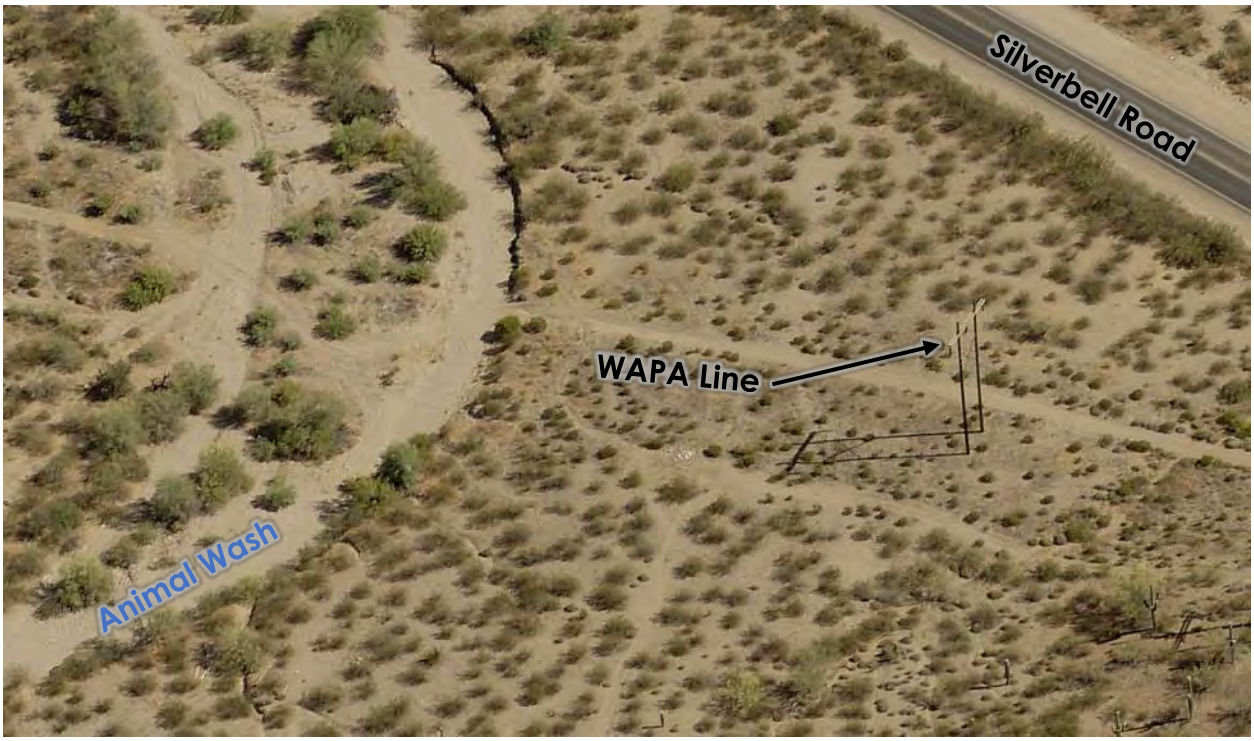
Southwest Gas provides natural gas service to the property.

7. Electricity

Tucson Electric Power (TEP) is the electricity service provider to the property. Additionally, an electrical transmission line runs through the middle of the property within a one-hundred-twenty-foot dedicated TEP / Western Area Power Administration (WAPA) easement shown in *Exhibit I.N.1: McHarg Composite Map*. Development is allowed near the transmission line, but no

structures may be located within the 120-foot easement. The following aerial images shows the WAPA line.

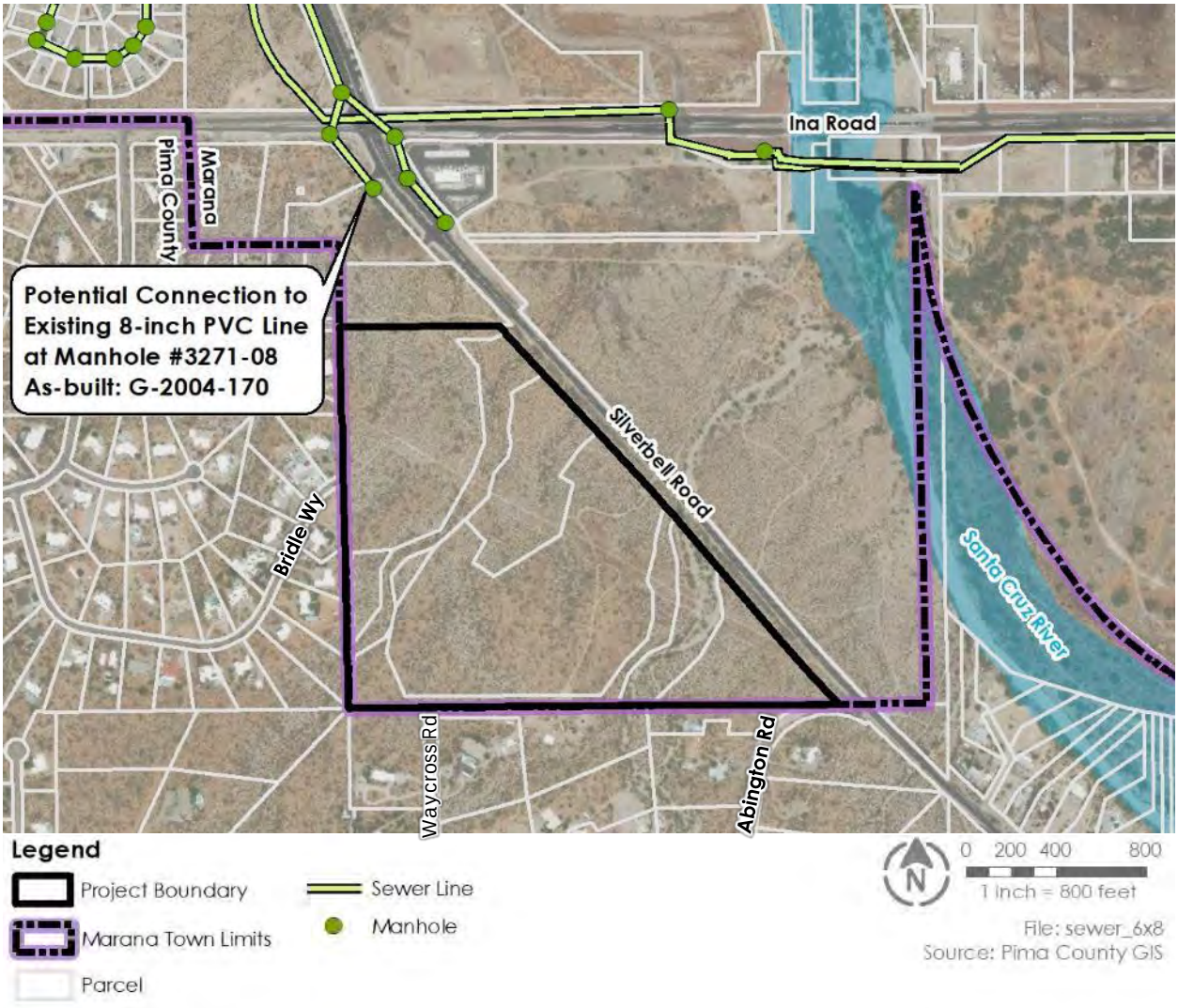




8. Wastewater

A potential connection to public wastewater infrastructure exists at a manhole located on Silverbell Road approximately nine hundred feet north of the property. The manhole, identification number 3271-08, connects to an eight-inch PVC line running north along the west side of Silverbell Road. Pima County Regional Wastewater Reclamation Department has indicated capacity if available to accommodate the proposed development.

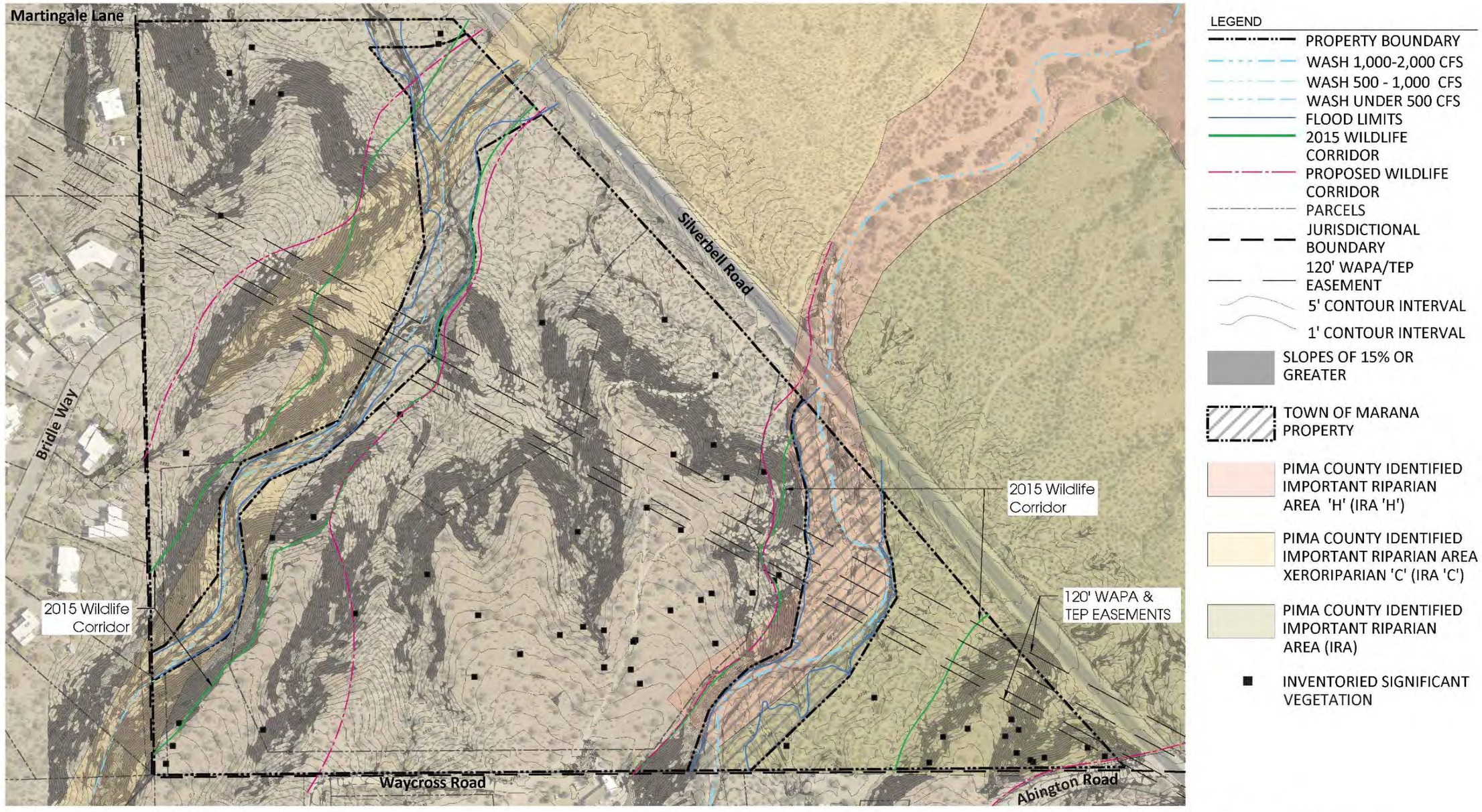
Exhibit I.M.8: Wastewater



N. Composite Constraints (McHarg) Map

The following map combines individual elements detailed in prior sections to illustrate existing on-site constraints. The purpose of the McHarg Composite Map is to highlight areas that are available for development. As shown, most constraints are associated with the two washes owned by the Town except for the steep slopes, inventoried significant vegetation, and electrical easement. Refer to Section II. Proposed Land Use Plan for more information on how the Tentative Development Plan (TDP) responds to the site's physical constraints.

Exhibit I.N.1: McHarg Composite Map



Silverbell Ridge Estates

0' 100' 200'
SCALE: 1"=200'-0"
NORTH
PROJECT: CAC-06 DATE: 4/12/21
FILE NAME: CAC-06 MCHARG MAP.DWG

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SILVERBELL RIDGE
II. Proposed Land Use Plan



PROPOSED LAND USE PLAN

A. Narrative

The conceptual land use plan proposes rezoning an approximately forty-nine-acre property in south Marana from R-16 to R-6 for the purpose of developing a single-family residential subdivision. The site's natural setting combined with its proximity to existing infrastructure and amenities make it an ideal location to build homes. Current demand for quality housing coupled with recently completed improvements to Ina Road have positioned the property to realize its long-envisioned potential. Prior attempts to develop the property never came to fruition as construction costs in each of the previous cases prevented the development from moving forward.

Effects on neighboring properties, wildlife, and vegetation are key considerations in this revised conceptual land use plan. This plan concentrates homes on the more constructible areas of the property with adequate separation from neighbors. Much of the site is set aside for open space, preserving wide swaths of undisturbed land for wildlife to traverse the site, and protecting existing habitat. The Silverbell Ridge Conceptual Land Use plan thoughtfully balances wildlife needs and minimizes impact on neighbors while focusing on a constructible design. This approach ensures Silverbell Ridge will fit seamlessly into the existing natural and built environments, further enhancing Marana's community character.

B. Relationship to Marana General and Strategic Plan

The proposed land use plan supports the goals and policies of the Make Marana 2040 General Plan by:

- Locating development adjacent to existing transportation and utility infrastructure (Policies BE 15-1, BE 18-3 & 18-5, BE 21-1 & 21-3)
    - The subject property fronts on Silverbell Road to the east and is located approximately one thousand feet south of Ina Road. These two major roads provide convenient vehicular and utility access to the site. Residential streets connect directly to Silverbell Road.
- Adding desirable homes to the existing housing stock (Policies BE 27-2, BE 28-1)
    - The land use plan proposes the development of fifty-seven homes clustered in the eastern portion of the site.
- Incorporating open space and recreation amenities within the development (Policy PC 24-2)

- Silverbell Ridge proposes 66% undisturbed open space in addition to recreation areas.

- Developing a compact subdivision that is sensitive to the natural surroundings (Policies BE 12-1 & 12-3, RS 1-1, RS 11-6, RS 13-2)
  - Habitat preservation and wildlife connectivity are emphasized in this proposal that provides greater sensitivity to neighboring properties and the steep slopes and washes on-site.
- Limiting impact on the environment through use of native vegetation, water conservation and Low Impact Development strategies (Policies RS 4-6, RS 7-1 & 7-5)
  - Landscaping will consist of low water use, drought-tolerant trees and plants and as many transplanted saguaros as possible.

C. Compatibility with Adjoining Properties

The property is surrounded by single-family residential development to the south and west, and vacant land to the north and east. The proposed development complements adjacent properties by continuing development of single-family homes with respect to the desert setting.

The Bridlewood West Subdivision to the west consists of single-family homes on approximately one-acre lots. Homes to the south are situated on unsubdivided parcels ranging in size from one to five acres. The nearest proposed home in Silverbell Ridge will be at least 170 feet away from existing residences, or over twice that distance in most cases. Traffic in the adjoining residential neighborhoods will be unaffected by the proposed development. New streets providing access to the proposed development will connect to Silverbell Road and avoid connecting to the existing roads in these residential areas.

Properties to the north are currently vacant except for a Circle K convenience store and gas station on the southeast corner of Silverbell Road and Ina Road. A development plan for three parcels to the north was approved in 1986, but no development has occurred. Now that the Ina Road interchange at Interstate 10 is complete, existing and future commercial activity is likely to increase around the Silverbell Road and Ina Road intersection. The addition of fifty-seven residences will further support commercial activity at this intersection.

Pima County Flood Control owns the sixty-one-acre parcel across Silverbell Road to the east. The parcel is set aside as an open space preserve subject to a conservation easement. This property is on the Santa Cruz River's western bank, providing an open space connection to this significant watercourse.

D. Tentative Development Plan

The Tentative Development Plan (TDP) depicts the development scenario for Silverbell Ridge. The plan contemplates the development of fifty-seven single-family homes clustered to complement the site's natural character. Lots have been located to maximize development efficiency while balancing on- and off-site constraints. They have been placed to accommodate wildlife movement and grading that minimizes cut and fill. The development is sensitive to adjoining neighbors by providing substantial buffers to mitigate potential impacts. A minimum 6-foot masonry wall will also be provided for the row of homes along the south boundary. Single-story homes will be limited in height to 20 feet or less and two-story homes are restricted to lots 1-17 as shown on the TDP.

Wildlife and vegetation considerations include the preservation of two 230-foot minimum width wildlife corridors associated with existing washes to facilitate wildlife movement across the site. Wildlife-friendly fencing will be installed in one of two locations shown in *Exhibit II.D.1: Tentative Development Plan* to prevent unauthorized ATV access through the Waycross neighborhood to the south. *Exhibit II.D.1* also shows the emergency access road will be constructed with a stabilized non-asphalt surface and the roadway area adjacent to the Animal Wash will be screened from wildlife's view by a continuous row of shrubs. Low Impact Development (LID) techniques such as the proposed rock-lined channels with sandy bottoms will be incorporated to accommodate drainage.

Sixty-six percent of the 49-acre property will be preserved as open space under the control of a future homeowner's association. The development will make up the remaining thirty-four percent (or less) of the site to accommodate homes, streets, and supporting elements. Recreational amenities will be incorporated in the development area and connect to the open space network. The subdivision's thoughtful design creates an attractive community suited to its surroundings that will expand housing choice in this portion of southern Marana.

Exhibit II.D.1: Tentative Development Plan

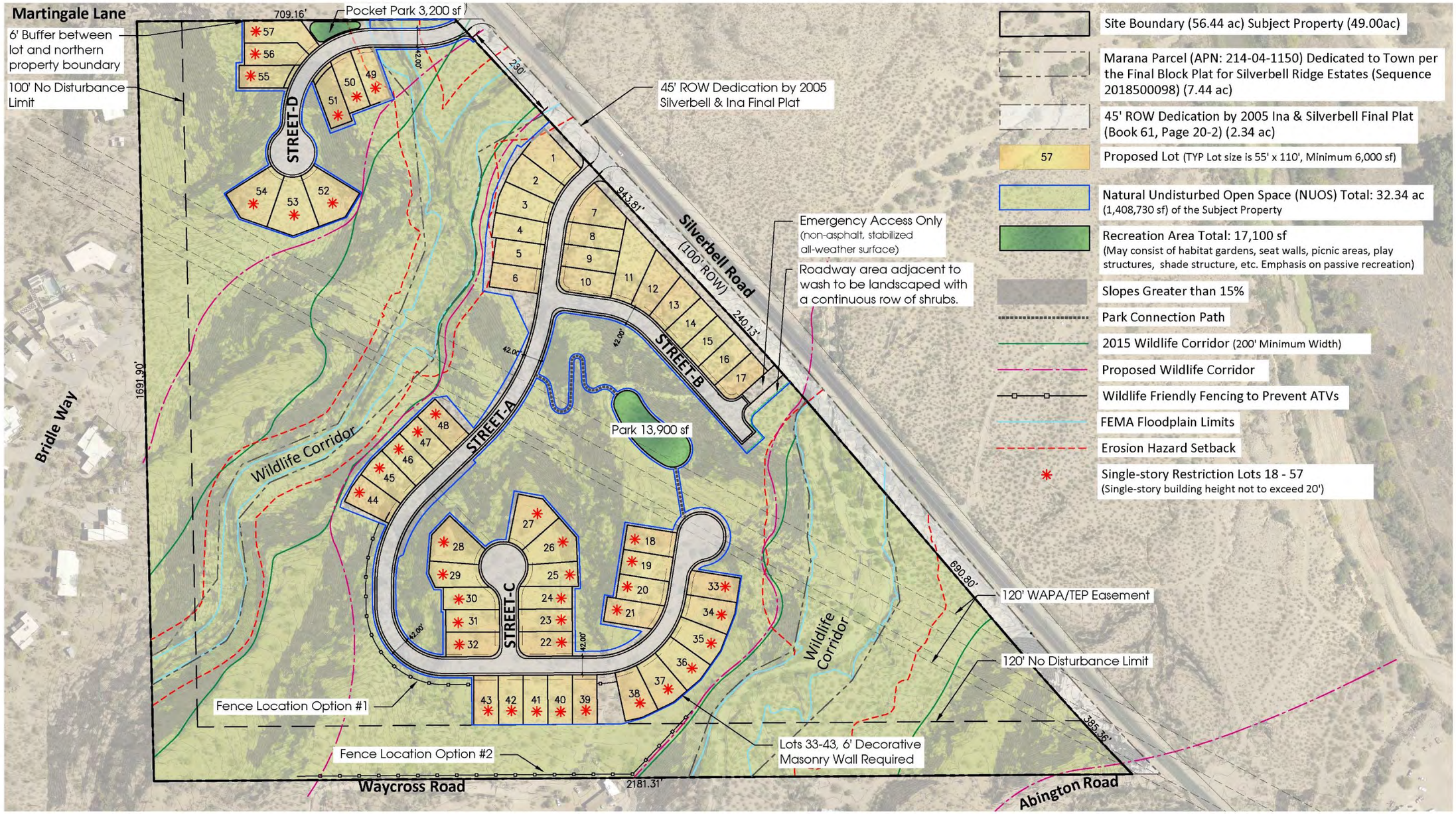
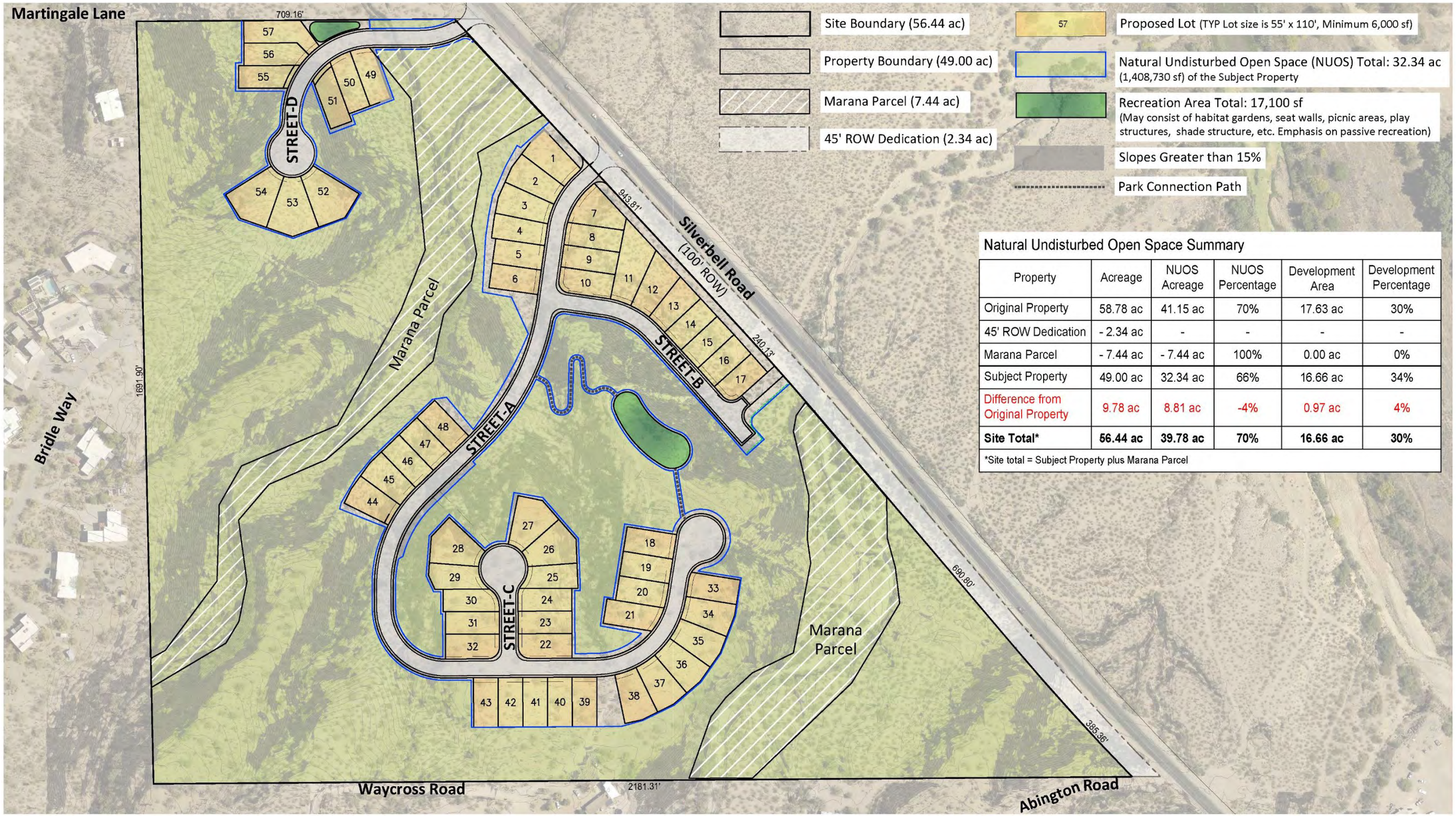


Exhibit II.D.2: Natural Undisturbed Open Space



Natural Undisturbed Open Space Summary

Property	Acreage	NUOS Acreage	NUOS Percentage	Development Area	Development Percentage
Original Property	58.78 ac	41.15 ac	70%	17.63 ac	30%
45' ROW Dedication	- 2.34 ac	-	-	-	-
Marana Parcel	- 7.44 ac	- 7.44 ac	100%	0.00 ac	0%
Subject Property	49.00 ac	32.34 ac	66%	16.66 ac	34%
Difference from Original Property	9.78 ac	8.81 ac	-4%	0.97 ac	4%
Site Total*	**56.44 ac**	**39.78 ac**	**70%**	**16.66 ac**	**30%**

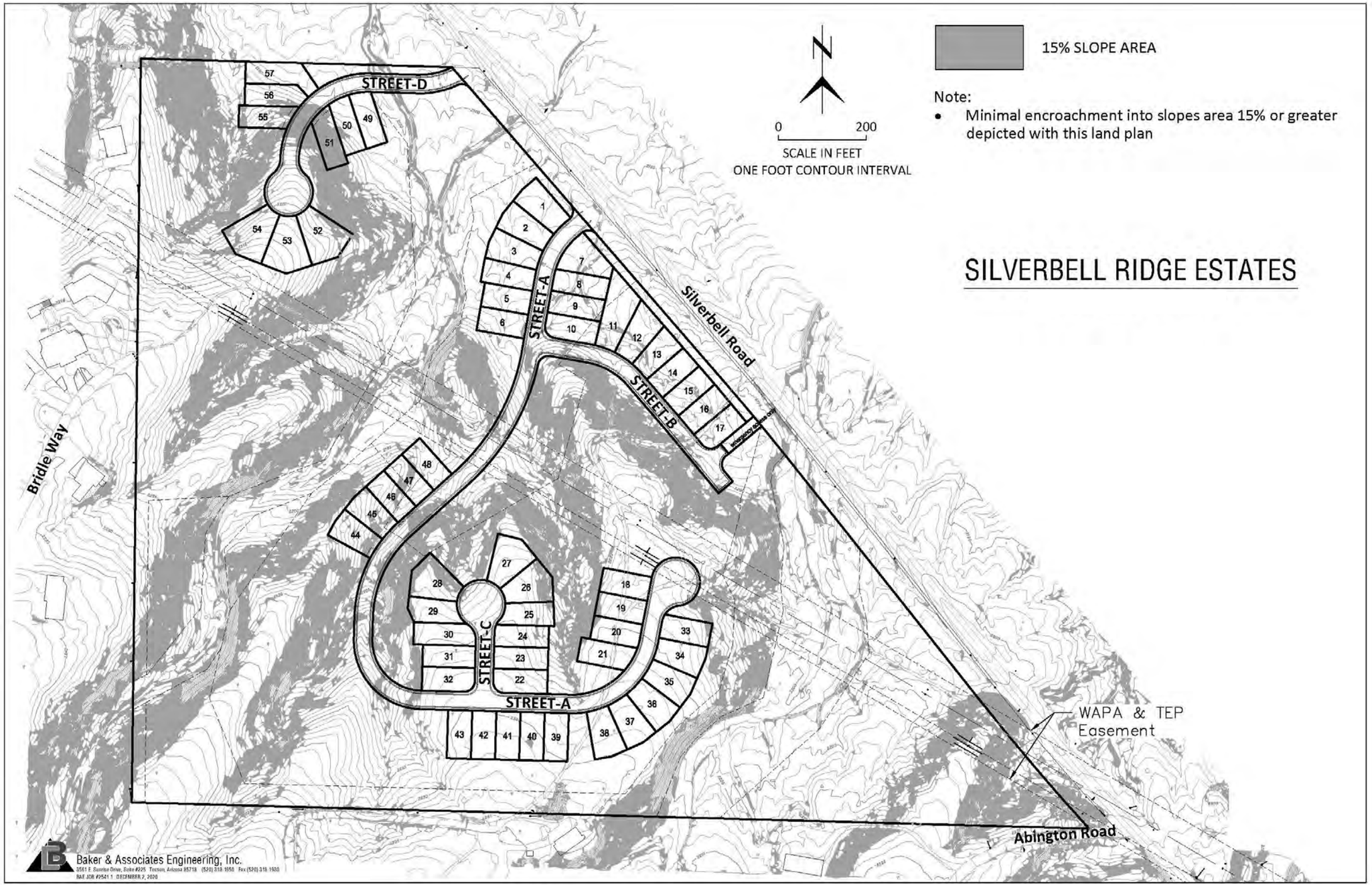
*Site total = Subject Property plus Marana Parcel

0' 100' 200'
SCALE: 1"-200'-0"
NORTH
PROJECT: CAC-06 DATE: 07/28/21
FILE NAME: CAC-06_TDP_NUOS.DWG

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E. Proposed Topography

The land use plan, as proposed, is designed to minimize disturbance to naturally occurring slopes and drainage areas within the site boundary, restricting grading to areas outside the previously established wildlife corridor, resulting in no disturbance to the significant washes traversing the site.


N
0
200
SCALE IN FEET
ONE FOOT CONTOUR INTERVAL
15% SLOPE AREA
Note:
• Minimal encroachment into slopes area 15% or greater depicted with this land plan
SILVERBELL RIDGE ESTATES
STREET-D
STREET-A
STREET-B
STREET-C
Silverbell Road
Bridle Way
WAPA & TEP Easement
Abington Road
Baker & Associates Engineering, Inc.

F. Proposed Hydrology

1. Drainage Concept

All 100-year storm event off-site upstream runoff will be conveyed through the site via two natural washes or combined with developed flows and conveyed through the development via proposed culvert and channel improvements.

At CP-A2.2., about 60-cfs natural drainage will be intercepted and conveyed beneath Street-A via pipe culvert(s), discharging into a proposed rock-lined channel to be constructed parallel to the east right-of-way of Street-A.

Similarly, about 14-cfs natural drainage, CP-B2.2, will be conveyed beneath Street-A via pipe culvert and eventually enter the same rock-lined channel.

Approximately 17-cfs developed runoff from Street-C, CP-2.2A, will be discharged via sidewalk scupper into the natural drainage, eventually entering the same rock-lined channel, CP-C2.2.

The combined flows will be conveyed below Street-A via pipe culverts(s) discharged into a rock-lined channel, which in turn discharges into the westerly wash, north of lot-55, at the existing point of discharge.

The combined 100-year flows, CP-2.2E, are estimated to total 91-cfs comparable to the existing discharge estimated to be 94-cfs.

At CP-A2.3, about 3-cfs natural drainage will be intercepted via a channel improvement between lots 43 & 44 and conveyed beneath Street-A via a pipe culvert discharged into natural drainage.

At CP-B2.3, about 18-cfs natural drainage is conveyed beneath Street-A via a pipe culvert, discharging into a proposed rock-lined channel paralleling lots 2 through 7, discharging about 22-cfs into the westerly wash, CP-C2.3.

Approximately 18-cfs of natural and developed runoff will be conveyed within the Street-B street section to its intersection with Street-A, CP-D2.3. Here the runoff combines with developed runoff from Street-A and discharges about 30-cfs into a proposed rock-lined channel, CP-E2.3, to be constructed as part of this project's Silverbell Road improvements, discharge ultimately flowing across Silverbell Road and into an existing natural drainage.

The combined 100-year flows, CP-C2.3 plus CP-E2.3 plus CP-F2.3 are estimated to total 57-cfs comparable to the existing discharge, CP-2.3E, estimated to be 69-cfs.

Approximately 19-cfs developed runoff from Street-A, CP-A3.1, will be discharged via sidewalk scupper into the natural drainage entering the easterly wash at its existing point of discharge.

As presented with previous designs for the conveyance of storm waters beneath Street-D, CP-2A, about 207-cfs will be conveyed via six-barrel, 36-inch pipe culverts.

As previously mentioned, the existing 100-year storm event hydrology presented herein was obtained from the Revised Drainage Report prepared by The WLB Group. No. 102070-A-001-0400, dated May 7, 2004. Said report was reviewed and generally accepted for use as part of this Site Analysis.

2. Conformance with Current Policies

The site is located within a balanced basin requiring post-developed flows leaving the site be restricted to pre-developed levels. As presented in the 2004 drainage report, post-developed flows leaving the site were reduced below pre-developed levels due to large variation between the time of concentration for the off-site watershed and the on-site watershed. Post-developed discharges presented above appear to support their findings. As post-developed flows are comparable to pre-existing conditions, stormwater detention/retention is not warranted. These findings will be substantiated as part of a new stormwater management report prepared in conjunction with the future tentative plat.

3. Disturbance

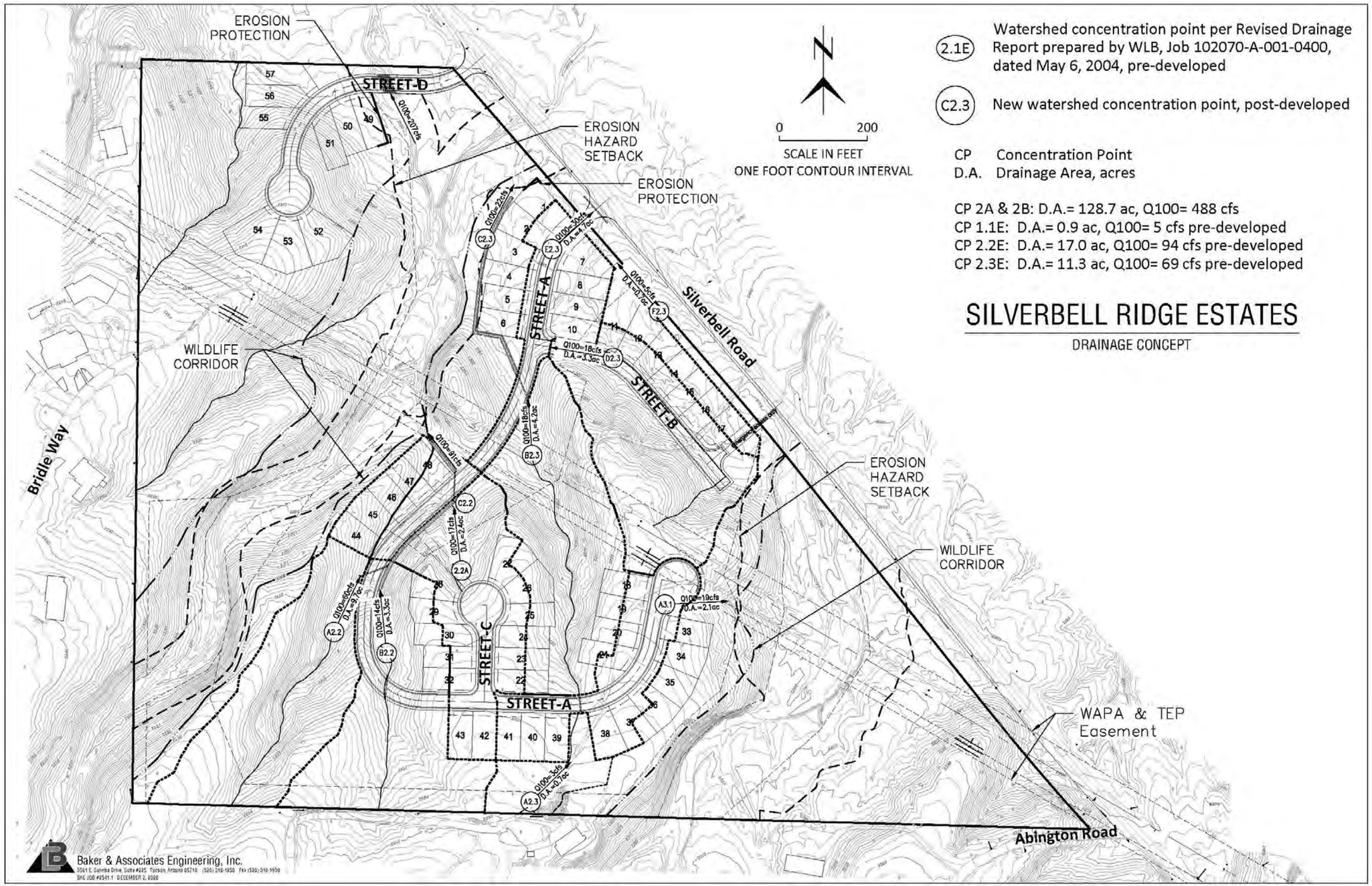
As stated above, grading is restricted to areas outside the previously established wildlife corridor. Therefore, encroachment into the 100-year flood limit of the significant washes is avoided.

4. Erosion Protection

All lots are outside the significant washes' erosion hazard setback except for lot 1 and lot 49, which will need minimal erosion protection.

5. Effect on Off-site Properties

No adverse impacts to off-site land use, either upstream or downstream of the proposed development, are foreseen due to this development.


EROSION PROTECTION
STREET-D
Q100=207cfs
EROSION HAZARD SETBACK
EROSION PROTECTION
WILDLIFE CORRIDOR
Bridle Way
STREET-A
STREET-B
STREET-C
Silverbell Road
Abington Road
EROSION HAZARD SETBACK
WILDLIFE CORRIDOR
WAPA & TEP Easement
Q100=25cfs
Q100=30cfs D.A.=1.7ac
Q100=56cfs D.A.=0.7ac
Q100=18cfs D.A.=3.3ac
Q100=18cfs D.A.=4.2ac
Q100=91cfs
Q100=17cfs D.A.=2.4ac
Q100=60cfs D.A.=9.7ac
Q100=14cfs D.A.=3.3ac
Q100=19cfs D.A.=2.1ac
Q100=3cfs D.A.=0.7ac
C2.3
E2.3
D2.3
B2.3
C2.2
2.2A
A2.2
B2.2
A3.1
A2.3
0
200
SCALE IN FEET
ONE FOOT CONTOUR INTERVAL
2.1E
Watershed concentration point per Revised Drainage Report prepared by WLB, Job 102070-A-001-0400, dated May 6, 2004, pre-developed
C2.3
New watershed concentration point, post-developed
CP Concentration Point
D.A. Drainage Area, acres
CP 2A & 2B: D.A.= 128.7 ac, Q100= 488 cfs
CP 1.1E: D.A.= 0.9 ac, Q100= 5 cfs pre-developed
CP 2.2E: D.A.= 17.0 ac, Q100= 94 cfs pre-developed
CP 2.3E: D.A.= 11.3 ac, Q100= 69 cfs pre-developed
SILVERBELL RIDGE ESTATES
DRAINAGE CONCEPT
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1958 Fax (520) 318-1959
BAE JOB #2541.1 DECEMBER 2, 2020

G. Vegetation

With at least two-thirds of the 49-acre site set aside as open space, much of the existing native vegetation will be preserved. No disturbance is allowed along the south and west property boundaries to buffer neighbors from future development. Vegetation in disturbed areas will be transplanted or mitigated per Marana's native plant protection requirements. The developer will also work to remove invasive plant species currently on-site.

H. Wildlife

The subject property is located between the Tucson Mountains and the Santa Cruz River, providing habitat connections for various species. Maintaining this wildlife connection is a key component of the proposed development. As such, two preserved wildlife corridors are proposed to traverse the site along corresponding washes. The larger of the two corridors, known as the Animal Wash, is in the southeastern corner of the property. It is four hundred feet wide at the narrowest portion. Development is proposed only on the western side of this corridor, providing unfettered wildlife access across the entire eastern third of the property. The second corridor is located farther west, between the two proposed development areas. The minimum width of this corridor was increased from the 200-foot minimum in 2015 to a minimum of 230 feet. It is also significantly wider south of the WAPA easement than it was in 2015, further promoting wildlife movement through the property. Each of these two corridors is located within the open space set-aside area, ensuring continued wildlife passage in perpetuity. The corridors will be subject to a conservation easement and protected with fencing and flagging during construction.

I. Viewsheds

Due to the existing terrain, the western and southern portions of the property are visible from adjacent properties. To mitigate potential impacts to these neighbors, disturbance is prohibited within one hundred feet of the western boundary and one hundred and twenty feet of the southern boundary. These limits provide a visual buffer. When combined with the lots clustered even further away in most cases, toward the center and east of the site, they minimize the impact on surrounding viewsheds.

J. Traffic

See Traffic Impact Statement prepared by Southwest Traffic Engineering, LLC and submitted under separate cover.

K. Public Utilities

Sanitary Sewer

A Pima County Regional Wastewater Reclamation Department eight-inch public sanitary sewer (G-2004-170) exists within Silverbell Road right-of-way. A new eight-inch public sewer will connect at existing SMH-3271-08 located about 850 feet west of the proposed Street-A project entrance, outside of the existing pavement along the street's southerly side. See *Exhibit II.K.1: Sewer Capacity Letter*.

Water

A Tucson Water twelve-inch public water line (PN043-1980) exists within the Silverbell Road right-of-way outside the existing pavement along the street's northerly side. A new eight-inch public water, providing a looped system within this development, will be connected.

See *Exhibit II.K.2: Will Serve Letters* for each parcel.

Gas

Southwest Gas serves this site.

Electric

Tucson Electric Power provides electric service to the site. The existing one-hundred-twenty-foot electrical transmission easement will remain in place with minimal disturbance for roads and walking paths. Roads cross the easement where necessary to provide access to lots, including the tip of the Street A cul-de-sac, which will consist of a wedge curb to not impede the utility provider's access. A raked earth walking path across the easement from the end of Street A is anticipated to provide pedestrian access to the proposed park.

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

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

November 10, 2020

Adam Call
The Planning Center
2 E Congress Street, Suite 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. P20WC00227 Type I

RE: **Type I: CAC-06 / Silverbell Rezoning, Parcel 214041150, 214041170, 214041180, 214041190 Estimated Flow 13,608 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Wastewater Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2004-170, downstream from manhole 3271-08.

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

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

Reviewed by: Olivia Cañez, EPT Sr.

CITY OF TUCSON
TUCSON WATER DEPARTMENT

December 12, 2018

Bud & Penny Cardinal Family LLP
c/o Oracle Engineering
3544 N. Romero Rd. Suite 100
Tucson, AZ 85705

Attn: Peter Salonga

SUBJECT: Water Availability for Project: Parcel 214041170, Case #: WA2671, T-13 R-12 S-02 , Lots: 9999 , Location Code: MAR , Total Area: 19.15

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

MM:ka
CC:7050 N. Silverbell Rd..docx

TUCSON WATER
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water

CITY OF TUCSON
TUCSON WATER DEPARTMENT

June 21, 2019

Oracle Engineering Group, Inc
3544 N. Romero Road, Suite 100
Tucson, AZ 85705

Attn: Peter Salonga, P.E

SUBJECT: **Water Availability for Project: Parcel 214041190 , APN: 214041190, Case #: WA2850 , T-13 R-12 S-02 , Lots: 9999 , Location Code: MAR , Total Area: 10.06 , Zoning: R-16**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

MM:ka
CC:214041190.docx

TUCSON WATER
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water

TUCSON WATER
A proud part of the City of Tucson

March 27, 2020

Oracle Engineering Group, Inc.
3544 N. Romero Road, Suite 100
Tucson, AZ 85705

Attn: Peter Salonga

SUBJECT: Water Availability for Project: 6975 N. Silverbell Rd, APN: 214041180, Case #:WA3077, T-13 R-12 S-02 , Lots: 9999 , Location Code: MAR , Total Area: 19.56 , Zoning: R-16

WATER SUPPLY
Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Michael Mourreale

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

P.O. Box 27210 • Tucson, AZ 85726-7210
520.791.4718 • tucsonaz.gov/water

L. Public Service Impacts

Police

The Marana Police Department will provide police service to the site. The nearest station is located at the Marana Municipal Complex.

Fire

The subject property is located within the Northwest Fire District. Station 34, located at 8165 North Wade Road, is the nearest fire station.

Refuse

Waste Management will provide trash pick-up for the property on a subscription basis.

Schools

The project site is located within the Marana Unified School District (MUSD). The nearest MUSD elementary school is Coyote Trail Elementary School, two miles north of the site, and the nearest middle school is Tortolita Middle School, located approximately five miles northeast. The nearest high school is Mountain View High School, which is about six miles northeast.

It is anticipated that this project will generate approximately fifty-seven single-family residential units. The proposed rezoning is located within the Marana Unified School District (MUSD). MUSD uses the following multipliers for student enrollment projections:

Elementary: 0.25 students per home (0.25 x 57) = 15 students

Junior High & High School: 0.10 students per home (0.10 x 57) = 6 students

In addition to MUSD schools, surrounding public charter schools provide various education options to accommodate the proposed homes.

Parks

Crossroads at Silverbell District Park, on Silverbell Road south of Cortaro Road, is the nearest public park. It has the capacity and amenities to accommodate the proposed number of homes. The conceptual land use plan also includes a central park and pocket park. These parks, combined with Crossroads Park to the north, provide adequate recreation opportunities for future residents.

M.Recreation & Trails

With most of the property set aside as open space, on-site recreation is mostly passive. The proposed development includes a central park to serve the main development area and a pocket park for the cluster of northern lots. These recreation areas are connected to future residences by internal paths and sidewalks, as shown in *Exhibit II.D.1: Tentative Development Plan*. Amenities may include habitat gardens, seat walls, tables, ramadas, play structures or interpretive trails. The homes/lots in Silverbell Ridge will be subject to and compliant with the Town of Marana Subdivision Recreation Standards (Town Code 17-5-3.9), which requires that subdivisions with an average lot size of 8,000 square feet or less, but larger than 6,000 square feet, provide 300 square feet of recreation area per residential unit.

A future homeowner's association will own the recreation areas and other open space unless preserved open space is transferred to an environmental organization. No trails will be developed in the set-aside area or wildlife corridors to minimize human interaction with wildlife. Residents may access The Loop regional trail system at the nearby Santa Cruz River Park via sidewalks located along Silverbell Road and Ina Road.

N. Cultural, Archaeological & Historic Resources

Submitted under separate cover.

SILVERBELL RIDGE
Appendices



PICK UP
TOWN CLERK
520-382-1999

MARANA ORDINANCE NO. 2015.003

RELATING TO DEVELOPMENT; AMENDING MARANA ORDINANCE NO. 2002.19, WHICH REZONED APPROXIMATELY 61.2 ACRES OF LAND LOCATED ON THE WEST SIDE OF SILVERBELL ROAD, SOUTH OF INA ROAD FROM ZONE R-144 TO R-16, BY INCREASING THE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 41 TO 56, INCREASING THE TOTAL SITE DISTURBANCE FROM 30% TO 37%, AND MAKING VARIOUS OTHER MODIFICATIONS

WHEREAS Fidelity National Title Trust 60204 and its beneficiary C & C Construction (collectively the "Property Owners") own the Ina & Silverbell subdivision recorded in the office of the Recorder of Pima County, Arizona on May 11, 2006 in Book 61 of Maps and Plats at Page 20, Sequence 20060910729, consisting of a gross area of 58.78 acres of land (the "Rezoning Area"); and

WHEREAS the Mayor and Council of the Town of Marana adopted Marana Ordinance No. 2002.19 on September 17, 2002, recorded in the office of the Pima County Recorder on September 27, 2002 at Docket 11894, Page 5220, Sequence 20021880958 ("the Original Rezoning Ordinance"); and

WHEREAS the Original Rezoning Ordinance rezoned the Rezoning Area from R-144 (single family residential, minimum lot size 144,000 sq. ft.) to "R-16" (single family residential, minimum lot size 16,000 sq. ft.), subject to certain conditions set forth in the Original Rezoning Ordinance; and

WHEREAS the Property Owners have submitted an application to modify the conditions of rezoning set forth in the Original Rezoning Ordinance; and

WHEREAS the Marana Planning Commission held a December 17, 2014 public hearing on Property Owners' application to modify the rezoning conditions, and voted 5 to 1 with one Commissioner absent to recommend that the Town Council amend the rezoning conditions as modified and supplemented by the Commission based on feedback from the Property Owners, the public, Town staff, and the Coalition for Sonoran Desert Protection; and

WHEREAS the Marana Town Council held a January 20, 2015 public hearing on Property Owners' application to modify the rezoning conditions and determined that the requested application should be approved subject to certain amendments.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The rezoning adopted by the Original Rezoning Ordinance and amended by this ordinance is referred to as "this Rezoning."

Section 2. The conditions of rezoning set forth in the Original Rezoning Ordinance are hereby replaced with the following conditions of rezoning, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owners and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in substantial conformance with the tentative development plan (shown as "Exhibit A" attached to and incorporated by this reference in this ordinance) presented to and approved by the Town Council as part of this Rezoning.
3. 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.
4. The Property Owners shall design and construct a continuous left-turn lane along the entire frontage of the Rezoning Area. The design shall be subject to approval by the Town Engineer.
5. 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.
6. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
7. 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.

8. The final design of all streets and circulation facilities, including any gated or emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.

9. The Rezoning Area shall be limited to a maximum of 56 lots, laid out in substantial conformance with the tentative development plan attached as Exhibit A. Site disturbance in the Rezoning Area shall not exceed 37% or 948,000 square feet.

10. No approval, permit or authorization by the Town of Marana authorizes violation of any Federal or State law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate Federal and State agencies to determine any action necessary to assure compliance with applicable laws and regulations.

11. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.

12. 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 Army Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.

13. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

14. The Property Owners shall provide the necessary authorization and documentation from the Western Area Power Administration (WAPA) with the subsequent plat submittal.

15. All open space easements and wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, which shall be revegetated. All such easements and corridors shall be dedicated to the appropriate entity, acceptable to the Town and at a time acceptable to the Town. All utilities shall be underground, and all utility trenches shall be revegetated to be identical with the surrounding desert with the exception of the overhead electric WAPA easement which shall be to WAPA specifications.

16. Lots 4-12, 19-40, and 46-56 as designated on Exhibit A are restricted to one story and a maximum height of 20 feet. Two story homes are permitted on Lots 1-3, 13-18, and 41-45 as designated on Exhibit A.

17. The preliminary plat for the Rezoning Area shall establish a minimum lot size of 16,000 square feet, with a maximum graded pad envelope of 10,000 square feet, including driveways, but not including utility installations. Pad envelopes will be graded individually. The 58.78 acre Rezoning Area parcel will not be mass graded.

18. There shall be no connectivity between Waycross Road, Martingale Lane, Bridle Way, or Abington Lane and any access point, right of way, road, or lot within the Rezoning Area.

19. Any grading within areas of 15% or greater slopes for driveways, walls, or other utilities shall be minimized and require approval by the Town Engineer.

20. There shall be a 120-foot "No Disturbance" bufferyard along the southern boundary of the Rezoning Area (as identified on Exhibit A).

21. There shall be a 100-foot "No Disturbance" bufferyard along the western boundary of the Rezoning Area (as identified on Exhibit A).

22. The Property Owners, through the Town of Marana's normal notification process, shall notify the impacted parties, as specified in Exhibit B attached to and incorporated by this reference in this ordinance, if any request is made to modify, eliminate, or add to the conditions listed in this ordinance.

23. The minimum width of the two designated wildlife corridors shall be 200 feet and, where possible, revegetation shall occur in disturbed areas beyond the 200-foot minimum width.

24. These conditions in their entirety, and all associated attachments, shall apply to the current proposal and to any and all subsequent proposals regarding development, subdivision, or rezoning of the Rezoning Area.

25. This Rezoning is subject to the Residential Design Standards found in the Marana Land Development Code as amended from time to time.

26. The Property Owners agree to enter into a finance contract establishing their contribution for schools. The Property Owners shall provide written documentation that an agreement with the Marana Unified School District is completed prior to the issuance of the first single-family residential building permit for the Rezoning Area. A receipt of payment shall be provided with each individual residential building permit.

27. No fences or walls shall be constructed on lot lines outside the individual grading disturbance envelopes for each lot, and such language shall be placed in the Conditions, Covenants and Restrictions.

28. All outdoor lighting shall be down-lit and shall adhere to "dark sky-friendly" lighting design, and such language shall be placed in the Conditions, Covenants and Restrictions.

29. The centerline of the internal loop road's southern entrance to Silverbell Road will be no less than 340 feet north of the 100-year floodplain of the Animal Wash, the large wash shown on the southern portion of the tentative development plan and such language shall be placed in the Conditions, Covenants and Restrictions.

30. There will be no grading encroachment into the Erosion Hazard Setback (if any) on Lots 19-26 inclusive, Lots 34-47 inclusive, Lots 50-51, and Lots 53-55 (as identified in Exhibit A) and such language shall be placed in the Conditions, Covenants and Restrictions.

31. All Natural Undisturbed Open Space set-asides shall be protected in perpetuity, by either a Restrictive Covenant or Conservation Easement and such language shall be placed in the Conditions, Covenants and Restrictions. Prior to or upon requesting a building permit for any lot in the Rezoning Area, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.

32. Free-ranging domestic animals shall be prohibited in the subdivision and such language shall be placed in the Conditions, Covenants and Restrictions.

33. No backyard gates shall be constructed leading to undisturbed open space areas on each lot or within the two onsite wash corridors and such language shall be placed in the Conditions, Covenants and Restrictions.

34. Upon the effective date of this Ordinance, the Property Owners shall have a continuing responsibility to remove from the Rezoning Area invasive non-native species, including those listed in Exhibit C attached to and incorporated by this reference in this ordinance. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. Property Owners and future owners of individual lots in the Rezoning Area shall keep private lots including enclosed yards free of invasive non-native plant species detailed in Exhibit C. Prior to or upon requesting a building permit for any lot in the Rezoning Area, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.

35. The Property Owners shall place "no trespassing" signs along the south boundary of the Rezoning Area and signs directing people to stay out of the washes.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 20th day of January, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

TOWN OF MARANA 1977 ARIZONA

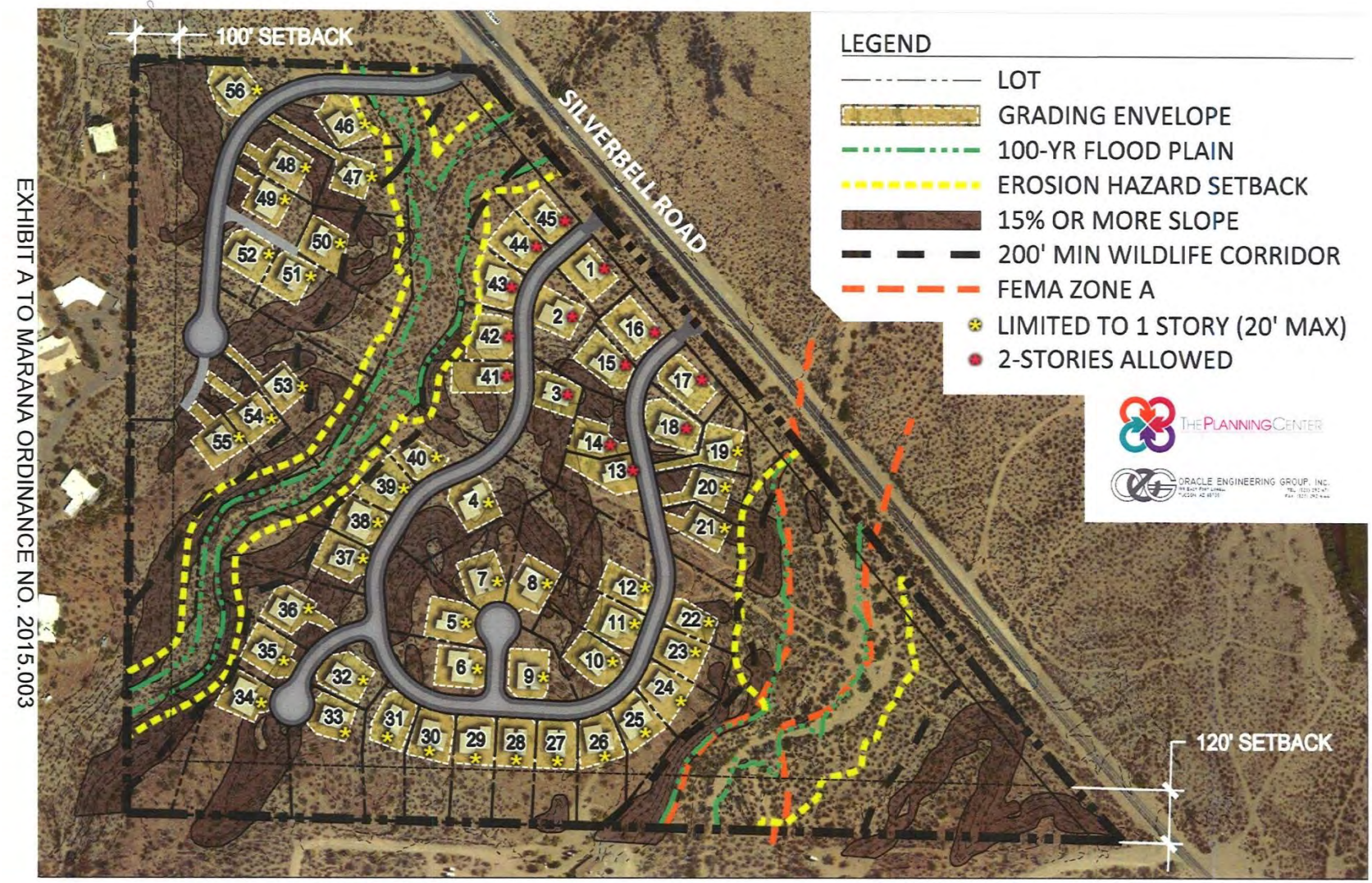

EXHIBIT A TO MARANA ORDINANCE NO. 2015.003
100' SETBACK
SILVERBELL ROAD
120' SETBACK
LEGEND
LOT
GRADING ENVELOPE
100-YR FLOOD PLAIN
EROSION HAZARD SETBACK
15% OR MORE SLOPE
200' MIN WILDLIFE CORRIDOR
FEMA ZONE A
LIMITED TO 1 STORY (20' MAX)
2-STORIES ALLOWED
THE PLANNING CENTER
ORACLE ENGINEERING GROUP, INC.



Exhibit B – Impacted Parties

EXHIBIT B TO MARANA ORDINANCE NO. 2015.003

FILE NAME: ImpactedParties_6x8_CAC-04.mxd
SOURCE: Pima County GIS, 2014

Exhibit C

Invasive Non-Native Plant Species Subject to Control

Scientific Name	Common Name
Ailanthus altissima	*Tree of Heaven*
Alhagi pseudalhagi	*Camelthorn*
Arundo donax	*Giant reed*
Brassica tournefortii	*Sahara mustard*
Bromus rubens	*Red brome*
Bromus tectorum	*Cheatgrass*
Centaurea melitensis	*Malta starthistle*
Centaurea solstitalis	*Yellow starthistle*
Cynodon dactylon	*Bermuda grass (exclude sod hybrid)*
Digitaria spp.	*Crabgrass*
Elaeagnus angustifolia	*Russian olive*
Eragrostis spp.	*Lovegrass (exclude E. intermedia, plains lovegrass)*
Melinis repens	*Natal grass*
Mesembryanthemum spp.	*Iceplant*
Peganum harmala	*African rue*
Pennisetum ciliare	*Buffelgrass*
Pennisetum setaceum	*Fountain grass*
Rhus lancea	*African sumac*
Salsola spp.	*Russian thistle*
Schinus spp.	*Pepper tree*
Schismus arabicus	*Arabian grass*
Schismus barbatus	*Mediterranean grass*
Sorghum halepense	*Johnson grass*
Tamarix spp.	*Tamarisk*

EXHIBIT C TO MARANA ORDINANCE NO. 2015.003

B. AGFD Heritage Data Management System Environmental Report

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Silverbell Rezone

User Project Number:
CAC-06

Project Description:
Rezone for new single family home construction

Project Type:
Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, New construction

Contact Person:
Adam Call

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-11777

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

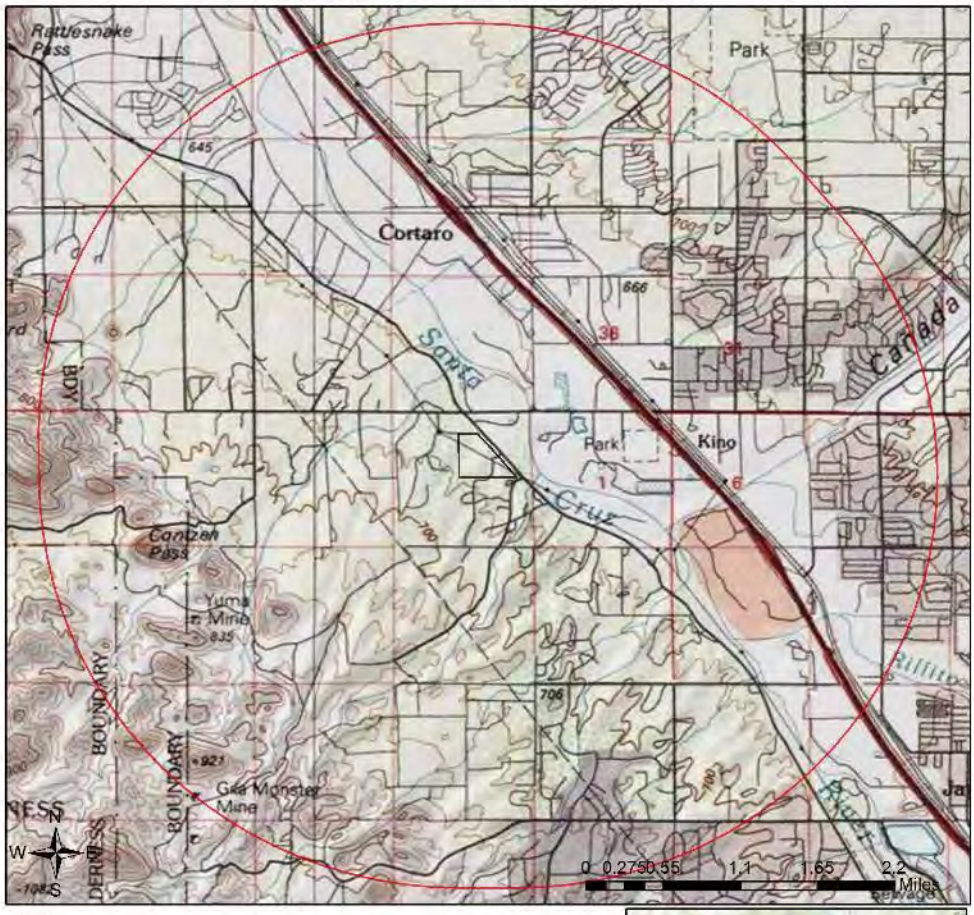
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Departments review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

Silverbell Rezone

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 56.15

Lat/Long (DD): 32.3324 / -111.0860

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R12E

USGS Quad(s): JAYNES

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Silverbell Rezone

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 56.15

Lat/Long (DD): 32.3324 / -111.0860

County(s): Pima

AGFD Region(s): Tucson

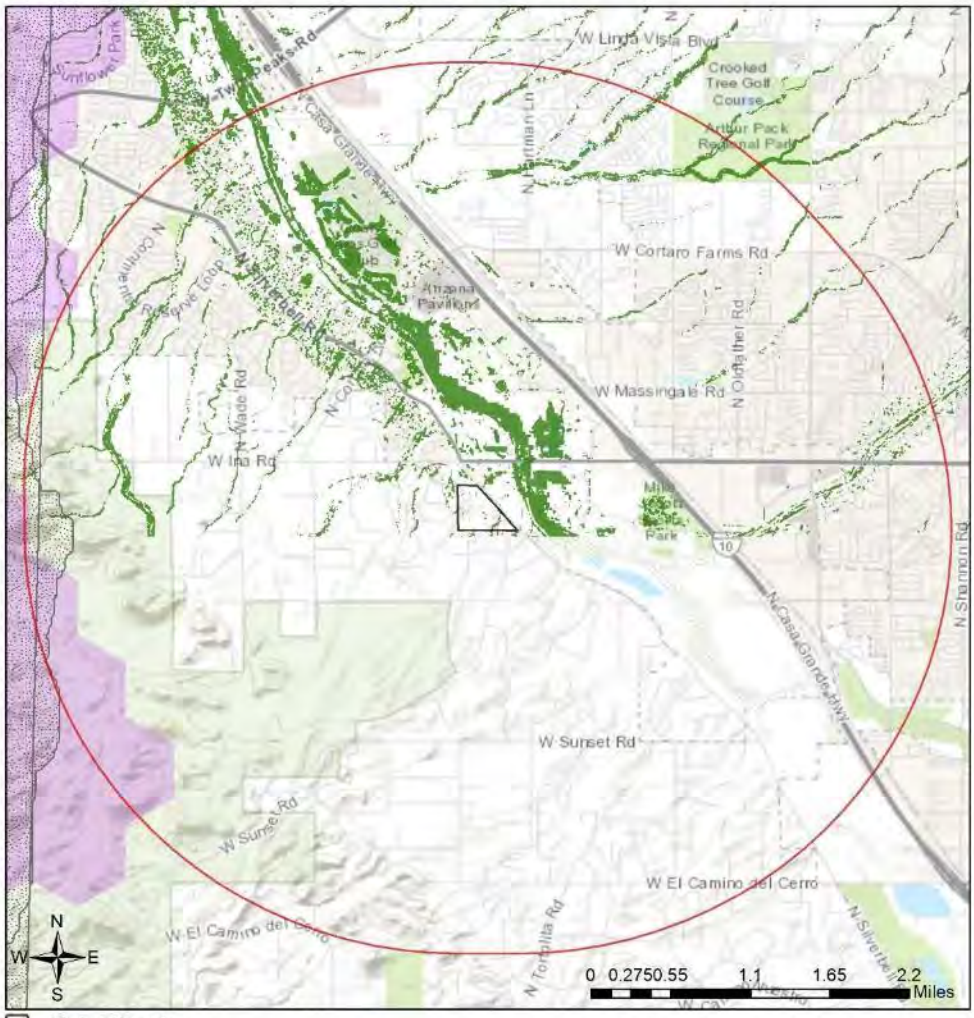
Township/Range(s): T13S, R12E

USGS Quad(s): JAYNES

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Silverbell Rezone

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 56.15
Lat/Long (DD): 32.3324 / -111.0860
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T13S, R12E
USGS Quad(s): JAYNES

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Silverbell Rezone

Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges

Land Ownership

- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge

Project Size (acres): 56.15
Lat/Long (DD): 32.3324 / -111.0860
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T13S, R12E
USGS Quad(s): JAYNES

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1A
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata luteola	Desert Box Turtle			S		1A

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					
Saguaro National Park (West) to Santa Cruz River	Pima County Wildlife Movement Area - Landscape					
Santa Cruz River	Pima County Wildlife Movement Area - Riparian/Wash					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	SC				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Empidonax wrightii	Gray Flycatcher					1C
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, New construction

Project Type Recommendations:
Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, https://agriculture.az.gov/. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, https://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/water/quality/?cid=stelprdb1044769 The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information https://www.azgfd.com/hunting/regulations.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptetauna (snakes, lizards, tortoise) from entering ditches.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more Listed, Proposed, or Candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

This review has identified riparian areas within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat connectivity feature. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date: 6/18/21 **Case No:** PCZ2101-001 (TPC Job No. CAC-06)

To: Cynthia Ross

From: Brian Underwood

Project: Silverbell Ridge Rezoning

Cynthia:

This memorandum summarizes public outreach efforts to date for Silverbell Ridge Rezoning. We have received one phone call from an adjacent neighbor to the west inquiring about purchasing two to three acres of land and one phone call from a neighbor to the south who is opposed to the project. One other homeowner who lives at the southwest corner of this project in the Bridlewood West subdivision reached out via email, as did another owner of vacant land catty-corner to the southwest who plans to begin constructing his home soon. The owner of the land south of what will be set aside to preserve the Animal Wash as a wildlife corridor also emailed with questions.

After receiving our initial letter mailed on November 6, 2020, a group of six neighbors to the south sent a letter with four requests, detailed below, that have all been agreed to by the property owner, Bud Cardinal. The letter also contained a request to sell the property for a park near Silverbell Road and the remainder as open space (This request was explored by one of the neighbors who determined the funds could not be raised to purchase Bud's land). The letter and email correspondence with neighbors, and Carolyn Campbell and Christina McVie from the Coalition for Sonoran Desert Protection (the "Coalition") is included with this memo. A copy of a follow-up letter mailed on March 24, 2021 is also included in this outreach packet. Both letters were sent to all property owners within 300' of the rezoning site and all parcels included in the impacted parties map/list from 2015. A map showing all the parcels that received the two letters is also included herein.

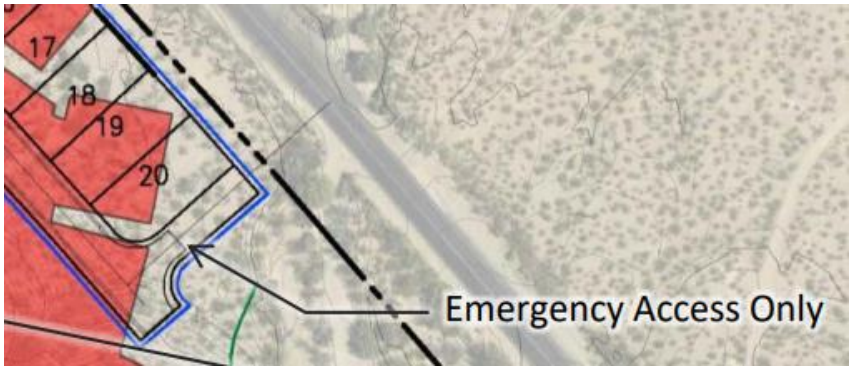
As the dates of the emails included with this memo show, public outreach has been ongoing since November 2020. It has taken the form of emails and phone calls, as well as virtual meetings with the Coalition on November 12 and December 16 of 2020. An additional virtual meeting with the Coalition may occur if necessary, and we will continue to correspond with any neighbors that reach out.

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o 520.623.6146
f 520.622.1950
w azplanningcenter.com

The following describes the agreements made between Bud Cardinal and both the Coalition and neighboring property owners, including changes to the Tentative Development Plan (TDP).

Coalition for Sonoran Desert Protection Requests

- Remove or relocate lot 20 (was initially located east of where lot 19 was shown on the TDP dated 12.22.20 and included with the 1st submittal of this rezoning request) to provide more separation between proposed homes and the future wildlife crossing at Silverbell Road. The Coalition originally requested removal or relocation of lots 19 and 20 as shown in the clipped image below of the TDP that was first sent to the Coalition and neighbors in November 2020. Following receipt of the 1st submittal review comments, lot 19 was also eliminated.
    - Despite the new TDP having only the side yard of one home (lot 20) located north of the WAPA easement and adjacent to the Animal Wash wildlife corridor compared to the three back yards that were proposed there on the TDP approved in 2015, proximity to the corridor and future Silverbell Road wildlife crossing was still a concern. The crossing creates a pinch point for wildlife, but the goal is to provide adequate buffering that allows for a comfortable approach up to and away from the crossing. Working together with the Coalition, The Planning Center eliminated lot 20 and also discussed collaborating on the conditions that will be crafted for the rezoning.



- Provide a continuous evergreen hedge to screen the emergency access road from wildlife's view.
    - Although the area along Silverbell Road is one of the flatter and more developable portions of the property, the Coalition pointed out that since this area is flatter, wildlife can see further, resulting in the need to screen the emergency access road from their view. A label was added to the TDP requiring a continuous row of shrubs along the east side of the emergency access, which will be constructed of a stabilized (all-weather) non-asphalt surface.

- Use of Low Impact Design (LID) techniques for drainage
    - The Planning Center and the Coalition discussed the drainage solutions proposed for Silverbell Ridge and will continue discussing the topic together. Silverbell Ridge will utilize a series of rock-lined channels with sandy bottoms to handle drainage. The Coalition expressed concerns about stormwater overtopping the rock-lined channel in locations where it turns. Building up the outer bank wherever the channel turns addresses this concern by controlling the velocity of the water to keep it from overflowing.

Four Requests from the Six Neighbors to the South

- *Request #1: Reduce the density along the south boundary by two homes by removing or relocating them closer to Circle K at the Ina-Silverbell intersection.*

  The Planning Center coordinated with a representative for the group to determine which two lots to relocate up to the cluster of homes proposed on the northern portion of the site. By working together, two things were accomplished after relocating the two lots:

  1. Preservation of the area west of lot 36 which was identified by the neighbor representative as having high vegetative resource value.
  2. Spacing between lots 42 and 43 to break up the row of homes across from the closest adjacent neighbor, ultimately providing a visual opening directly north through the subdivision. It also helped maintain the natural drainage pattern in that location by eliminating the need for a rock-lined channel that was previously contemplated there.

- *Request #2: Construct a 6' solid wall along the back of lots 36-47 located along the south boundary to reduce noise and light impacts.*

  Although there is a considerable natural open space buffer between lots 36-47 and the two closest homes to the south, unlike the existing homes to the west which sit much higher in elevation, those to the south are nearly at grade with the proposed homes on those 12 lots. Therefore, Bud Cardinal has agreed to a 6' wall and we are willing to memorialize this as a condition of the rezoning.

- *Request #3: Install fencing along the southern border to discourage the creation of unauthorized trails and ATV roads to access the Waycross neighborhood.*

  The Planning Center also consulted with the Coalition regarding this matter to identify a wildlife-friendly approach. It was determined that wildlife-friendly fencing and signage could be installed in the locations near Silverbell Road where unauthorized ATV users currently access the wash. Additionally, some locations along the south boundary are already untraversable and do not need to be fenced. The goal is to strategically

restrict access where it will be most effective and limit any additional disturbance from the fencing and signage.

- *Request #4:* *Adjust the wildlife corridor lines shown on the approved 2015 TDP to include the former disturbance area that is now being preserved with this proposal.*
  The wildlife corridor lines were redrawn to include the area formerly proposed to be disturbed for development and outside of the proposed Silverbell Ridge development footprint. In some places, the lines were drawn even wider than depicted on the markup received from the neighbor representative.

If you have any questions about this information, please do not hesitate to contact me.

Sincerely,

Brian Underwood

Brian Underwood
bunderwood@azplanningcenter.com
cell: 928-202-8861

Attachments:

1. Email correspondence with neighbors and the Coalition
2. Mailing label map
3. Impacted Parties Map from 2015
4. November 2020 Letter
5. November 2020 Mailing Labels
6. March 2021 Letter
7. March 2021 Mailing Labels

ATTACHMENT 1 - EMAIL CORRESPONDENCE WITH NEIGHBORS AND THE COALITION

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o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Brian Underwood

From: Helen A. Gardner <[redacted]
Sent: Monday, November 23, 2020 7:56 AM
To: Brian Underwood
Subject: Re: RE:
Attachments: Animal_Wash.pdf

Hi Brian,

I have attached the file from the county maps that show Animal Wash and its continuation to the Santa Cruz. If you need more please let me know.

Good luck with your clean-up in Prescott Valley. And yes it will be good to be with family.

Have a fun Thanksgiving!
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Thursday, November 19, 2020 10:37 AM
To: Helen A. Gardner [redacted]
Subject: RE: RE:

Thanks, Helen! I really appreciate this update and completely understand the delay.

It is indeed called Animal Wash within SNP on PimaMaps and MapGuide and as "UNNAMED 1 Tucson Mountains" to the Santa Cruz. It's a bummer the stretch that reaches the Santa Cruz can't easily be given the same name for consistency.

I'm sorry to hear another person in the neighborhood is sick with Covid. I do wish them good health and a speedy recovery and hope the rest of you can all stay safe and healthy as we head into the holidays.

Thank you for drafting a letter and coordinating with everyone in the neighborhood. We look forward to reading it and working with you further.

I wish I had fun plans this weekend, but I'll be continuing a massive cleanup effort at my parent's house in Prescott Valley, but at least I'll be with family. ☺

Have a great day,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner [redacted]
Sent: Thursday, November 19, 2020 10:15 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: RE:

Good Morning,

I am sorry about the delay but I wanted to give you an update.

Apparently it is difficult to name washes according to Pima County Flood Control.
They are sending me a map that I will forward you next week that shows the wash is called
Animal Wash in the Saguaro National Park boundaries and Tucson Mountain Unnamed Wash 1 to the Santa Cruz.
It is the same wash.

On another note I created a draft response from the neighborhood and have passed it on to the neighbors to look at.
After I receive all the changes and comments I will forward that to you. Unfortunately another neighbor has been
exposed to Covid so I ask for your understanding giving us some time.

Thank you and have a fun weekend,
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Thursday, November 12, 2020 1:34 PM
To: Helen A. Gardner [redacted]
Subject: RE:

Excellent, thank you! I think the Coalition will be happy to hear this, too.

And it was good talking with you as well. I'm looking forward to working with you all again.

Have a wonderful weekend,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner [redacted]
Sent: Thursday, November 12, 2020 11:41 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject:

Good Morning Brian,

It was good talking with you this morning. Part of our conversation concerned Animal Wash. I talked with my GIS friend at the county and she said no problem getting the correct name on the county wash layer map. We will do that Monday. I will send you a link when it is done.

Have a good weekend,

Helen Gardner

Sent from my Galaxy Tab® S2

Brian Underwood

From: Brian Underwood
Sent: Friday, December 04, 2020 8:18 AM
To: Helen A. Gardner
Subject: RE: Reply from neighbors conceming development at Ina and Silverbell area

I like your style. ☺

Looking forward to chatting with you.

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner <[redacted]
Sent: Friday, December 04, 2020 8:10 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Reply from neighbors concerning development at Ina and Silverbell area

I will call this morning. I never look at my devices after 5 😊

Sent from my Galaxy

----- Original message -----
From: Brian Underwood <bunderwood@azplanningcenter.com>
Date: 12/3/20 4:09 PM (GMT-07:00)
To: "Helen A. Gardner" <[redacted]
Subject: RE: Reply from neighbors concerning development at Ina and Silverbell area

Hi Helen,

Do you have some time this evening around 6:30 pm or tomorrow for a quick phone call?

Thanks,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

Brian Underwood

From: Brian Underwood
Sent: Wednesday, December 02, 2020 8:43 PM
To: Helen A. Gardner
Subject: RE: Reply from neighbors conceming development at Ina and Silverbell area

Hi Helen,

Although smaller, my Thanksgiving was also great this year; thank you.

I also want to thank you for working with some of your neighbors to craft a response, and for offering to be a liaison between us and the rest of the group.

I'll pass your letter along to Bud and we'll be in touch soon.

Enjoy the rest of your evening,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner [redacted]
Sent: Wednesday, December 2, 2020 11:05 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Reply from neighbors concerning development at Ina and Silverbell area

Good Morning Brian,

I hope you had a good Thanksgiving holiday. Ours was quiet, the best kind.
I have attached the response from some of the neighbors most effected from the proposed development.

I will be happy to talk with you with the understanding that I have no authority to speak for the other neighbors
beyond what has been proposed in the letter. I will however be happy to pass on anything you like.

Take care and stay healthy,
Helen Gardner

Dear Brian,

It was a pleasure talking with you last week. I am glad you/your company chooses to work with our neighborhood. As you know, such a high density development next to a long established, low density neighborhood is a major impact.

The changes to your company's plan that we consider positive are the reduction in disturbance (37% to 30%), and the removal of homes in the southern and western portion of the property. That being said, the highest density of proposed new homes abuts the lowest density of existing homes. This is contrary to the way developments are normally planned around Tucson. Also, the number of new homes has increased, and they are spaced closer together, and thus more impact of higher density.

To offset this impact, we have several requests. First is to reduce the number of new homes along the southern boundary by at least 2 or move them to the northeast area of the property. That area is closest to the Circle K and other proposed high density development.

Second, in order to reduce the impact of noise and light, we request to have at least a 6' high solid wall along all the back of the houses (lot #37-50) that are clustered on the south side of the property (higher than 6' if experts in sound mitigation agree higher would be needed). The homes all appear contiguous and close together. It is not uncommon in high density subdivisions for homes to have a common wall.

Third, to have some type of fencing along the southern border of the overall property. This is to prevent people from creating their own trails/ATV roads to access the Waycross neighborhood. We desire to prevent becoming a dirt road raceway. I seem to remember that part of the previous agreement was to have "no trespassing" signs posted for our area.

Another proposal is to move the Wildlife corridor line to include the now "red" area on the south west. Please see attached map.

Now for a proposal that is very much outside the box. In the past when the county was looking at purchasing open space, I thought of this property as a wildlife corridor and park. We were unable to move forward at that time. However, it is still one of the last remaining properties on the east side of the Tucson Mountains that remains untouched and is across from a large parcel of conservation land. Marana does not have many, if any, natural parks that families can use. One of the results of the pandemic is the increased use of open space.

I do not know the desired amount of return that Bud Cardinal desires, but if he is willing to consider having this parcel turn into a park, I would be happy to see if there is a way to raise money. I know this is not what he has currently planned, but I sincerely hope he is open to discussion about this.

I have been in contact with Carolyn Campbell of the Sonoran Desert Coalition and the group is aware of your proposal. The letter I am sending you represents only the neighbors who have signed it. We have not reached out to further neighbors at the time as we are waiting to hear your response to the changes we requested.

Respectfully,

Helen and Bob Gardner

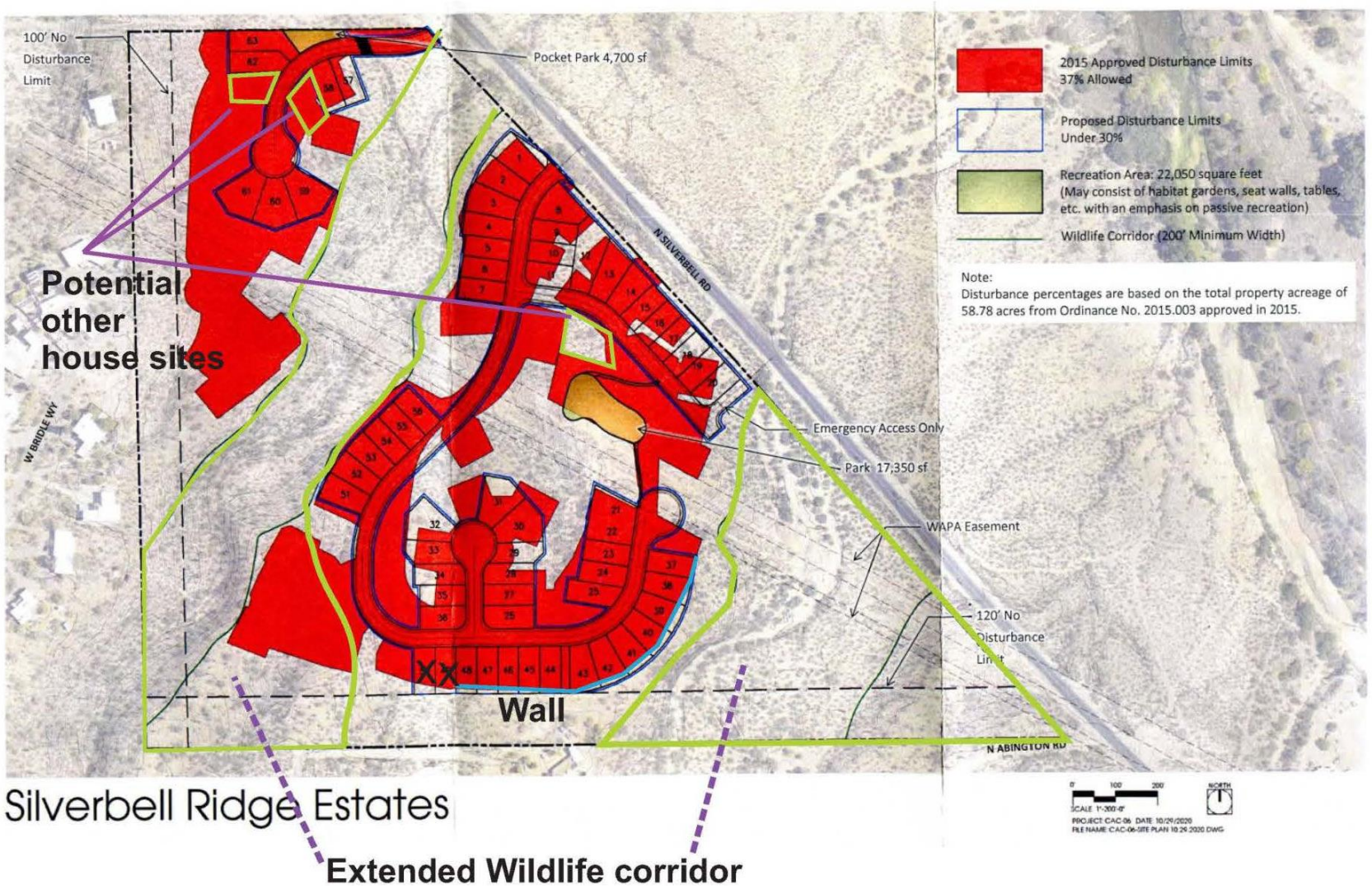
Marcia Lincoln and Victor Ong

Frank and Martha Venos

Tammy Henderson

Kurt Venos

Jim Danhof


100' No Disturbance Limit
Pocket Park 4,700 sf
2015 Approved Disturbance Limits 37% Allowed
Proposed Disturbance Limits Under 30%
Recreation Area: 22,050 square feet (May consist of habitat gardens, seat walls, tables, etc. with an emphasis on passive recreation)
Wildlife Corridor (200' Minimum Width)
Note:
Disturbance percentages are based on the total property acreage of 58.78 acres from Ordinance No. 2015.003 approved in 2015.
Potential other house sites
N SILVERBELL RD
W BRIDLE WY
Emergency Access Only
Park 17,350 sf
WAPA Easement
120' No Disturbance Limit
XX
Wall
N ABINGTON RD
Silverbell Ridge Estates
Extended Wildlife corridor

Brian Underwood

From: Brian Underwood
Sent: Wednesday, December 16, 2020 11:20 AM
To: Helen A. Gardner
Cc: Chris Laria
Subject: RE: Revised site plan

Hi Helen,

We'll make the change for those two lots, and I'll look forward to your call tomorrow.

Enjoy the rest of your day,

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner [redacted]
Sent: Wednesday, December 16, 2020 11:17 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Revised site plan

Good Morning Brian,

I am at work and just got in from the field. I am off tomorrow so will can then if that is okay.
From what Chris said it was better to have the open space contiguous so yes 50 and 49 off would be better for that.

Thank you again,
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Wednesday, December 16, 2020 8:20 AM
To: Helen A. Gardner [redacted]
Subject: RE: Revised site plan

Good morning Helen,

Let's discuss further when you have a moment to chat. I'm available all morning and from 1-2 pm. Tomorrow I'm free from 10-noon and 1-3:30 pm.

Meanwhile, to clarify, it's better to remove lots 49 and 50 from the site plan included with our letter? We can make that change if it's preferable.

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

Thanks,
Brian



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
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From: Helen A. Gardner <[redacted]
Sent: Tuesday, December 15, 2020 12:59 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Revised site plan

Hi Brian,

It is crazy at this time of year so no worries. Since we talked I have talked with Chris McVie. On of the things she mentioned was that it was actually better for the two house on the end to be removed instead of in front of Kurt Veno's house. That way the open space is contiguous. From what I understand (from his mom, not speaking for) Kurt Veno's is mainly worried about noise and light.

On Saturday my brother and I walked the area (tell you more about that in a moment) and looked at the land. I know there is an area that is mostly bare and that seems to be a better place for houses. So before a more "permanent" location of the homes is set perhaps we can walk the area. I have attached some photos of the "vegetation richer" areas I took to show you. As for my brother he many know some people who may be able to help with funding. I also talked to Chris McVie about this idea. I am going to approach every avenue I can. I have maps to indicate the importance of the parcel for a wildlife corridor etc. Working on parallel ideas as we talked about.

That is great about the wall and the movement of the wildlife corridor lines.

Thank you for working with us, it is appreciated.

Stay safe,
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Tuesday, December 15, 2020 10:55 AM
To: Helen A. Gardner <[redacted]
Subject: Revised site plan

Hi Helen,

I hope you had a great weekend. I meant to get this out to you on Friday or at least by yesterday, but it's been a busy few days leading up to the holidays.

Attached is the revised site plan depicting the changes requested in your letter. Please share this with your neighbors and let us know if they have any questions. I'm also more than happy to personally chat with anyone who wants to discuss the site plan or rezoning further.

A few items of note on this new plan:

1. We moved lots 43 and 44 from the old plan and placed one west of where lot 58 was on the old plan and the other south of lot 7. We felt like this was better for the Venos' who sit closest to the property, as it removes the two closest proposed lots, places lots 43-48 in line with lots 26-36 on the north side of the street (same with lots 37-42 and 21-25), and creates a window to see through the homes to the north. Please let me know if the Venos' had two other lots in mind (perhaps 44 and 45 on the previous plan). If so, we are more than happy to make that change.
2. We indicated the 6' high wall along the backsides of lots 37-48.
3. The wildlife-friendly fencing is not shown yet because I still need to discuss type and placement with the Coalition, but we can show it later and memorialize it as a rezoning condition too.
4. The wildlife corridor lines have been adjusted per your mark-up.

Have a great day,
Brian

BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
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Brian Underwood

From: Brian Underwood
Sent: Wednesday, May 05, 2021 10:45 AM
To: Helen A. Gardner
Subject: RE: Update on Silverbell-Ina road development
Attachments: Silverbell Ridge_Tentative DP_05.05.21.pdf

Good morning Helen,

I hope you're enjoying your camping trip. I wanted to share the revised TDP with you showing the two options for the location of the fencing to keep ATVs out. Please let me know if you have any questions.

Regards,
Brian

BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Brian Underwood
Sent: Monday, May 3, 2021 9:57 AM
To: Helen A. Gardner [redacted]
Subject: RE: Update on Silverbell-Ina road development

Hi Helen,

Thank you so much for getting back to me before your trip. I suspect we'll all need to get out and camp more once the summer heat is in full swing.

I'm not sure if there will be a vertical curb in those areas along the road that would help deter access to the desert, so I'm going to suggest we show both options as Fencing Alternative A and B. There is absolutely wiggle room on the exact placement of the future fencing. I'll be sure to call the fencing locations out as "approximate" to leave some flexibility on where it ultimately ends up.

Enjoy your camping trip, hopefully somewhere in the pines where it's nice and cool!

Regards,
Brian

BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
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From: Helen A. Gardner <[redacted]
Sent: Monday, May 3, 2021 7:31 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Update on Silverbell-Ina road development

Good Morning Brian,

Your timing was very good, we are headed today to go camping for 4 days. I am so glad you have been able to ride your bike and it felt great! I have some new neighbors who are from Idaho and talk about it all the time, I may have to visit sometime.

I have attached two proposals for the fence. They are in black. One is fencing around the road so that they cannot access the desert area. If the houses are all fenced in with 6 ft walls and there is no access out the back that may work. The second option is to run a fence along Waycross and ending it at steep parts of the wash. That should detour them. Nothing will really keep people out but this should help. As this is an application package I assume there is a little wiggle room for the final building of the fence. We can walk the land to see where the best placement is. Does that make sense?

I will be able to check my phone where we are going so can text and I think see my email. If not you can text me at 520 257-0706.

Thanks for asking for my input.

Keep healthy!
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Sunday, May 2, 2021 7:24 PM
To: Helen A. Gardner [redacted]
Subject: RE: Update on Silverbell-Ina road development

Hi Helen,

I hope this email finds you well. I'm happy to report I finally got back on the bike a couple of weeks ago, and it felt good as ever! I even snuck in a few-day trip to Boise to sample some of the excellent singletrack up there.

I wanted to share with you a quick update and ask a favor of you as well. I'm planning to resubmit our application package tomorrow, and I was hoping you could help me identify where the fencing should be placed. When you have a

moment, can you please indicate on the attached map where fencing needs to be installed to keep the ATVs out? I'll be sure it gets put on the Tentative Development Plan and added as a rezoning condition.

Thanks,
Brian

BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
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From: Helen A. Gardner <[redacted]
Sent: Sunday, March 28, 2021 9:17 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Update on Silverbell-Ina road development

Hi Brian,

No worries about the length of time getting back to me, I know the building industry is exploding. And not only here, I hear it is occurring around the world.

Thank you for the information. I appreciate you, and the owner of the land, for listening to our concerns. I tried to put feelers out about protecting the land as a park, which I still think is a good idea, but it was not possible. I am glad at least the three lots along the southern boundary were removed and that fencing will be put up to keep folks from using Waycross as a freeway for ATV's.

I am glad as many plants as possible will be salvaged and that the Cactus and Succulent Society will be able to remove what is left. They are a good group whom I knew about from the Native Plant Nursery at Pima County where I worked. I actually have a flat of baby saguaros still growing at the nursery from seeds that I gathered from my own property.
I plan to plant them when they are old enough.

I am so sorry you got COVID. I hope there are no lingering effects and that you will make a full recovery soon. We got our first shot a couple of weeks ago and will get our second one in April.
I know you will be zooming on your bike soon.

Thank you again for doing your best for us, it is appreciated.

Take care,
Helen

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Thursday, March 25, 2021 5:59 PM
To: Helen A. Gardner <[redacted]
Subject: RE: Update on Silverbell-Ina road development

Hi Helen,

I am so sorry it has taken me two weeks to get back to you; we're absolutely swamped right now. It's like I blink, and there goes another week.

Installing a wildlife drinker sounds like a fun project. I'm glad you're adjusting to retirement and hiking a lot these days. COVID took me out of commission for the last few weeks, but I hope to get back in shape and back on the bike soon.

You and your neighbors should all be receiving the attached letter in the next couple of days. The second page shows our revised layout on top of the former 2015 disturbance limits. The outline of our layout from the first letter we sent back in November is shown as a white dashed line. I also included a copy of the November letter so you can get a better idea of how we changed that plan.

We ended up removing 3 lots along the south boundary. The plan we sent in November had 14 lots bordering your neighborhood, and the plan we are moving forward with has 11.

We were also able to remove them from the end as you requested while still opening up some space in the middle. The white dashed line on the map included in the attached "March 2021 Letter" shows how far west the lots along the south boundary were previously.

I'm not sure when the graders will hit the ground since platting will take at least another 6-9 months after we complete the rezoning, but my guess would be Q2 or Q3 of next year.

We encourage the salvage of as many cacti and plants as possible; however, there is a state-required process that involves permits. A professional salvage company will be hired to transplant trees and cacti as required during the development process. Usually, there are more on the site than required, and at that point, we typically open sites like this to the Cactus and Succulent Society. They are a fantastic group of people and volunteers who do precisely what you are asking to do. They are always looking for volunteers and would welcome your help. They even purchase permits and sell them to volunteers at cost when you volunteer. They will also be the best resource for timing and when the property will be open to salvage.

Please let me know if you have any other questions, and again, I apologize for my slow response.

Enjoy your weekend,
Brian

BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
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From: Helen A. Gardner <[redacted]
Sent: Thursday, March 11, 2021 5:02 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Update on Silverbell-Ina road development

Hi Brian,

Thank you for giving me an update, I appreciate it. Is it possible to get a graphic/map for a better idea of the area being graded? And you mentioned some more lots were eliminated, where any of them along the border to our neighborhood? Where were the two lots we talked about being removed located, at the end like our group wanted, or in the middle are per another suggestion?

Finally when do you think the graders will hit the ground? With permission I would love to look for baby saguaros, barrels to save them, unless that is professionally done.

I am so glad you have been getting in some fun bike rides. Retirement has been a bit of an adjustment but have been hiking a lot. We also put in a wildlife drinker so the critters will have a permanent source of water.

Thanks for keeping us informed,
Helen

Sent from my Galaxy Tab® S2

-------- Original message --------
From: Brian Underwood <bunderwood@azplanningcenter.com>
Date: 3/11/21 3:56 PM (GMT-07:00)
To: "Helen A. Gardner" [redacted]
Subject: RE: Update on Silverbell-Ina road development

Good afternoon Helen,

The civil engineer got back to me about how the site will be graded, and I wanted to share that information with you. His response is below in quotes. Apparently, the locations we are proposing to develop will all be graded at once. I believe the "undergrounds" he refers to are the underground utilities that will be installed. Please let me know if you have any questions.

Regards,
Brian

"It's possible the north cul-de-sac lots could be done separately. However, I'd anticipate grading will happen all at once, especially for the heart of the project. As you point out the areas are small, I would think too small to be graded independently and probably require dirt balance between all the segments. Further, when undergrounds start, typically want the install to be cohesive."

From: Brian Underwood
Sent: Wednesday, March 10, 2021 11:46 AM
To: Helen A. Gardner [redacted]
Subject: RE: Update on Silverbell-Ina road development

Hi Helen,

It's good to hear from you, and I apologize for not following up with you sooner. I'm also sorry to hear that you couldn't find a buyer to protect the land as open space and a park. That is partially why I haven't been in touch since I knew you would need all the time you could get to try to make something happen.

We did indeed put in all the requests from you and your neighbors and only just received Marana's first round of staff comments on 2/19. The good news is that we must make some additional changes to our proposed layout that will cause a reduction of at least three more lots, if not four more.

The Town has also asked us to send another letter to everyone in the neighborhood explicitly stating that each lot will not be individually graded as proposed in 2015 since mass grading is a concern that was raised at that time. As you and I discussed previously, the builder will likely perform rough grading of each cluster of homes as they move through the project's development, but I'm waiting to hear back from our civil engineer to better understand how he anticipates the grading will occur. However, I can assure you that it will be strictly limited to less than 30% of the overall site acreage and must conform to our proposed site plan layout.

I have been fortunate to get a lot of riding in recently; thank you! I hope you have also been able to enjoy the wonderful weather we've been having and that your retirement is off to a relaxing start. Please feel free to give me a call on my cell (928-202-8861) if you'd like to catch up some more.

Have a wonderful afternoon,
Brian

From: Helen A. Gardner <[redacted]
Sent: Tuesday, March 09, 2021 9:09 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Update on Silverbell-Ina road development

Good Morning,

I hope you have been able to stay healthy and have had some bike good rides in the cooler weather.

I had a couple of neighbors ask me about the progress of the proposed changes to the development. I confess that thinking of the development of that land is stressful so I have put it off.

I assume you have moved forward with the proposed changes and Marana will approve them. Did you put in all the requests we had? It really was sad I could not find a buy to protect the land, but with everything that is going on…

Take care,
Helen Gardner

Brian Underwood

From: Brian Underwood
Sent: Wednesday, November 18, 2020 4:37 PM
To: marcia troutman
Subject: RE: Silverbell Ridge Estates - Question

Hi Marcia,

Thank you for reaching out to me with your questions. My responses are in red after each item.

Please feel free to follow up with any other questions or comments you may have. We sincerely hope to have an open dialogue with you throughout this process.

Thank you and have a wonderful evening,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: marcia troutman [redacted]
Sent: Tuesday, November 17, 2020 4:53 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Silverbell Ridge Estates - Question

Brian,

I received your informative letter regarding the status of the now 49 acres owned by Bud Cardinal, property now referred to as "Silverbell Ridge Estates". I have several questions that cause some concern.

When is this project supposed to begin? We're hoping to complete the rezoning before July, followed by 6-9 months of platting before any construction could begin.

Will each lot be individually graded, or will the entire area be bladed / all vegetation removed, houses built and replanted? The areas where roadways and residential lots are proposed will be mass graded. However, grading will be kept strictly within those limits to ensure over 70% of the property is preserved.

What will happen to all of the saguaro's, both young and old? We are following the Town of Marana's Native Plant Program requirements for saguaros, but we will be making every effort

to salvage healthy, viable saguaros as they are a valuable asset to the community, the developer, and wildlife.

All of the areas with downhill depressions, where water runs off, are they going to be filled in? Downhill slopes will be preserved in the open space areas and per Town of Marana hillside development restrictions. Marana also does not allow drainage areas to be filled.

I know that this has been coming for a long time, wish it could have stayed zone as SR-3, but I know how much Marana wants tax revenue, at any cost.

Hope to receive a response from you soon.

Regards,
Marcia Troutman
6745 N Abington Rd
Tucson, AZ 85743

Brian Underwood

From: Brian Underwood
Sent: Tuesday, March 09, 2021 5:45 PM
To: Gayle Shemesh
Subject: RE: Silverbell Ridge Estatess

Hi Gayle,

Thank you for reaching out to me with your questions. My responses are in red after each item.

Please feel free to follow up with any other questions or comments you may have. We sincerely hope to have an open dialogue with you throughout this process.

Thank you and have a wonderful evening,
Brian

BRIAN UNDERWOOD | Director of Planning
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From: Gayle Shemesh [redacted]
Sent: Saturday, March 06, 2021 10:36 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Silverbell Ridge Estatess

Hello Mr. Underwood,

I live in the Bridlewood West neighborhood, and received your letter back in November about the plans for Silverbell Ridge Estates neighborhood. I live on Bridle Way and will be seeing the new neighborhood from my property.

I have some questions regarding the neighborhood:

1 When are you intending to break ground to begin building? We're hoping to complete the rezoning by August, followed by 6-9 months of platting before any construction could begin. So, the earliest we would break ground will probably be around this time next year.
2. What do you intend to do with the sahuaro cactus that are currently on the land? We are following the Town of Marana's Native Plant Program requirements for saguaros, but we will be making every effort to salvage healthy, viable saguaros as they are a valuable asset to the community, the developer, and wildlife.
3. What types of street lighting is planned to ensure that there is minimal light interference within the general vicinity at night? All outdoor lighting shall be down-lit and shall adhere to "dark sky-friendly" lighting design, and such language shall be placed in the Conditions, Covenants and Restrictions so that it is enforceable by the future HOA that will be created. The Town of Marana can also enforce this condition.

I appreciate your feedback.

Yours Truly,
Gayle Shemesh

Brian Underwood

From: Brian Underwood
Sent: Friday, April 09, 2021 7:43 PM
To: Ty Robertson
Subject: RE: Silverbell Ridge

Hello Ty,

My apologies for the delayed response; it's been a crazy week.

The homes will be a mix of one and two-stories and will be built by a production homebuilder.

Two-stories are restricted to the cluster of 17 homes along Silverbell Road. All other homes will be one-story.

Views of the homes will be minimal considering they'll be approximately ¼-mile away from where it looks like you'll be building near the west side of your property. There is also a lot of natural vegetation in between that will be preserved.

There is builder interest, but the owner, Bud Cardinal, has not made a deal yet.

Let me know if you have any other questions.

Have a wonderful weekend,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Ty Robertson <[redacted]
Sent: Tuesday, April 06, 2021 1:52 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Silverbell Ridge

Hi Brian,

What kind homes are being proposed to be built in this Silverbell Ridge? Are they normal track homes? Single story or 2 story? I own a lot to the south and west that we are going to start building on and was wondering how much they would be visible from there. What builder would be going in there.

Thank you,
Ty Robertson

Brian Underwood

From: Brian Underwood
Sent: Thursday, November 12, 2020 7:38 AM
To: Carolyn Campbell
Cc: Christina Mc Vie
Subject: Re: 10:30 instead? Ina & Silverbell

I can do 10:30. I'll send a Microsoft Teams link, unless you would rather use Zoom. We have both.

Sent from my iPhone

> On Nov 12, 2020, at 7:30 AM, Carolyn Campbell <[redacted]> wrote:
>
> Oops, I realized I have a meeting at 9:30 that I didn't put in my calendar. Can we move this to 10:30?
> Thanks,
> Carolyn
>
> On Wed, Nov 11, 2020 at 9:39 PM Carolyn Campbell <[redacted]> wrote:
> Talk with you tomorrow!
>
> On Wed, Nov 11, 2020, 8:46 PM Brian Underwood <bunderwood@azplanningcenter.com> wrote:
> 10am tomorrow works for me. Would you rather use Zoom, or Microsoft Teams?
>
> We did send the letter to neighbors on Friday. So far, I've only heard back from one owner along the west boundary who was fine with the proposal and wanted to know if she could purchase 2-3 acres of Bud's land. I politely explained why that's not an option. :)
>
> Sent from my iPhone
>
> > On Nov 11, 2020, at 7:18 PM, Carolyn Campbell <[redacted]> wrote:
> >
> > 10am tomorrow? Or Friday?
> >
> > ---------- Forwarded message ---------
> > From: **Christina Mc Vie** <[redacted]>
> > Date: Wed, Nov 11, 2020, 4:59 PM
> > Subject: Re: Ina & Silverbell
> > To: Carolyn Campbell <[redacted]>
> >
> > Tomorrow am or Friday.
> >
> > On Wed, Nov 11, 2020, 16:09 Carolyn Campbell <[redacted]> wrote:

Tomorrow morning or afternoon? Friday the 13th?

---------- Forwarded message ---------
From: **Brian Underwood** <bunderwood@azplanningcenter.com>
Date: Wed, Nov 11, 2020 at 10:33 AM
Subject: RE: Ina & Silverbell
To: Carolyn Campbell <[redacted]>

Good morning Carolyn,

I'm just following up to confirm you received my email. Please let me know when you and Chris would like to get together for a Zoom call.

Thanks,

Brian

From: Brian Underwood
Sent: Thursday, November 05, 2020 11:08 AM
To: Carolyn Campbell <[redacted]>
Subject: Ina & Silverbell

Hi Carolyn,

It was great catching up with you over the phone. It's nice to be working on something together again.

I've attached the letter we will be mailing to surrounding property owners; the graphic comparing the disturbance footprint of the 2015 plan to the new layout is the last page.

Regarding a Zoom or Microsoft Teams meeting, my schedule is pretty wide open, so let me know when it's a good time for you and Chris, and I will set something up.

Thanks,

Brian

--

Carolyn Campbell
Executive Director
Coalition for Sonoran Desert Protection
738 N. 5th Ave, Suite 205
please note new Suite number
Tucson, AZ 85705

520-388-9925 (office); 520-629-0525 (cell)
CURRENTLY WORKING REMOTELY
www.sonorandesert.org

Pronouns: She/her/hers

--

Carolyn Campbell
Executive Director
Coalition for Sonoran Desert Protection
738 N. 5th Ave, Suite 205
please note new Suite number
Tucson, AZ 85705

520-388-9925 (office); 520-629-0525 (cell)
CURRENTLY WORKING REMOTELY
www.sonorandesert.org

Pronouns: She/her/hers

Brian Underwood

From: Brian Underwood
Sent: Thursday, November 12, 2020 2:36 PM
To: Carolyn Campbell; Christina Mc Vie
Subject: FW:

Good afternoon,

Thanks again for meeting with me this morning. It was great seeing you, Carolyn (and hearing your voice, Chris ☺).

I have a call in to Mike Baker to discuss our options for the relocation of lots 19-20 and LID treatments for drainage, but in the meantime, I wanted to share Helen's email below.

Animal Wash is currently unnamed in the County's GIS system, so it shows up on MapGuide and PimaMaps as an unnamed wash. Helen is going to work with County GIS to fix that on Monday so that it displays the proper name to everyone that uses these online map programs, including Marana, the RTA, and anyone else that doesn't know where Animal Wash is located.

It's the little things like this that get done when we all communicate and work together, and quite frankly, it makes my job a lot more fun. I'm looking forward to continuing the trend with everyone involved.

Have a wonderful weekend,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Helen A. Gardner [redacted]
Sent: Thursday, November 12, 2020 11:41 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject:

Good Morning Brian,

It was good talking with you this morning. Part of our conversation concerned Animal Wash. I talked with my GIS friend at the county and she said no problem getting the correct name on the county wash layer map. We will do that Monday. I will send you a link when it is done.

Have a good weekend,

Helen Gardner

Brian Underwood

From: Brian Underwood
Sent: Wednesday, November 18, 2020 5:16 PM
To: Carolyn Campbell
Cc: Christina Mc Vie
Subject: RE: FW:

Good evening Ladies,

Just a quick update: we're still working on the items we discussed and waiting on the letter from the neighborhood. I'll be in touch once we have their comments and have finished updating the site plan.

Regards,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Carolyn Campbell [redacted]
Sent: Thursday, November 12, 2020 3:30 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Christina Mc Vie [redacted]
Subject: Re: FW:

Thanks, Brian! And thanks to you and Helen on getting Animal Wash named on county map layer. Super helpfu!

On Thu, Nov 12, 2020 at 2:35 PM Brian Underwood <bunderwood@azplanningcenter.com> wrote:

> Good afternoon,
>
> Thanks again for meeting with me this morning. It was great seeing you, Carolyn (and hearing your voice, Chris ☺).
>
> I have a call in to Mike Baker to discuss our options for the relocation of lots 19-20 and LID treatments for drainage, but in the meantime, I wanted to share Helen's email below.
>
> Animal Wash is currently unnamed in the County's GIS system, so it shows up on MapGuide and PimaMaps as an unnamed wash. Helen is going to work with County GIS to fix that on Monday so that it displays the proper name to

everyone that uses these online map programs, including Marana, the RTA, and anyone else that doesn't know where Animal Wash is located.

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To: Brian Underwood <bunderwood@azplanningcenter.com>
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Have a good weekend,

Helen Gardner

Brian Underwood

From: Brian Underwood
Sent: Monday, May 03, 2021 4:38 PM
To: Christina Mc Vie; Carolyn Campbell
Subject: RE: Silverbell Ridge Update

No worries, Chris. Thank you both for getting back to me so quickly.

Regards,
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

From: Christina Mc Vie [redacted]
Sent: Monday, May 3, 2021 4:36 PM
To: Carolyn Campbell [redacted]
Cc: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Silverbell Ridge Update

Hey Brian,

I'm in Colorado for a friend's surgery and will be back next Monday, latest. Will try and get to this before but not making any promises, as I'm pretty much playing things by ear.

Thanks, c

On Mon, May 3, 2021, 15:21 Carolyn Campbell [redacted] wrote:

> Thanks, Brian - will take a look!
>
> On Mon, May 3, 2021 at 11:28 AM Brian Underwood <bunderwood@azplanningcenter.com> wrote:
>
> > Ladies,
> >
> > Good morning. I hope you're both doing well.

Despite the development industry going berserk right now, this project hasn't progressed quite as quickly as we initially planned. We're resubmitting it for a second staff review today, and I wanted to share an update.

The good news is that the changes we have made since our last communication resulted in removing the two lots (#19 & 20) that were of concern at the end of Street B. The white outline on the attached "Disturbance Comparison" map shows where those lots and the emergency access were before.

I've also attached a copy of our revised Tentative Development Plan (TDP) which now shows a total of 57 lots, down from 62. It depicts some of the things we have discussed, such as the non-asphalt surface for the emergency access and continuous row of shrubs along the roadway area adjacent to Animal Wash. Those items and the use of LID techniques will also be formalized as rezoning conditions. Cynthia Ross at the Town included in her review comments a track changes copy of her first pass at revising the 2015 rezoning conditions. I'll send a more refined copy when Cindy has it ready. The first pass is a little hard to follow, but I can send a copy if you'd like to see it.

Lastly, I asked Helen where the fencing should go to keep ATVs out, and she suggested two alternatives that will be added to the TDP later today before we resubmit.

Please let me know if you have any questions.

Have a terrific week,

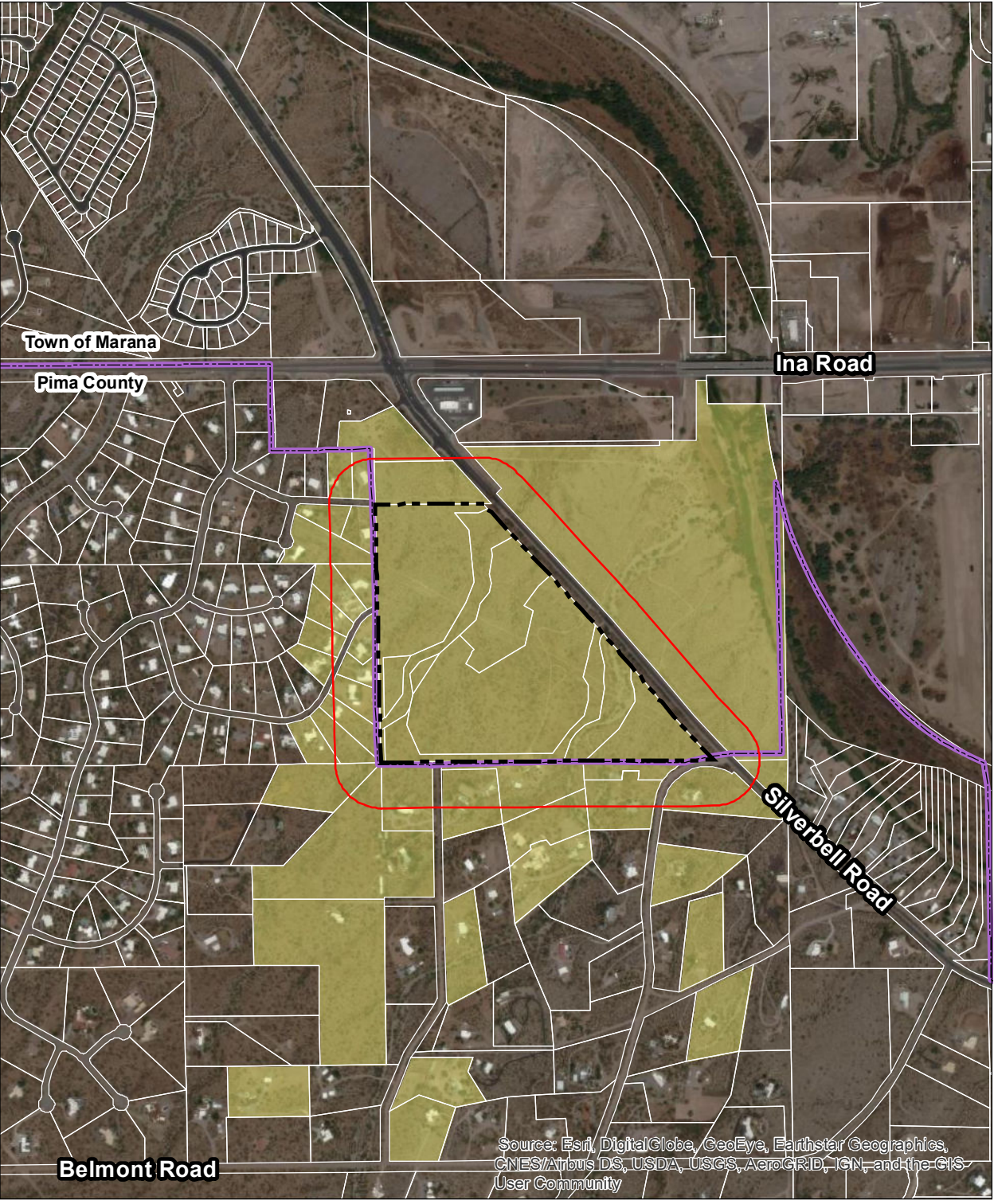
Brian

BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

--

Carolyn Campbell
Executive Director
Coalition for Sonoran Desert Protection

ATTACHMENT 2 – MAILING LABEL MAP



LEGEND

- Silverbell Ridge Rezoning Boundary
- 300' Radius Parcels + Impacted Parties
- 300' Radius (excluding ROW's)
- Jurisdictional Boundaries

Notes:

Project Site is located at:
Township 13S, Range 12E, and Section 02
Acreage: 17.2149 AC
Parcel ID #'s: 214-04-1170,
214-04-1180,
and 214-04-1190

NORTH 0' 500' 1000'

FILE NAME: mailing_labels_6x8_CAC-06.mxd
SOURCE: Pima County GIS, 2020

ATTACHMENT 3 – IMPACTED PARTIES MAP FROM 2015



LEGEND

Subject Property

Impacted Parties

NORTH 0' 300' 600'

Exhibit B – Impacted Parties

EXHIBIT B TO MARANA ORDINANCE NO. 2015.003

FILE NAME: ImpactedParties_6x8_CAC-04.mxd
SOURCE: Pima County GIS, 2014

ATTACHMENT 4 – NOVEMBER 2020 LETTER

Greetings,

On behalf of Bud Cardinal, owner of the 49 acres along Silverbell Road that was initially rezoned in 2002 but still sits undeveloped, we would like to inform you of a new proposal that we hope will finally bring the uncertainty shrouding this property to a close.

The once 58.78-acre property was rezoned for the University of Arizona Foundation in 2002 from R-144 to R-16 per Marana Ordinance No. 2002.19. Since the pygmy-owl was listed as an endangered species at the time, the property was limited to 41 lots and a maximum site disturbance of thirty percent (30%). It was subsequently platted and subdivided in 2006 for 41 lots. Unfortunately, even at the height of the housing boom, efforts to sell the property to a homebuilder failed, and the property remained vacant. Lots were too big and costly to develop for production homebuilders. Custom builders also passed on the project due to high development costs relative to prices they could demand.

Given this feedback, in 2015, Mr. Cardinal modified the 2002 rezoning conditions to increase the maximum number of residential lots from 41 to 56 and total site disturbance from 30% to 37% (no more than 948,000 square feet of disturbance per Ordinance No. 2015.003). Each lot was to be graded individually rather than mass graded, with a disturbance envelope of 10,000 square feet per lot. However, after several years of negotiating with potential builders to construct the 56-lot plan, it was determined that the amount of cut and fill combined with retaining and drainage infrastructure needed per that plan was cost-prohibitive, and again the development of the site stalled.

Like the 2015 plan, the current plan restricts access to the south and west, restricts two-story homes except along Silverbell Road, and limits the maximum height of one-story homes to 20 feet. Protections for the two wildlife corridors will also be maintained, including the minimum 200-foot corridor width (now wider in some places), the owner's commitment to establishing an open space covenant or conservation easement, and the removal of invasive plant species. As shown in the following map, although the new plan proposes a few more homes on smaller lots (63 instead of 56), several differences make this proposal an improvement over the last approved plan. Given that wildlife connectivity was a central focus in 2015, we have reduced the overall site disturbance to less than 30% to honor the original 70% open space commitment from 2002. An access point on Silverbell Road has also been eliminated due to its proximity to the southern wildlife corridor. Additional improvements over the last approved plan, include:

- Larger open space buffers
- Less hillside disturbance and cut/fill
- Fewer homes along the washes
- Fewer homes on the north part of the property (7 down from 11)
- Removal of private residential lots abutting the south and west boundaries
    - There was concern expressed in 2015 about lots extending to the property boundary on the previous plan, despite this area's designation as undisturbed

SEE REVERSE SIDE

open space on those lots. Concern was expressed that future homeowners would not honor the grading restrictions on their lots. This new plan provides a continuous border of commonly owned natural open space controlled by the future HOA, providing greater assurance that no disturbance will happen adjacent to the south and west boundaries.

Given social distancing guidelines and restrictions on public gatherings, we are not planning to hold any in-person meetings. If you have questions or would like to share your opinion, please let us know by reaching out via the contact information provided below. We are also more than happy to set up one-on-one Zoom meetings if interested.

Thank you for your time. We look forward to hearing from you.

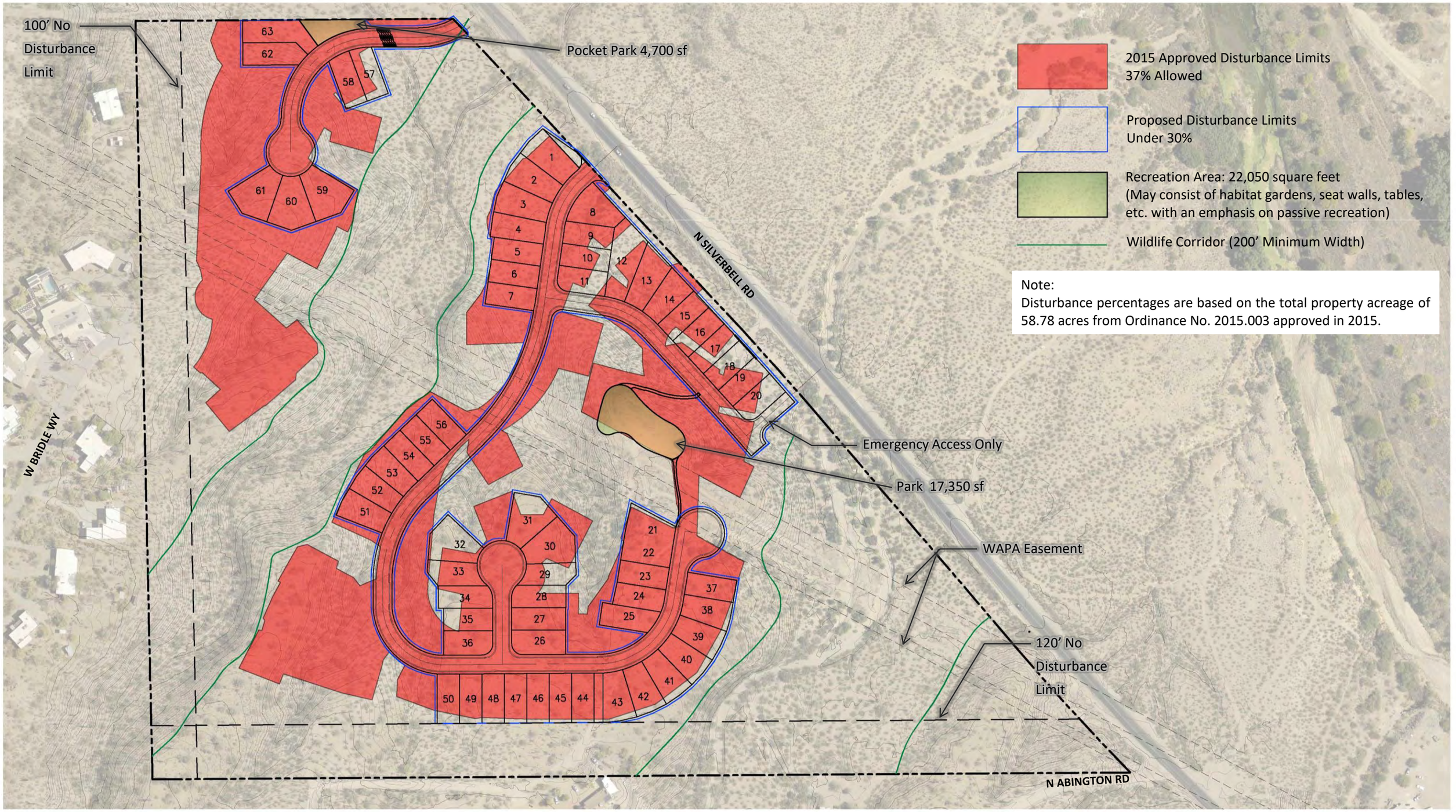
Very Respectfully,
THE PLANNING CENTER

Brian Underwood
Director of Planning
(520) 209-2628
bunderwood@azplanningcenter.com

Linda Morales
CEO
(520) 209-2632
lmorales@azplanningcenter.com

The disturbance limits approved in 2015 are shown in pink in the following map. The reduction in proposed disturbance is outlined in blue.

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



Silverbell Ridge Estates

0' 100' 200'
SCALE: 1"-200'-0"
NORTH
PROJECT: CAC-06 DATE: 10/29/2020
FILE NAME: CAC-06-SITE PLAN 10.29.2020.DWG

ATTACHMENT 5 – NOVEMBER 2020 MAILING LABELS

7065 N SILVERBELL ROAD LLC
4827 W WILLOW WIND PL
TUCSON, AZ 85741-3965

AVENENTE ESPERANZA C
5851 W BRIDLE WAY
TUCSON, AZ 85743-9522

BRANDT NANCY ANN
5820 W BRIDLE WAY
TUCSON, AZ 85743-9522

CLEVELAND WENDY S
6650 N WAYCROSS RD
TUCSON, AZ 85743-9216

COX JENNIFER & NORTH JEREMY JT/RS
5650 W BELMONT RD
TUCSON, AZ 85743-9214

DANHOF JAMES H
6745 N WAYCROSS RD
TUCSON, AZ 85743-0000

DIGGS SHIRLEY E TR
5801 W MARTINGALE LN
TUCSON, AZ 85743-9642

DUGAN CHARLES & HELEN FAMILY TR
ATTN: CHARLES L JR & HELEN B DUGAN
5840 W BRIDLE WAY
TUCSON, AZ 85743-9522

FIDELITY NATIONAL TITLE TR 60204
7608 N LA CHOLLA BLVD
TUCSON, AZ 85741-4201

FOLEY THOMAS V 50% & FOLEY PEGGY C 50%
5651 W ABINGTON LN
TUCSON, AZ 85743-9655

GAISER KELVIN & PAMELA LIVING TR
5881 W BRIDLE WAY
TUCSON, AZ 85743-9522

GALL CAMERON & SHAY KATHERINE M JT/RS
5660 W ABINGTON LN
TUCSON, AZ 85743-9655

GARDNER HELEN & ROBERT TR
5855 W ABINGTON LN
TUCSON, AZ 85743-9026

GUST FRED A & SUZANNE LIVING TR
5825 W MARTINGALE LN
TUCSON, AZ 85743-9642

HAUGH EMILIE G REVOC TR
5740 W BELMONT RD
TUCSON, AZ 85743-9215

HENDERSON FAMILY LIVING TR
ATTN: MYRON REX & JULIE LYNN HENDERSON
5830 W BRIDLE WAY
TUCSON, AZ 85743-9522

JENNESS-SHIELDS FAMILY REVOC TR
ATTN: ERIC W JENNESS & KAREN J SHIELDS TR
5810 W BRIDLE WAY
TUCSON, AZ 85743-9522

KLAMERUS CAROL
5445 W DE GREEN LN
TUCSON, AZ 85743-9797

LINCOLN LIVING TR
ATTN: MARCIA LINCOLN TR
6701 N WAYCROSS RD
TUCSON, AZ 85743-0000

MARSHALL ROBERT CHARLES
6760 N ABINGTON RD
TUCSON, AZ 85743-9795

MARSHALL ROBERT H & BILLIE MARIE TR
6700 N ABINGTON RD
TUCSON, AZ 85743-0000

MORITZ TR
ATTN: ALAN & JANET MORITZ TR
5850 W BRIDLE WAY
TUCSON, AZ 85743-9522

PATTON SANDRA J
7010 N HACKAMORE PL
TUCSON, AZ 85743-0000

PEACOCK LISA W
5820 W MARTINGALE LN
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PIMA COUNTY FLOOD CONTROL DISTRICT
130 W CONGRESS ST
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SAMUELSON JOAN
5800 W MARTINGALE LN
TUCSON, AZ 85743-0000

SHEMESH GAYLE & JACOB CP/RS
5861 W BRIDLE WAY
TUCSON, AZ 85743-9522

SILVERBELL CROSSROADS LLC
ATTN: PARTNERS MGMT & CONSULTANTS INC
5055 E BROADWAY BLVD STE B100
TUCSON, AZ 85711-3642

TRASK RUSSELL L & KATHY M CP/RS
5845 W BRIDLE WAY
TUCSON, AZ 85743-0000

TROUTMAN VICTOR W III & MARCIA L
6745 N ABINGTON RD
TUCSON, AZ 85743-0000

VENOS FRANK R & MARTHA K JT/RS
6750 N WAYCROSS RD
TUCSON, AZ 85743-0000

VENOS KURT R & SUSANA CP/RS
6760 N WAYCROSS RD
TUCSON, AZ 85743-9769

WALKER JOHN MYERS LIVING TR
5460 W DE GREEN LN
TUCSON, AZ 85743-9602

WHITE MATTHEW & LASHONDRA JT/RS
5841 W BRIDLE WAY
TUCSON, AZ 85743-9522

ATTACHMENT 6 – MARCH 2021 LETTER

March 24, 2021

Dear Neighbor,

We initially sent you a letter in November of last year, and we are reaching out again with another update about Silverbell Ridge. Since our first letter, we have submitted our rezoning application to Marana and received their feedback. We have also heard from some of you, as well as the Coalition for Sonoran Desert Protection. In response to all of the input we have received, we have further reduced the number of proposed homes from 63 to 57 and made some other commitments listed below to protect the natural environment and ensure compatibility with existing homes. Please see the attached revised Tentative Development Plan for a graphic depiction of all the changes.

1. Provide more of a buffer to Animal Wash near Silverbell Road and install a continuous row of shrubs along the adjacent emergency access road to screen it from wildlife's view.
2. Construct a 6' solid wall along the back of lots 33-43 located along the south boundary to reduce noise and light impacts.
3. Install fencing in focused areas along the south boundary of Mr. Cardinal's land to discourage the creation of unauthorized trails and ATV roads to access the Waycross neighborhood.
4. Adjust the wildlife corridor lines shown on the approved plan from 2015 to include the former disturbance area that is now being preserved with this proposal.

As mentioned in our first letter, less than 30 percent of Mr. Cardinal's entire property will be disturbed for development. We anticipate grading of the development area will happen all at once; however, the land for the nine homes proposed on the north cul-de-sac might be graded separately. As the site was designed as a cluster development to preserve as much natural desert as possible, the proposed development areas are too small to be graded independently. Additionally, the site will need to be graded at the same time to balance the soil cut and fill and to allow underground utilities to be installed upfront.

If you would like to discuss the project with us, please let us know by reaching out via the contact information provided below.

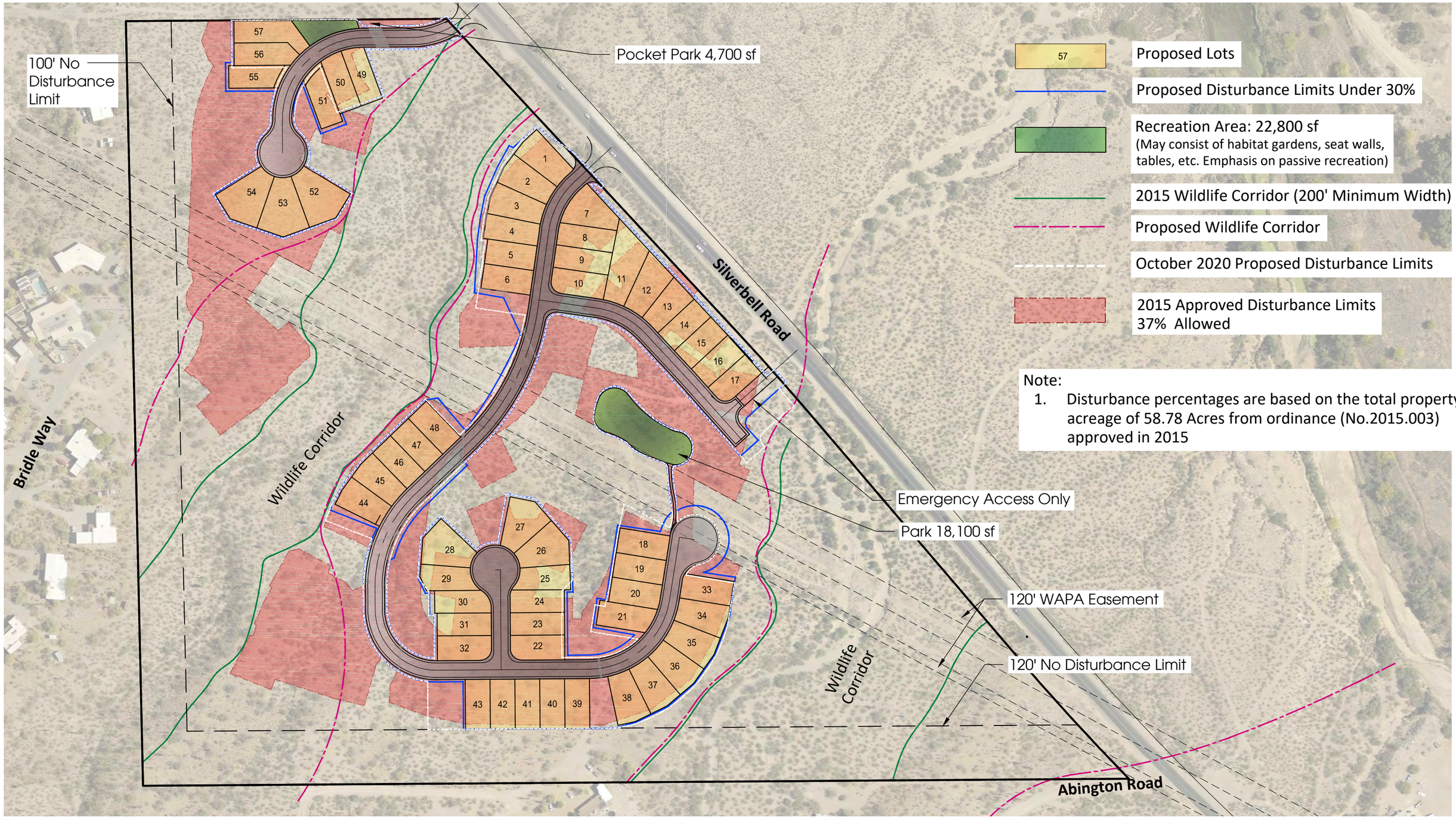
Thank you for your time. We look forward to hearing from you.

Very Respectfully,
THE PLANNING CENTER

Brian Underwood
Director of Planning
(520) 209-2628
bunderwood@azplanningcenter.com

Linda Morales
CEO
(520) 209-2632
lmorales@azplanningcenter.com

TENTATIVE DEVELOPMENT PLAN



Proposed Lots

Proposed Disturbance Limits Under 30%

Recreation Area: 22,800 sf
(May consist of habitat gardens, seat walls, tables, etc. Emphasis on passive recreation)

2015 Wildlife Corridor (200' Minimum Width)

Proposed Wildlife Corridor

October 2020 Proposed Disturbance Limits

2015 Approved Disturbance Limits
37% Allowed

Note:

1. Disturbance percentages are based on the total property acreage of 58.78 Acres from ordinance (No.2015.003) approved in 2015

SILVERBELL RIDGE ESTATES

0' 100' 200'
SCALE: 1"-200'-0"

NORTH

THE PLANNING CENTER
a division of LSC Group, Inc.

PROJECT: CAC-06 DATE: 03/23/21
FILE NAME: CAC-06_TENTATIVE DP_03.23.21.DWG

ATTACHMENT 7 – MARCH 2021 MAILING LABELS

7065 N SILVERBELL ROAD LLC
4827 W WILLOW WIND PL
TUCSON, AZ 85741-3965

AVENENTE ESPERANZA C
5851 W BRIDLE WAY
TUCSON, AZ 85743-9522

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TUCSON, AZ 85743-9642

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ATTN: CHARLES L JR & HELEN B DUGAN
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TUCSON, AZ 85743-9522

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7608 N LA CHOLLA BLVD
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ATTN: KELVIN D & PAMELA K GAISER TR
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5660 W ABINGTON LN
TUCSON, AZ 85743-9655

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5855 W ABINGTON LN
TUCSON, AZ 85743-9026

GOULD BRETT MAYNARD & BRENDA IRENE
5651 W ABINGTON LN
TUCSON, AZ 85743-9655

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5825 W MARTINGALE LN
TUCSON, AZ 85743-9642

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5740 W BELMONT RD
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ATTN: MYRON REX & JULIE LYNN HENDERSON
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ATTN: ERIC W JENNESS & KAREN J SHIELDS
5810 W BRIDLE WAY
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KLAMERUS CAROL
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TUCSON, AZ 85743-9797

LINCOLN LIVING TR ATTN: MARCIA LINCOLN TR
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MARSHALL ROBERT CHARLES
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5850 W BRIDLE WAY
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PATTON SANDRA J
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TUCSON, AZ 85743-0000

PEACOCK LISA W
5820 W MARTINGALE LN
TUCSON, AZ 85743-9642

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TUCSON, AZ 85701-1317

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2718 W CALLE SAN MANUEL
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5055 E BROADWAY BLVD STE B100
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TUCSON, AZ 85743-9602

WHITE MATTHEW & LASHONDRA JT/RS
5841 W BRIDLE WAY
TUCSON, AZ 85743-9522

Coalition for
Sonoran Desert Protection
300 E. University Blvd. Suite 120
Tucson, Arizona 85705
p (520) 388-9925 • f (520) 791-7709
www.sonorandesert.org

July 28, 2021

Arizona Center for Law in the Public Interest
Arizona League of Conservation Voters Education Fund
Arizona Native Plant Society
Bat Conservation International
Cascabel Conservation Association
Center for Biological Diversity
Center for Environmental Connections
Center for Environmental Ethics
Defenders of Wildlife
Desert Watch
Drylands Institute
Empact Eagan Coalition
Environmental and Cultural Conservation Organization
Environmental Law Society
Friends of Cabeza Prieta
Friends of Ironwood Forest
Friends of Madera Canyon
Friends of Saguaro National Park
Friends of Sonoita
Gates Pass Area Neighborhood Association
Native Seeds/SEARCH
Neighborhood Coalition of Greater Tucson
Northwest Neighborhoods Alliance
Protect Land and Neighborhoods
Safford Peak Watershed Education Team
Save the Scenic Santa Ritas
Sierra Club - Grand Canyon Chapter
Sierra Club - Rincon Group
Silverbell Mountain Alliance
Sky Island Alliance
Sky Island Watch
Society for Ecological Restoration
Sonoran Arthropod Studies Institute
Sonoran Permaculture
Southwestern Biological Institute
Sonoita Homeowners Association
Tucson Audubon Society
Tucson Herpetological Society
Tucson Mountains Association
Wildlands Network
Women for Sustainable Technologies

Thomas Schnee, Chairman
Planning and Zoning Commission
11555 W. Civic Center Dr.
Marana, AZ 85653

RE: PCZ2101-001 Silverbell Ridge Rezoning

Chair Schnee and Commissioners:

Thank you for the opportunity to provide comments on the **PCZ2101-001 Silverbell Ridge Rezoning.** I am writing on behalf of the Coalition for Sonoran Desert Protection. Founded in 1998 and comprised of 40 organizations, the Coalition works to achieve long-term conservation of biological diversity and ecological function of the Sonoran Desert through comprehensive land-use planning throughout Pima County.

As we did previously when a Change of Rezoning Conditions was adopted by the Town in 2015, the Coalition has worked productively with the property owner's representatives to re-configure the development plan to be more permeable and wildlife-friendly. The Coalition supports the Conditions, as reflected in the staff report.

We support what is presented to you today, PCZ2101-001 Silverbell Ridge Rezoning. We hope to continue working positively with the property owner as this moves forward.

Thank you for your consideration of our comments.

Sincerely,

Carolyn Campbell

Carolyn Campbell
Executive Director

Cc: Cynthia Ross, Senior Planner
Brian Underwood, The Planning Center

-------- Original message ------
From: "Carol K."
<cklam240@yahoo.com> Date: 7/27/21
1:33 PM (GMT-07:00)
To: Terri Byler <tbyler@MARANAAZ.GOV>
Subject: Planning Dept.

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

Re: Silverbell Ridge Rezoning (Marana Project # PCZ2101-001

Dear Members of the Planning Dept.,

I reside at 5445 W. De Green Ln. on 3 acres south of this property. Have been to other meetings about it in the past.

Frankly I am not sure who would even want to live under these large power lines, property that is hilly with 2 washes running on it. Maybe a few houses as SR as it was originally would be OK. Instead what seems to happen is land speculation! Someone buys it at a lower price, gets it rezoned to a higher density, then sells it making a profit. Next person comes along doing the same thing meanwhile trying to say it needs to be at a higher density for a developer to make money. There are no guarantees that you must make a profit from land speculation or developing property, just like hoping you make money on the stock market. Each time they also come in saying they are making concessions to try & 'please' us. Seems more like just trying to wear us down, hope new people move into area that don't care, etc. I believe this is totally unfair to the surrounding neighbors. At times Silverbell can be busy (esp. if something going on o the freeway) so we cannot even get out of our streets, this would only increase the traffic as well. I urge you to please deny this request.

Thank you. Carol Klamerus

I am a senior so doing more quarantining at home, hence unable to attend the meeting.

5961 W. Bridle Way
Tucson AZ 85743
July 24, 2021

To: Marana Planning Commission
Marana Municipal Complex
11555 W. Civic Center Drive
Marana AZ 85653

Re: Marana Project PCZ2101-001

We own and reside at 5961 W. Bridle Way in the Bridlewood West subdivision.
I also was a three term Alderman in the City of Marengo, IL and know the difficulties in dealing with both developers and local residents. Developers seldom deliver what they promise for a variety of reasons.
We have lived here through two re-zonings of the identified property--always to higher density.

The obligation of a zoning body is to provide the highest and best use of properties within their jurisdiction.

Although I can accept the general lot plan sent by Ms. Ross I'm concerned about the following:

1) I assume the change in zoning to R -6 would allow more houses to be "clustered" in smaller lots in the three residential areas. This leaves a large portion of the property vacant.
2) Who owns the vacant property? Once the Zoning is changed to R-6 what is to say that this owner or a future developer would simply identify this plan as "phase 1" and then fill in the vacant land with about 6 houses per acre? Once the zoning is changed the members of the Commission would be powerless to stop additional houses. Look what is happening at the corner of Ina and Silverbell! That's an industrial building being put in a business like property. A Trader Joes or such would have been much better for the neighborhood.
3) R-6 is completely inconsistent with the zoning for almost all the property West of Siverbell and South of Ina which are acre or more lots. The houses packed into the area to the north of that intersection should be the end of high-density residential zoning.
4) Under no circumstances should our street, Bridle Way (misspelled "Bridal Way" on the zoning map) connect to the subdivision and thus to Silverbell. That connection would convert a quiet dead-end lane into a major exit from our subdivision, thus totally changing the character of our street.

I strongly oppose the change in zoning unless the following issues are addressed:

1) Should the proposed development not be constructed as proposed and a further change in the number of houses to be built requested, then the zoning should revert from R-6 back to R-16. R-6 on the majority of the property is completely inconsistent with the adjacent properties. We need to be protected in some way from a "bait and switch" plan.
2) Under no circumstances should a connection be made for Bridle Way to go through the subdivision to Silverbell.

3) Issues with the extent of blading the land and the buffer animal zones are best left to those with more experience in these areas.

Thank you for your consideration.

Sincerely yours,



Wayne E. Wesolowski, PhD
Professor Emeritus and Chair
Benedictine University
Lecturer in Chemistry (ret)
University of Arizona

202

Council-Regular Meeting **A3**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Anita McNamara, AICP, Long-Range Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.017: Relating to Development; approving a rezoning of approximately 97.4 acres of land generally located southeast of North Sanders Road and south of West Barnett Road from R-6 (Residential) to R-4 (Residential) (Anita McNamara)

Discussion:

Request
Paradigm Land Design, LLC., representing the owner, Tucson Farms, LLC.,
is requesting to rezone the subject property, currently known as the Payson Farms subdivision, from R-6 (Residential) to R-4 (Residential). The existing residential development consists of ±97.4 acres located at the southeast corner of the intersection of Sanders Road and Barnett Road and is platted with 367 lots. The proposed rezoning will permit a slightly higher density residential subdivision with 457 homes. The southeast portion of Remington Ranch adjacent to existing homes in Rancho Marana and Fianchetto Farms subdivisions will retain its existing 6,000 square-foot minimum lot size to ensure compatibility with existing neighbors to the south and east and the remaining lots will vary in size from 4,600 square feet to 5,400 square feet.

Make Marana 2040 General Plan
The Marana General Plan designates the proposed rezoning area with a land use category of Traditional Neighborhood. The Traditional Neighborhood land use category provides for a density range of 2 to 18 residences per acre (RAC). The density proposed for the rezoning is 4.7 RAC.

Surrounding Land Use and Zoning
To the south is the existing built-out Fianchetto Farms subdivision with 114 homes, with an average lot size of 6,050 sqft, zoned R-6 and SC Ranch, zoned Neighborhood
Commercial, currently under construction with a 52 small-lot subdivision that has an average lot size of 4,485 sqft. Blocks 2 and 4 of the Rancho Marana Specific Plan are located to the east with an
allowed 6,000 sqft minimum lot size. Block 2 has 140 lots and is built-out. Block 4, currently under construction, has an approved plat with 81 lots. To the north of the proposed rezoning area, across the Barnett channel and Barnett Road, at the northeast corner of West Barnett Road and North Sanders Road, is the Village at Barnett subdivision, zoned R-6, and DR Horton is actively constructing homes.

Access and Circulation
The subject property is bound by West Barnett Road to the north and North Sanders Road, a planned arterial road, to the west. Clark Farms Boulevard, a 90-foot wide collector, will be constructed from the eastern boundary of the property to North Sanders Road in the existing right of way.
All proposed streets within the rezoning area will take direct or indirect access from Clark Farms Boulevard. An internal connection is planned from the southeastern corner of the property to the Fianchetto Farms subdivision. Sidewalks and bike lanes will be installed on Clark Farms Road to provide connections to area pedestrian and bicycle networks.

Utilities

The rezoning area is located within the Town of Marana water and sewer service areas. The rezoning area lies within the service areas of Tucson Electric Power, Southwest Gas, Century Link and Xfinity/Comcast.

Fire Service
The rezoning area is located within the Northwest Fire District service area.

Citizen Participation
The applicant held an online meeting on January 13, 2021. Notifications of the meeting were sent to all landowners within 300 feet. No nearby landowners attended the meeting or contacted the applicant with any questions.

Public Notification
This public hearing was noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning areas were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community and on the Town's website. As of July 30, 2021, staff has received several calls, letters, and emails with concerns about the rezoning's negative impact on the neighborhood.

Case Analysis Review Criteria
Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;
   Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2.The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;
   With the acceptance of the recommended conditions, this rezoning will benefit the community through the extension of public streets, utilizes and trails as well as provide additional residential options.

3.Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;
   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and objectives related to economic development;
   The rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties;
   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development;
   With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;
   Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed use.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character;

10. If applicable, the length of time the subject property has remained vacant as zoned;

The subject property has remained vacant as zoned since 2004 and has been farmed since prior to annexation into the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;

Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and in the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance.

Planning Commission Recommendation
The Planning Commission heard the request for the proposed rezoning on July 28, 2021. By a vote of 5-0, the Planning Commission voted to recommend approval to the Town Council.

Suggested Motion:

I move to adopt Marana Ordinance No. 2021.017, approving a rezoning of approximately 97.4 acres of land, located at the southeast corner of North Sanders Road and West Barnett Road, from R-6 (Residential) to R-4 (Residential).

Attachments

Ord.2021.017 Remington Ranch Rezoning
Exhibit A
Location Map
Remington Ranch Rezoning Site Analysis
Application
Public Comment Letters

MARANA ORDINANCE NO. 2021.017

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 97.4 ACRES OF LAND GENERALLY LOCATED SOUTHEAST OF NORTH SANDERS ROAD AND SOUTH OF WEST BARNETT ROAD FROM R-6 (RESIDENTIAL) TO R-4 (RESIDENTIAL)

WHEREAS Tucson Farms, LLC (the "Property Owner") owns 97.4 acres of land generally located southeast of North Sanders Road and South of West Barnett Road in Section 28 Township 11 South, Range 11 East, described and depicted on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS on January 4, 2005, the Mayor and Council approved a development agreement for the Rezoning Area, formerly known as Payson Farms, recorded in the Office of the Pima County Recorder at Docket 12469 Page 3477 (Sequence 20050101016); and

WHEREAS the Town of Marana and the Property Owner intend to negotiate an amended/restated development agreement; and

WHEREAS the Property Owners have submitted an application to rezone the Rezoning Area from R-6 (Residential) to R-4 (Residential) ("this Rezoning"); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on July 28, 2021, and voted 5 to 0 with two Commissioners absent to recommend that the Town Council approve this Rezoning, subject to the recommended conditions; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on August 17, 2021, and determined that the requested Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from R-6 (Residential) to R-4 (Residential).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which

shall be binding on the Property Owners, and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to an approved by the Town Council as part of this Rezoning.
3. 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.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water (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.
5. A master sewer plan must be submitted by the Property Owners and accepted by Marana Water 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.
6. 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.
7. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District

prior to Town Council consideration of a final plat for any portion of the Rezoning Area.

8. The maximum number of single-family detached residential lots within the Rezoning Area shall not exceed 457.
9. The ultimate development proposed by this rezoning shall be consistent with the adopted development agreement as it may be amended.
10. Potential buyers shall be notified that this project falls in the Airport Influence Zone as delineated in the Make Marana 2040 General Plan, and is subject to frequent overflight by general aviation aircraft.
11. Potential buyers shall be notified that some or all of the property in the Rezoning Area is subject an annual tax and assessment by Cortaro Marana Irrigation District and Cortaro Water Users' Association.
12. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
13. The property owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the property owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
14. 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.
15. The property contains potentially suitable habitat for the burrowing owl. Please note that the Western Burrowing Owl is protected under the Federal Migratory Bird Treaty Act of 1918 and State Law Titles 17-101 and 17-235. Per the Act and state law, a qualified biologist (certified by AZ Game & Fish Dept. - AZGFD) must perform a survey 30 days prior to the start of grading. If a burrowing owl is detected during the survey, AZGFD will coordinate with the property owner to exclude or move the owls without causing delay to the project.
16. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

17. The Property Owners shall install a non-potable system to serve the common open space areas and other landscaped amenities, as accepted by the Cortaro-Marana Irrigation District.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

EXHIBIT A

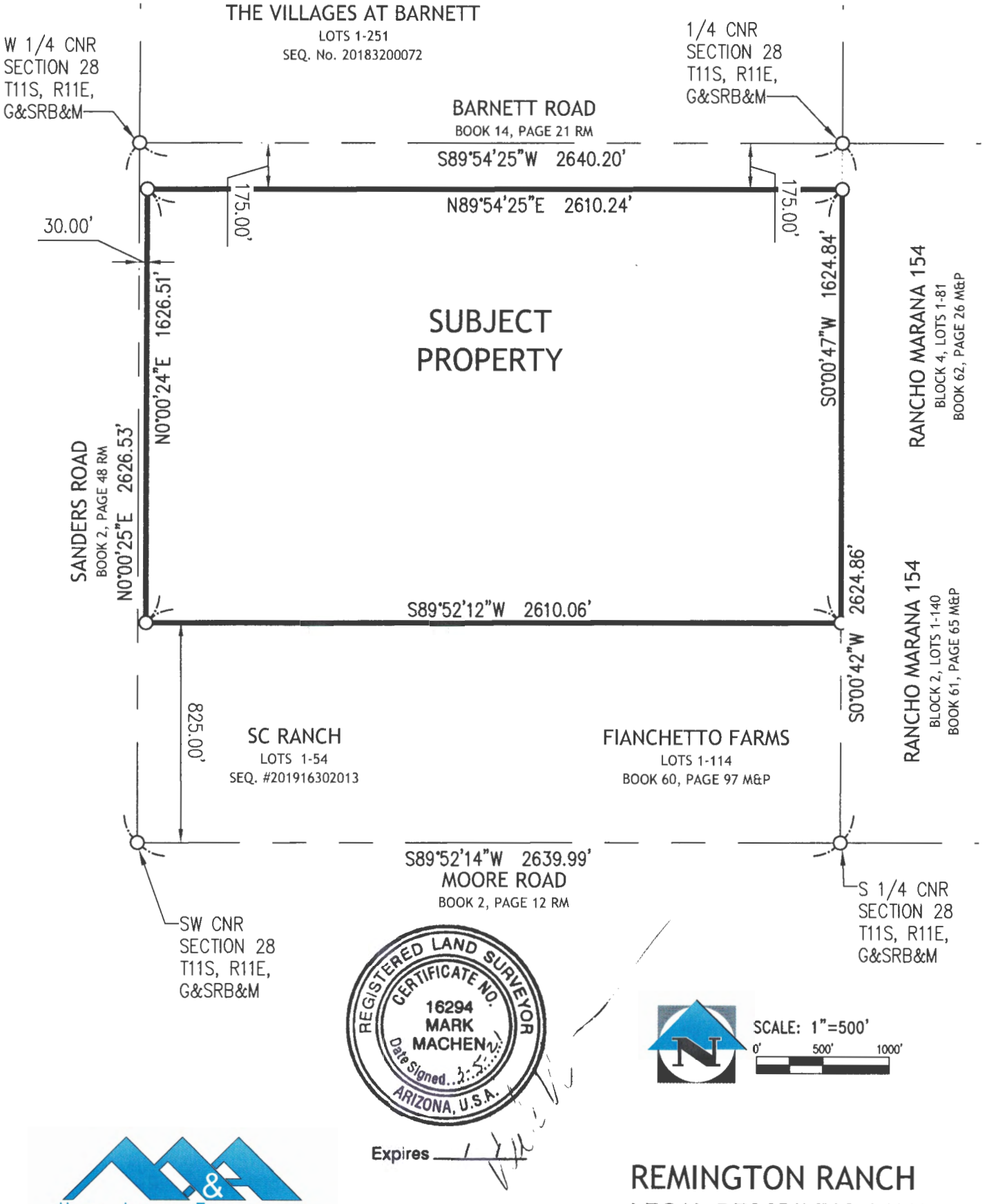
LEGAL DESCRIPTION FOR REMINGTON RANCH

All of the Southwest One-Quarter of Section 28, Township 11 South, Range 11 East, of the Gila and Salt River Meridian, Pima County, Arizona.

Excepting therefrom the north 175 thereof and, the south 825 feet thereof and, further excepting the portions of said Southwest One-Quarter lying within the rights of way of Sanders Road and Barnett Road as they currently exist.



Machen Land Surveying, LLC
9261 E. Magdalena
Tucson, Arizona 85710



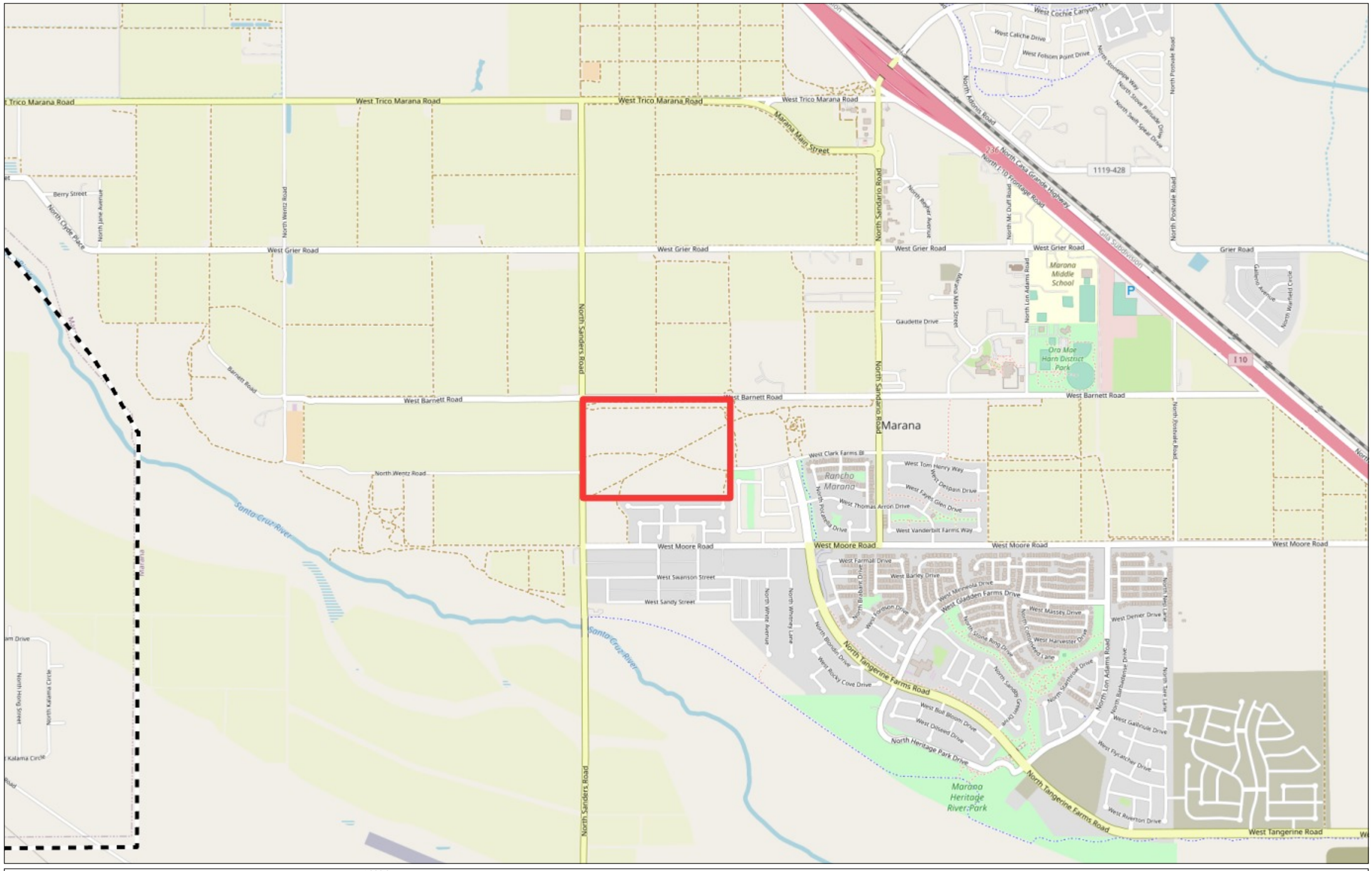
MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

REMINGTON RANCH
LEGAL DESCRIPTION MAP

Machen Land Surveying, LLC
9261 E. Magdalena
Tucson, Arizona 85710

Town of Marana Planning

Remington Ranch Location Map



Legend

- Marana Town Limits
- Parcel Labels

1: 24,000

4,000.0 0 2,000.00 4,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Notes

REMINGTON RANCH
REZONING SITE ANALYSIS

(PCZ2103-001)

PREPARED BY:

PARADIGM LAND DESIGN LLC

CONTACT: PAUL OLAND
GPO@PARADIGMLAND.US
(520) 664-4304

IN COLLABORATION WITH:

MARUM & ASSOCIATES ENGINEERING, LLC

M Esparza Engineering, LLC

JULY 2021

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I. INTRODUCTION

A. BACKGROUND & PROJECT OVERVIEW

The subject property has been known as Payson Farms until this current rezoning effort. On January 4th, 2005, the Property was rezoned from "Zone A – Small Lot Zone" to "R-6 Residential" via Ordinance No. 2004.23. Later that year on December 6th, a final plat was approved showing 367 lots, reflecting the design depicted during the rezoning. The Property has been farmed since then.

The Remington Ranch project is a proposed residential development consisting of 97.4± acres located at the southeast corner of the intersection of Sanders Road and Barnett Road in Marana, Arizona. Remington Ranch is a previously platted subdivision consisting of 367 lots that is proposed to be rezoned to permit a slightly higher density residential subdivision of 457 homes. The subject property (the "Property") is surrounded by existing residential developments and undeveloped parcels and has direct access to Sanders Road and Clark Farms Boulevard. The Make Marana 2040 General Plan's "Traditional Neighborhood" designation indicates that residential densities can range between 2 - 18 homes per acre which is appropriate for the Remington Ranch property, as proposed.

This document has been prepared in support of a request to rezone the Property from "R-6 Residential" to "R-4 Residential". The southeast portion of Remington Ranch adjacent to existing homes will retain its existing 6,000-square-foot minimum lot size in order to ensure compatibility with existing neighbors to the south. Remington Ranch is bounded by Sanders Road to the west, Barnett Road to the north, single-family residential and undeveloped parcels to the south and east.

B. PRIMARY OBJECTIVES

- Provide much needed high-quality, energy efficient, single-family detached homes for new residents wishing to live in the Town of Marana. Homebuyers continue to exhibit strong demand for new homes in this northwest part of the greater Tucson metropolitan area.

- Construct a residential community that is compatible with both existing and future surrounding land uses.

- Fulfill elements of the Town of Marana Strategic Plan by creating meaningful open space, and trail connectivity.

- Improve upon the previous design and make better use of the land and surrounding infrastructure.

Being bound on two of its four sides by major roads, and being bisected by a major collector road alignment, Remington Ranch will have minimal impact on nearby landowners. Land to the east is already zoned and/or under development as residential subdivisions within the Gladden Farms Specific Plan, land to the north and west is largely undeveloped, and land to the south contains undeveloped land and the Fianchetto Farms subdivision, a single-family residential neighborhood.

II. INVENTORY & ANALYSIS

The purpose of the Inventory & Analysis section of this document is to catalog the various developmental opportunities and constraints impacting the property in order to provide a meaningful and relevant context for the development proposal detailed in Section III of this document. Through careful consideration of these existing conditions a design can be deemed compatible with its surroundings and appropriate for the area.

A. EXISTING LAND USES

1. Site Location

   Remington Ranch was originally platted in 2005 as Payson Farms, it contains 367 lots and open space totaling approximately 97.4 acres located at the southeast corner of the intersection of Sanders Roan and Barnett Road within Section 28, Township 11 South, Range 11 East, Town of Marana, Arizona. See Exhibit II-A-1: Site Location Map.

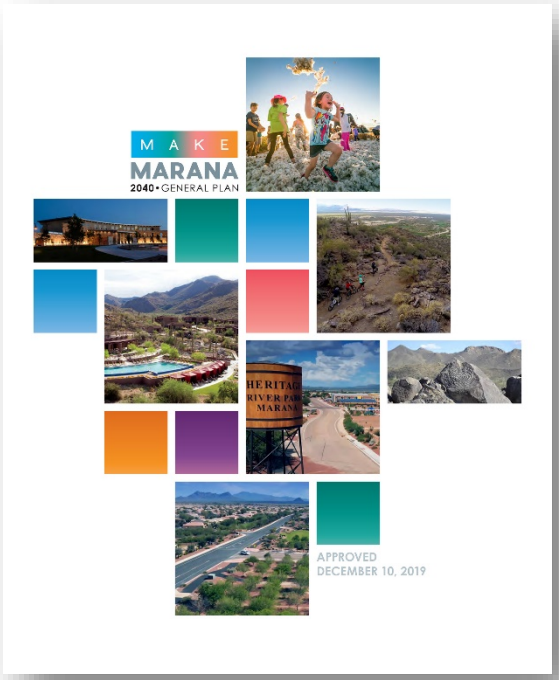
   The Project's administrative address is 13047 N. Sanders Rd., Marana, AZ 85653.

2. Existing Land Uses, Onsite Zoning & General Plan

   Remington Ranch is currently undeveloped and vacant. See Exhibit II-A-2: Existing Land Uses.

   Remington Ranch is currently zoned R-6 (Residential) with a minimum lot size of 6,000 square feet. See Exhibit II-A-4: Existing Zoning.

   The Make Marana 2040 General Plan designates Remington Ranch as Traditional Neighborhood and is included in the "Central Growth Area". As stated in the General Plan, this Central Growth Area is projected to become the main "Downtown" area for the Town of Marana. With lots of space for growth, this area is envisioned to include event and gathering spaces, shops, entertainment destinations, and employment opportunities. New residential developments such as Remington Ranch will help support robust commercial activity throughout Downtown. This project will provide a variety of housing types and price ranges to promote growth near Downtown Marana. See Exhibit II-A-3: Existing General Plan Land Uses.



3. Existing Adjacent Zoning and Land Uses

a. Surrounding Zoning & Land Uses

Remington Ranch is surrounded by properties featuring the following zoning designations and land uses. See Exhibit II-A-2: Existing Land Uses and Exhibit II-A-4: Existing Zoning.

N:	Existing zoning:	R-6 Single-Family Residential & Specific Plan
	Existing land use:	Barnett Road & Undeveloped
NE:	Existing zoning:	A-Small Lot Zone
	Existing land use:	Barnett Road & Marana Mortuary Cemetery
E:	Existing zoning:	A-Small Lot Zone & Specific Plan
	Existing land use:	Undeveloped - Rancho Marana Block 4 & Residential - Rancho Marana Block 2 (Solara)
SE:	Existing zoning:	Specific Plan
	Existing land use:	Residential – Rancho Marana Block 2 (Solara)
S:	Existing zoning:	R-6 Single-Family Residential, NC-Neighborhood Commercial, & A-Small Lot Zone
	Existing land use:	Residential – Fianchetto Farms, Undeveloped, Single-Family Residential
SW:	Existing zoning:	A-Small Lot Zone
	Existing land use:	Sanders Road & Undeveloped
W:	Existing zoning:	A-Small Lot Zone
	Existing land use:	Sanders Road & Undeveloped
NW:	Existing zoning:	A-Small Lot Zone
	Existing land use:	Single-Family Residential & Undeveloped

b. Surrounding Building Heights

Nearby structures are a mix of single and two-story.

c. Nearby Pending Rezonings

There are no pending rezonings within one-quarter mile.

d. Nearby Approved Rezonings

There are no recently approved rezonings within one-quarter mile.

e. Nearby Approved Subdivisions & Development Plans

The Rancho Marana Specific Plan is directly east of Remington Ranch. Rancho Marana Block 2 (Solara) and Rancho Marana Block 1 are completely built out. Rancho Marana Block 4 is approved for 81 lots and Rancho Marana Block 3 is approved for 128 lots, but construction has yet to begin.



Rancho Marana Block 2 - Solara

The Village at Barnett Subdivision is directly north of Barnett Road and is approved for 251 lots, and construction is underway.

f. Architectural Styles used in Adjacent Properties

Architectural styles south and east of Remington Ranch are typical of most planned development in suburban Marana, which is a mix of traditional and contemporary southwest homes. Architectural styles in surrounding subdivisions under construction are mainly wood frame homes that utilize stucco and stone veneer and have a gabled tile roof.

Residences built within this Project will be subject to the Town of Marana Residential Design Standards, which apply to developments in which any lot is 16,000 square feet or less in size.

Southwestern Architectural Style



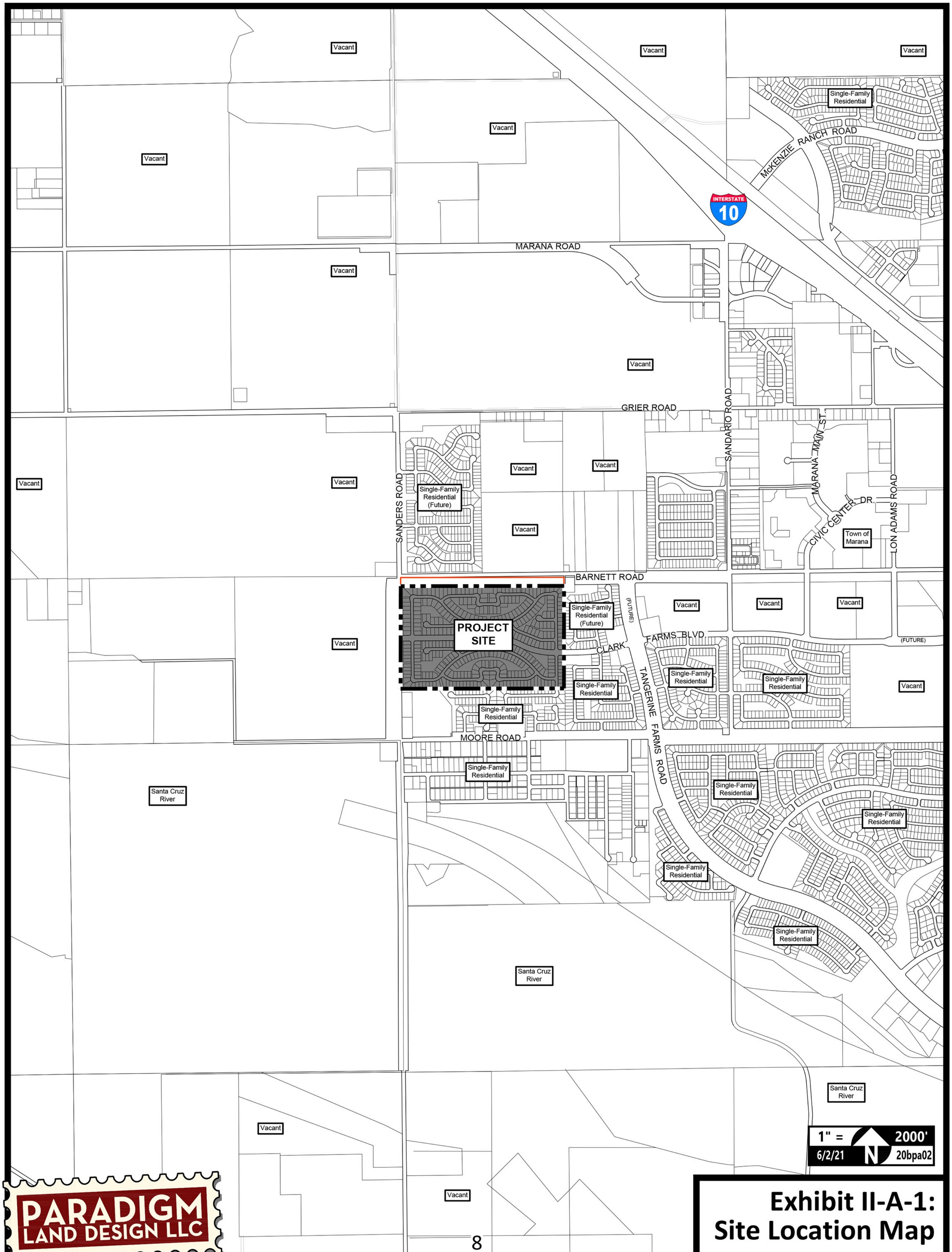
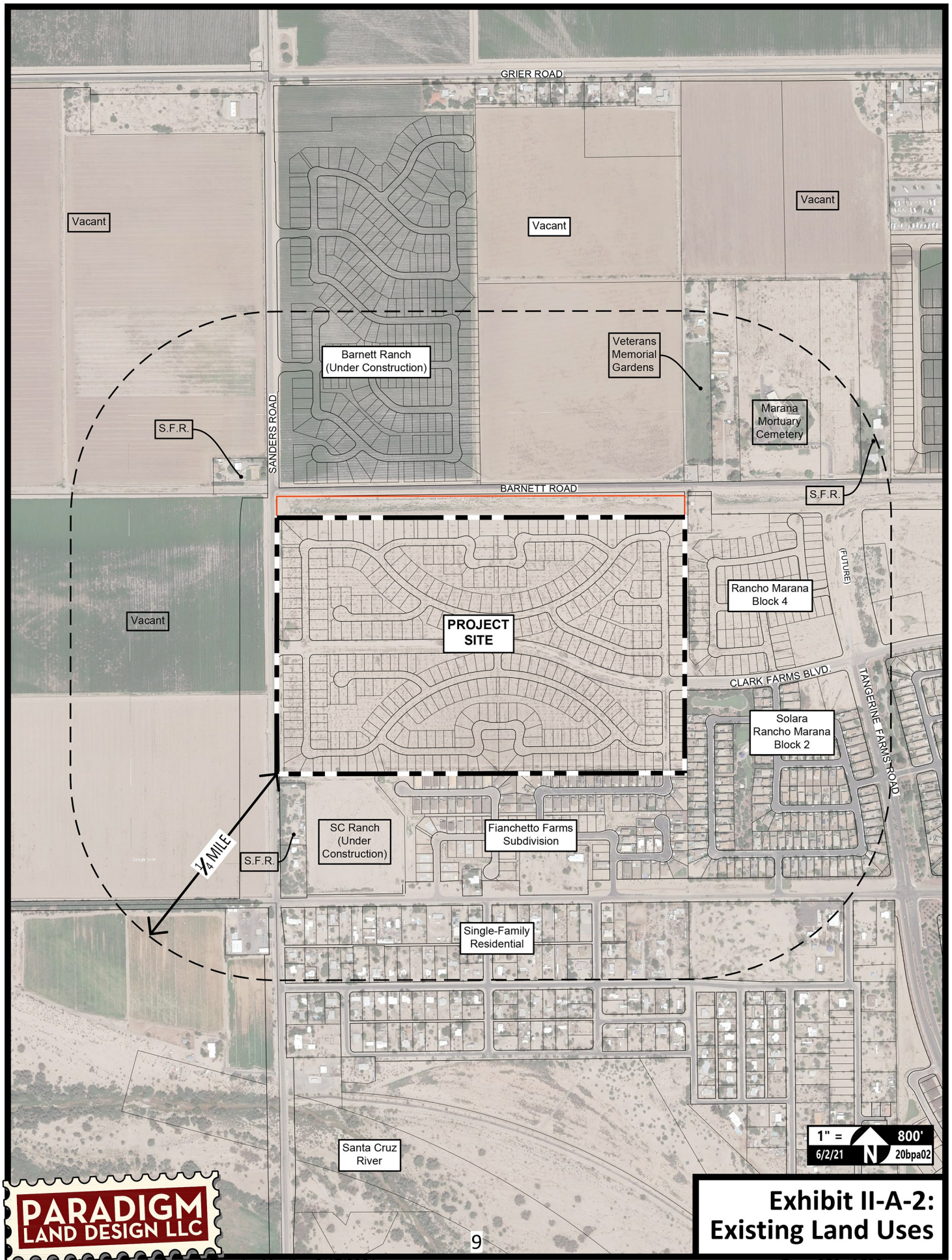


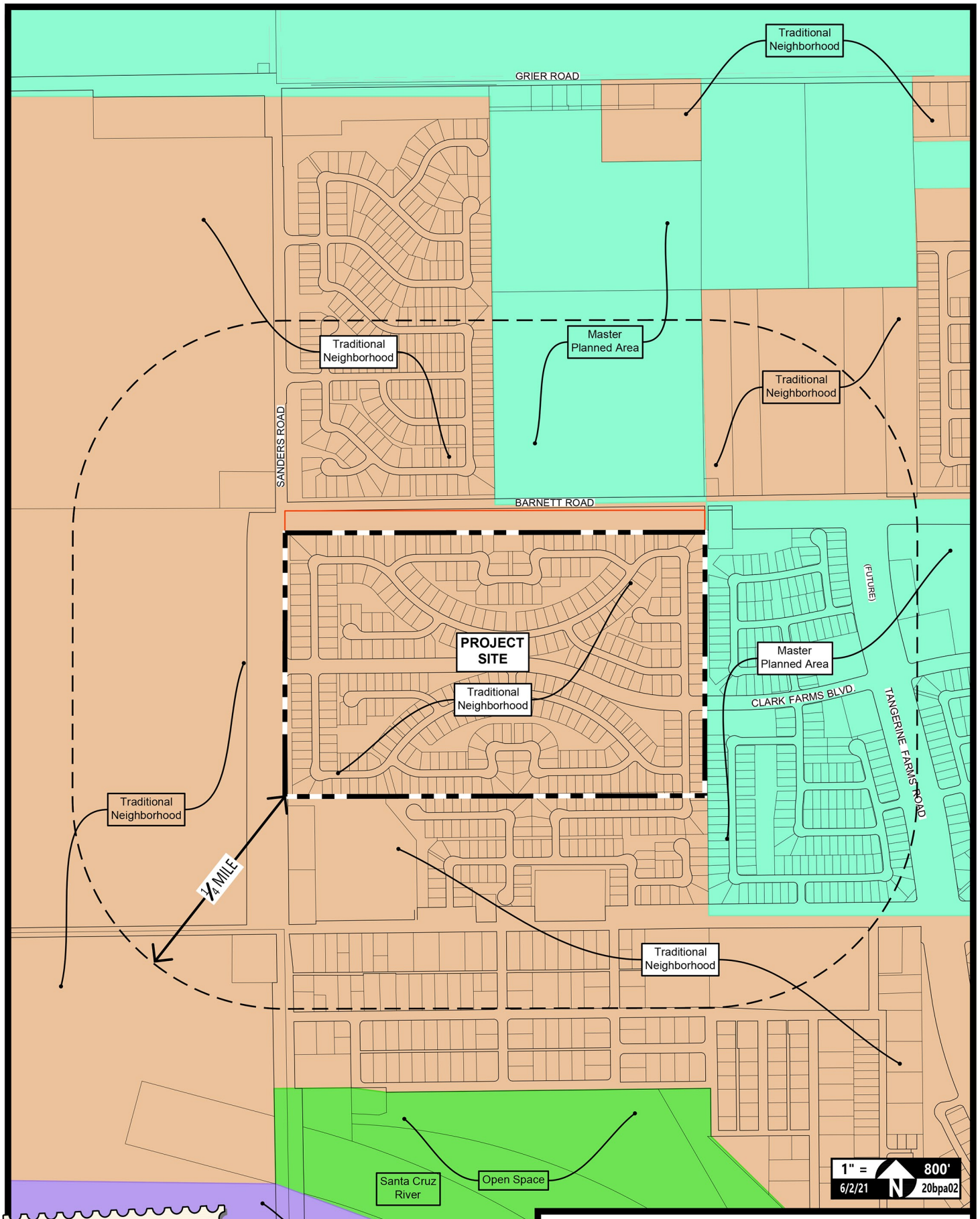
Exhibit II-A-1: Site Location Map



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Exhibit II-A-2: Existing Land Uses

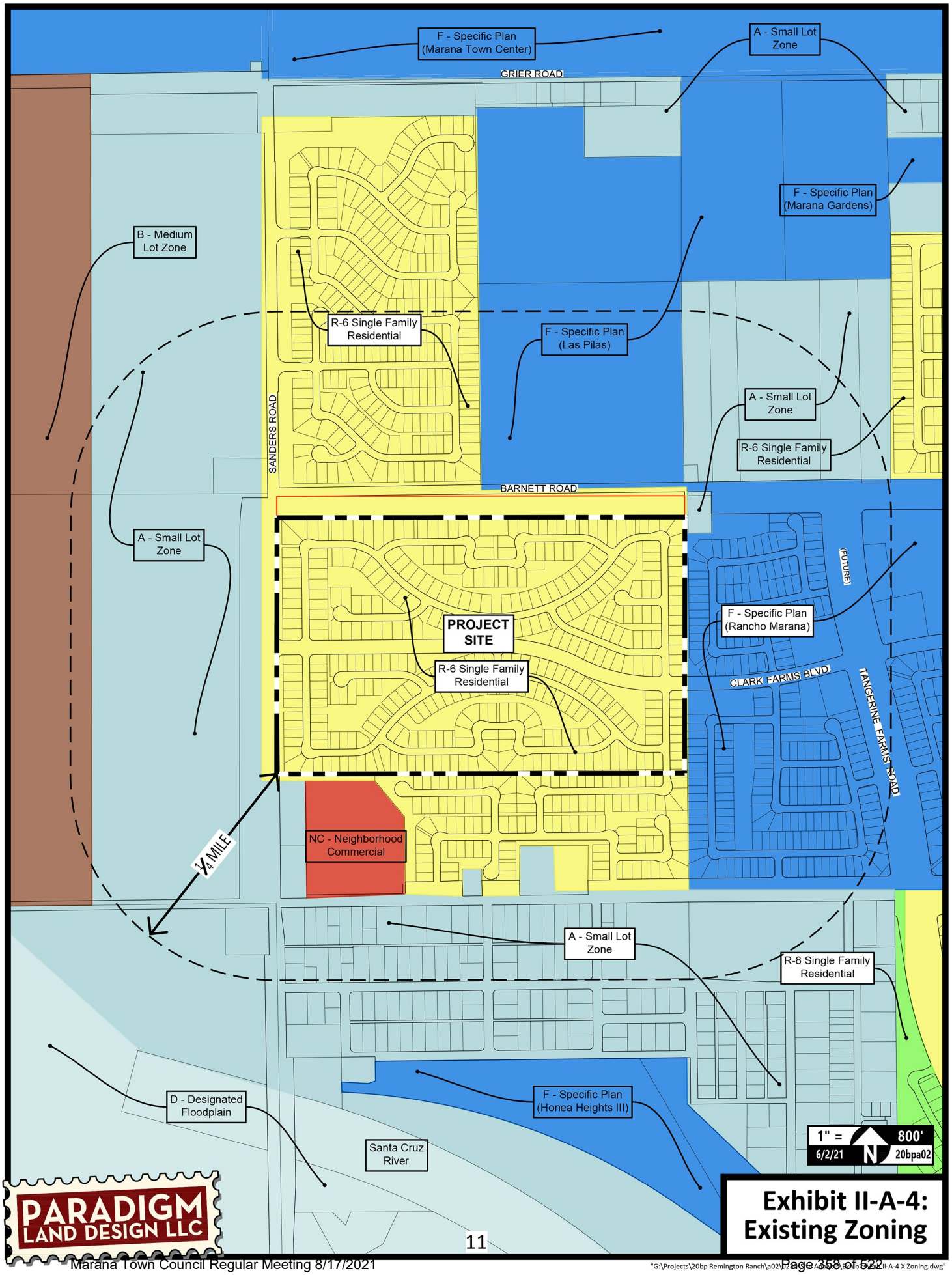
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PARADIGM LAND DESIGN LLC

Exhibit II-A-3: Existing General Plan Land Uses

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PARADIGM LAND DESIGN LLC

Exhibit II-A-4: Existing Zoning

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B. TOPOGRAPHY AND SLOPE

1. Topographic Characteristics

The topography of Remington Ranch is characterized by extremely flat terrain. The property generally slopes downward from southeast to northwest. Elevations range from approximately 1,984 feet above sea level at the southeast corner to 1,976 feet above sea level at the northwest corner of the property. The Property does not contain any hillside conservation areas, rock outcrops, slopes of 15% or greater, or other significant topographic features. See Exhibit II-B-1: Topography.

2. Pre-Development Slope

a. Average Cross-Slope

The pre-development average cross-slope of the subject property is approximately 0.83%, according to the following formula:

C = Contour Interval
L = Length of Topographic Contours
A = Acreage of Property

(C x L x 0.0023) / A = Average Cross Slope
(2' x 17,580' x 0.0023) / 97.4 = 0.83%

b. Average Overall Slope

The pre-development average overall slope is 0.003% from the southeast corner to the northwest corner of the project boundary.



An Extremely Flat Site



REMINGTON RANCH
EXHIBIT II-B-1:
EXISTING TOPOGRAPHY

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

C. HYDROLOGY

This section of the site analysis describes pre-development onsite hydrologic and hydraulic characteristics.

1. Offsite Features Affecting Site

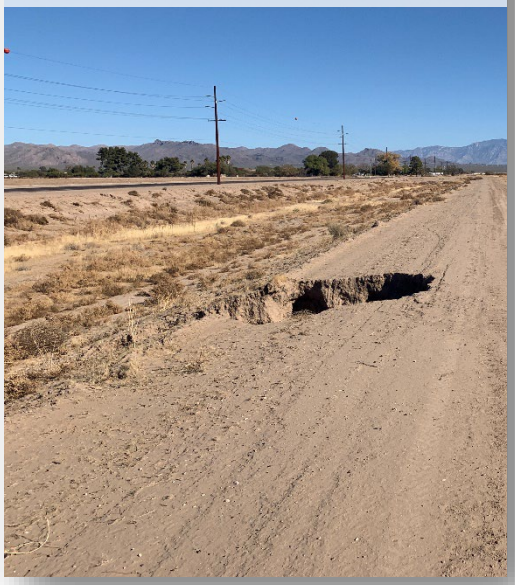
There are no significant offsite features that affect the Property. Upstream drainage impacting the Property is characterized by constructed channels and basins within residential subdivisions. The Barnett Channel / Basin forms much of the downstream edge of the project and will receive the project's stormwater flows after routing through the project.

2. Acreage of Upstream Offsite Watersheds

The general drainage pattern in this region has runoff moving to the northwest and there are no offsite watersheds contributing to Remington Ranch due to perimeter masonry walls built by adjacent developers. Both Riccati Drive and Clark Farms Blvd. have high points in their profiles at their respective property boundaries, which also tends to prevent flow onto the Property. There are three concentration points along the downstream boundary labeled as CP1 through CP3 on Exhibit II-C-1: Onsite Hydrology.

Concentration Point	Area (Acres)	Q100 (CFS)
1	53.7	*88*
2	40.8	75
3	2.7	*8*

The Barnett Channel / Basin Along Remington's North Edge



3. Onsite Hydrology Characteristics

There are no well-defined onsite watershed boundaries due to the sheet flow conditions present throughout the undeveloped properties in the project vicinity. Areas of sheet flooding are present across the entire Property, and generally drain into the Barnett Channel / Basin along the Property's northern boundary. Some northwestbound onsite flows are intercepted by the raised bed of Sanders Road, which then directs the flows north into the Barnett Channel / Basin.

a. 100-year Floodplains with Peak Discharges ≥ 50 CFS

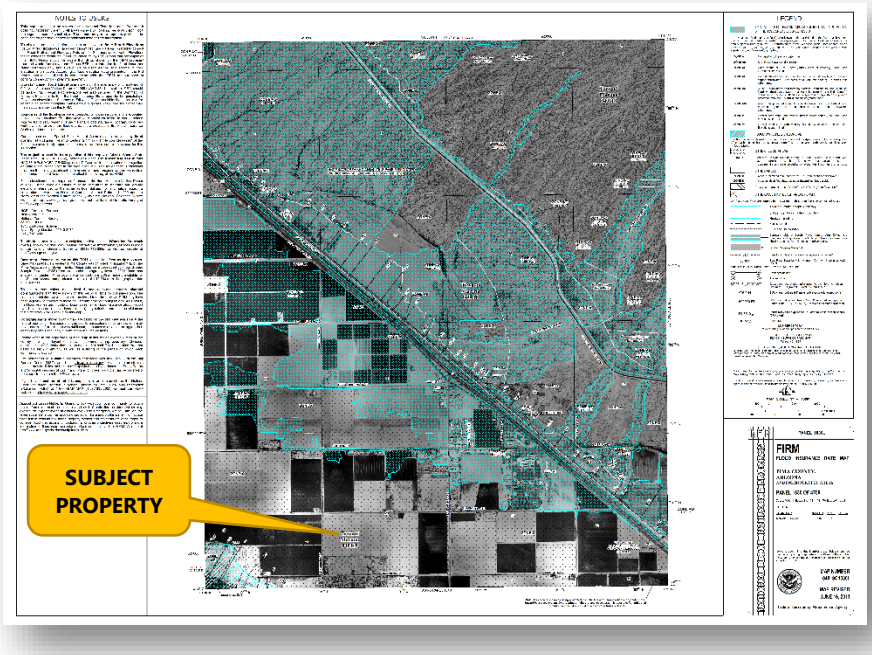
All peak discharges entering and exiting the Property, as well as their contributing drainage areas have been shown on Exhibit II-C-1: Onsite Hydrology.

b. Areas of Sheet Flooding and Average Depths

Areas of sheet flooding are present across this entire development site.

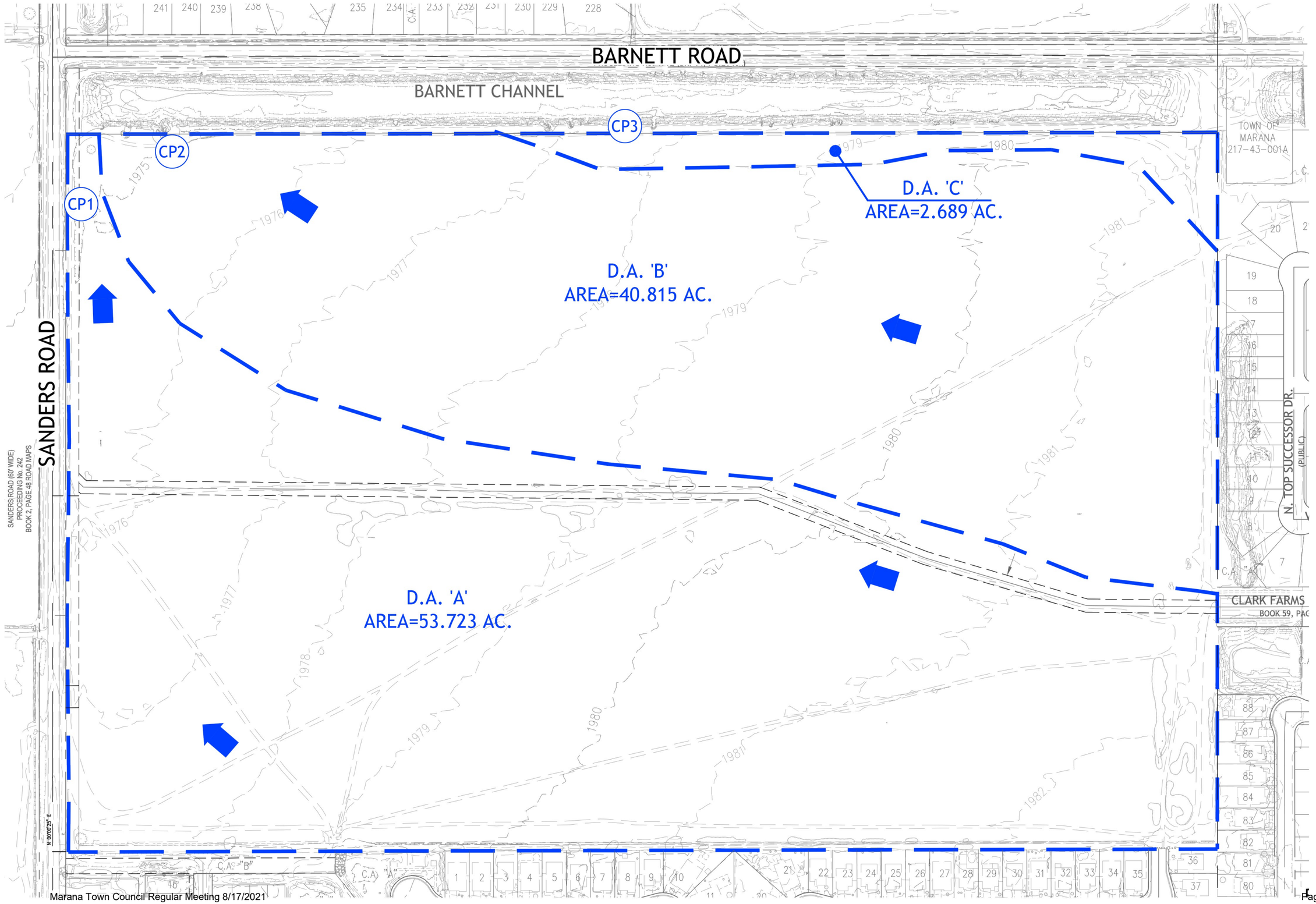
c. Federally mapped floodways and floodplains

The FEMA Flood Insurance Rate Map Panel 04019C1030L shows the entire property to be in shaded Zone X which indicates "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood".



4. Existing Drainage Conditions along the Downstream Property Boundary

Stormwater runoff leaves the Property along the northern boundary via sheet flow into the Barnett Channel / Basin.



MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

REMINGTON RANCH
EXHIBIT II-C-1:
ONSITE HYDROLOGY

D. VEGETATION

1. Onsite Vegetative Communities

   Remington Ranch has historically been used for agriculture purposes. Thus, there is no existing native vegetation onsite. There are no significant or native species within the limits of the subject property.

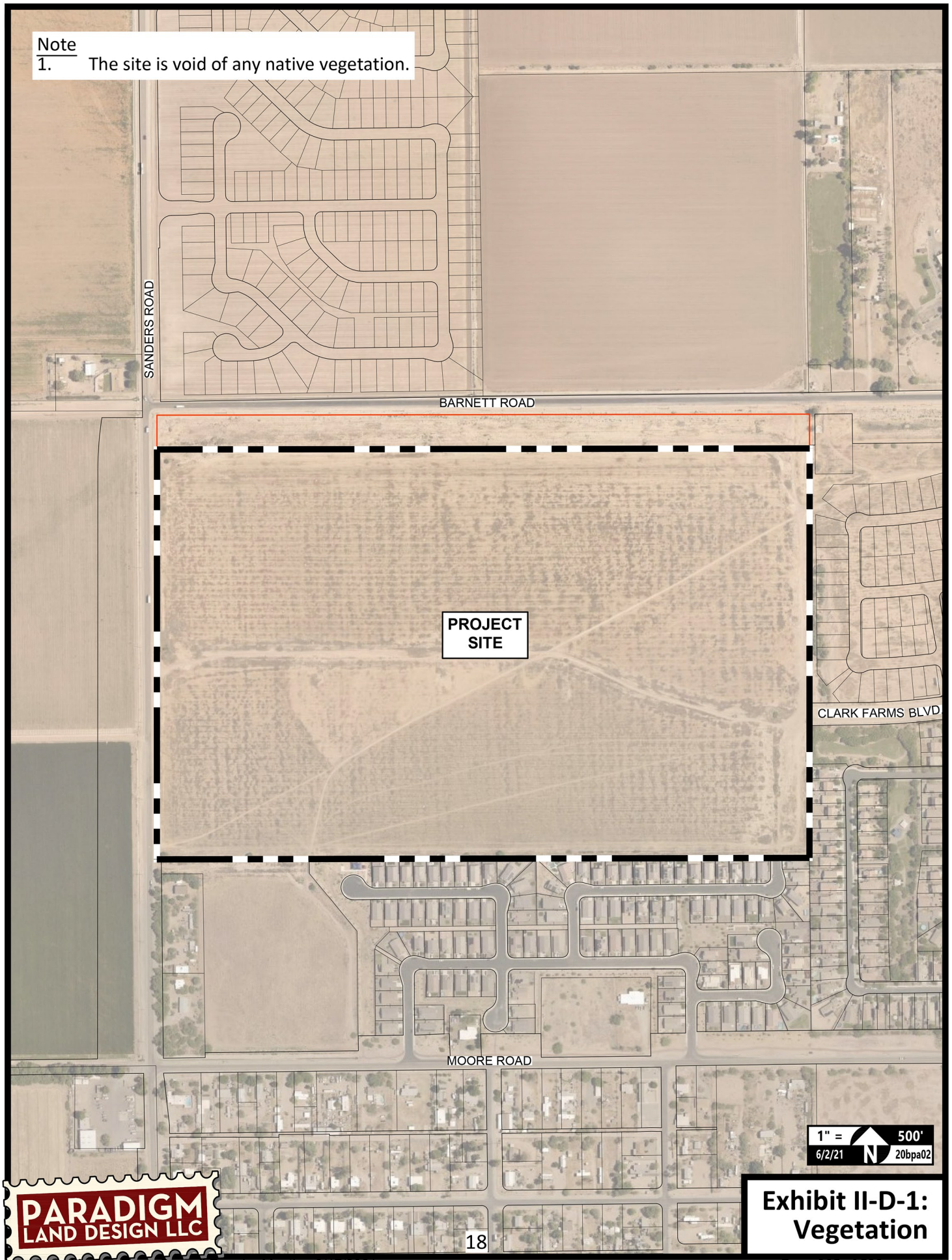


2. Significant, Threatened, or Endangered Flora

   No threatened or endangered flora are known to exist onsite.

3. Vegetative Densities

   Vegetative density of the Property is 0% plant cover. See Exhibit II-D-1: Vegetation.



PARADIGM LAND DESIGN LLC

Exhibit II-D-1: Vegetation

"G:\Projects\20bp Remington Ranch\02 Graphics\Submittals\2021\Exh II-D-1 Veg.dwg"

E. WILDLIFE

The Arizona Game and Fish Department's online review tool has been consulted, and the Environmental Review report, dated January 20, 2021, indicates that several federally listed species have been known to exist in the vicinity of this development. Any protected species encountered onsite will be handled according to applicable regulatory criteria. See Exhibit II-E-1: AZGFD Report.



Exhibit II-E-1: AZGFD Report

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Remington Ranch

User Project Number:
Paradigm Land Design LLC

Project Description:
Single-Family Residential Development

Project Type:
Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Contact Person:
Clay Goodwin

Organization:
Paradigm Land Design LLC

On Behalf Of:
CONSULTING

Project ID:
HGIS-12666

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Page 1 of 13

Exhibit II-E-1: AZGFD Report (cont'd)

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Exhibit II-E-1: AZGFD Report (cont'd)

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

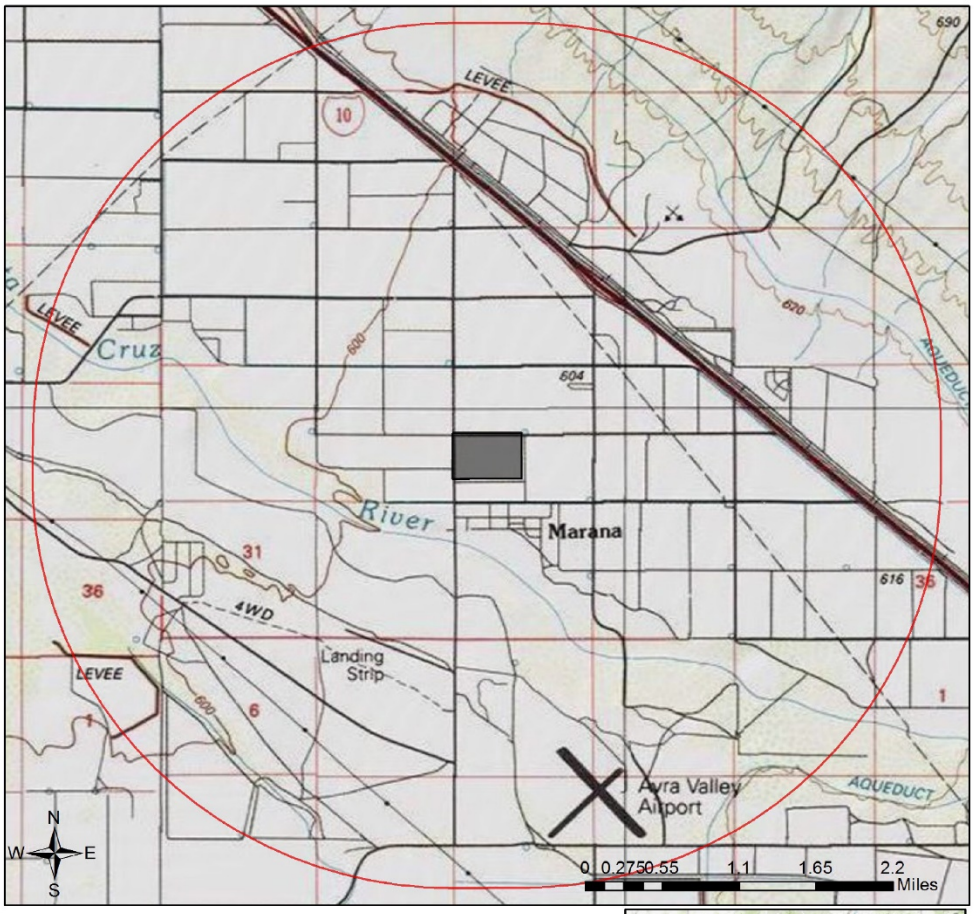
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12666

project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Remington Ranch

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 105.24

Lat/Long (DD): 32.4435 / -111.2298

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R11E

USGS Quad(s): MARANA



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
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project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Remington Ranch

Web Map As Submitted By User



Project Boundary
Buffered Project Boundary
Critical Habitat

Project Size (acres): 105.24
Lat/Long (DD): 32.4435 / -111.2298
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E
USGS Quad(s): MARANA

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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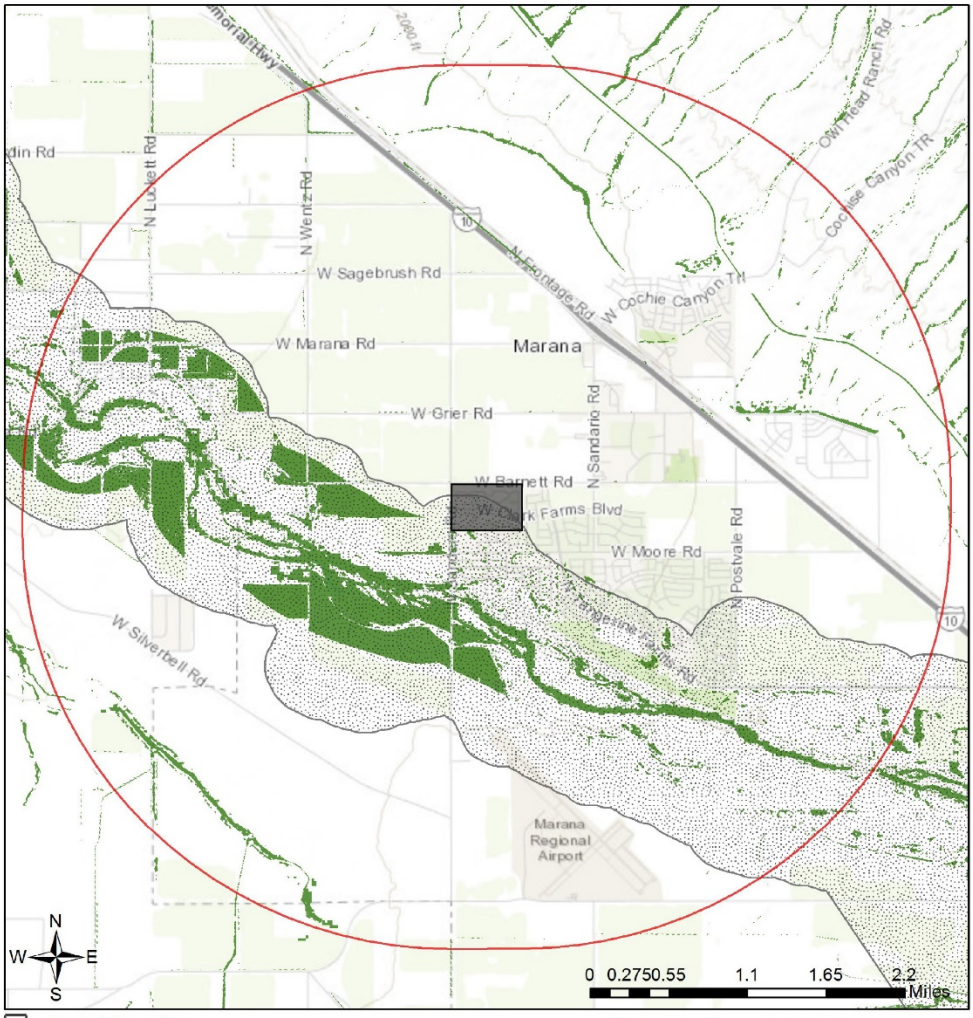
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12666

project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Remington Ranch

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 105.24
Lat/Long (DD): 32.4435 / -111.2298
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E
USGS Quad(s): MARANA

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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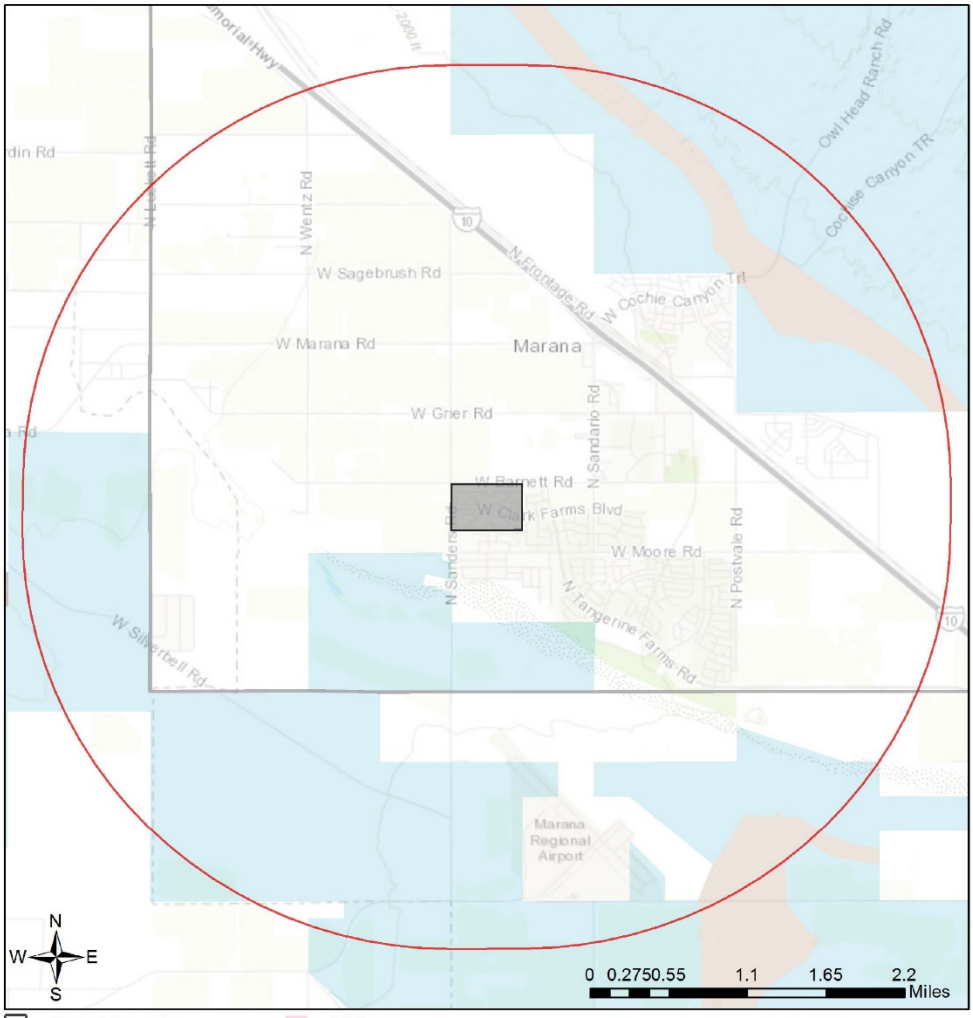
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12666

project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Remington Ranch

Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges

Land Ownership

- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge

Project Size (acres): 105.24
Lat/Long (DD): 32.4435 / -111.2298
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E
USGS Quad(s): MARANA

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12666

project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				1A
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Heloderma suspectum	Gila Monster					1A
Sigmodon ochrognathus	Yellow-nosed Cotton Rat	SC				1C

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coyote - Ironwood - Tucson Linkage Design	Wildlife Connectivity					
Riparian Area	Riparian Area					
Santa Cruz River	Pima County Wildlife Movement Area - Riparian/Wash					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Buteo swainsoni	Swainson's Hawk					1C
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12666

project_report_remington_ranch_41129_42431.pdf
Review Date: 1/20/2021 07:12:20 PM

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Empidonax wrightii	Gray Flycatcher					1C
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

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Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
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Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:
Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the WIldlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Page 10 of 13

Exhibit II-E-1: AZGFD Report (cont'd)

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Widlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Exhibit II-E-1: AZGFD Report (cont'd)

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/ and https://www.azgfd.com/Wildlife/LivingWith.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at:
https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/.

Exhibit II-E-1: AZGFD Report (cont'd)

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **Detailed Wildlife Connectivity Assessments** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

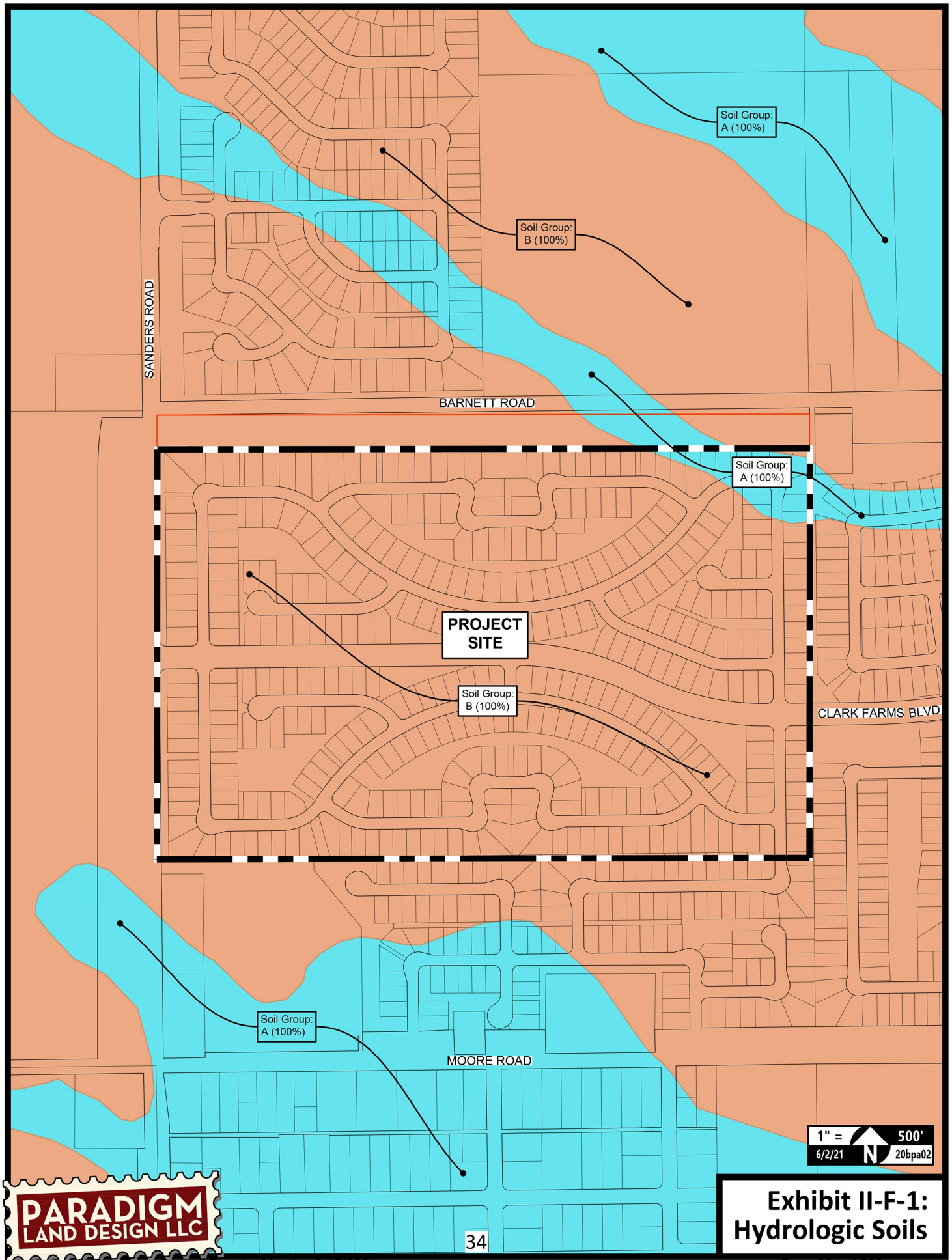
F. SOILS AND GEOLOGY

1. Soils

   Soils in the vicinity of this development are classified by the U.S. Natural Resources Conservation Service (NRCS) as 100% "Soil Group B" hydrologic soil group (Agua very fine sandy loam and Gila loam, 0 to 1 percent slopes), and 100% "Soil Group A" (Vinton-anthony sandy loams). Detailed geotechnical investigation will be performed prior to development. See Exhibit II-F-1: Hydrologic Soils.

2. Geology

   Remington Ranch lies within the Santa Cruz River basin valley. According to the Arizona Geological Survey's online Geologic Map of Arizona (data.azgs.az.gov/geologic-map-of-arizona/) the subject property's geology is described as "Quaternary Surficial deposits, undivided (0-2 Ma): Unconsolidated to strongly consolidated alluvial and eolian deposits. This unit includes coarse, poorly sorted alluvial fan and terrace deposits on middle and upper piedmonts and along large drainages; sand, silt and clay on alluvial plains and playas; and wind-blown sand deposits."



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Exhibit II-F-1: Hydrologic Soils

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G. VIEWSHEDS

1. Viewsheds from Adjacent Properties

   Primary views from the Property are of the Tortolita Mountains and Catalina Mountains to the east, the Tucson Mountains to the south, and Picacho Peak to the north. Due to the distance to these mountain ranges, and the extremely flat nature of the Property and the surrounding areas, the views are minimal. Development of Remington Ranch will not block these views for the existing homes in the area. See Exhibit II-G-1: Viewsheds and Exhibit II-G-2: Viewshed Photographs.

View to the East Across the Site Toward the Tortolita Mountains & Catalina Mountains

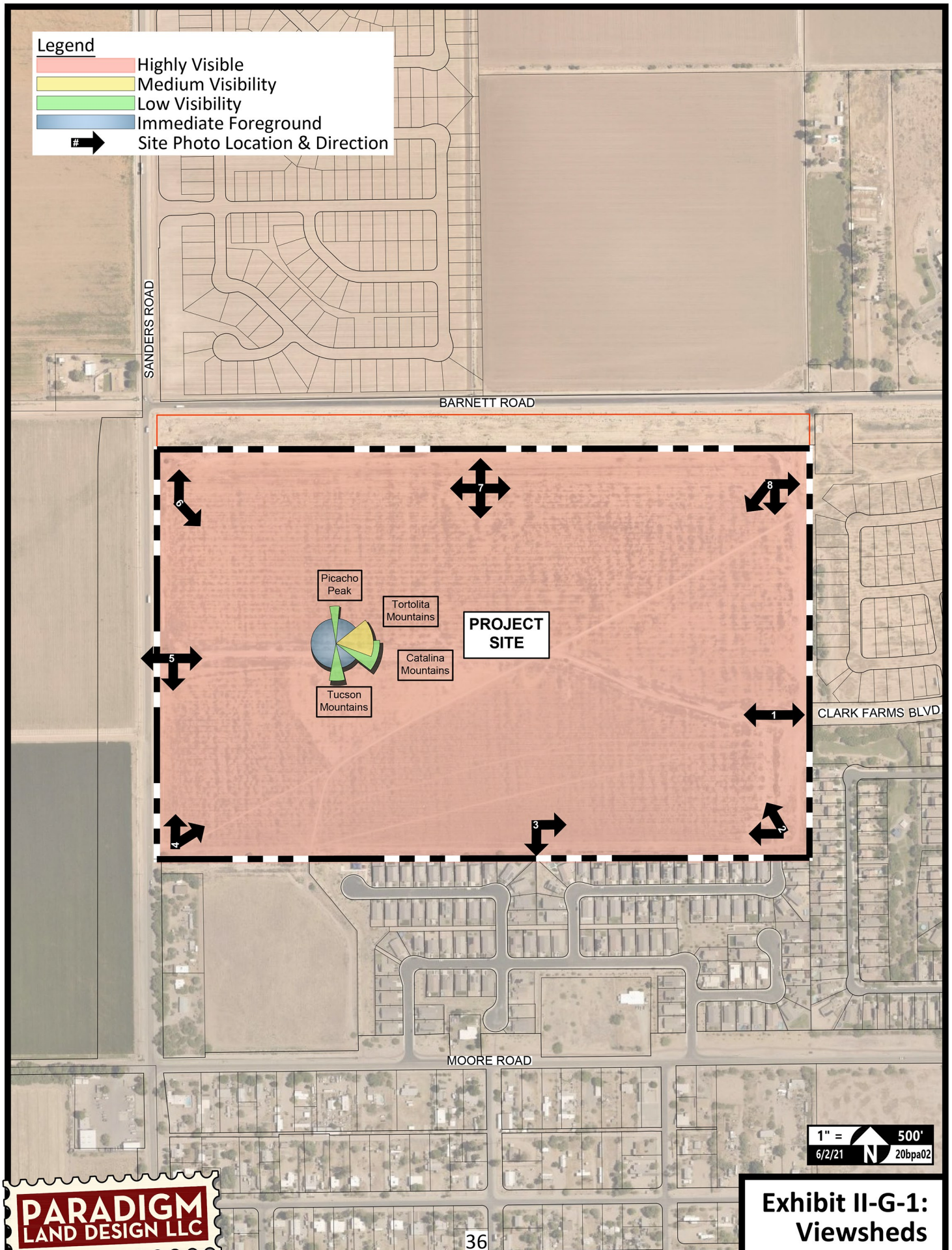


2. Views which may be Blocked by the Proposed Development

   None.

3. Site Visibility

   Due to the lack of existing vegetation and the relatively even and flat nature of the topography, views into the subject property are excellent and have no sight restrictions across the entire property.



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Exhibit II-G-1: Viewsheds

"G:\Projects\20bp Remington Ranch\a02\02[illegible]\Exhibits\II-G-1 Viewsheds.dwg"

Exhibit II-G-2: Viewshed Photographs



Photo Location #1: Looking East away from the Site



Photo Location #1: Looking West across the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #2: Looking West across the Site



Photo Location #2: Looking Northwest across the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #3: Looking East along the southern boundary the Site



Photo Location #3: Looking South away from the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #4: Looking North along Sanders Road and the western boundary of the Site



Photo Location #4: Looking Northeast across the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #5: Looking East across the Site



Photo Location #5: Looking South along Sanders Road and the western boundary of the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #5: Looking West away from the Site



Photo Location #6: Looking North towards the intersection of Sanders Road and Barnett Road

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #6: Looking Southeast into the Site



Photo Location #7: Looking North away from the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #7: Looking East along the northern boundary of the Site



Photo Location #7: Looking South into & across the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #7: Looking West along the northern boundary of the Site



Photo Location #8: Looking East away from the Site

Exhibit II-G-2: Viewshed Photographs (cont'd)



Photo Location #8: Looking South into & across the Site



Photo Location #8: Looking Southwest into & across the Site

H. TRAFFIC

1. Existing / Proposed Offsite Streets between the Development and Nearest Arterial Streets

   None. The Property is adjacent to Barnett Road and Sanders Road, and the existing arterial roadway system has ample capacity to support this project. The Make Marana 2040 General Plan classifies Sanders Road as an existing arterial road. The 2045 P.A.G. Regional Mobility and Accessibility Plan proposes several roadway improvements in the vicinity:

   - Widen Marana Road to a 4-lane roadway, with multi-use lanes and sidewalks from Trico Road to Interstate-10.
   - Widen Tangerine Farms Road to a 4-lane connector roadway with multipurpose lanes and sidewalks from Interstate-10 to Clark Farms Road.
   - Widen Sandario Road to a 3-lane roadway from Grier Road to Tangerine Farms Road.
   - Widen Moore Road to a 4-lane divided roadway with bike lanes and sidewalks from Sanders Road to Adonis Road. This roadway project is on the P.A.G. Reserve List.



Clark Farms Blvd.
Current Western Terminus

2. Nearby Arterial Streets

All the traffic generated by this project will be accommodated by Sanders Road, Barnett Road, Clark Farms Boulevard, Sandario Road, Tangerine Farms Road, and Moore Road. An analysis of capacity (the "Remington Ranch Traffic Impact Statement") by M Esparza Engineering LLC, dated 6/2/2021 has been submitted as a standalone report.

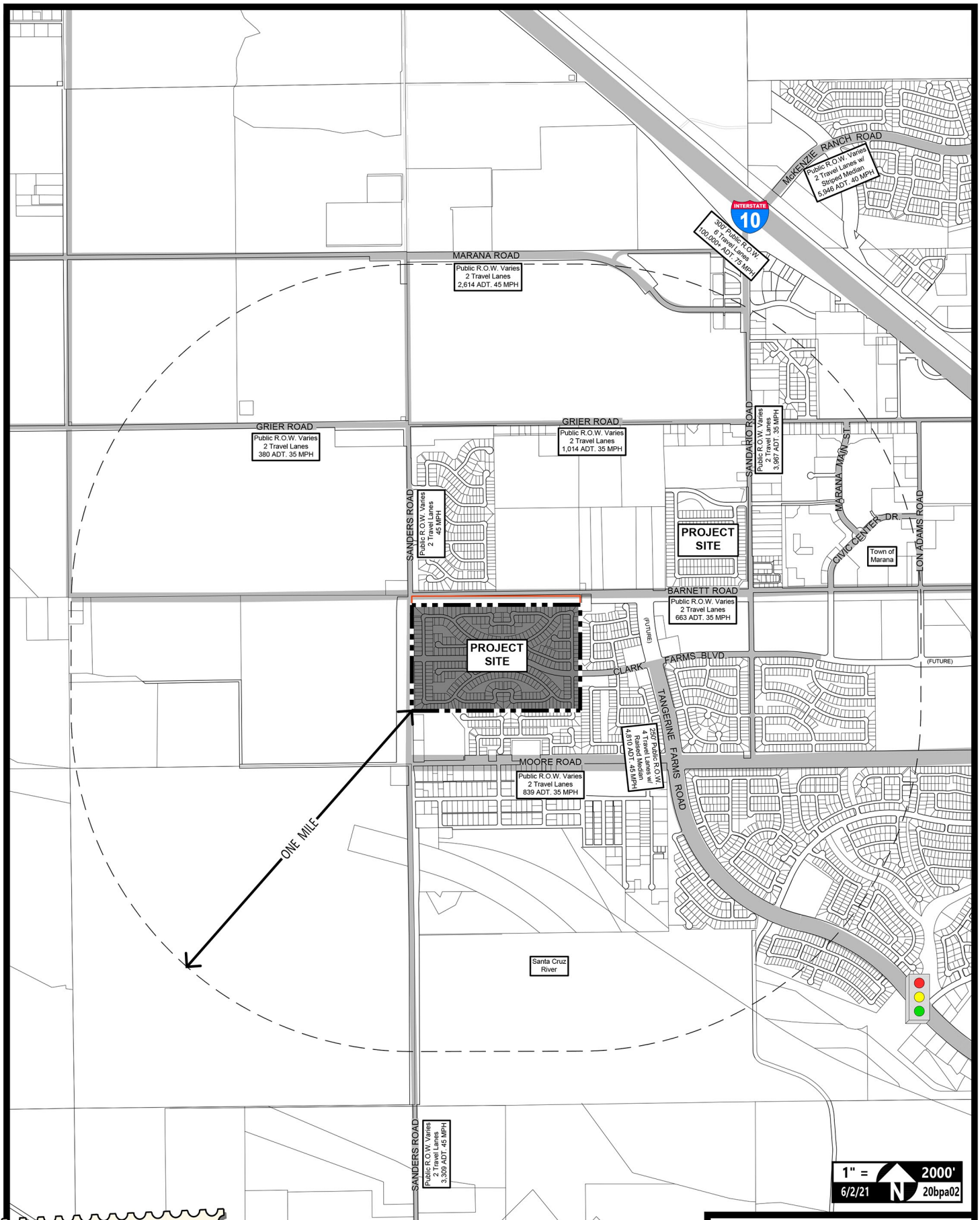
Roadway Name	Planned Right-of-Way Width	Exist. Lanes	Median Type	Speed Limit	General Plan Designation
Barnett Road	60'+	2	None	35 mph	None
Clark Farms Boulevard	90'	3	None	40 mph	Collector
Moore Road	250'	2	None	35 mph	Arterial
Sanders Road	250'	2	None	45 mph	Arterial
Tangerine Farms Road	250'+	4	Raised	45 mph	Arterial
Interstate 10	Varies	6	Depressed	75 mph	Interstate

3. Nearby Arterial Intersections

Several arterial intersections that will carry traffic generated by this development exist within a mile of the Property, including Marana Road / Sandario Road, Moore Road / Sanders Road, and Tangerine Farms Road / Moore Road, all of which are unsignalized.

4. Nearby Bicycle / Pedestrian Ways

A paved multi-use path, sidewalks, and bike lanes are provided alongside Tangerine Farms Road. Sidewalks and bike lanes are provided along Clark Farms Road.



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Exhibit II-H-1: Roadway Network

"G:\Projects\20bp Remington Ranch\a02\0230\Drawings\Exhibits\Exhibit II-H-1 Road Network.dwg"

I. RECREATION AND TRAILS

The Ora Mae Harn District Park is just over a mile to the east and is easily accessible from Remington Ranch via Barnett Road. This public park features an adult softball field, basketball court, a lighted multi-purpose/soccer field, several ramadas with grills, open space grass areas, pickleball courts, a tennis court, a community center and pool with patios and restrooms, two playground areas, youth baseball and softball fields, and walking paths.

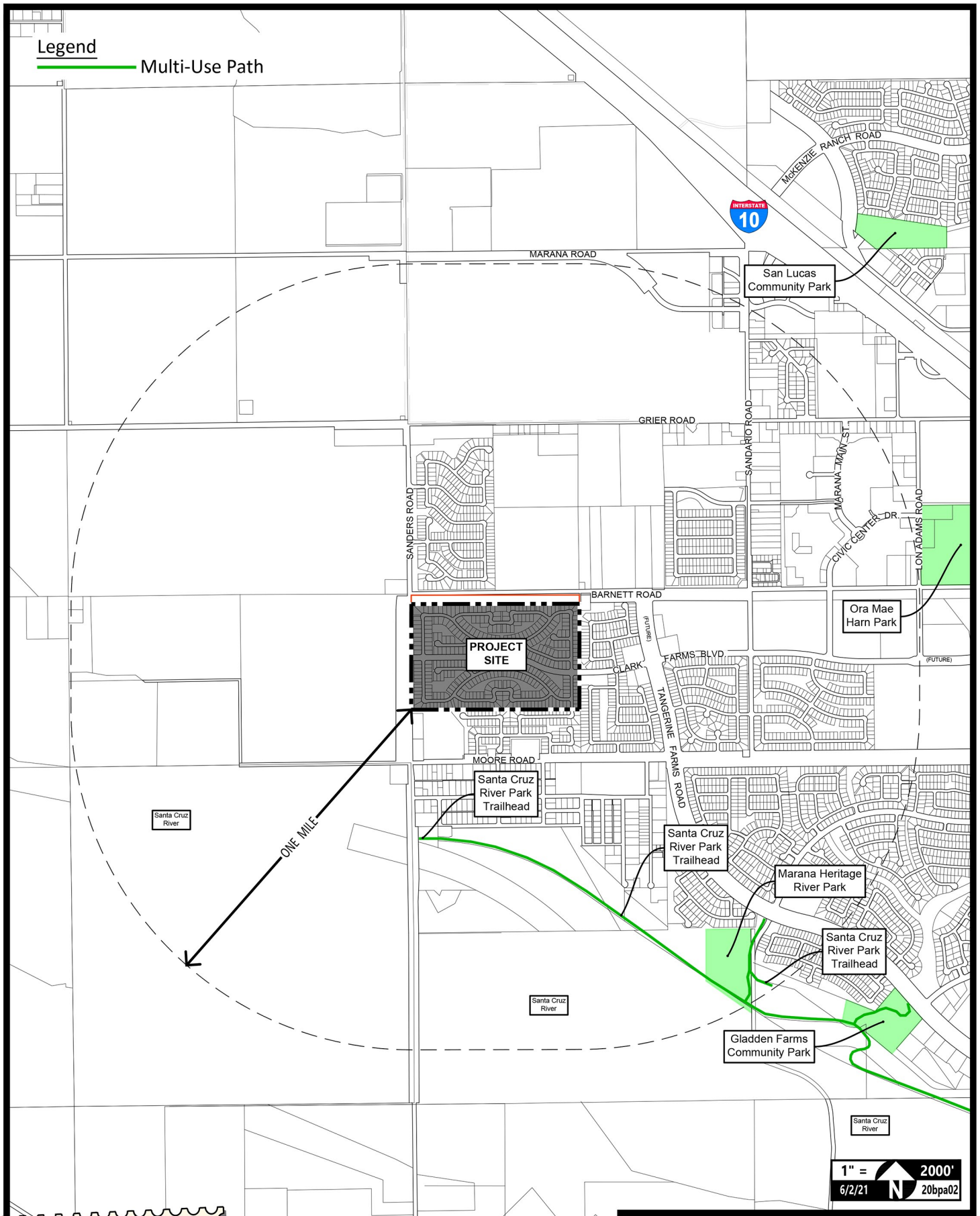


Marana Heritage River Park

The Santa Cruz River park and the starting trailhead is approximately one-half mile to the south of Remington Ranch, on Sanders Road. This trail system provides pedestrian connectivity to the town and region's broader trail system. The Marana Heritage River Park is just under a mile southeast of Remington Ranch and will be easily accessible via Clark Farms Blvd and Tangerine Farms Road, or the Santa Cruz River Park multi-use path. This public park features a pavilion with a grill, paved multi-use path system that provides access to the Juan Bautista de Anza National Historic Trail and the Santa Crus River Park multi-use path, restrooms, and 40 community garden plots. The Gladden Farms Community Park is just over a mile the southeast of Remington Ranch. This public park features a splash pad, two little league fields, a soccer/multi-use field, ramada with a grill and picnic area, playground, restrooms, and access to the Santa Cruz River Park multi-use path.

The paved multi-use path along Tangerine Farms Road provides pedestrian connectivity to the Santa Cruz River Park multi-use path and the Town's broader trail system.

See Exhibit II-I-1: Trails, Parks & Recreation.



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Exhibit II-I-1: Trails, Parks & Recreation

"G:\Projects\20bp Remington Ranch\a02\0230\Presentation\Exhibit II-I-1 Trails Parks Rec.dwg"

J. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

1. Onsite Resources

   No cultural resources are known to exist on the subject property. If any are found during construction, State and local antiquities laws and protocols will be followed.

2. Archaeological Records

   The Remington Ranch property was surveyed for cultural resources by Tierra Right of Way in 2005. Nothing of significance was found and so it was determined that the development of this parcel could proceed within any further work.

K. EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

   Remington Ranch is within the Marana Wastewater service area. No septic systems are believed to be within 100 feet of the subject property. See Exhibit II-K-1: Existing Wells & Septic Systems. In addition, Exhibit III-K-2: Preliminary Sewer Plan shows the location of existing sewer lines.

2. Water & Non-Potable Water

   This project is within the Marana Water service area. No public or private wells area believed to exist within 100 feet of the subject property. See Exhibit II-K-1: Existing Wells & Septic Systems. In addition, Exhibit III-K-1: Preliminary Potable Water Plan shows the location of exiting water lines.

   The Cortaro Marana Irrigation District (CMID) does not maintain any facilities onsite.

3. Natural Gas

   The property is located within the Southwest Gas service area.

4. Electric

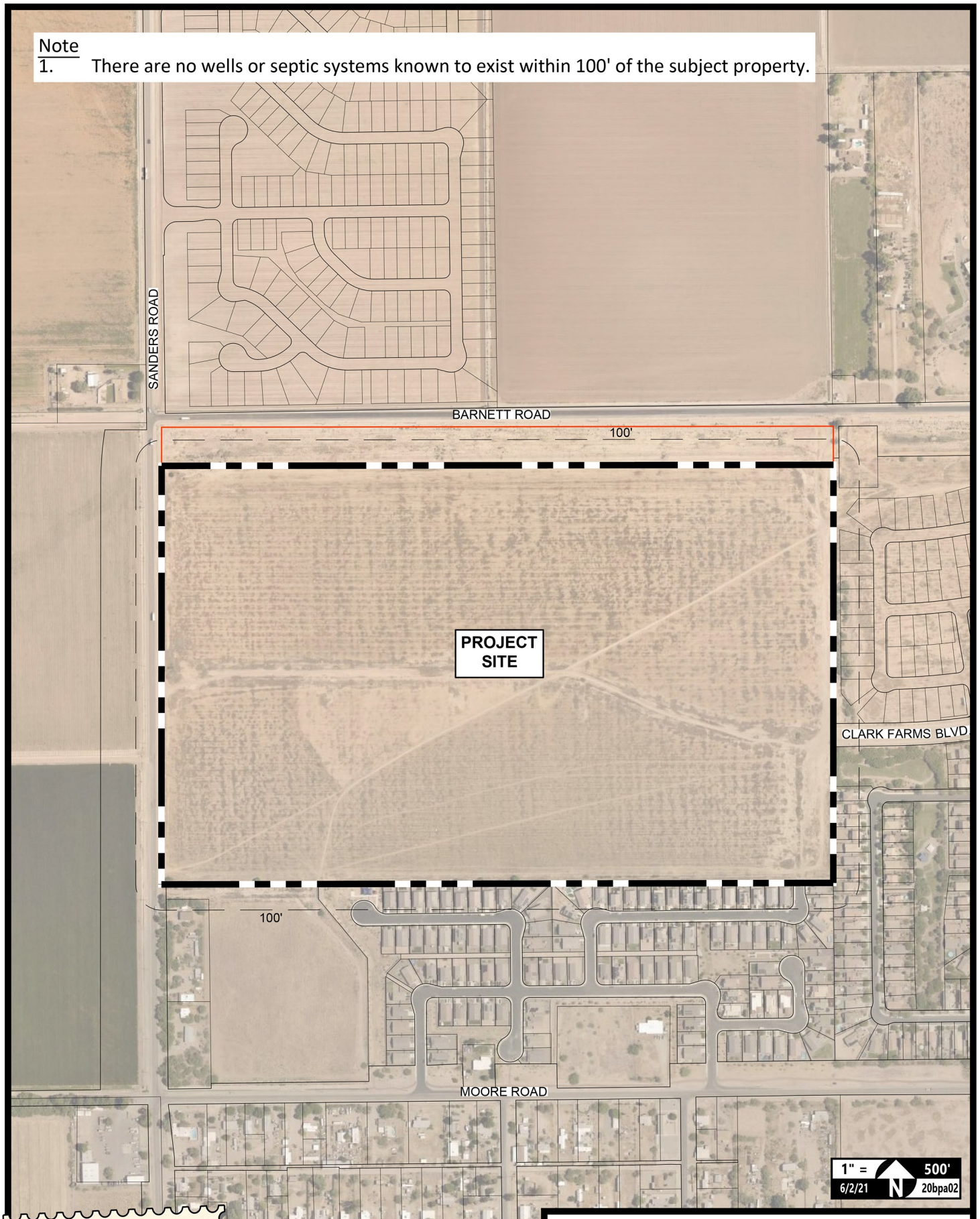
   The property is located within the Tucson Electric Power service area.

5. Fire Service

   The property is within the Northwest Fire District

6. Police Service

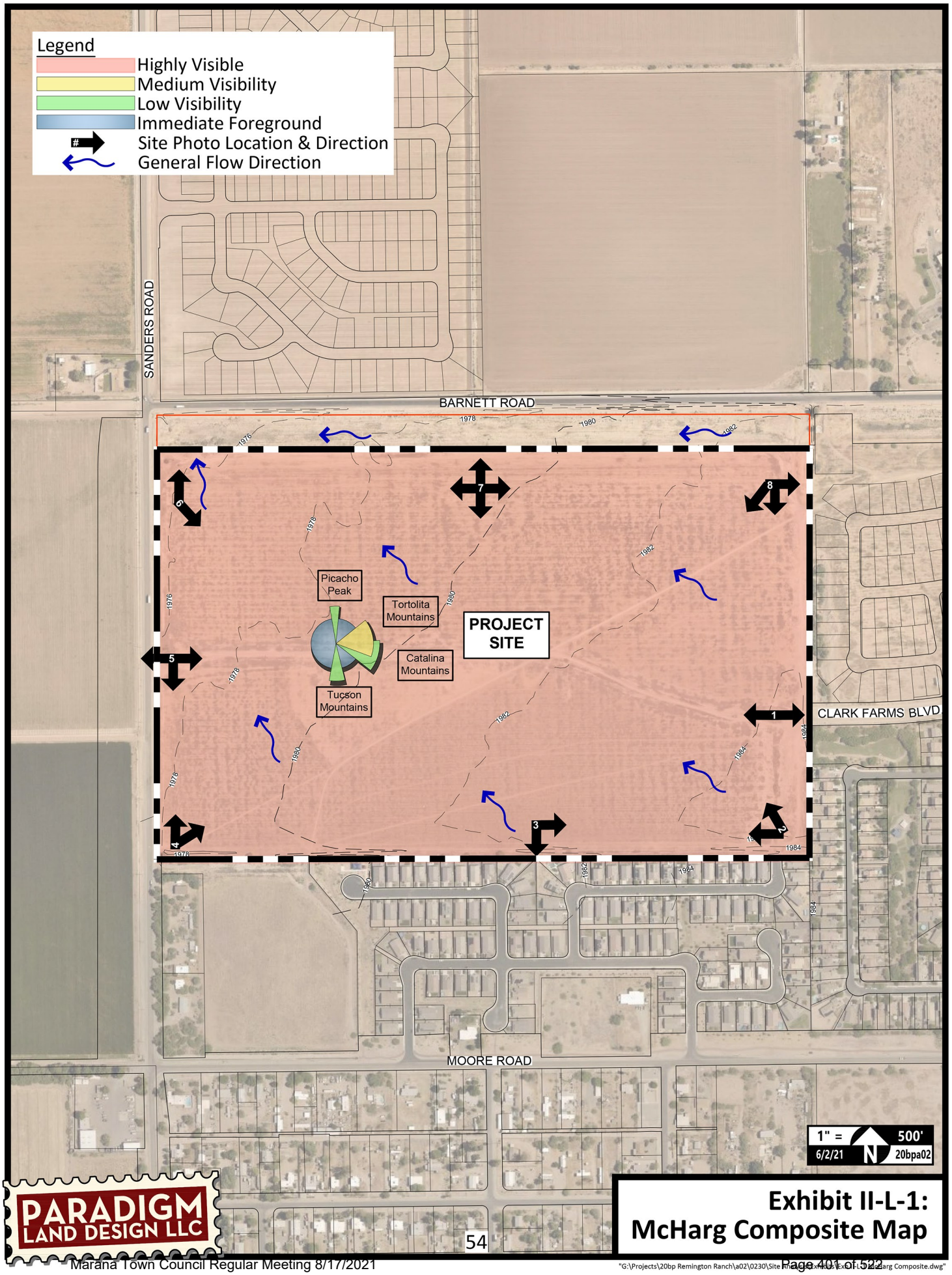
   The property is located within the Town of Marana Police service area.



PARADIGM LAND DESIGN LLC

Exhibit II-K-1: Existing Wells & Septic Systems

"G:\Projects\20bp Remington Ranch\a02\0230\Site Design\Exhibits\Exhibit II-K-1 Wells and Septic.dwg"



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Exhibit II-L-1: McHarg Composite Map

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III. LAND USE PROPOSAL

A. PURPOSE & INTENT

This section describes how the development responds to the opportunities and constraints described in the Inventory & Analysis section of this document, along with the Town of Marana Land Development Code. As evidenced by the site plan, this proposed rezoning has been crafted after careful and responsive consideration of the Property's context.

B. RELATIONSHIP TO TOWN OF MARANA ADOPTED PLANS

The Make Marana 2040 General Plan designates this property as Traditional Neighborhood, which permits a wide range of densities: 2-18 homes per acre. Many other projects in the area have densities within this range. Responsible utilization of significant public investment in current and future roadway and utility infrastructure projects in the vicinity of this Property determines development of the property will be in conformance with this residential density range.

The Town of Marana Strategic Plan calls for new developments and neighborhoods to create areas with meaningful open space, trail connectivity, and active recreation areas. Remington Ranch will fulfill all these requirements and will also adhere to the Town's recreational design standards that were recently approved by Town Council.

C. COMPATIBILITY TO ADJOINING DEVELOPMENT

This Property's location adjacent to two major roads minimizes the potential for this development to impact nearby landowners. Rear yard walls will be installed at the rear property line of every proposed lot in Remington Ranch. A landscape buffer will be provided along Sanders Road, and the existing Barnett Channel / Basin acts as a buffer along Barnett Road. The southeast portion of Remington Ranch adjacent to existing homes will retain its existing 6,000-square-foot minimum lot size in order to ensure compatibility with existing homes along the eastern and southern edges of this property. Lots in this corner of the project will have comparable lot sizes with the surrounding Rancho Marana and Fianchetto Farms neighborhoods. A block wall exists along the shared boundary with those two neighborhoods. Remington Ranch has a proposed density of 4.7 homes per acre, which is in line with other rezonings approved in the project vicinity.

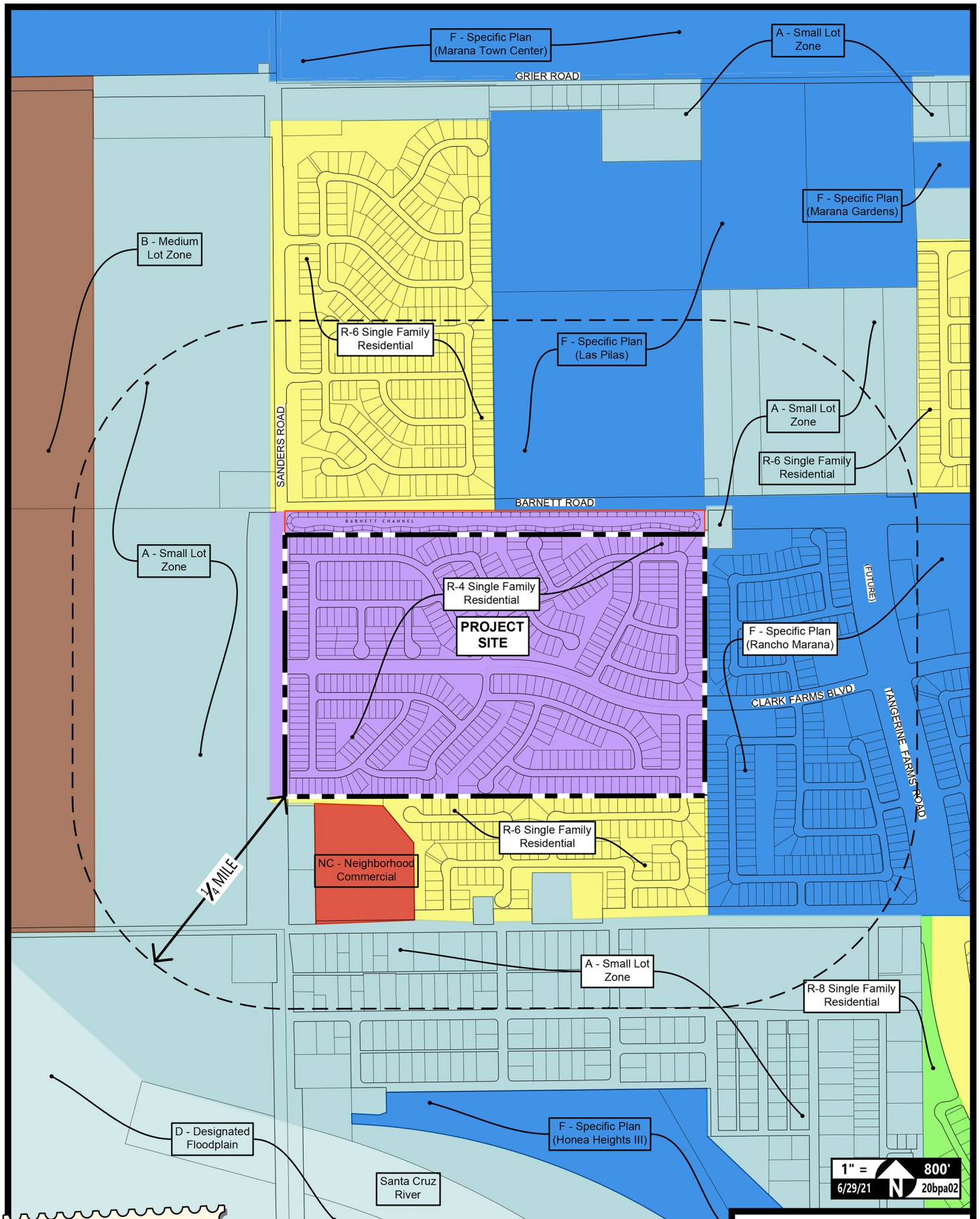
D. LAND USE PROPOSAL

In response to continuing strong demand for smaller lots in this part of Marana, Remington Ranch is proposed to be rezoned from R-6 Residential to R-4 Residential. This will allow more efficient use of the land, which is currently agricultural, and surrounding infrastructure. A parallel goal is to maintain or increase compatibility with neighboring properties, resulting in a better all-around development on this Property.

Remington Ranch, with its proposed 457 lots and average minimum lot size of over 5,000 square feet, is designed to blend with previously approved nearby subdivisions within the Rancho Marana Specific Plan, Fianchetto Farms, SC Ranch, and the Village at Barnett. The recently adopted R-4 zoning development standards will be utilized. Homes built in Remington Ranch will be a mix of single- and two-story, and will be subject to the Town of Marana Residential Design Standards.

Sanders Road and Barnett Road act as significant buffers along half of the project perimeter. Any mountain views that neighbors have will not be impacted. This project will include a central green space and walking paths that will connect to recreation areas within the development and also to the Barnett Channel path, a portion of which will be constructed as part of this Project. Remington Ranch will have minimal impact on traffic, drainage, wildlife, and other typical effects of development. If entry signage is desired by the home builder, it will be installed at the project entries on Clark Farms Drive. The design and dimensions of such signage will be determined during the platting phase.

Please see Exhibit III-D-2: Preliminary Development Plan (PDP).



PARADIGM LAND DESIGN LLC

Exhibit III-D-1: Proposed Zoning

"G:\Projects\20bp Remington Ranch\a02\d23\Exhibits\Exhibit III-D-1 P Zoning.dwg"



SCALE: 1"=100'

0' 100' 200'

YIELD SUMMARY			
PHASE	LOT SIZE		
	40' x 115'	45' x 120'	50' x 120'
YIELD	115	248	93

RECREATION AREA REQUIREMENTS			
LOT SIZE	TOTAL LOTS	S.F. PER UNIT	REQ'D REC AREA (SF)
>4000 SF TO 6000 SF	364	400	145,600
>6000 SF, TO 8000 SF	93	300	27900
TOTALS	457		173500
RECREATION AREA PROVIDED			200,000

EXHIBIT III-D-2: PRELIMINARY DEVELOPMENT PLAN

REMINGTON RANCH

LOTS 1-457

MARANA * ARIZONA

IN COLLABORATION WITH:

PARADIGM LAND DESIGN LLC

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

LWH 5/14/2021

E. GRADING CONCEPT

Because this Property has historically been used for agricultural purposes, the Property has been mass graded for decades. The Property will be mass graded so improvements within this project can be located at or near existing grade, subject to drainage requirements. The Project may need imported fill dirt to maintain minimum sanitary sewer gravity slopes.

See Exhibit III-D-3: Preliminary Grading Plan.

BARNETT ROAD

(BARNETT ROAD (50' WIDE)
PROCEEDING No. 1792 (BK. 14, PG. 21 RAI)

BARNETT CHANNEL

SANDERS ROAD

SANDERS ROAD (60' WIDE)
PROCEEDING No. 242
BOOK 2, PAGE 48 ROAD MAPS

N89°54'25"E 2630.24'

N0°00'24"E 1626.51'

S0°00'47"W 1624.84'

N0°00'25"E 2626.53'

N 00°00'25" E

S89°52'12"W 2610.06'

S0°00'47"W 2624.85'

W. JUDIT CT.
(PUBLIC)

W. FIANCHETTO DR.
(PUBLIC)

N. TOP SUCCESSOR DR.
(PUBLIC)

TOWN OF MARANA
217-43-001A

CLARK FARMS BC
BOOK 59, PAGE 1

LEGEND

81.7± FUTURE ELEVATION

76.6± EXIST. ELEV

NOTE: GRADES ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN.

REMINGTON RANCH
EXHIBIT III-D-3:
PRELIMINARY GRADING PLAN

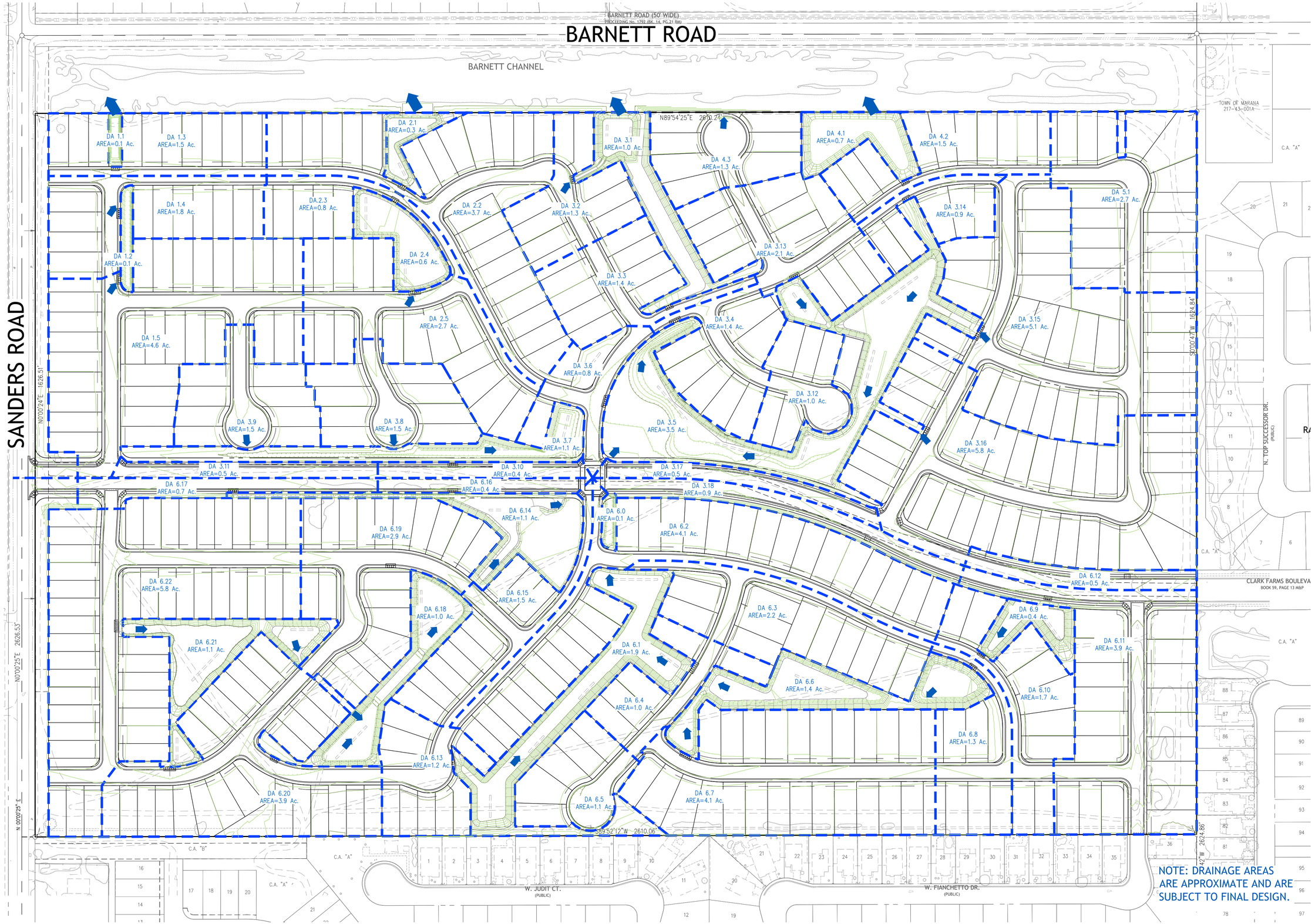
MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

F. POST-DEVELOPMENT HYDROLOGY

Remington Ranch lies within the Northwest Marana Drainage Area where retention of the 100-year runoff and the 10-year runoff is required. To accomplish this goal stormwater runoff from the redesigned subdivision will be conveyed through the streets and gathered in numerous onsite depressed landscaped common areas where the basin floor together with infiltration/exfiltration trenches are planned to dispose of that runoff. Those onsite basins will manage said runoff while providing the needed fill material due to the deficit of fill resulting from the unexpected removal by others of material allocated for this development from the Barnett Channel. Based on the absence of that previously available fill material, the subdivision necessarily has been redesigned to strategically distribute retention basins throughout the subdivision while utilizing fill material excavated onsite. Unlike the previously approved subdivision plans, the town's Barnett Channel will not be relied upon as the sole stormwater runoff disposal basin for this development. Rather, the Town's Barnett Channel will be a supplemental retention basin to be utilized during rare rainfall-runoff events. The extent to which the Town's Barnett Channel will be utilized for runoff disposal will be evaluated in greater detail during the platting process. Any subsequent improvements to the Town's Barnett Channel would be subject to further engineering analysis and an updated Development Agreement addressing the missing fill material.

All building pads will be designed to be a minimum of 1 foot above adjacent 100-year flood elevations.

See Exhibit III-F-1: Post-Development Hydrology.



MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

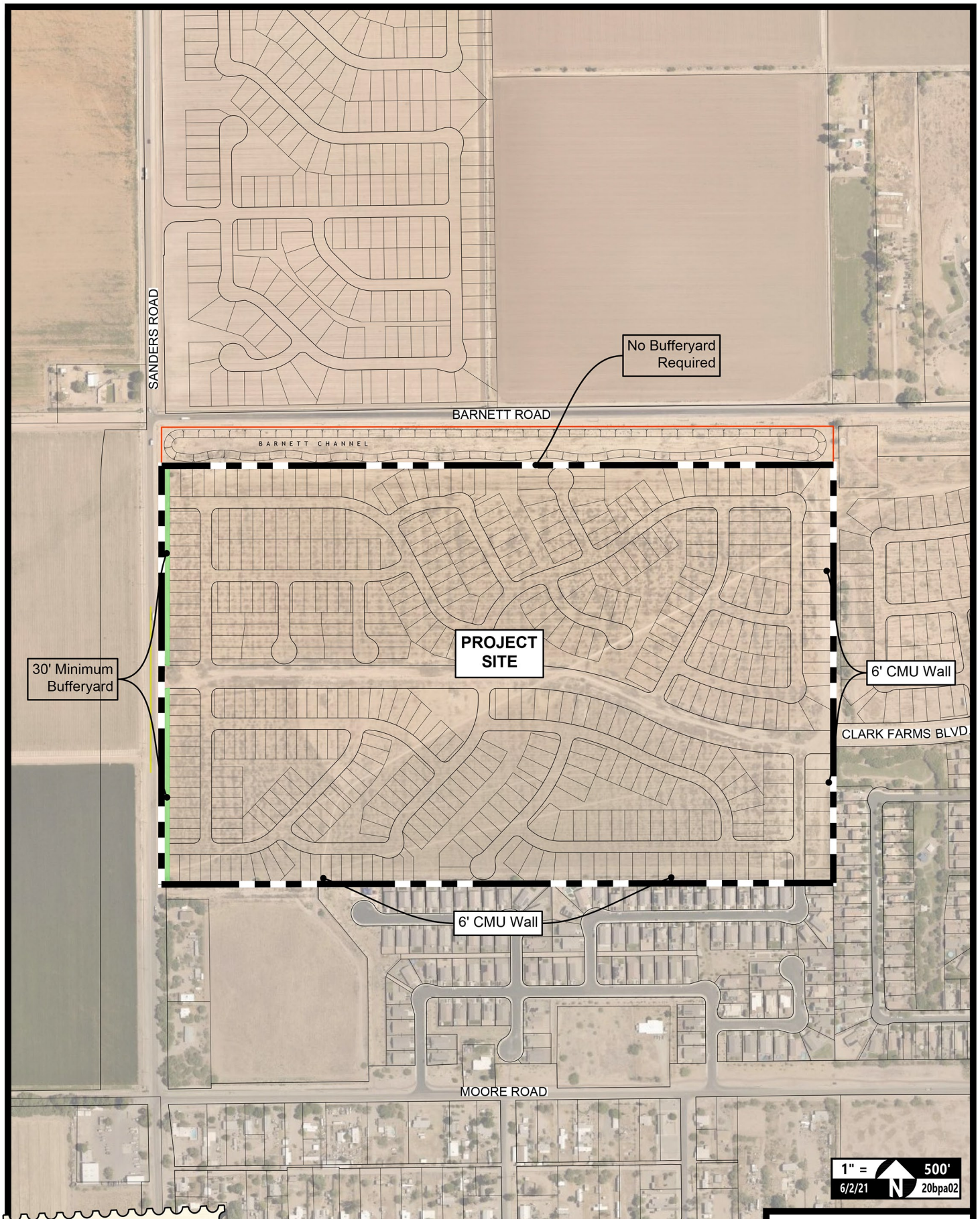
REMINGTON RANCH
EXHIBIT III-F-1:
POST DEVELOPMENT HYDROLOGY

G. VEGETATION & LANDSCAPING

The Marana Land Development Code, Environmental Resource Preservation, Native Plant and Landscape Requirements, allows for this type of subdivision development. Being a farm field, Remington Ranch has no existing significant native vegetation anywhere onsite. Native plants will be reintroduced throughout the subdivision and open space areas to help blend this new subdivision with the surrounding land uses and minimize the heat island effect. Native plants are drought tolerant and uniquely suited for the local climate, and further meet the primary objective of development a sustainable and environmentally sensitive residential community.

Open space is primarily located in a number of recreational and drainage-related open spaces throughout the development, all connecting to the Barnett Channel / Basin via linear open spaces and walking paths. Landscaping will be installed throughout the open spaces and around the perimeter of the property to meet Marana's perimeter landscape bufferyard standards. All installed landscaping will be drought tolerant per Marana guidelines. A landscape plan will be submitted at the time of plat review.

See Exhibit III-G-1: Bufferyards.



PARADIGM LAND DESIGN LLC

Exhibit III-G-1: Bufferyards

"G:\Projects\20bp Remington Ranch\a02\02\Graphics\Exhibits\EXIII-G-1 Bufferyard.dwg"

H. WILDLIFE

There are no primary wildlife corridors that run through the property.

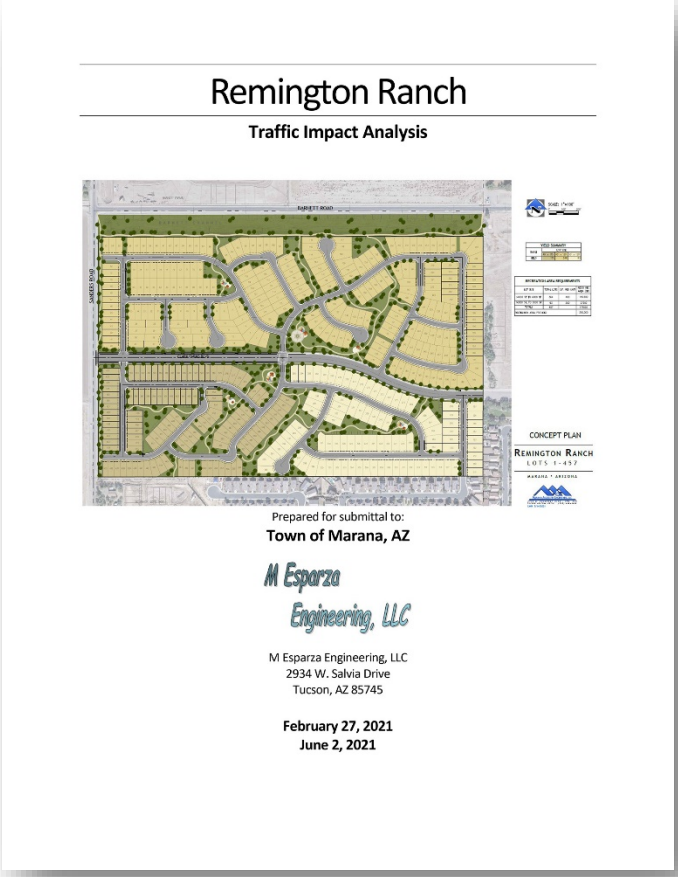
At least 30 days before grading, a 100% area survey must be completed by a qualified wildlife biologist, for the Western Burrowing Owl, with a copy of the survey form send to the Town prior to issuance of a grading permit.

I. VIEWSHEDS

Extraordinary views are not available from or across the property due to existing, relatively flat topography coupled with the distance to surrounding mountain ranges. However, perimeter buffer areas mitigate the project's minimal impacts to surrounding viewsheds.

J. TRAFFIC

This project will construct the next phase of Clark Farms Blvd, extending it to Sanders Road from its current location at the western edge of Rancho Marana. This new collector road will serve as the main circulation spine for the proposed neighborhood. The design of Remington Ranch prohibits cut through traffic as there is no access being proposed onto Barnett or Sanders Roads, only onto Clark Farms Blvd. One internal connection is being proposed to connect with the existing Fianchetto Drive stub-out near the southeast corner of the project. This connection will provide residents of Fianchetto Farms convenient access to Clark Farms Blvd. Internal neighborhood streets have been designed to create safe traffic movements throughout the neighborhood. Remington Ranch is expected to generate approximately 4,314 total daily trips. The "Remington Ranch Traffic Impact Statement" by M Esparza Engineering LLC, dated 6/2/2021 has been submitted as a standalone report.


Remington Ranch

Traffic Impact Analysis

Prepared for submittal to:
Town of Marana, AZ

M Esparza Engineering, LLC

M Esparza Engineering, LLC
2934 W. Salvia Drive
Tucson, AZ 85745

February 27, 2021
June 2, 2021

K. PUBLIC UTILITIES



1. Water & Non-Potable Water

   Marana Water will serve this subdivision. An extension of Marana's public water system may be required to be constructed by the developer. See Exhibit III-K-1: Preliminary Potable Water Plan.

   There are no plans to extend or connect to CMID's non-potable water facilities in the area. Should a connection be proposed, any detailed engineering will be addressed during the platting stage.

2. Sewer

   This development will connect to the existing Marana sewer line in Sanders Road. No offsite sewer improvements are anticipated to be necessary. See Exhibit III-K-2: Preliminary Sewer Plan.

3. Electric

   The property is located within the Tucson Electric Power service area.

4. Natural Gas

   Southwest Gas will supply natural gas services to this development.



5. Telecommunications

   The development is within the Century Link service area.

REMINGTON RANCH
EXHIBIT III-K-1:
PRELIMINARY POTABLE WATER PLAN

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

BARNETT ROAD (50' WIDE)
BARNETT ROAD
BARNETT CHANNEL
SANDERS ROAD
SANDERS ROAD (60' WIDE)
PROCEEDING No. 242
BOOK 2, PAGE 48 ROAD MAPS
TOWN OF MARANA
217-43-001A
CLARK FARMS BC
BOOK 59, PAGE 1
N. TOP SUCCESSOR DR.
(PUBLIC)
W. SUDKI CT.
(PUBLIC)
W. FIANCHETTO DR.
(PUBLIC)
N89°54'25"E 2610.24'
S89°52'12"W 2610.06'
N0°00'24"E 1626.51'
N0°00'25"E 2626.53'
S0°00'47"W 1624.84'
S0°00'42"W 2624.86'

POINT OF CONNECTION
EXIST. 8" PVC PUBLIC
WATER MAIN

PLANNED 8" PVC
PUBLIC WATER MAIN

PLANNED 6" PVC
PUBLIC WATER MAIN

PLANNED 12" PVC
PUBLIC WATER MAIN

PLANNED 16" PVC
PUBLIC WATER MAIN

EXISTING 8" PVC
PUBLIC WATER

POINT OF CONNECTION
EXIST. 16" PVC PUBLIC
WATER MAIN

POINT OF CONNECTION
EXIST. 12" PVC PUBLIC
WATER MAIN

'PLANNED 6" PVC
PUBLIC WATER MAIN

LEGEND

PLANNED PUBLIC WATER MAIN

EXISTING PUBLIC WATER MAIN

NOTE: WATER CONCEPT DEPICTED SUBJECT TO FINAL DETAILED DESIGN ANALYSIS.

BARNETT ROAD

S89°54'25"W 2640.20'

BARNETT CHANNEL

SANDERS ROAD

SANDERS ROAD (60' WIDE)
PROCEEDING No. 242
BOOK 2, PAGE 48 ROAD MAPS

N89°54'25"E 2610.24'

S0°00'47"W 1624.84'

N0°00'24"E 1626.51'

N0°00'25"E 2626.53'

S89°52'12"W 2610.06'

N0°00'25"E 2624.86'

TOWN OF MARANA
217-43-001A

C.A.

EXIST. MH#4012-52
RIM=1975.99
N. INV.=1963.87
S. INV.=1963.93

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

EXIST. MH#4012-53
RIM=1976.10
N. INV.=1964.91
S. INV.=1964.94

PLANNED 8" PVC SEWER (PUBLIC)

EXIST. MH#1
(G-2004-140)
RIM=1976.44
N. INV.=1965.74
SW. INV.=1965.74

EXIST. MH#2
(G-2004-140)
RIM=1976.20
NW. INV.=1965.95
E. INV.=1965.95

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

EXIST. MH#6
(G-2004-140)
RIM=1979.72
W. INV.=1968.09
E. INV.=1968.15

EXIST. MH#7
(G-2004-140)
RIM=1980.07
W. INV.=1968.41
SE. INV.=1968.50

PLANNED 8" PVC SEWER (PUBLIC)

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

EXIST. MH#3
(G-2004-140)
RIM=1976.47
W. INV.=1966.38
E. INV.=1966.43

EXIST. MH#4
(G-2004-140)
RIM=1978.18
W. INV.=1967.04
E. INV.=1967.08

EXIST. MH#5
(G-2004-140)
RIM=1979.24
W. INV.=1967.80
E. INV.=1967.83

EXISTING 15" PVC PUBLIC SEWER (G-2004-140)

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

EXIST. MH#8
(G-2004-140)
RIM=1981.02
NW. INV.=1969.13
SE. INV.=1969.15

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

EXIST. MH#4012-54
RIM=1976.44
N. INV.=1965.74
SW. INV.=1965.74

EXISTING 15" PVC PUBLIC SEWER

EXIST. MH#9
(G-2004-140)
RIM=1981.39
NW. INV.=1969.76
E. INV.=1969.79

EXIST. MH#10
(G-2004-140)
RIM=1982.12
W. INV.=1969.98
S. INV.=1969.98
E. INV.=1969.95

EXIST. MH#4012-55
RIM=1977.56
N. INV.=1966.53
SW. INV.=1966.73

PLANNED 8" PVC SEWER (PUBLIC)

EXIST. MH#
RIM=1982.66
N. INV.=1972.62
S. INV.=1972.65

EXIST. MH#MW-2020-083
RIM=1978.57
N. INV.=1967.32
E. INV.=1967.52

EXIST. MH#MW-2020-084
RIM=1978.18
W. INV.=1969.27
W. INV.=1969.47

EXIST. MH#
RIM=1984.67

POTENTIAL POINT OF CONNECTION (PENDING DETAILED DESIGN ANALYSIS)

W. JUDIT CT. (PUBLIC)

W. FIANCHETTO DR. (PUBLIC)

N. TOP SUCCESSOR DR. (PUBLIC)

CLARK FARMS BC
BOOK 59, PAGE 1

C.A. "A"

C.A. "B"

NOTE: SEWER CONCEPT DEPICTED SUBJECT TO FINAL DETAILED DESIGN ANALYSIS.

LEGEND

PLANNED PUBLIC SEWER & MANHOLE

EXISTING PUBLIC SEWER (AS NOTED)

REMINGTON RANCH
EXHIBIT III-K-2:
PRELIMINARY SEWER PLAN

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

L. PUBLIC SERVICE IMPACTS

1. Police

   Remington Ranch is within Marana's town limits, and law enforcement jurisdiction. Impacts to Marana's police services will be minimal due to the project's close proximity to the main Marana Police Department station.

2. Fire

   This project will be protected by the Northwest Fire District.

3. Trash & Recycling

   The Town of Marana does not provide trash and recycling services. The homeowners within Remington Ranch will contract with a private solid waste pick-up provider.

4. Schools

   The Marana Unified School District uses a student generation factor of 0.25 per home for elementary students and 0.1 per home for secondary students. Increasing Remington Ranch from 367 to 457 homes results in an impact to the district of 90 more homes. This will generate approximately 23 elementary students and 9 secondary students. Estes Elementary School, Gladden Farms Elementary School, Marana Middle School and MCAT High School all have capacity to absorb this number of students. See Exhibit III-L-1: School District Letter, which confirms that nearby Marana school District facilities have capacity for more houses than are currently proposed within this development.

5. Parks

   It is expected that residents of Remington Ranch will utilize the proposed onsite recreation areas and trail system, as well as the Santa Cruz River Park, Ora Mae Harn District Park, and the Marana Heritage River Park, all of which have or will have the capacity to meet recreational needs of future residents.

Multi-use Path along the Santa Cruz River Park



Exhibit III-L-1: School District Letter

GOVERNING BOARD

Maribel Lopez, Ed.D., President
Hunter Holt, Vice President
Tom Carlson, Member
John Lewandowski, Member
Dan Post, Member

MARANA
UNIFIED SCHOOL DISTRICT

ADMINISTRATION

Daniel Streeter, Ed.D., Superintendent
Carolyn Dumler, Ed.D., Assistant Superintendent
Kristin Reidy, Assistant Superintendent
Dan Contorno, Chief Financial Officer

February 18, 2021

Mr. Paul Oland
Paradigm Land Design

RE: Rezoning of Remington Ranch Concept Plan

Dear Mr. Oland,

Thank you for informing us of the rezoning proposal of Remington Ranch. The change from 367 homes to 457 homes results in an impact to the district of 90 more homes. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The rezoning change of 90 homes could generate about 23 elementary and 9 secondary students.

These future potential students can be supported by the following schools with their current enrollment/capacity numbers shown; Estes Elementary School (508/787), Marana Middle School (997/1438), and Marana High School (2088/2385). All schools have capacity for the impact this proposed development may have on our student population under current conditions.

Thank you for supporting the development of quality homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop impact development fees. The district uses these funds to ensure that necessary infrastructure is in place to support growth and maintain an inspiring education for every child. Voluntary developer participation in this process is an invaluable investment in our community. Please contact the Marana Schools Finance Office at 520-682-4756 to learn more about participation.

Please contact Dan Contorno at 520-682-4756, or myself at 520-616-4521 if you have any further questions.

Sincerely,

R Federico

Russell Federico, M.Ed.
Executive Director of Bond and Capital Projects
Marana Unified School District

Inspiring students to learn today and lead tomorrow.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

M. RECREATION & TRAILS

A central green space and walking path is located through the entirety of the Property. This green space connects to several recreation areas throughout Remington Ranch and provides pedestrian linkages to existing and future trails throughout Rancho Marana. This central green space will be accessible to all homeowners and highly visible to address CPTED considerations. Trail connections will be provided at multiple locations within the neighborhood, so residents have an alternative to the sidewalk system. The recreation area size and design will adhere to the Town's recreational design standards that were recently approved by Town Council.



Example Internal Trail Connection

The Remington Ranch trail system will connect to the Barnett Channel and will include a section of the Barnett Channel path, which will be accessible to the general public to enhance the Town's public trail network. In addition, a sidewalk will be provided along the Project's Sanders Road frontage.

The development's open space, including all onsite recreational amenities, will be owned and maintained by the HOA. All installed landscaping will be on an underground drip irrigation system until established. If turf is used, it will be irrigated from a secondary non-potable source as long as the non-potable source is available at the boundary of the project at the time of development.

N. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

The Remington Ranch property was surveyed for cultural resources by Tierra Right of Way in 2005. Nothing of significance was found and so it was determined that the development of this parcel could proceed within any further work.

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: Remington Ranch	
Description of Project: Increasing Density of old Payson Farms Plan	Number of Lots: 457
Parcel No.(s): Please see attached list	Gross Area (Acres): 98
Project Address: Please see attached list	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Tucson Farms LLC	Contact Name: David DelZotto		
Address: 5920 S Rainbow Blvd #11	City: Las Vegas	State: NV	Zip: 89118
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: Paradigm Land Design LLC	Contact Name: Paul Oland		
Address: 7090 N Oracle Rd #178-193	City: Tucson	State: AZ	Zip: 85704
Email: GPO@ParadigmLand.US	Phone No.: (520) 664-4304		

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.)

Paul Oland	Paul Oland Digitally signed by Paul Oland Date: 2021.03.03 23:32:00 -07'00'	3/3/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

July 16, 2021

To: Town of Marana Development Services Department,
Planning Division

From: Richard & Sharon Bristow
12436 W. Judit Court
Marana, AZ 85653

RE: Application submitted by Paradigm Land Design
File # PCZ2103-001

We are NOT in favor of rezoning the 97.4 acres of land from R-6 (Residential) to R-4 (Residential). Gladden Farms, Fianchetto Farms (our Subdivision) and 3 soon to be developed Subdivisions, we believe, are all zoned R-6 (Residential). We strongly feel that any new development should stay zoned R-6 (Residential) in order to be compatible with the existing and soon to be existing surrounding properties.

Thank you for your consideration,

Richard Bristow
Sharon Bristow

July 27, 2021

Development Services Department
Town of Marana

Re: Letter dated July 12, File Number PCZ2103-001

Marana Planning Commission

You are receiving this in letter form, rather than in person, as we are hearing impaired.

This letter is in response to a notification we received from the Planning Department. That letter informs us of a hearing before the Commission to change the zoning, from R-6 to R-4, for the property adjacent to ours. In researching the Town of Marana zoning code we did not find a R-4 classification. We did find a R-3.5 (2625 square feet) classification which is a decidedly smaller lot than the R-6 (4000 square feet) classification. With the lots that small it means more population which will increase traffic and strain the infrastructure, not to mention emergency services.

We feel that upgrading and repairing the existing infrastructure and implementing safety measures, such as traffic lights and speed limits, should be done before adding more. There is also the issue of water supply. Does the Town have enough water to supply the existing homes as well the ones in the future plan?

Bottom line: The more houses the developer can cram in the site, the more money they will make. That goes for the Town as well, more revenue.

Please consider leaving the zoning at R-6.

Thank you

Keith and Nancy Callaway

Keith and Nancy Callaway
12864 North Sanders Road
Marana, AZ 85653

TO THE: TOWN OF MARANA DEVELOPMENT SERVICES DEAPARTMENT,

PLANNING DIVISION

This is a letter regarding the rezoning of the 97.4 acres from R-6 to R-4.

We STRONGLY oppose this rezoning. We believe this is not only unnecessary, but is detrimental to our area because:

1. **Congestion of traffic on Sanders and Barnett Roads**
2. **Concerned about our resources such as: Water, Electrical Power, Sewage, waste- water, and Road access**
3. **The overuse and abuse of the Land**

These are only a few of our concerns. When Marana was first incorporated as a town their first purpose was to protect their water and their Rural Life Style. With this change and subdivisions that have already been constructed or are being constructed,we are quickly destroying what Marana represented. At least Leave this a bit more open.

We are also extremely concerned with the construction of the D. R. Horton "Village at Barnett." They have taken the bar ditch drainage and berm off Sanders Road and put their recharge basin within feet of the pavement! We see this as a problem and liability to the town because of the chance of cars going off in that basin and the erosion of soil that supports the road, sewer line, and water line. It also makes the Fire Hydrant useless, as there is no room for the Fire trucks.

If these same construction procedures are used for the Remington ranch it will multiply the problems. We feel that an engineering department should investigate these concerns and make adjustment and changes that would eliminate these problems.

We would hope that you would want to keep some of Marana's Rural Life Style. Much of it is already gone. We would hope you don't intend on making us another Metropolitan mess!!

Sincerely,



Ted and Sandra DeSpain

13001 North Sanders Rd.

Marana, AZ 85653

Council-Regular Meeting **A4**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.018: Relating to Development; approving a rezoning of approximately 281 acres of land located along the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road and Interstate 10 interchange, from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to SP-Specific Plan: Crossroads at Gladden Specific Plan (Cynthia Ross)

Resolution No. 2021-119: Relating to Development; declaring as a public record filed with the Town Clerk the Crossroads at Gladden Specific Plan adopted by Ordinance No. 2021.018 (Cynthia Ross)

Discussion:

Request
Westcor Marana, L.L.C., is requesting approval of a rezoning of approximately 281 acres of land from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to SP-Specific Plan: Crossroads at Gladden Specific Plan for the purpose of establishing the Crossroads at Gladden Specific Plan, a master-planned development that allows for a variety of residential, commercial, office and commerce park land uses.

This rezoning request will replace the current Shops at Tangerine & 1-10 Motorplex Specific Plan entitlements, which allow for an auto mall and regional retail center, with a new set of development regulations and standards that allow for mix of transitional, commercial, and commerce park land uses.

Location
The property is located along the west side of Interstate 10 approximately 575 feet

northwest of the Tangerine Road and I-10 interchange between Tangerine and Moore Roads, east of Gladden Farms II in Section 36, Township 11 South, Range 11 East.

Marana General Plan
The Marana 2040 General Plan designates the site land use as Master Planned Area based on the existing Shops at Tangerine & I-10 Motorplex Specific Plan zoning. The proposed rezoning will not change the land use designation.

Surrounding Zoning and Land Use
Large tracts of property zoned Specific Plan surround the site. The Gladden Farms II Specific Plan is located directly to the west and predominately features single-family residences with over 550 home permits issued in the Plan area and the remaining area under development or farmed. The Tangerine Commerce Park Specific Plan is located south of the site and allows for a variety of uses that generate commerce, commercial activities, and resource extraction such as the existing Ventana Medical Systems Logistics Center, Granite Construction aggregate facility, and QuikTrip convenience store and gas station currently under construction at the northwest corner of the Tangerine Road and I-10 interchange. The Rancho Marana Specific Plan, generally located northwest of the proposed Crossroads specific plan, envisions a variety of land uses including a town center and commercial and business centers, as well as opportunities for a range of housing options with a majority of the Plan area yet to be developed. The Mandarina Specific Plan is located to the east and north across Interstate 10. The zoning allows for a mixture of residential and high intensity commercial uses due to the proximity of the freeway interchange. The recent construction of Adonis Road has created new interest in the undeveloped Plan area and the east side of Interstate 10 in general.

Proposed Land Uses
The Crossroads at Gladden will be compatible with the existing and planned development in the area, primarily by integrating development regulations and standards from neighboring specific plans. The Crossroads will be developed by the same Master Developer that has developed Gladden Farms I and Gladden Farms II. As such, the Master Developer will orchestrate the development of The Crossroads to create an integrated planning area that provides new housing options and more opportunities for commercial services and employment that will reflect the design considerations and planning in the Gladden Farms subdivisions.

The Crossroads at Gladden concept land use plan is comprised of three land use designations/planning areas (Transitional, Commercial, and Commerce Park) that create a gradual, overall transition of land use intensity as you move east from the existing, predominantly residential, community of Gladden Farms I to the interstate.

Transitional (TR)
The Transitional designation aims to provide a variety of uses that promote commerce, job creation, and a range of housing while providing logical transitions in scale and intensity moving away from the interstate. The residential uses and densities contemplated in the TR land use designation are consistent with the high-density residential uses presented in the Marana Town Code and the Gladden Farms II Specific

Plan. The project area is proposed to have up to 1,200 single-family residential units and 600 multi-family units if the property develops fully at its maximum residential capacity. Appropriate transitions between the residential and non-residential uses will be established via building setbacks, screening, and landscape buffers as prescribed by the standards listed within the Specific Plan or the Marana Town Code based on end-users.

Commercial (C)
The Commercial land use designation occupies an approximately 12-acre area located at the northeast corner of the Tangerine Road and Clark Farms Boulevard intersection. This land use designation aims to provide opportunities for commercial uses that primarily serve the existing residents of the Gladden Farms community and the future residents of The Crossroads. Residential land uses are not permitted in the C planning area.

Commerce Park (CP)
The Commerce Park portion of The Crossroads consists of an approximately 26-acre area sandwiched between Crossroads Trail, Interstate 10, and property with a similar land use designation in the Tangerine Commerce Park Specific Plan area. The Commercial Park land use designation aims to provide opportunities for regional and local commercial and major employment, including professional and medical offices and limited manufacturing uses that complement the Tangerine Commerce Park while supporting The Crossroads' Transitional uses planned west of Crossroads Trail. Residential uses are not permitted in the CP planning area.

Access and Circulation
Ingress/egress to The Crossroads at Gladden will be provided through established access points on Tangerine Road and via proposed access points on Eastbound I-10 Frontage Road, Clark Farms Boulevard and Crossroads Trail. Tangerine Road and Clark Farms Boulevard are both classified as arterial roadways and will serve as the backbone for the main circulation into The Crossroads' Commercial and Transitional planning areas. The proposed Crossroads Trail will serve as a collector formalizing entry into the CP planning area and connecting the existing I-10 Frontage Road to Tangerine Farms Road. Regional circulation includes access and connectivity to the I-10 interchange via Tangerine Road.

With the exception of those predetermined access points on Tangerine Road, all access points and alignments are conceptually located and subject to change at time of development upon further traffic analysis. Driveways and access points will be provided in accordance with Town spacing and separation standards and shall not be placed in the influence area of a traffic signal. Any access point onto Eastbound I-10 Frontage Road shall be determined in coordination with ADOT and shall be located beyond the specified interstate gore point. It should be noted that ADOT may require Eastbound I-10 Frontage Road to become one-way.

Viewsheds
The Specific Plan's perimeter is highly visible from adjacent roadways, specifically I-10, Tangerine Road, and the future Clark Farms Boulevard. Residential development adjacent to these roadways will be screened by landscape buffers and walls along the street in accordance with the applicable standards listed in Development Regulations

section of the Crossroads Specific Plan or Title 17 of the Marana Town Code. Landscaping and screening will be complementary to non-residential development, where visibility from roadways is desired.

Open Space and Recreation Plan
Open space and recreation in The Crossroads will vary depending on the planning area and land use intensity. Opportunities for pedestrian and bike connections shall be provided within future residential developments via sidewalks, multi-use paths and bike lanes provided in the street network, drainageways (paseos), landscape buffers, and other open space. These connections provide convenient access to parks and other amenities or commercial centers.

Signage
Two freestanding interstate signs, up to 65 feet in height, are planned to be allowed along Interstate 10. Based on future site users and development patterns, the final design and location of the signs shall be determined through the submission of a Planned Sign Program, approved by the Planning Commission, at the time of development and shall adhere to Chapter 17-10 of the Marana Town Code.

Infrastructure and Public Utilities
Sewer
The Town of Marana provides sewer service through the Tangerine Downtown Sewer Conveyance System located along the Tangerine Road to the south and the Clark Farms Boulevard future alignment.

Water
Marana Water serves the site. A new booster station is located across Tangerine Road south of the site's southwest corner and scheduled for completion in August of 2021.

Cortaro-Marana Irrigation District
The property lies within the boundaries of the Cortaro-Marana Irrigation District and is subject to the District's property tax assessment. There are no District facilities within the property although a major District irrigation canal exists parallel to the eastern boundary of the property along the I-10 Frontage Road and parallel to Tangerine Road. Non-potable water will be provided by the Cortaro Marana Irrigation District (CMID) per a forthcoming agreement with CMID for common areas, recreation areas and public facilities. Until a non-potable water supply is available, potable water may be used.

Electricity
This property is located within Tucson Electric Power (TEP) service territory and will require a new service application from the owner/developer to extend service to the new location. Formal load plans will need to be submitted to assess what new infrastructure will be needed to support this project.

Natural Gas
Southwest Gas Corporation has existing facilities in the area and will provide natural gas service to the site.

Citizen Participation
The attached Public Outreach Summary outlines the applicant's neighborhood outreach efforts for the proposed Specific Plan. A notification letter was sent on July 9, 2021 to all property owners within 300 feet of the specific plan boundary inviting them to comment on the proposed project. As of the date of this report, the applicant has indicated that none of the notified property owners have provided commentary on the proposed specific plan.

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

Case Analysis and Review Criteria
Pursuant to Town Code Section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;

   Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;

   With the acceptance of the recommended conditions, this rezoning will benefit the community by providing new residential options and the generation of new employment and sales tax revenue from the commercial development.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to be adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

   The rezoning amendment conforms with the goals and policies of the general plan,

the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties;

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development;

   With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;

   Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

   Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

   Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

10. If applicable, the length of time the subject property has remained vacant as zoned:

    The subject property has remained vacant since annexation in to the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs:

    Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance.

Planning Commission Recommendation

The Planning Commission heard the request for the proposed rezoning at a public hearing on July 28, 2021 and voted 5-0 to recommend approval of the rezoning to the Town Council subject to the recommended conditions and with an additional

recommended condition requiring that building heights in the Rezoning Area must be graduated, from lower heights to higher heights from west to east, from Clark Farms Boulevard east to Interstate 10. The condition recommended by the Planning Commission is added as condition #21 on the proposed ordinance.

Suggested Motion:

I move to adopt Ordinance No. 2021.018 approving the Crossroads at Gladden Specific Plan subject to the recommended conditions.

Attachments

Ord.2021.018 Crossroads at Gladden Specific Plan
Exhibit A to Ordinance - Legal Description
Reso 2021-119 Crossroads at Gladden Specific Plan
Exhibit A to Resolution: Crossroads at Gladden Specific Plan
Crossroads Conceptual Land Use Plan
Application
Location Map

MARANA ORDINANCE NO. 2021.018

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 281 ACRES OF LAND LOCATED ALONG THE WEST SIDE OF INTERSTATE 10 APPROXIMATELY 575 FEET NORTHWEST OF THE TANGERINE ROAD AND INTERSTATE 10 INTERCHANGE, FROM F-SPECIFIC PLAN: SHOPS AT TANGERINE & 1-10 MOTORPLEX SPECIFIC PLAN TO SP-SPECIFIC PLAN: CROSSROADS AT GLADDEN SPECIFIC PLAN

WHEREAS Westcor Marana L.L.C, (the "Property Owner") owns 281 acres of land located along the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road and Interstate 10 interchange within a portion of Section 36, Township 11 South, Range 11 East, described and depicted on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized the Planning Center to submit an application to rezone the Rezoning Area from 'F – Specific Plan: Shops at Tangerine & I-10 Motorplex Specific Plan' to 'SP- Specific Plan: Crossroads at Gladden Specific Plan' ("this Rezoning"); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on July 28, 2021, and voted five to zero (with two Commissioners absent) to recommend that the Town Council approve this Rezoning, subject to the recommended conditions and an additional condition requiring that building heights in the Rezoning Area must be graduated, from lower heights to higher heights from west to east, from Clark Farms Boulevard east to Interstate 10; and

WHEREAS the Marana Mayor and Town Council held a public hearing on August 17, 2021 and determined that the application for this Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from 'F – Specific Plan: Shops at Tangerine & I-10 Motorplex Specific Plan' to 'SP - Specific Plan: Crossroads at Gladden Specific Plan' creating the Crossroads at Gladden Specific Plan. The Crossroads at Gladden Specific Plan, one electronic and one printed copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and is attached as Exhibit A to Marana Resolution No. 2021-119, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

Section 2. The purpose of this Rezoning is to allow the use of the Rezoning Area for a variety of residential, commercial, office and commerce park land uses, subject to the following conditions and which shall be binding on the Property Owner and its successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions), the violation of which shall be treated in the same manner as a violation of the Town Code (but which shall not cause a reversion of this Rezoning):

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Within 60 calendar days of the sale or transfer of ownership of the Rezoning Area or any portion of the Rezoning Area, as evidenced by the recording of a deed transferring title, or within one year after Council adoption of this ordinance, whichever occurs first, the Property Owners shall pay to the Town of Marana the costs and payment conditions attributable to Westcor Marana L.L.C. for modifications to the Tangerine Farms Improvement District roadway project that were outside the original scope of work and that provided a direct benefit to and/or were requested by Westcor Marana L.L.C., in the amount of $321,503.77. If the Property Owners do not make the required payment within the time period set forth within this condition #2, the Town may initiate the necessary action to revert the Rezoning Area to the previous zoning upon action by the Town Council.
3. The development proposed by this Rezoning shall be consistent with a Development Agreement which shall be adopted prior to approval of any plat or development plan for any portion of the Rezoning Area.
4. The Property Owners shall dedicate, or cause to have dedicated, the necessary right-of-way for Clark Farms Boulevard, with the final block plat or upon request of the Town.
5. The Property Owners shall commission and pay for a master traffic impact analysis (TIA), which must be accepted by Town staff prior to the approval of any plat or development plan for any portion of the Rezoning Area. The TIA may identify traffic improvements required to serve the Rezoning Area, and the Development Agreement required by condition #3 above will address the timing and obligations for any such traffic improvements.
6. Pursuant to the Development Agreement required by condition #3 above, which shall set forth the timing or trigger for these requirements, or the master TIA, or other applicable Town of Marana codes or regulations, the Property Owners shall submit additional traffic studies and shall:

a. Design and construct improvements to the Tangerine TI, frontage roads, ramps, and adjacent roadways as recommended by the Town and ADOT based on the traffic studies submitted by the developer.

b. Design and construct Clark Farms Boulevard from Tangerine Road to Mike Etter Boulevard as a four lane divided road compliant with Town standard 120-1, as recommended by the Town based on an approved traffic study.

7. Pursuant to the Development Agreement required by condition #3, above, which shall set forth the timing or trigger for these requirements, the Property Owners shall commission and pay for a new master TIA, which must be accepted by the Town, identifying any additional traffic improvements that must be in place prior to the issuance of any Certificate of Occupancy for any portion of the Rezoning Area.

8. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.

9. The Property Owners shall install a non-potable system to serve the common open space areas and other landscaped amenities, as accepted by the Cortaro-Marana Irrigation District.

10. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water and Water Reclamation (the "water provider") prior to approval of any plat or development plan 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.

11. A master sewer plan must be submitted by the Property Owners and accepted by the Marana Water and Water Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for any portion of 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.

12. 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 any plat or development plan for any portion of the Rezoning Area or as set forth in the Development Agreement required by condition #3 above.

13. The Property Owners shall record an avigation easement with the recording of any final plat for any portion of the Rezoning Area or by separate instrument if a plat is not processed.

14. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of any plat or development plan for any portion of the Rezoning Area.

15. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

16. 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.

17. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

18. Any plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to and approved by the Town Council as part of this Rezoning.

19. The property contains potentially suitable habitat for the burrowing owl. Please note that the Western Burrowing Owl is protected under the Federal Migratory Bird Treaty Act of 1918 and State Law Titles 17-101 and 17-235. Per the Act and state law, a qualified biologist (certified by AZ Game & Fish Dept. - AZGFD) must perform a survey 30 days prior to the start of grading. If a burrowing owl is detected during the survey, AZGFD will coordinate with the property owner to exclude or move the owls without causing delay to the project.

20. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Planning Department with two bound copies, two electronic CD copies in PDF format which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Crossroads at Gladden Specific Plan.

21. Building heights in the Rezoning Area must be graduated, from lower heights to higher heights from west to east, from Clark Farms Boulevard east to Interstate 10.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

RICK ENGINEERING COMPANY

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THAT PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36;

THENCE NORTH 00° 42' 58" WEST, UPON THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 42.46 FEET TO A POINT UPON THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN DOCKET 2020, PAGE 284;

THENCE NORTH 41° 44' 02" WEST, UPON SAID SOUTHWESTERLY LINE, A DISTANCE OF 29.96 FEET TO THE POINT OF BEGINNING LYING 65.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 89° 27' 19" WEST, UPON A LINE 65.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2,626.63 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 89° 27' 45" WEST, UPON A LINE 65.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,269.15 FEET TO A POINT 52.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 00° 36' 56" EAST, UPON A LINE 52.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 21.00 FEET TO A POINT LYING 44.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 89° 27' 45" WEST, UPON A LINE 44.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 1,373.10 FEET TO A POINT ON THE WEST LINE OF SECTION 36, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE NORTH 00° 38' 23" WEST, UPON THE WEST LINE OF SECTION 36, A DISTANCE OF 2,601.04 FEET TO THE WEST QUARTER CORNER OF SECTION 36;

THENCE NORTH 00° 38' 15" WEST, UPON THE WEST LINE OF SECTION 36, A DISTANCE OF 2,107.99 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DOCKET 2020, PAGE 284, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 50° 15' 37" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 2020, PAGE 284, A DISTANCE OF 480.90 FEET TO A POINT MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 50° 15' 43" EAST, UPON SAID SOUTHWESTERLY LINE, A DISTANCE OF 2,780.32 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 36, BEING THE NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN DOCKET 2000, PAGE 547 , MONUMENTED BY A 1/2" REBAR TAGGED "RLS 4527";

THENCE SOUTH 50° 15' 47" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 2000, PAGE 547, A DISTANCE OF 210.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID PROPERTY, MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 50° 15' 47" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 2020, PAGE 284, A DISTANCE OF 1,207.90 FEET TO A POINT MONUMENTED BY A 1/2" REBAR TAGGED "RLS 4527";

THENCE SOUTH 50° 13' 06" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 703.66 FEET TO A POINT MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 46° 58' 10" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 545.49 FEET TO A POINT MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 45° 14' 55" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 584.33 FEET TO A POINT MONUMENTED BY A 5/8" REBAR TAGGED "RLS 18557";

THENCE SOUTH 41° 44' 02" EAST, UPON THE SOUTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 553.22 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO TOWN OF MARANA, RECORDED IN DOCKET 12837, PAGE 5258.

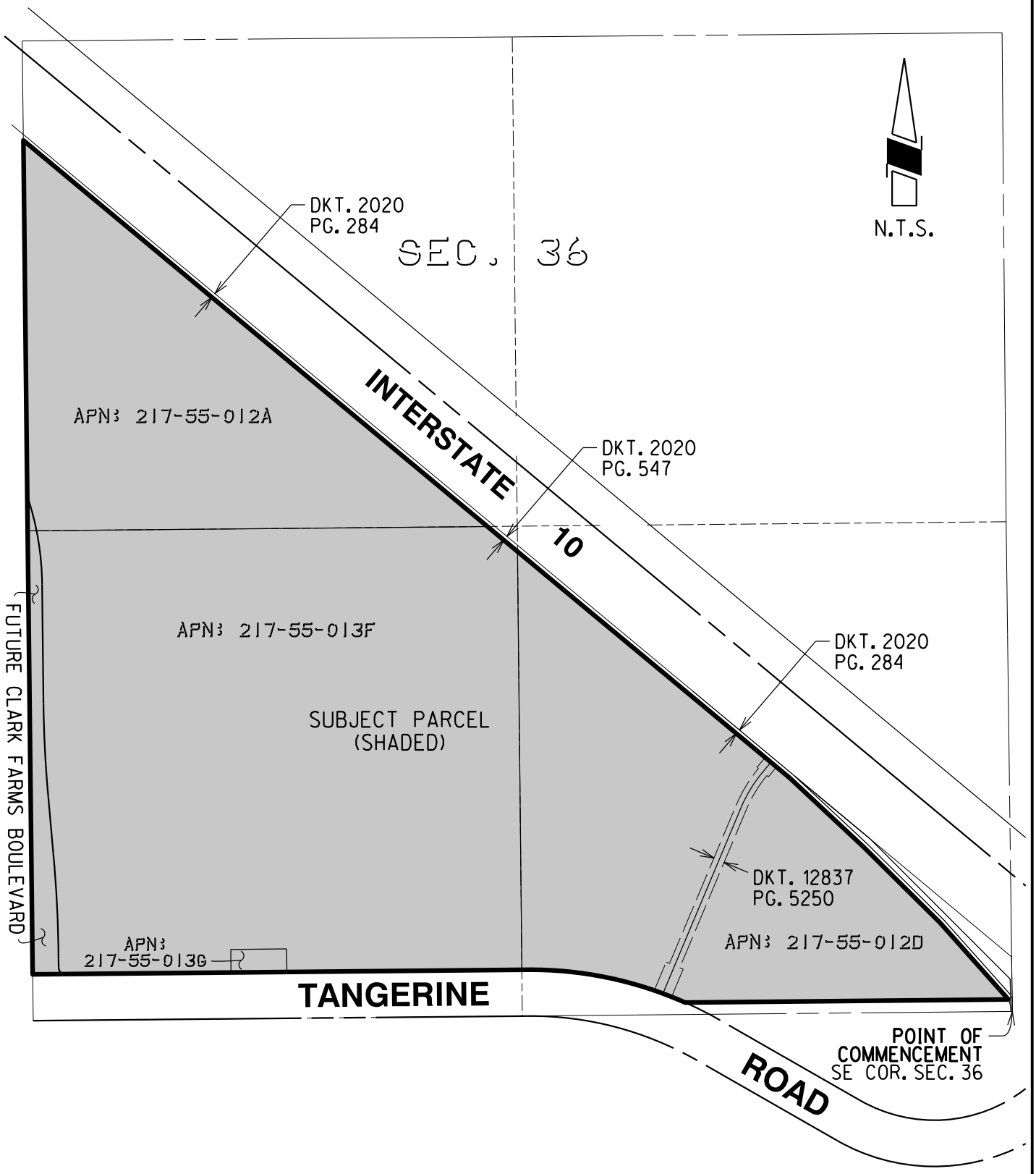


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION WITHIN
A PORTION OF THE SOUTH HALF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000

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MARANA RESOLUTION NO. 2021-119

RELATING TO DEVELOPMENT; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK THE CROSSROADS AT GLADDEN SPECIFIC PLAN ADOPTED BY ORDINANCE NO. 2021.018

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Crossroads at Gladden Specific Plan adopted by Ordinance No. 2021.018 and attached to and incorporated in this resolution as Exhibit A, one electronic and one paper copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of August, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney



THE PLANNING CENTER
a division of TPC Group, Inc.

TOWN OF MARANA
PCZ2104-002
JULY 2021

THE CROSSROADS AT GLADDEN SPECIFIC PLAN

Tangerine Road and Interstate 10
Marana, Arizona

Submitted to:

Town of Marana
115555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Crown West Land Group
333 East Wetmore, Suite 250
Tucson, AZ 85705

Macerich
11411 North Tatum Boulevard
Phoenix, AZ 85028

Prepared by:

The Planning Center
2 East Congress Street, Suite 600
Tucson, AZ 85701
Telephone: (520) 623-6146

With assistance from:

Rick Engineering Company
3945 East Fort Lowell Road, Unit 111
Tucson, AZ 85712
Telephone: (520) 795-1000

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THE CROSSROADS
AT GLADDEN
SPECIFIC PLAN
THE PLANNING CENTER
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PART I: SPECIFIC PLAN INTRODUCTION

A. Project Overview

The Crossroads at Gladden Specific Plan herein referred to as 'The Crossroads at Gladden' or 'The Crossroads' establishes a comprehensive set of development regulations and design guidelines for an approximately 281-acre site in the Town of Marana immediately east of the master-planned community known as Gladden Farms.



The following document has been prepared for the purposes of rezoning the 281-acre property, located in Section 36, Township 11 South, Range 11 East due west of Interstate 10 (I-10), from Zone F (Specific Plan: Shops at Tangerine & I-10 Motorplex) to Zone F (Specific Plan: The Crossroads at Gladden). This rezoning request will replace the current entitlements, which allow for an auto mall and regional retail center, with a new set of development regulations and standards that allow for mix of transitional, commercial, and commerce park land uses.

As owners and developers of Gladden Farms, Crown West Land Group (Master Developer), who is in the process of purchasing The Crossroads, has a vested interest in development compatibility between the two master-planned areas. Recognizing that a variety of land uses are necessary to sustain the existing, planned, and future residential communities of Gladden Farms, Crown West envisions The Crossroads at Gladden as a mixed-use hub that acts as the southern gateway to Downtown Marana. It will focus on a mix of housing types and commercial uses to promote employment growth compatible with existing and future residential development. The Crossroads allows for higher intensity interstate commerce along I-10 to attract major employers to Marana and spur the development of commercial services while carefully integrating transitional uses moving west to complement housing in Gladden Farms. The Crossroads at Gladden consists of three land use designations: Transitional (TR), Commercial (C),

and Commerce Park (CP). These land use categories, and the regulations and guidelines crafted herein define a unique set of parameters utilizing the current entitlements, The Shops at Tangerine Road & I-10 Motorplex Specific Plan, as the basis while drawing upon key elements from Gladden Farms II and Tangerine Commerce Park Specific Plans to create a harmonious development that celebrates the site's prominence between a major transportation corridor and a premiere master-planned community.

The Crossroads at Gladden aims to enhance the Town's ability to increase sales and bed tax revenues by increasing Marana's attractiveness to major employers that require shovel-readiness, direct freeway access, frontage, or visibility. The Town's investment in public infrastructure in this area has helped position it for this type of development and The Crossroads is the mechanism for a beneficial return on that investment. Its primary goal is to provide development flexibility that strategically positions the Town to expand its economic base with high-quality opportunities for a mix of housing and employment while preserving the character of Gladden Farms and the surrounding area.

The Crossroads at Gladden is a regulatory plan that serves as the zoning ordinance for the property and supersedes the existing entitlements and other Town development regulations as specified in this specific plan. It provides a mechanism to implement the Town of Marana General Plan at a more detailed, parcel-specific level. The Specific Plan articulates the planning considerations for such parcels and imposes regulations and controls on their use based on the site's development capability. The Crossroads is designed to accommodate growth by encouraging height and intensity along I-10 to create a greater freeway presence while providing opportunities to diversify the land use fabric of the surrounding area and greater Northwest Marana.

This Specific Plan is structured in a manner to present the overall vision for the property, how it is anticipated to develop based on information gathered from in-depth analyses of the site's and surrounding area's existing conditions, and how the specific plan will be enforced.

Part I – Introduction provides a general project overview, describes the site's location and the authority to implement the specific plan.

Part II – Development Plan establishes the location of proposed land uses, the circulation pattern, and the character of development within The Crossroads planning area. The Development Plan addresses a variety of issues that could impact development within The Crossroads, including proposed physical improvements, guidelines for future or phased development, regulations, and technical information regarding specific land uses. The Development Plan is based on a thorough analysis of current conditions, opportunities, and constraints of the site and contains general standards and guidance to ensure that development will occur in a controlled and phased manner with infrastructure as planned. The components discussed within the Development Plan allow for a cohesive master-planned development and provide the rationale for Part III of this document.

Part III – Development Regulations provides the development rules for the property and serves as the primary mechanism for implementation of The Crossroads by prescribing site-specific development standards that are tailored to the unique characteristics of the project. Development Regulations establish the intensity and character of the development. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses.

Part IV – Design Standards provides overall guidance for how each use is designed based on the end-user. Utilizing the Marana Town Code and inspiration from Gladden Farms II Specific Plan, this section aims to establish design criteria to achieve a cohesive development that is compatible and consistent with adjacent uses.

Part V – Implementation and Administration includes information regarding general administration and amendment procedures, and defines specific plan administration procedures, such as enforcement, administrative changes, substantial changes, and interpretation.

Part VI – Appendix – Development Capability Report contains the in-depth analyses utilized to determine the site development capabilities based on the physical constraints of the site, existing and proposed infrastructure, and the unique opportunities the site presents for development.



B. Location

The 281-acre Crossroads at Gladden Specific Plan comprises four contiguous agricultural parcels identified by Assessor Parcel Numbers (APNs) 217-55-013F, 217-55-012A, 217-55-012D, and 217-55-013G. It is located in Township 11 South, Range 11 East, Section 36 of the Gila and Salt River Base and Meridian in the Town of Marana. More specifically, The Crossroads borders the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road interchange, between Moore Road and Tangerine Road and bounded by Clark Farms Boulevard (future alignment) on the west. It is situated within the Central Growth Area as defined by the Town of Marana General Plan.



C. Scope and Authority

The authority for the preparation of specific plans is found in the Arizona Revised Statutes (A.R.S.) §9-461.08. The law allows the preparation of specific plans based on the Town of Marana General Plan, as may be required for the systematic execution of the general plan, and further allows for Specific Plan review and adoption. The Crossroads at Gladden Farms Specific Plan is consistent with Make Marana 2040, ratified by voters in August 2020, as authorized by public vote under the growing Smarter Plus Act of 2000 with A.R.S. §9-461.08.

Town of Marana Ordinance 87.22 provides the uniform procedures and criteria for the preparation, review, adoption, and implementation of specific plans in Marana.

Pursuant to A.R.S. §9-461.08. and Town of Marana Ordinance 87.22, a public hearing will be conducted by the Town Planning Commission and the Town Council after which the Specific Plan Ordinance may be adopted by the Town Council and become effective.

Upon ordinance adoption, The Crossroads at Gladden will serve as the zoning ordinance for the property. Proposed development plans and plats must be consistent with this specific plan.




THE CROSSROADS
AT GLADDEN
SPECIFIC PLAN
THE PLANNING CENTER
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PART II: DEVELOPMENT PLAN

A. Introduction

The Crossroads at Gladden presents a comprehensive vision for the development of approximately 281 acres located along Interstate 10 between Tangerine and Moore Roads, east of Gladden Farms. It contemplates providing three land use designations for mixed-use development that integrates housing, commercial, and employment opportunities that are needed to sustain the Gladden Farms master-planned community and strengthen the Town of Marana's urban fabric by attracting commerce and major employers. The intent of The Crossroads is to implement the Town of Marana General Plan with creative development and design standards that allow a unique project vision that evokes a live-work-play lifestyle.

This section of the Specific Plan establishes a development framework for the property with respect to land use type, location, density, and community character. The Development Plan provides a method for applying standards and guidance to ensure that the future built environment meets the needs of the community while appropriately responding to and considering adopted plans, adjacent land uses, the natural environment, and site-specific conditions. The proposed Development Plan will integrate with the surrounding area with regards to circulation, infrastructure, aesthetics, and visual character through a unique set of standards and guidelines that incorporate innovative design techniques and best practices from Gladden Farms and other successful communities. These components formulate the rationale for the Development Regulations presented in Section III.

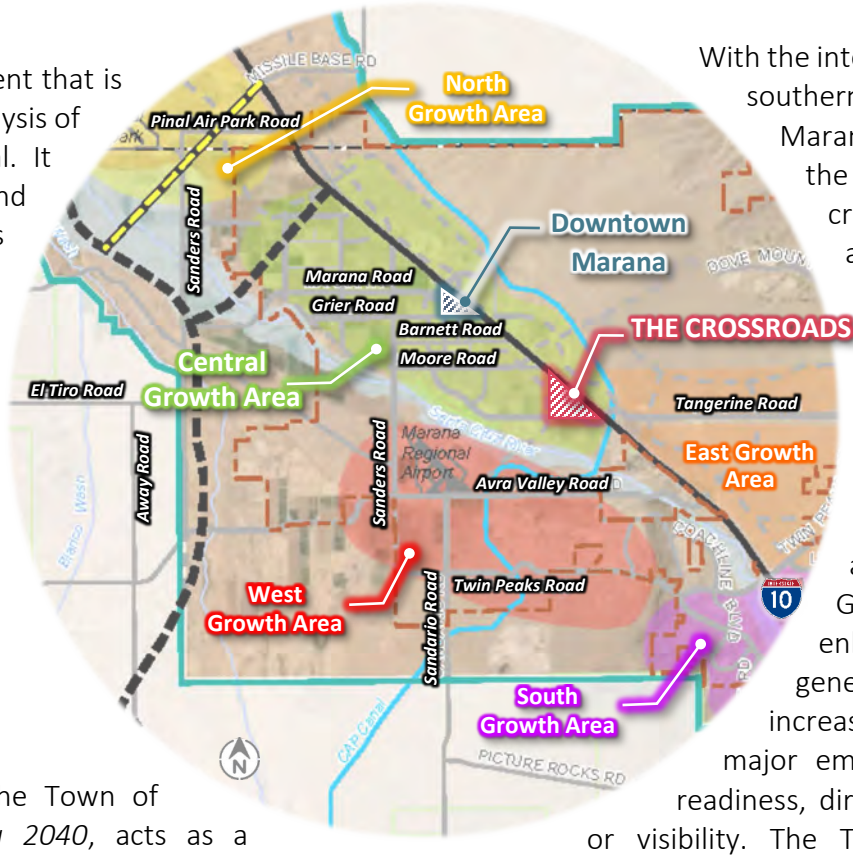
The Crossroads will function as a governing document by which the project must adhere to as it moves forward and is designed, approved, and developed. This affords the Town of Marana control of the land use and general layout over the course of buildout subject to the development standards and guidelines of this document. It also guarantees the developer a basic use by right, avoiding possible misinterpretation or confusion in the future by other parties.

The Development Plan and conceptual plans presented herein intend to set forth an overall development framework for The Crossroads that furthers the vision of the Town of Marana by:

- Strengthening partnerships amongst the landowners, the Town of Marana, and ADOT with respect to Marana's regional transportation corridors;
- Addressing site-specific constraints that currently impact the site (i.e., watershed impacts and stormwater flows, etc.);
- Including land use designations that aim to establish a gateway to Downtown Marana and stimulate economic development opportunities along the Interstate 10 corridor;
- Providing a flexible Conceptual Land Use Plan that responds to future market needs and consumer demands; and
- Encouraging an integrated community character through the provision of development regulations and design standards that are based on the land uses of adjacent specific plans.

B. Adherence to Adopted Plans

In order to create a harmonious development that is progressive and responsive, a thorough analysis of adopted Town of Marana plans is critical. It helps ensure land use compatibility and orderly growth in furtherance of the Town's long-term goals. In preparing this specific plan, the Town of Marana's General Plan, *Make Marana 2040*, the Marana Strategic Plan, and adjacent specific plans, Gladden Farms II and Tangerine Commerce Park were thoroughly examined and heavily drawn upon. The following summarizes The Crossroads' conformance and consistency with the above-mentioned adopted plans.



With the integration of a mix of uses at the southern gateway into 'Downtown Marana', The Crossroads furthers the General Plan's vision of creating an activity hub by allowing for higher intensity interstate commerce along I-10 to attract major employers to Marana and spur the development of commercial services while carefully integrating transitional uses moving west to complement and supplement the housing in Gladden Farms. It aims to enhance the Town's ability to generate tax revenues by increasing Marana's attractiveness to major employers that require shovel-readiness, direct freeway access, frontage, or visibility. The Town's investment in public infrastructure in this area has helped position it for this type of development, and The Crossroads is the mechanism for a beneficial return on that investment. At the core of this Specific Plan is the notion of creating development flexibility that reinforces the Town's vision by providing opportunities that foster community, orderly growth, and economic development. The Crossroads is a missing piece to the puzzle of making Marana the vibrant, active, and diverse Town it aims to be.

1. Marana General Plan – Make Marana 2040

Ratified by voters in August 2020, the Town of Marana General Plan, *Make Marana 2040*, acts as a blueprint to guide Marana's future growth based on the vision and goals of the community. The Crossroads at Gladden is located in the southern portion of the Central Growth Area and is designated as Master Planned Area (MPA). According to Make Marana 2040, the Central Growth Area is:

> *"...envisioned to become the central activity hub in Marana, featuring event and gathering spaces, shops, entertainment destinations and employment opportunities" (Make Marana 2040).*

2. Marana Strategic Plan (Updated 2017)

The *Marana Strategic Plan*, adopted by Town Council in October of 2017, outlines the Town of Marana's approach to addressing community needs through the provision of exceptional public services, economic stability, and a sense of place. The Crossroads at Gladden aligns with the Strategic Plan's five focus area and overarching goals by:

- Seeking to attract and maintain major employers that will bringer higher paying, higher-skilled career opportunities to Marana.
- Fostering community identity and sense of place by drawing from and connecting to the already established and highly successful Gladden Farms community.
- Investing in the Marana General Plan vision of The Crossroads being within the Central Growth Area and gateway to Downtown Marana.
- Anchoring the east end of Gladden Farms approaching I-10 to build upon past, present, and future development in the area.
- Promoting a healthy lifestyle through the provision of diverse open space and recreational amenities that improve land values and continue to make Marana a desirable place to live, work, and play.

3. Adjacent Specific Plans

The Crossroads at Gladden is bounded to the west and south by two specific plans that have played an integral part in shaping the Town of Marana's central core, the Gladden Farms II Specific Plan and Tangerine Commerce Park Specific Plan. Each of these specific plans have presented unique development standards and design guidelines which have stimulated residential and commercial development. Drawing from the residential design standards that have created the exceptional community of Gladden Farms and the commercial design standards of the Tangerine Commerce Park that has brought the Ventana Logistics Facility to Marana, The Crossroads is envisioned to provide land uses that transition in intensity based on the intensity of adjacent existing and planned uses.

While the provisions of the Gladden Farms II Specific Plans and Tangerine Commerce Park Specific Plan do not apply to this property, the development standards and design guidelines presented in each have been incorporated into this Specific Plan to ensure a cohesive blend between the two developments.



C. Compatibility with Adjoining Properties

The Crossroads at Gladden seeks to be compatible with the existing and planned development in the area, primarily by integrating development regulations and standards from neighboring specific plans. *Exhibit II.C: Neighboring Specific Plans* displays the location of each specific plan boundary in relation to The Crossroads.

1. Gladden Farms I and Gladden Farms II Specific Plan

Gladden Farms is located west and north of the site and predominantly features single-family residences. As previously mentioned, The Crossroads will be developed by the same Master Developer that has developed Gladden Farms I and Gladden Farms II. As such, the Master Developer will orchestrate the development of The Crossroads to create an integrated center that provides additional housing options and opportunities for commercial services and employment reflective of design considerations and theming in Gladden Farms. Effectively establishing transitions in development intensity through the use of building setbacks, landscaping and open space, and location criteria is paramount to ensuring land use compatibility in an area so close to the interstate that has been primarily developing as residential.



Of note in Gladden Farms II is an anticipated amendment to change approximately 43 acres of the commercially designated land west of Clark Farms Boulevard to high density residential to allow for more housing opportunities in Gladden Farms II. Due to the lack of interstate visibility, Tangerine Road access and the overabundance of commercially designated land in area, high density residential is more suitable at this location. This amendment to Gladden Farms II will allow the 43-acres to develop with the highest and best uses based on current market demand and will further provide the rooftops needed to sustain the transitional, commercial and commerce park uses proposed by in The Crossroads which presents more suitable property for commercial land uses.

2. Tangerine Commerce Park

South of The Crossroads at Gladden lies the Tangerine Commerce Park Specific Plan, which allows for a variety of uses that generate commerce, commercial activities, and resource extraction. The

Exhibit II.C: Neighboring Specific Plans



Crossroads' Commerce Park land use designation was crafted utilizing the Tangerine Commerce Park Specific Plan's Commerce Park land use designation as its basis to ensure development consistency and establish a shared vision for the area. By establishing a similar land use designation to that crafted in Tangerine Commerce Park, The Crossroads at Gladden inherently creates a logical progression of land uses as you move away from the residential communities of Gladden Farms toward the commerce hub planned east of Crossroads Trail near the interchange.

3. Rancho Marana Specific Plan (Vanderbilt Farms)

The Rancho Marana Specific Plan, generally located northwest of The Crossroads, envisions a variety of land uses including a town center, regional shopping malls, business centers and opportunities for a range of housing options. The Crossroads at Gladden aims to further the vision of the Rancho Marana Specific Plan by contemplating complementary land use and through the extension of public roads and utilities. The Crossroads at Gladden provides an opportunity for direct access to Tangerine Road, and ultimately, I-10 by way of Clark Farms Boulevard which further establishes a strong corridor for commercial activity adjacent to the freeway that is not dependent upon the installation of an interchange at Moore Road.

D. Conceptual Land Use Plan

The Crossroads at Gladden is envisioned as a mixed-use hub that acts as the southern gateway to Downtown Marana by providing housing options and commercial uses to promote employment growth compatible with existing and future residential development. The Crossroads allows for higher intensity interstate commerce along I-10 to attract major employers to Marana and spur the development of commercial services while carefully integrating transitional uses that decrease in intensity as development moves toward residential in Gladden Farms. The Crossroads' proposed uses complement those developing in Gladden Farms and Tangerine Commerce Park and offer opportunities to provide more diverse residential products, new commercial services, and employment-generating uses at a prominent location in the Town.

As demonstrated in *Exhibit II.D: Conceptual Land Use Plan*, The Crossroads at Gladden contemplates three land use designations/planning areas (Transitional, Commercial, and Commerce Park) that create a gradual transition of land use intensity as you move from the predominantly residential community of Gladden Farms to the interstate. Each land use designation has been thoughtfully crafted to reflect the overall intent of The Crossroads at Gladden Specific Plan and the Town of Marana General Plan while providing a variety of residential and non-residential uses. Primary access to The Crossroads will be provided by Tangerine Road, an existing arterial road, and two proposed roads: Clark Farms Boulevard and Crossroads Trail.

The residential uses within The Crossroads will afford numerous market-rate housing options, including traditional detached single-family homes, and attached single-family homes on varying lot sizes as well as multi-family residential options. Densities of the residential uses will vary, as will the size and character of the housing products offered. The overall densities of the residential uses will be reflective of the surrounding residential parameters outlined in the Gladden Farms II Specific Plan with slight increases to appropriately transition land use intensity given The Crossroads' capability of attracting high intensity interstate commerce.

The non-residential uses proposed within this Specific Plan will complement the existing residential communities located west of the site as well as future residential development located within The Crossroads by providing residents with localized services and retail opportunities to satisfy daily needs and reduce the amount of vehicle miles traveled to obtain such services. Additionally, the proposed non-residential uses are anticipated to provide opportunities for commerce and job growth.

Each of the three land use designations provide development flexibility that is responsive to an everchanging economic market so that the Master Developer and future end-users can adapt to specific market conditions within a timely manner while still preserving the intent and guiding vision of the specific plan. The following provides a brief description of each land use designation, and the table to the right outlines each use's area.

Land Use Designation	Acreage
Transitional (TR)	232
Commercial (C)	12
Commerce Park (CP)	26
Other (potential right-of-way dedication)	1
Total	281

1. Transitional (TR)

The TR portion of The Crossroads at Gladden contains an area approximately 232 acres in size and occupies majority of The Crossroads planning area (refer to *Exhibit II.D: Conceptual Land Use Plan*). The TR designation aims to provide a variety of uses that promote commerce, job creation, and a range of housing while providing logical transitions in scale and intensity moving away from the interstate. The residential uses and densities contemplated in the TR land use designation are consistent with the high-density residential uses presented in Marana Town Code and Gladden Farms II Specific Plan. Appropriate transitions between the residential and non-residential uses will be established via building setbacks, screening and landscape buffers as prescribed by the standards listed with this Specific Plan or the Marana Town Code based on end-users.

With a high level of visibility from I-10 and direct access from Tangerine Road and Clark Farms Boulevard, the TR land use designation is a prime location for commercial and personal services, medical and professional offices, retail and food service, and warehousing and distribution centers.



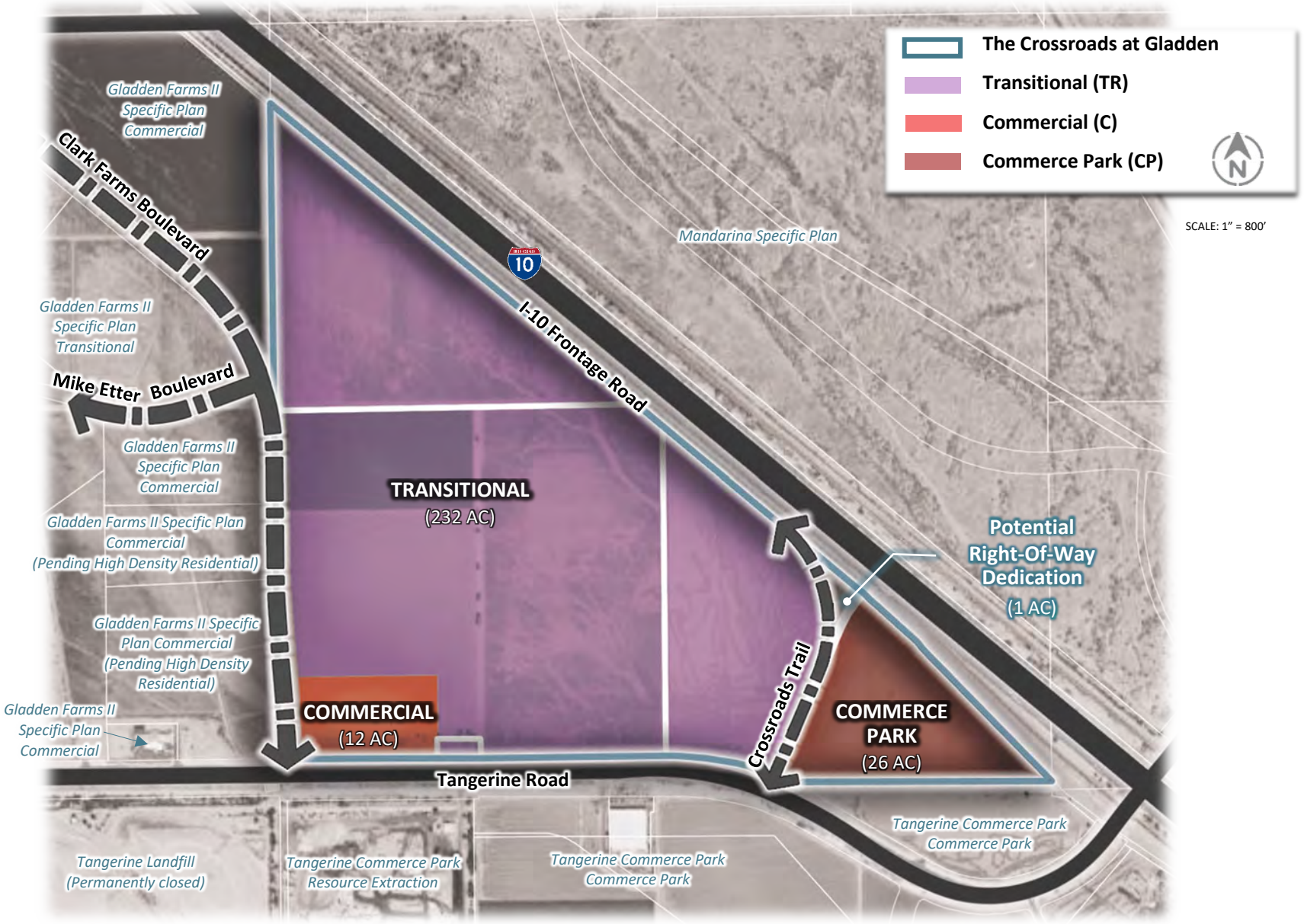
2. Commercial (C)

As depicted in *Exhibit II.D: Conceptual Land Use Plan*, the C land use designation occupies an approximately 12-acre area located at the northeast corner of Tangerine Road and Clark Farms Boulevard. This land use designation aims to provide opportunities for commercial uses that primarily serve the existing residents of the Gladden Farms community and the future residents of The Crossroads. Residential land uses are not permitted in the Commercial planning area.

3. Commerce Park (CP)

The CP portion of The Crossroads consists of an approximately 26-acre area sandwiched between Crossroads Trail, Interstate 10, and property with a similar land use designation in the Tangerine Commerce Park Specific Plan (see *Exhibit II.D: Conceptual Land Use Plan*). The CP land use designation aims to provide opportunities for regional and local commercial and major employment, including professional and medical offices and limited manufacturing uses that complement the commerce park while supporting The Crossroads' Transitional uses planned west of Crossroads Trail. Residential uses are not permitted in the Commerce Park planning area.




The Crossroads at Gladden
Transitional (TR)
Commercial (C)
Commerce Park (CP)
N
SCALE: 1" = 800'
Gladden Farms II Specific Plan Commercial
Clark Farms Boulevard
Mandarina Specific Plan
10
I-10 Frontage Road
Gladden Farms II Specific Plan Transitional
Mike Etter Boulevard
Gladden Farms II Specific Plan Commercial
TRANSITIONAL
(232 AC)
Gladden Farms II Specific Plan Commercial (Pending High Density Residential)
Potential Right-Of-Way Dedication
(1 AC)
Gladden Farms II Specific Plan Commercial (Pending High Density Residential)
Crossroads Trail
Gladden Farms II Specific Plan Commercial
COMMERCIAL
(12 AC)
COMMERCE PARK
(26 AC)
Tangerine Road
Tangerine Commerce Park Commerce Park
Tangerine Landfill (Permanently closed)
Tangerine Commerce Park Resource Extraction
Tangerine Commerce Park Commerce Park

E. Conceptual Circulation Plan

As displayed on *Exhibit II.E.1: Conceptual Circulation Plan*, ingress/egress to The Crossroads at Gladden will be provided through established access points on Tangerine Road and via proposed access points on Eastbound I-10 Frontage Road, Clark Farms Boulevard and Crossroads Trail. Tangerine Road and Clark Farms Boulevard are both classified as arterial roadways and will serve as the backbone for the main circulation into The Crossroads' C and TR planning areas. The proposed Crossroads Trail serves as a collector formalizing entry into the CP planning area and connecting the existing I-10 Frontage Road to Tangerine Farms Road. Regional circulation includes access and connectivity to the I-10 interchange via Tangerine Road.

With the exception of those predetermined access points on Tangerine Road, all access points and alignments are conceptually located and subject to change at time of development upon further traffic analysis. Driveways and access points will be provided in accordance with Town spacing and separation standards and shall not be placed in the influence area of a traffic signal. Any access point onto Eastbound I-10 Frontage Road shall be determined in coordination with ADOT and shall be located beyond the specified interstate gore point. It should be noted that ADOT may require Eastbound I-10 Frontage Road to become one-way.

As shown in *Exhibit II.E.2: Tangerine Road Improvements*, Tangerine Road is a 250-foot arterial street that accommodates a 4-lane divided road with a raised landscape median in the center, a 90-foot landscape buffer and 8-foot trail on the south side of the road, and a 20-foot landscape buffer with sidewalks on the north side. As part of the improvement process, three curb cuts were installed to provide full access into The Crossroads at Gladden. An additional curb cut was provided at the southwest corner of The Crossroads to facilitate Clark Farms



Boulevard. The 20-foot landscape buffer and sidewalk located on the north side of Tangerine Road will be installed as the southern perimeter of The Crossroads adjacent to Tangerine Road develops. In the event that additional access points are necessary to accommodate an end-user, the Master Developer or a future end-user will coordinate with the Town of Marana Engineering and Traffic Division to determine final locations and appropriate access management (right-in/right-out) based on future analyses submitted by the developer.

The interchange with Tangerine Road is an important access point and improvements to the interchange may be necessary in order for the traffic interchange to operate adequately with the new trips generated by the development. Any specific improvements and phasing of the improvements will be recommended by the Town based on traffic impact analyses submitted by the Developer.

Additionally, the need for traffic signals will be recommended by the Town based on Traffic Impact Analysis submitted by the Developer. Traffic signal spacing shall not be any closer than one-quarter mile.

Clark Farms Boulevard is a planned arterial roadway that has an anticipated 150-foot right-of-way with four travel lanes. Half of the planned right-of-way width for Clark Farms Boulevard was dedicated to the Town with adoption of Gladden Farms II. The remaining right-of-way will be dedicated at time of platting and/or development. Clarks Farms Boulevard from Tangerine Road to Moore Road will be constructed based on final end-users and future TIAs. Final roadway requirements and configuration will be determined in conjunction with the Town of Marana Traffic Engineering Division at the time of development.

Currently, Crossroads Trail lies within an easement that traverses the subject property connecting Tangerine Road to the Interstate 10 Frontage Road. As part of this process, Crossroads Trail will serve as collector roadway until a more permanent road configuration is determined in coordination with the Town of Marana and ADOT. While the final roadway requirements and configuration will be determined at the time of development in conjunction with the Town of Marana based on end-users and the findings of future TIAs, it is envisioned that Crossroads Trail will contain two travel lanes, multi-use lanes, center turn lane, landscaping, and sidewalks on both sides in a 90-foot right-of-way consistent with the Town of Marana 2020 Subdivision Street Standards.

Circulation internal to each land use will be provided in accordance with the Town of Marana Standard Details and the 2020 Subdivision Street Standard based on future traffic impact analysis.

Exhibit II.E.1: Conceptual Circulation Plan

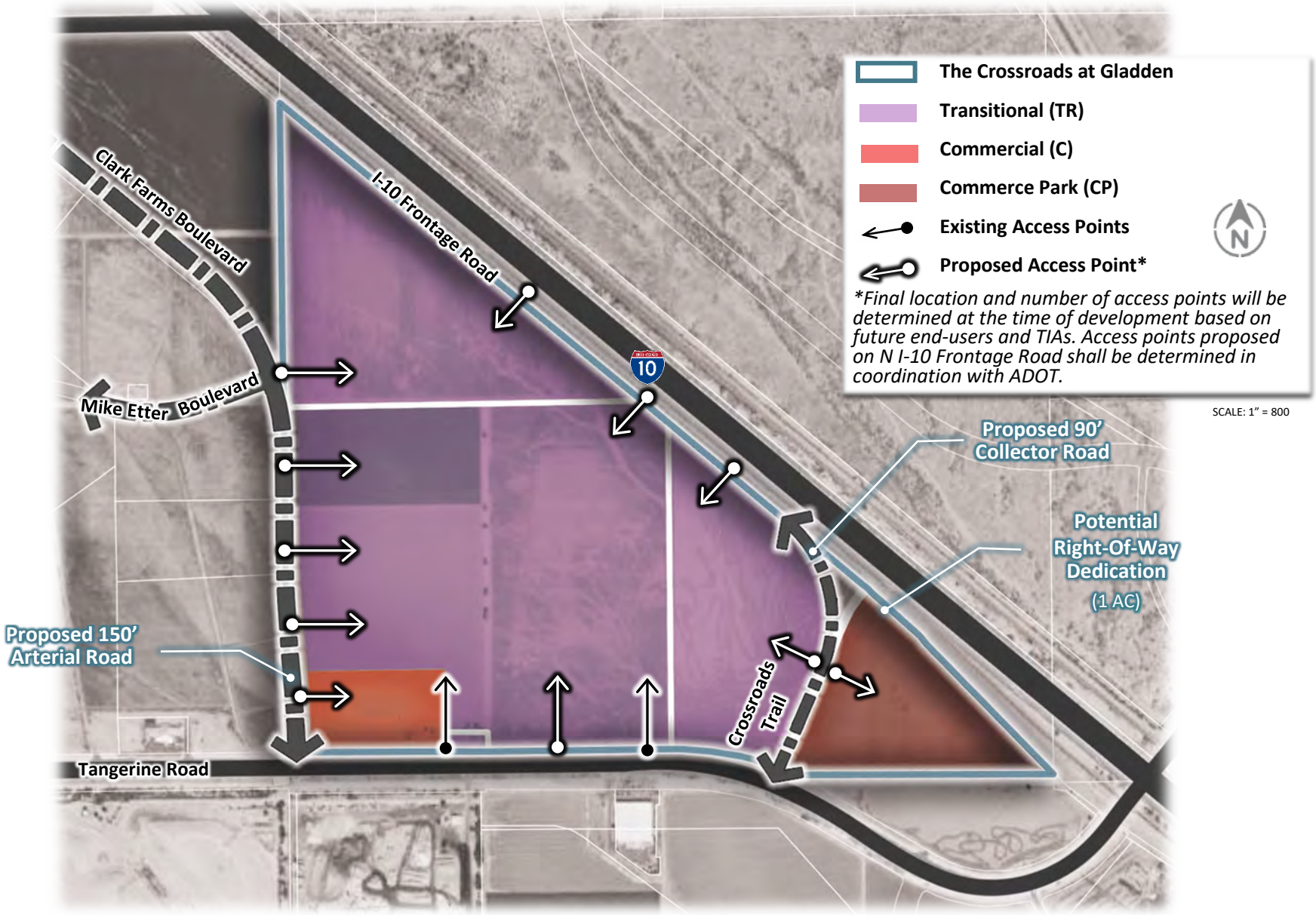
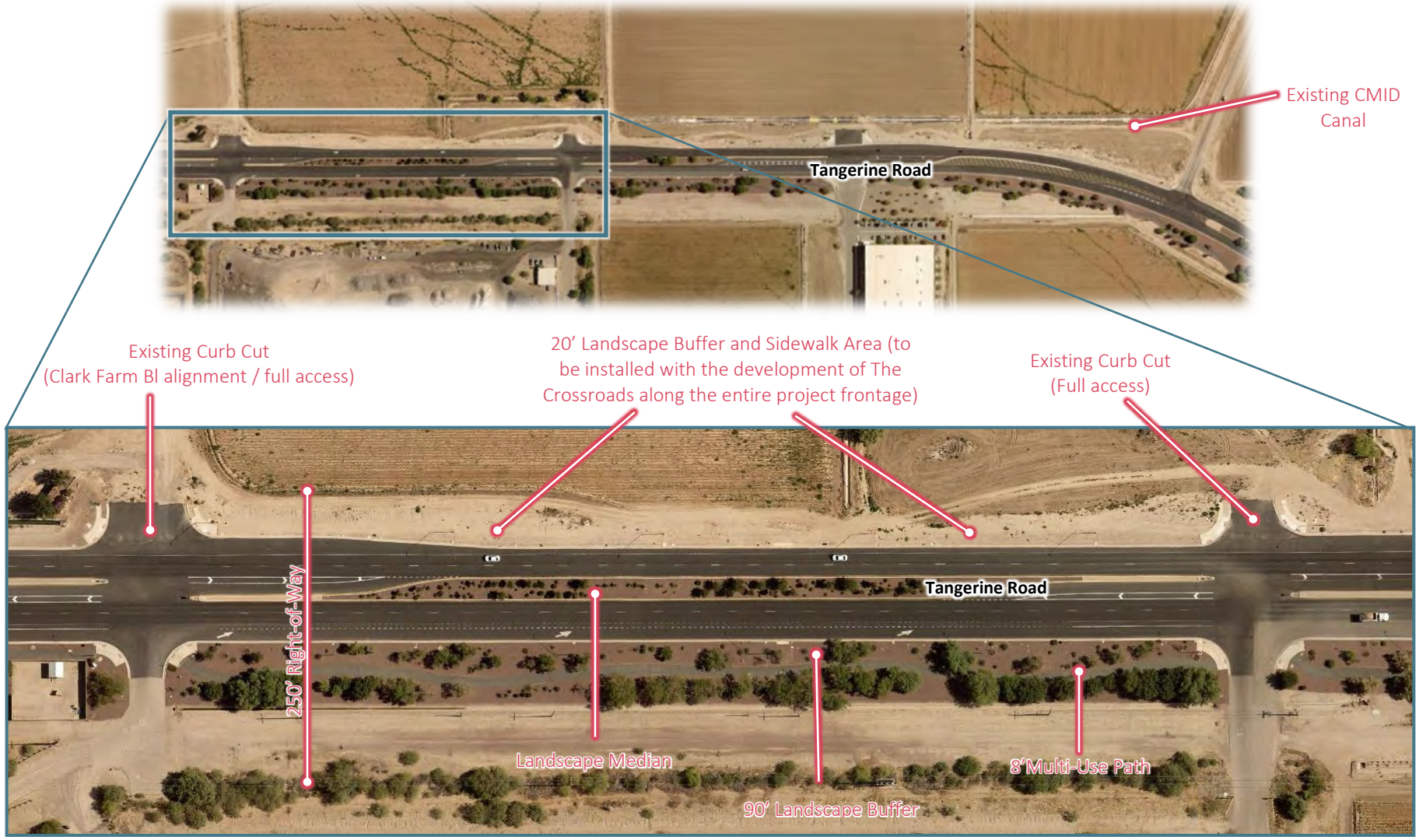


Exhibit II.E.2: Tangerine Road Improvements

Segment of Tangerine Road adjacent to The Crossroads Specific Plan. The intent of this exhibit is to display the proposed and existing improvements to Tangerine Road and is provide a representation of what the entire Tangerine Road frontage will contain upon development of The Crossroads.





F. Conceptual Open Space & Recreation Plan

Open space and recreation in The Crossroads vary depending on the planning area and land use intensity. Generally, the Commercial and Commerce Park planning areas and land closer to the freeway has less open space and recreation than future residential communities that may develop in the Transitional planning area next to Gladden Farms. Opportunities for pedestrian and bike connections shall be provided within future residential developments via sidewalks, multi-use paths and bike lanes provided in the street network, drainageways, landscape buffers, and other open space. These connections provide convenient access to parks and other recreational amenities within The Crossroads and neighboring areas, thereby promoting healthy lifestyles through recreation and leisure. Internal pedestrian circulation will be provided via sidewalks, pedestrian paths and access routes within non-residential developments as required by the Town of Marana Commercial Design Standards and other applicable standards of the Marana Town Code.

Recreation areas are provided in accordance with the Marana Town Code Section 17-5-3 for any residential development proposed within the TR planning area. Non-residential uses are not required to provide any recreation areas or open space. Adjacent drainageways and open space areas improved with walking and biking paths and other recreational amenities may be counted toward recreational square footage requirements.

Recreation areas within future residential developments in the TR planning area may tie directly or indirectly into the greater open space paseo system defining the Gladden Farms community via proposed sidewalks or paths in future rights-of-way within each future development (indirectly) or future paseos, landscape buffers, or drainageways that are installed within residential communities (directly). Similar to open space throughout the Specific Plan, parks are wrapped into the land planning of residential blocks. Depending on the park size, it may feature lawn areas, ramadas, ball courts, picnic areas, dog parks, or restrooms. Open space and parks will be maintained by a future homeowners' association established by the Master Developer or its successors.

Like Gladden Farms, an extensive open space paseo system is anticipated within future residential developments in the TR planning area to accommodate drainage while linking all Specific Plan areas to the regional trail system. The open space system will be installed by the Master Developer and maintained by the future community association. The paseos will include a minimum 12-foot shared-use path for pedestrians and bicyclists. The path will meander through open space areas, creating a visually appealing trail network to enhance the users' experience and add value to the community. The paseos will be landscaped with drought-tolerant vegetation with some areas of turf to aid in the drainage of the property. The turf will be used in limited areas and shall have smooth curving edges rather than engineered straight lines. Refer to the Paseo with Drainage illustration provided in Part IV.A.6 of this specific plan. Future paseos provided within residential developments shall be designed in coordination with the Town of Marana Parks and Recreation Department to ensure connectivity with existing and planned trails is achieved.

G. Conceptual Landscape Plan

Gladden Farms has established a strong landscape theme by combining urban design with elements that pay homage to the historic agricultural setting to create a suburban community honoring Marana's heritage. The Crossroads' landscape concept continues this pattern by blending in a more urban landscape suitable for the intended land uses. Landscape is divided into two applications: residential and non-residential. The residential landscape continues themes from Gladden Farms through The Crossroads by extending Gladden's existing character and utilizing a similar planting palette. The non-residential landscape is intended to complement the more intense commercial, employment, and other land uses within The Crossroads. Elements within the non-residential landscape draw upon themes established in Gladden Farms, with a more structured and impactful configuration. Elements such as paseos and complete streetscapes tie the residential and non-residential landscapes together, forming a cohesive, blended theme.

H. Conceptual Drainage Plan

As mentioned in the Development Capability Report (refer to the Appendices), there are off-site flows from the culvert under I-10 that are likely to affect The Crossroads from the east. The existing reinforced concrete box culvert (RCBC) is partially buried, and its outflow is partially blocked by the Eastbound I-10 Frontage Road. The nature and quantity of these flows will be further evaluated in the drainage report(s) prepared for the frontage road design and/or the development of the Specific Plan. The necessary improvements to convey the flows will be determined at that time and will be incorporated into the drainage improvements for the frontage road and/or the development.

The Crossroads at Gladden will accept the existing runoff and discharge the onsite flows in a manner similar to the pre-development conditions. In order to accomplish this, a retention basin and/or underground retention basin system will be required. The storage volume required must meet the Town of Marana Development Requirements for Drainage in Northern Marana. Therefore, 94 acre-feet of storage will be required. Using a maximum basin depth of 2.5 feet requires the basin's total surface area to be 38 acres (1,655,000 square feet). The storage volume for each development area will be prorated based on the areas for each user and provided within each development area.



The existing flows for each development area will be accommodated by the appropriate drainage facilities so there will not be significant encroachment onto other development areas. These facilities will be shown on the development plan/preliminary block plat and in the drainage report. The improvements will not modify the existing drainage patterns.

I. Viewsheds

The land that comprises The Crossroads is flat with no significant topography. The Specific Plan's perimeter is highly visible from adjacent roadways, specifically I-10, Tangerine Road, and the future Clark Farms Boulevard. Residential development adjacent to these roadways will be screened by landscape buffers and walls along the street in accordance with the applicable standards listed in Part III of this specific plan or Title 17 of the Marana Town Code. Landscaping and screening will be complementary to non-residential development, where visibility from roadways is desired.

J. Traffic

See Traffic Impact Analysis prepared by Rick Engineering Company and submitted under separate cover.

K. Wildlife

The subject property is located within an area that may contain suitable habitat for the Western Burrowing Owl or other protected species. While no evidence of significant habitat has been found on the neighboring developed properties, a survey will be prepared within 30 days prior to grading.

L. Public Utilities

1. Sewer

The Town of Marana provides sewer service through the Tangerine Downtown Sewer Conveyance System located along the Tangerine Road to the south and the Clark Farms Boulevard future alignment. Preliminary discussions with Marana Water have indicated that capacity is available to support The Crossroads, however, it is not guaranteed as it is limited and granted on a first-come, first-served basis.

2. Water

Marana Water serves the site. A new booster station is currently under construction that will provide water to future site development. The booster station is located across Tangerine Road south of the site's southwest corner. Construction is scheduled for completion in June of 2021. A new 250,000-gallon reservoir will also be built in conjunction with the booster station to ensure water capacity. An approximate 1½-acre site is needed to locate the new reservoir. At this time, a location for the reservoir has yet to be determined.

Non-potable water will be provided by the Cortaro Marana Irrigation District (CMID) per a forthcoming agreement with CMID for common areas, recreation areas and public facilities.

3. Cortaro-Marana Irrigation District

The property lies within the boundaries of the Cortaro-Marana Irrigation District and will continue to be subject to the District's property tax assessment. There are no District facilities within the property, although a major District irrigation canal exists parallel to the eastern boundary of the property along Eastbound I-10 Frontage Road. Undergrounding of the canal if required by CMID, will be determined at the time of development in coordination with CMID.

M.Private Utilities

1. Natural Gas

Southwest Gas Corporation has existing facilities in the area and will provide natural gas service to the site.

2. Communications

CenturyLink and Comcast both service the area with internet and communications infrastructure.

3. Electricity

The site is served by Tucson Electric Power.

N. Public Service Impacts

1. Fire

Northwest Fire Station #341, located at 10350 West Tangerine Road, will provide fire protection service to the site.

2. Police

Marana Police Department serves the area from the department headquarters approximately 4.5 miles to the northwest at 11555 West Civic Center Drive.

3. Schools

The site is located within Marana Unified School District (MUSD). Marana Unified School District has acquired a 15-acre school site adjacent to The Crossroads across Clark Farms Boulevard in Gladden II. Schools serving the site include:

- Gladden Farms Elementary School - 11745 West Gladden Farms (approximately 2 miles to the west)
- Marana Middle School - 11285 West Grier Road (approximately 4 miles north)
- Marana High School - 12000 West Emigh Road (approximately 10 miles to the southwest)

If the property develops at its maximum residential capacity, it is anticipated the project will have approximately 1,200 single-family residential units and 600 multi-family units at build-out. This scenario is unlikely given the commercial nature of the majority of the project as well as the number of non-residential uses permitted in the Transitional land use designation. The maximum number of potential students is calculated here to account for a full residential build-out. MUSD uses the following multipliers for student enrollment projections (Multipliers do not account for different housing types):

- Elementary: 0.25 students per home (0.25 x 1,800) = 450 students
- Junior High / Middle and High School: 0.10 students per home (0.10 x 1,800) = 180 students

O. Cultural, Archaeological & Historic

According to a review of cultural surveys performed by SWCA, multiple surveys have been conducted in the past. Surveys accompanying infrastructure projects, development entitlements, and academic research efforts have documented cultural resources in proximity to The Crossroads. Continued disturbance due to agricultural activity has rendered the likelihood of finding any culturally significant artifacts low. If any human remains or funerary items are discovered during construction, the Arizona State Museum will be contacted pursuant to A.R.S. §41-865.


THE CROSSROADS
AT GLADDEN
SPECIFIC PLAN
THE PLANNING CENTER
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PART III: DEVELOPMENT REGULATIONS

A. Introduction

This section of The Crossroads outlines the Development Regulations that will be used to implement the Development Plan and guide development over the life of the project. The intent of these regulations establishes the character and intensity of development by prescribing site-specific standards that are tailored to the unique qualities of the project. The Development Regulations will govern and provide regulatory zoning provisions for the land use density, intensities, and location criteria within The Crossroads and are intended to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising the objectives of this specific plan.

These development regulations apply to the 281 acres of land in The Crossroads. Land use designations within the Specific Plan shall be as follows:

- Transitional (TR)
- Commercial (C)
- Commerce Park (CP)

B. General Provisions

1. Applicability of Adopted Town of Marana Codes

All construction and development within The Crossroads at Gladden shall comply with applicable provisions of the various codes and regulations adopted by the Town of Marana, including but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development except for those otherwise noted herein.

The development regulations set forth in The Crossroads Specific Plan were crafted utilizing the basic parameters of the VC and LI zones as prescribed the Title 17 of the Marana Town Code. Where the Specific Plan varies from the Marana Town Code or other applicable codes and standards, the Specific Plan shall be the controlling regulation. In instances where the Specific Plan is silent in providing development standards or regulations, the applicable provisions of the Marana Town Code for the VC and LI zones shall apply based on end user.

2. Additional Uses

Whenever a specific land use has not been explicitly listed as being a permitted use in a particular land use designation, it shall be the duty of the Zoning Administrator to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses. In making the determination required by this subparagraph, the Zoning Administrator shall use the most recently published North American Industry Classification System as established by the U.S. Census Bureau.

C. Development Standards

The following standards have been assigned to each land use designation within The Crossroads at Gladden Specific Plan. Each designation has a list of permitted, accessory, conditional, and prohibited uses along with design criteria to ensure quality of design and land use compatibility.

1. Transitional (TR)

a. *Permitted Uses*

- Adult foster care homes
- Assisted living homes
- Automotive fuel stations
- Automotive services
- Any use permitted in the Garden Residential Zoning District per the Marana Town Code
- Bed and breakfast establishments
- Car washes
- Caretaker quarters
- Childcare facilities and homes
- Commercial vehicle service facilities/ charging stations
- Distribution centers
- E-commerce facilities
- Educational facilities
- Government / public service facilities
- Group homes
- Hospitals
- Household pets day care and boarding
- Farmers markets and farm stands
- Financial institutions
- Fitness center
- Laboratories
- Laundry or dry cleaner
- Light manufacturing (indoor only)
- Logistics centers
- Long term care facilities
- Medical clinics
- Motels and hotels
- Modular homes
- Mobile food vendor
- Offices
- Places of worship
- Personal services
- Private / charter schools
- Public facilities
- Research and development facilities
- Residential – Multi-family
- Restaurants and food service with outdoor dining, drive through and wholesale uses
- Self-storage (indoor only)
- Senior care facilities
- Special event venues
- Television, radio, or film studios
- Theaters
- Utility facilities
- Veterinary clinics
- Warehouses
- Wireless communication facilities

b. *Accessory Uses*

- Carports and garages
- Parking structures
- Swimming pools, spas, and other related structures
- Sports courts

c. *Conditional Uses*

- Automotive sales

- Retail establishments

d. *Prohibited Uses*

- Any use permitted in the LI zone except those explicitly listed as allowable in Sections III.C.1.a through Section III.C.1.c
- Cemeteries or mausoleums
- Manufactured homes
- Transitional housings

e. *Development Standards*

Residential – Single Family – Detached

Minimum lot size: 3,000 square feet

Minimum lot width: none

Minimum lot depth: none

Building Setbacks:

Front:

- Front yard: 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

Side:

- Side yard: per applicable Town of Marana Building Code
- Side abutting street: 10 feet
- Accessory structures: 5 feet

Rear:

- Rear yard:10 feet (may be reduced to 5 feet with rear-loaded garage)
- Patio structures: 5 feet if open on three sides
- Accessory Structures: 0 feet

Maximum building height: 30 feet

Minimum building separation: per adopted Town of Marana Building Code

Maximum lot coverage: none

Minimum recreational area/common open space per unit: per Marana Town Code

Minimum private outdoor living area: per Marana Town Code

Residential – Single Family – Attached / Small Lot Option

Maximum density: 15 units per acre

Minimum area per unit: none

Minimum lot width: none

Minimum lot depth: none

Building Setbacks:

Front:

- Front yard: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

Side:

- Side yard: per applicable Town of Marana Building Code
- Side abutting street: 10 feet
- Accessory structures: 5 feet

Rear

- Rear yard: 10 feet (may be reduced to 5 feet with rear-loaded garage)
- Patio structures: 5 feet if open on three sides
- Accessory Structures: 0 feet

Maximum building height: 35 feet

Minimum building separation: per adopted Town of Marana Building Code

Maximum lot coverage: none

Minimum recreational area/common open space per unit: per Marana Town Code

Minimum private outdoor living area: per Marana Town Code

Residential – Multi-Family

Building Setbacks: 20 feet

Maximum building height: 50 feet

Minimum building separation: per adopted Town of Marana Building Code

Maximum lot coverage: none

Minimum recreational area /common open space per unit: per Marana Town Code

Minimum private outdoor living area: none

Non-residential

Minimum Site Area: none

Maximum Floor Area Ratio: none

Maximum Lot Coverage: none

Minimum Building Setbacks:

- Front (Street): 25 feet
- Side: 20 feet
- Rear: 20 feet
- Adjacent to residential: 1 foot for every foot in building height; half of the setback shall be landscaped; minimum 25-foot setback with a minimum 15-foot landscape buffer.

Maximum Building Height: 65 feet. May increase to 80 upon issuance of a Conditional Use Permit pursuant to Marana Town Code Section 17.3.2.

2. Commercial (C)

a. *Permitted Uses*

- Automotive fuel stations
- Automotive services
- Automotive sales
- Bars
- Car washes
- Financial institutions
- Fitness centers
- Household pets day care and boarding
- Laundry or dry cleaner
- Medical clinics
- Offices
- Packaged liquor stores
- Personal services
- Places of worship
- Private / charter schools
- Public facilities
- Retail establishments (without open air storage)
- Restaurants and food services with alcohol service, outdoor dining, drive through and wholesale uses

b. *Prohibited Uses*

- Residential (single family and multi-family)

c. *Development Standards*

Minimum Site Area: none
Maximum Lot Coverage: none
Minimum Site Area: none
Maximum Lot Coverage: none
Minimum Site Setbacks:

- Front: 20 feet
- Side: 20 feet
- Rear: 20 feet
- Adjacent residential: 1 foot for every foot in building height, half the setback shall be landscaped; minimum 25-foot setback with minimum 15-foot landscape buffer

Street Setbacks

- Tangerine Road: 20 feet
- Clark Farms Boulevard: 20 feet

Maximum building height: 60 feet
Building separation: per applicable building code

3. Commerce Park (CP)

a. *Permitted Uses*

- Any use permitted in TR except for residential uses
- Any use permitted in C
- Any use permitted in the Village Commercial zone of the Marana Town Code except for residential uses
- Contractor's yard
- Laboratories
- Light manufacturing (indoor only)
- Research and development
- Self-storage (indoor and outdoor)

b. *Prohibited Uses*

- Residential (single family and multi-family)

c. *Development Standards*

Minimum Site Area: none
Maximum Lot Coverage: none
Perimeter Building Setbacks:

- Front: 30 feet
- Side: 20 feet
- Rear: 30 feet

Maximum building height: 65 feet. May increase to 80 feet upon issuance of a Conditional Use Permit pursuant to Marana Town Code Section 17.3.2.
Maximum Lot Coverage: none


THE CROSSROADS
AT GLADDEN
SPECIFIC PLAN
THE PLANNING CENTER
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PART IV: DESIGN STANDARDS

A. Introduction

The Crossroads at Gladden will adhere to the Residential Design Guidelines and Commercial Design Guidelines adopted by the Marana Town Council. This Specific Plan will also adhere to its own design standards prescribed herein. Together, these design standards will provide a reference for planning and designing residential and non-residential uses developed in The Crossroads.

The design standards have been separated into two categories: Town Enforced and Master Developer Enforced. Standards for all other categories within this Specific Plan will be reviewed by the Master Developer and enforced by the Town of Marana, as applicable.

The architectural character of The Crossroads at Gladden will be consistent with architectural styles present in northwest Marana and the desert Southwest. Such architectural styles may include, but are not limited to, Spanish Colonial, Mission, Spanish Eclectic, Pueblo, Territorial, Contemporary, Modern, Warehouse-Industrial, Modern-Industrial or Bauhaus.

All proposed structures in The Crossroads shall be consistent with the standards contained herein and shall require architectural approval from the Master Developer. Documentation shall be submitted to the Town from the Master Developer with development plan or plat submittals indicating approval prior to the development of the property.

The intent of these standards is to guide the development of a specified architectural context and to help in the selection of materials and colors. The standards are to be used to achieve project continuity and a standard of quality while establishing a greater visual identity.

1. Town Enforced Residential Design Standards

a. General

The following standards shall apply to the entire Specific Plan area.

- All architectural styles shall reflect the desert Southwest including, but not limited to, Spanish Colonial, Mission, Spanish Eclectic, Pueblo, Territorial, Contemporary, Modern, Warehouse-Industrial, Modern-Industrial or Bauhaus.
- Residential and educational facilities must be provided with insulation or otherwise designed to reduce the interior noise level to an Ldn of 45 decibels or less.
- Roofs shall be made of tile, slate or concrete shingles, metal, or other material characteristic of the style of architecture. All roof styles allowed by the Town of Marana are permitted.
- Single-family residential land uses shall be separated from multi-family developments by a collector street, open space (including the open space paseo system), drainageways or a 30-foot landscaped buffer planted in accordance with the Marana Town Code.
- Single-family and multi-family residential uses shall be separated from Interstate 10 by a collector street, open space (including the open space paseo system), drainageways or a 30-foot landscaped

buffer planted in accordance with the Marana Town Code.

- Single-family detached units shall be separated from non-residential uses by a collector street, open space (including the open space paseo system), or a 40-foot landscaped buffer, planted in accordance with the Marana Town Code.

b. *Layout*

- Every neighborhood within the Specific Plan shall be accessible from an open space paseo that is integrated into the neighborhood design via sidewalks, bike lanes and/or shared-use paths along streets.



- All new utilities within or contiguous to the project site shall be placed underground except for electrical transmission lines carrying 48 KV or greater, and those lines that exist within current or future electrical transmission corridor. CMID canals that traverse the property shall be undergrounded if required by CMID.
- Primary entrances to apartment buildings shall be located so they are easily identifiable from interior driveways and parking areas.
- Buildings shall be sited to maximize views through the site to parks, plazas, open spaces, mountains, etc.
- Front setbacks shall vary on attached units to create variation in building form.

c. *Design – Single Family Detached*

- Exterior design theme and detailing shall be extended a minimum of 8 feet on the sides of houses.
- Two-story houses must have at least two distinct masses (projected or recessed facades) visible from the street to achieve architectural variation.
- The maximum number of two-story homes within each single-family subdivision shall be limited to 50% of the total number of proposed homes.
- The minimum street frontage shall be 30 feet for all single-family detached residential lots.

d. *Design – Single Family Attached and Multi-Family*

- Buildings with facades greater than 100 feet in length shall be architecturally subdivided into shorter segments. This can be accomplished through vertical architectural features, varying the setback of portions of the building along the main façade, and change in color or material in appropriate places. These features should be placed a minimum of every 25 feet to 50 feet.
- There shall be no more than 6 attached townhomes in one grouping.
- Outdoor spaces such as balconies, patios, or porches are required for multi-family and single-family attached housing projects less than 15 units per acre.
- Architectural detailing shall be provided on all side and rear windows.
- Visitor parking shall be provided based on the results of a Parking Justification Analysis completed in accordance with Town standards at the time of platting or development plan submittal.

e. *Garages*

- For attached units, 1-car garages are acceptable with the Zoning Administrator's approval at the time of preliminary plat submittal.
- Tandem garages are acceptable for detached and attached units.

2. Master Developer Enforced Residential Design Standards

a. *General*

- All Town-enforced standards shall also be reviewed by the Master Developer for compliance.
- A particular style should not dominate the entire project area, but rather, a cultivated theme should result in integrating building designs and project areas, each with their own character.
- The architectural character of each planning area should be visually perceived from the street.
- All structures and community features shall be coordinated in architectural materials, details, and quality.
- Ducts, pipes, gutters, downspouts, and similar equipment are to be painted to match the surface of the building or may be painted a complementary accent color.
- To the extent possible, buildings shall be designed and oriented to take advantage of solar access.

b. *Layout*

- Variations in architectural style, building setbacks, and street layout shall be incorporated into each neighborhood design.
- There shall be a diversity of lot sizes and dimensions.

c. *Design - Single Family Detached*

- Chimneys shall be rock, stone, brick, or a finish material (such as stucco) identical to the

accompanying structure and shall include a chimney cap.

- Consistent architectural detail and features shall be provided on side and rear elevations.
- Windows shall be varied and relate to the selected architectural style.
- The use of front porches is encouraged.

d. Design—Single-Family Attached and Multi-Family

- Multi-family and single-family attached buildings shall use compatible architectural characteristics as adjacent development to blend in and avoid a monotonous exterior.
- The scale of multi-family buildings should be compatible when adjacent to existing residential neighborhoods. A large box-like apartment complex shall be avoided.
- A variety of heights, colors, setbacks, and stepbacks are encouraged.
- Four-sided architecture shall be required.

e. Garages

- Reduce the prominence of the garage by locating it off the public street for attached units whenever possible.
- Garage doors must be painted a complementary accent color to the main building.
- All parking structure/decks (if incorporated with a multi-family residential only), either free-standing or attached, shall incorporate the same design elements as the accompanying structure.

f. Roof

- Roof design shall be visually integrated into the overall building architecture.
- Flat roofs shall include proportionately sized parapet features.
- Attached housing units shall maintain separate identifiable roof forms.

3. Town Enforced Non-Residential Design Standards

a. Layout

- Entrances shall be located along arterial and collector roads.
- All loading and service areas shall have appropriately sized screen walls.
- Trash areas shall be centrally located and properly screened with walls and solid doors similar to the project architecture design.
- Single-family detached units shall be separated from non-residential uses by a collector street, open space (including the open space paseo system), or a 40-foot landscaped buffer, planted in accordance with the Marana Town Code, provided on the commercial property.

b. Design

- Define building entrances through the use of building recesses, projections, colonnades, space frames, or other appropriate architectural features.

- Ducts, pipes, gutters, downspouts, and similar equipment are to be painted to match the building's surface or a complementary accent color.
- Primary building entries shall be positioned so they are immediately identifiable from the interior driveways and parking areas.

c. *Roofs*

- Any roof visible from ground level shall be made of tile, slate or concrete shingles, wood shingles, or metal.
- All roof screens shall be continuous.

d. *Exterior Finish Materials*

- Permitted exterior finish materials include, but not limited to, masonry, concrete, tilt-up concrete, glass, wood, textured or exposed aggregate, stone, or stone veneer.
- The use of pre-fab, all-metal steel is prohibited. Finished metal details within architecturally designed structures may be used.

e. *Storage*

- Materials, supplies, and equipment shall be stored inside a building or behind an architecturally compatible opaque screen such that they are not visible from streets and adjacent properties.

f. *Off-Street Loading and Service Areas*

- Conceal all service areas and storage areas within the building, or screen those exterior areas with a dense vegetative screen, solid masonry or stucco stud walls, or other opaque screening material that complements the building's design.

g. *Mechanical Equipment*

- Exterior components of plumbing, processing, heating, cooling, and ventilation systems shall not be visible to an individual standing on the ground or from the ground-floor elevation of an adjacent property.
- Screen roof- and ground-mounted equipment from all sides. Mechanical equipment must be covered by continuous grills or louvers.
- Exterior junction receptacles for electrical or irrigation purposes shall be landscaped to screen from view in accordance with Tucson Electric Power standards.
- Exterior receptacles shall be painted to match the main building or a complementary color to the main building.

h. *Refuse Containers*

- Trash areas shall be retained in central locations. These locations shall be completely enclosed by a screen wall with solid doors constructed of materials and colors that are architecturally compatible with the main structure(s).

4. Master Developer Enforced Non-Residential Design Standards for Office and Retail

All Town Enforced standards will also be reviewed by the Master Developer for compliance.

a. Layout

- Create plazas, courtyard spaces, and pedestrian walkways through coordinated placement and orientation of buildings.
- Buildings should be sited to maximize views through the site to parks, plazas, open spaces, mountains, etc.
- Commercial areas shall be pedestrian-friendly and include pedestrian spaces with amenities such as furniture. The furniture should be located in a convenient space that does not obstruct entrances, exits, or paths.
- Buildings will be designed to minimize the visual impact of parking lots.

b. Design

- Commercial buildings shall be encouraged to use a variety of surfaces, textures, shapes, multi-planed roofs, and wall articulation.
- Design building mass and fenestration in proper proportion and scale with the site, I-10, and other adjacent streets and developments.
- Architectural styles shall follow the agricultural theme of the Specific Plan and must be approved by the Master Developer.



- Long (greater than 100 feet in length) unarticulated building facades should be avoided through the use of window panels, reveals, recesses, projections, and other decorative elements such as molding and arches.
- Building entries may be illuminated with soffit, bollard, step, or another comparable lighting.

c. Exterior Finish Materials

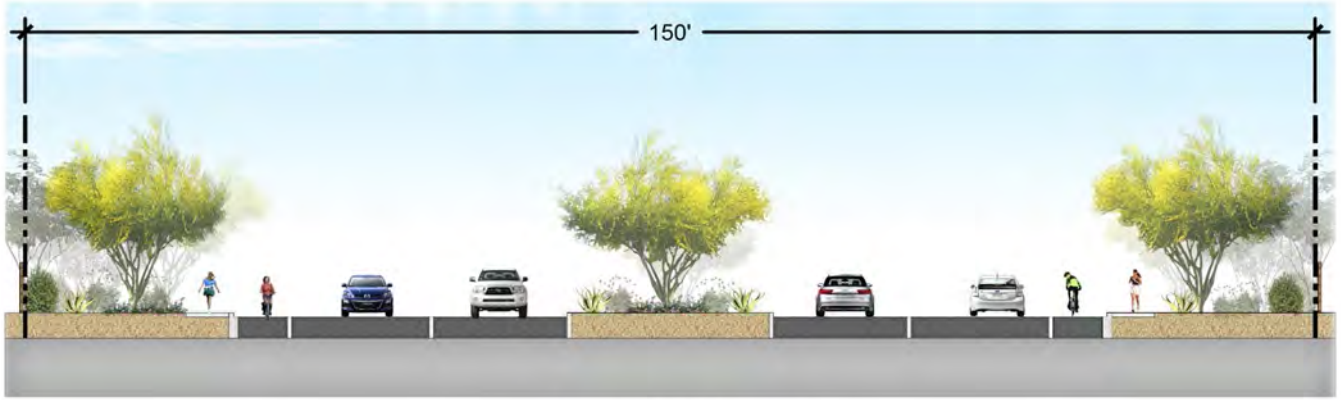
- Windows should be of lightly reflective glass, tinted bronze, blue, or green, or transparent glass.
- Reflective glass may be used to limit the transfer of heat while maximizing available sunlight for interior illumination.
- Building materials and landscaping shall be consistent with adjacent, non-residential buildings to create an overall sense of unity in design.

5. Streets

The streets serving The Crossroads at Gladden are designed to create a safe and effective circulation system. The arterial and collector roads will have multi-use lanes and sidewalks to promote alternative modes of transportation and connectivity to the multi-use trail system in and around Gladden Farms. Appropriate traffic-calming techniques, designed per the Town's standards and approved by the Town, may be included in the design. All streets will conform to Town of Marana Street Standards, including curbing and pedestrian/bicycle accommodation.

a. Clark Farms Boulevard

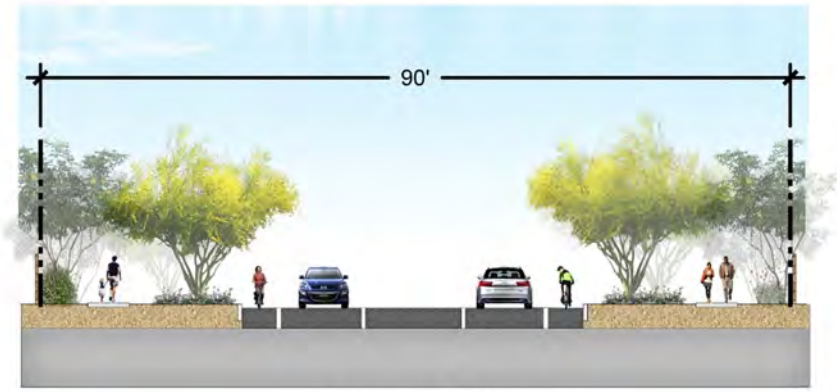
Clark Farms Boulevard will be constructed by the Master Developer from Moore Road to the point where it reaches the eastern property boundary until it terminates at Tangerine Road. Clark Farms Boulevard will have a 150-foot right-of-way to accommodate four lanes of traffic, ADA compliant sidewalks that are 4- to 6-feet in width, multi-use (bicycle) lanes, landscaped medians, and landscape strips. Widths of travel lanes, multi-use (bicycle) lanes, landscaped medians, and landscape strips will be provided per the Town of Marana Standard Details for comparable arterial streets. Dependent upon the results of future TIAs, the intersection of Clark Farms Boulevard and Tangerine Road may need to be signalized. Final configuration of the roadway and the intersection and signalization will be determined in conjunction with the Town of Marana at the time of development utilizing the findings and recommendations of a TIA submitted by the developer.



CLARK FARMS BOULEVARD
(ILLUSTRATIVE PURPOSES ONLY)

b. *Crossroads Trail*

Crossroads Trail is currently envisioned to have a 90-foot right-of-way that accommodates two travel lanes of traffic, a center turn lane, multi-use lanes, and ADA compliant sidewalks that are 4- to 6-feet in width, and landscape strips. Final roadway requirements and configuration will be determined at the time of development in conjunction with the Town of Marana based on end-users and the findings of future TIAs.



CROSSROADS TRAIL
(ILLUSTRATIVELY PURPOSES ONLY)

c. *Internal Streets*

Streets internal to each planning area may consist of collector streets or local streets constructed in accordance with the Town of Marana Standard Details and 2020 Subdivision Street Standards based the results of future traffic impact analyses and further coordination with Town of Marana Traffic Division.

6. Open Space

Open space within a community contributes to quality of life by offering recreational opportunities and providing a buffer between varying land use intensities. Similar to Gladden Farms, The Crossroads at Gladden will use a network of sidewalks, multi-use (bicycle) lanes, open space, and paseos designed to connect all areas of the community. Access to the paseos from backyard gates is prohibited in favor of access from public areas and streets. The open space and paseo system will be under the control of the homeowners' association.

a. *Multi-Use Trail*

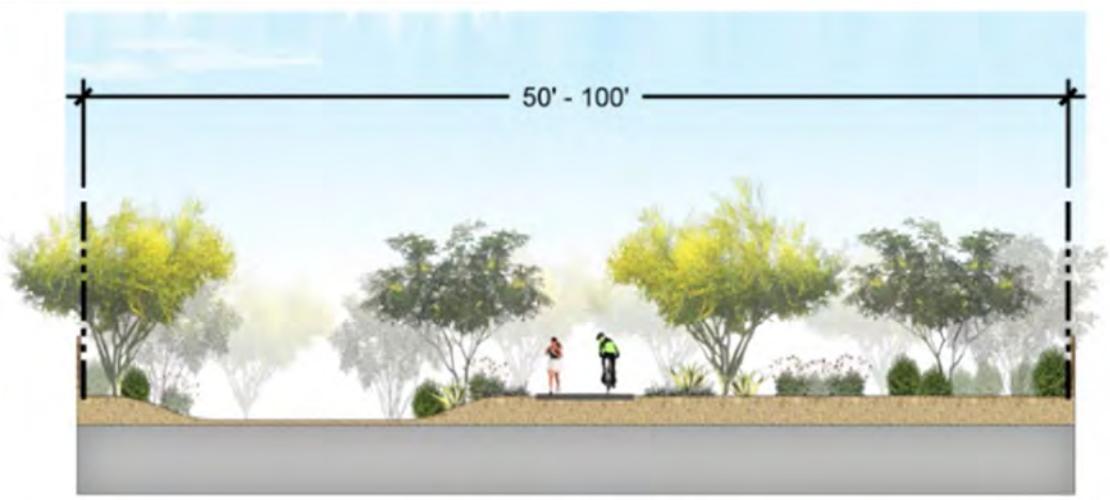
Paseo systems provided within residential developments will feature a multi-use trail. The multi-use trail will provide critical linkage opportunities to regional trail systems and that the existing Paseo network in Gladden II for pedestrian and bicycle users. Multi-use trails shall be a minimum of 12-feet wide with 2-foot shoulders and constructed of asphalt or concrete. The trails shall be landscaped according to the landscape standards outlined herein or the Marana Town Code.

b. *Common Areas*

Common areas will be located throughout residential developments in the form of multi-use paseos and neighborhood pocket parks to be used by all residents within the community. All common areas will be under the control of the homeowners' association.

c. *Drainage*

Within each paseo, a partially grass-lined drainage facility will likely be developed. The grass edge is to be smooth and sweeping but not following the actual edge of the drainage improvement. The improvements shall have smooth, curving edges rather than engineered straight lines. The slope of the sides of the channel shall vary and, in most cases, shall not be steeper than 3:1. If the drainage channels utilize riprap, adequate space for trees to grow shall be provided within the channels.



PASEO WITH DRAINAGE
(ILLUSTRATIVE PURPOSES ONLY)

d. *Irrigation*

Non-potable water will be provided by CMID per a forthcoming agreement with CMID and will be available for landscaped open areas, including the buffer and streetscape areas along arterial and collector roads. Until a non-potable water supply is available, potable water may be used.

e. *Outdoor Furniture*

Street furniture may include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards, and information displays.

7. Landscape Standards

a. *General*

- All trees will be required to meet the Arizona Nurseryman's Association standards as to caliper.
- The Builder shall be responsible for tree installation and the prompt replacement of diseased or dead specimens for a period of one year from the date of occupancy permit issuance.
- Streetscapes shall be maintained year-round by the homeowners' association. Deceased plants shall be replaced promptly with materials comparable in size to existing plants.

b. *Residential*

- The trees are to be 15-gallon minimum or 24-inch box size.
- On corner lots, multiple trees adjacent to rights-of-way within common area, depending on the plat, are required.
- Each front yard is required to have a tree and six shrubs informally planted or ground cover.
- The minimum shrub size shall be one gallon.

c. *Non-residential*

- In non-residential areas, there shall be one tree per island per every ten parking stalls. Trees located within landscape buffers, common areas, or around buildings can satisfy this requirement so long as the trunk of a tree is within 85 feet of a parking stall.
- For every 20 covered parking stalls, a landscape island shall be provided on either side of the covering structure.
- A minimum of 30% of the trees are to be 24-inch box size; the balance shall be a minimum of 15-gallon size.
- Incorporate rainwater harvesting in buffer areas through the use of swales, flush curbs, or curb cuts.

e. *Common Areas*

- Common areas, paseos and buffers should be planted with drought-resistant plants. Green
- No trees or shrubs shall be planted within 10 feet of any commercial entry driveway.
- Service areas shall have a minimum 6-foot high dense landscape screen and a minimum 5-foot high buffer wall or similar opaque screen.
- Prior to the preparation of a final landscape plan, a landscape architect must review impacts on underground utilities.
- Off-street parking areas shall include a minimum 3-foot screen wall adjacent to parking stalls to screen the parked cars from the public right-of-way.

d. *Buffers*

- Connects to existing pedestrian network with pedestrian path, trail or sidewalk located between separated uses.
- Minimize visual disturbance with use of vertical screen or trellis, may be free standing or incorporated in architecture of non-residential buildings.

drought-tolerant plant material is preferred, and cactus should be minimized.

- Physical structures such as street furniture, recreation amenities, drainage infrastructure and utilities may locate within the paseos.
- Trees are to be a minimum of 15-gallon size with 25% being 24-inch box or 20-gallon size.

- Shrubs are to be a minimum of 5-gallon size.
- Groundcovers are to be a minimum of 1-gallon size.
- Orchard areas shall contain a minimum of 20 trees.
- The paseo planting design shall be compatible with streetscape and adjacent development improvements.
- Turf areas are allowed in the paseos.
- Single-family detached units shall be separated from non-residential uses by a collector street, open space (including the open space paseo system), or a 40-foot landscaped buffer, planted in accordance with the Marana Town Code.

f. Irrigation

- Irrigation for all landscaping, including streetscapes, buffers, and open space will utilize a non-potable water system provided by CMID per a forthcoming development agreement. Until the supply is in place, potable water may be used.

8. Monumentation

a. Project Entry

Project entry monuments for The Crossroads at Gladden will be constructed by the Master Developer. There will be two types of entry monuments, Major and Minor. The Major monuments will help establish primary entrances to the development along Tangerine Road and Clark Farms Boulevard. The Minor monuments will announce the secondary entries along Crossroads Trail.

For traffic visibility purposes, no structure between 30 and 72 inches in height relative to the adjacent roadways shall be placed within an intersection's sight visibility triangles.

b. Residential Developments

- Each entry into a residential development will be unique in character but will have common elements that tie into the overall community theme.
- Each residential development shall have a minimum of one primary entry feature and may have more than one secondary or tertiary entry feature. Entry features shall comply with the Town of Marana sight visibility triangle requirements. The residential entry monuments shall be approved by the Master Developer and built by the Builder.

c. Non-Residential Developments

- Commercial developments may have their own entry monumentation but must have common elements that tie into the overall community theme. Perimeter walls that are developed along arterial or collector edges shall be compatible with entry monumentation by incorporating similar materials.

9. Signs

Signs are an essential element within a planned community because they provide a sense of identity and visual orientation. They provide visual communication for residents and visitors while reflecting an image of connectivity throughout the community. Signs should be designed with the character of development and should be at a consistent scale and style

throughout the community. Two freeway signs, up to 65 feet in height, may be provided along Interstate 10. Final design and location of all signs shall be determined through the submission of Planned Sign Program at the time of development and shall adhere to Chapter 17-10 of the Marana Town Code.

10. Walls and Fencing

The following standards apply to all walls and fencing throughout the project. More extensive standards will be submitted prior to any development.

- All screen walls shall use graffiti resistant paint or materials.
- Two-rail white vinyl fencing may be used in conjunction with certain landscape treatments including entries, orchard areas, and other formal tree plantings. Other fence types must be approved by the Master Developer.
- Fences of sheet or corrugated iron, steel, aluminum, fiberglass, or any type of chain-link fencing are specifically prohibited.
- Walls constructed at major community entry points and along community streets shall be consistent with the project's theme area in materials and design.
- Alternative walls and fences within the project area shall be consistent with the architectural theme of the planned area, reflecting materials and design of the architectural theme and must be approved by the Master Developer.
- The Master Developer shall determine where walls and fencing shall be placed in The Crossroads at Gladden, with the idea to eliminate walls and fencing as appropriate.
- Walls and fences throughout the project area must be decorative and consistent with the architectural theme of the project.



THE CROSSROADS AT GLADDEN
SPECIFIC PLAN

THE PLANNING CENTER
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PART V: IMPLEMENTATION & ADMINISTRATION

A. Introduction

This section of The Crossroads at Gladden outlines the implementation of the plan during the development of the project site. It identifies the responsible party to ensure the project is built in coordination with necessary infrastructure improvements, providing logical growth and continuity in community design and character. General administration and Specific Plan amendment procedures are defined herein.

1. Changes to Zoning Ordinance

Part III, the Development Regulations of The Crossroads, addresses only those areas that differ from the Marana Town Code. If an issue, condition, or situation arises that is not covered or provided for in this Specific Plan, those regulations in the Marana Town Code that are applicable for the most similar issue, condition, or situation shall be used by the Zoning Administrator as guidelines to resolve the unclear issue, condition, or situation.

2. General Implementation Responsibilities

The implementation of The Crossroads at Gladden is the responsibility of the Master Developer, the Builders/Developers, and the Town of Marana.

The Master Developer, Crown West Land Group, is the entity responsible for providing the basic infrastructure needs including roads, sewer, and water in a timely and efficient manner. The Master Developer forms community associations and design review committees to ensure compatibility and is responsible for recording the Master CC&R's.

The Builder/Developer is the purchaser of a development area, or portions of a development, and is responsible for building within their area(s) of ownership and providing all necessary infrastructure to support the development within said area.
The Town of Marana will be responsible for ensuring all policies and standards laid out in this Specific Plan are adhered to during the review, development, and construction of The Crossroads at Gladden. The Town of Marana is responsible for the maintenance and management of all dedicated public roads, parks, and infrastructure.

3. Development Review Procedure

All development plans and subdivision plats within The Crossroads shall be subject to and implemented through the review and approval process adopted by the Town of Marana. In addition, all development is subject to the building permit process as outlined by the Town of Marana.

Prior to submitting preliminary and final subdivision plats and/or development plans to the Town, applicants must submit all plans to the Master Developer for approval. The Master Developer and any community association formed by the Master Developer reserves the right to review any design or architectural aspect of the development that affects the exterior appearance of any structure or area of land. This includes the review of signage, landscaping, entry features, street standards, and architecture for conformance with the Development Regulations and Design Guidelines outlined in this Specific Plan.

4. Phasing

Phasing shall occur in a logical and cost-effective manner based on infrastructure expansion, availability of utility services and market conditions. The project shall be built in several phases, as market conditions dictate.

5. Specific Plan Administration

a. *Enforcement*

The Crossroads at Gladden shall be administered and enforced by the Town of Marana Development Services Department in accordance with the provisions of the Specific Plan and the applicable provisions of the Marana Town Code.

b. *Amendments*

Amendments to The Crossroads may become necessary for various reasons, including but not limited to, responding to changes resulting from new development conditions, financial conditions, and/or responding to the requirements of potential users or Builders of the property. The Master Developer, Builders, and the Town of Marana may request amendments to the approved Specific Plan. Changes to the provisions of this Specific Plan may be made in accordance with Section 17-4-15 (D) of the Marana Town Code.

6. Interpretation

The Zoning Administrator shall be responsible for interpreting the provisions of this Specific Plan. Any applicant aggrieved by the Zoning Administrator's interpretation may request an appeal to the Board of Adjustment within 15 days from the date of the interpretation.

If any provision of the development regulations or design standards are considered ambiguous or unclear, the Zoning Administrator shall be responsible for interpreting the intent of the Specific Plan.

7. Fees

Fees will be assessed as indicated by the Town's adopted fee schedule that is in place at the same time of development.


THE CROSSROADS
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SPECIFIC PLAN
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PART VI: APPENDIX - DEVELOPMENT CAPABILITY REPORT

A. Introduction

The following Development Capability Report is prepared in conformance with the Marana Town Code and Rezoning Checklist. It summarizes the results of a recently completed inventory and analysis study, and was compiled utilizing topographic and hydrologic analyses, responses from the appropriate governmental agencies, background data, and information gained from visiting the site. The purpose of this study was to establish and manifest all the factors that directly or indirectly influence development within The Crossroads at Gladden.

B. Location and Land Use

As mentioned in Section I.B, the Crossroads at Gladden is located in Marana bordering the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road interchange, between Moore Road and Tangerine Road and bounded by Clark Farms Boulevard (future alignment) on the west. Currently, it is vacant land used for agricultural purposes with no structures on the property.



C. Information on Properties within a Quarter Mile

1. Existing Zoning

The site is currently zoned F – Specific Plan (The Shops at Tangerine and I-10 Motorplex). Several Specific Plans surround the site. The main portion of Gladden II is located to the west. To the south lies the Tangerine Commerce Park Specific Plan. To the east across Interstate 10 is the Mandarina Specific Plan. The Rancho Marana and Tortolita Shadows Specific plans are located to the north. Large Lot and Designated Floodplain Zones are located to the southwest. Also, east of I-10, a portion of the Transportation Corridor Zone falls within one-quarter mile of the site.

Exhibit VI.C.1: Zoning

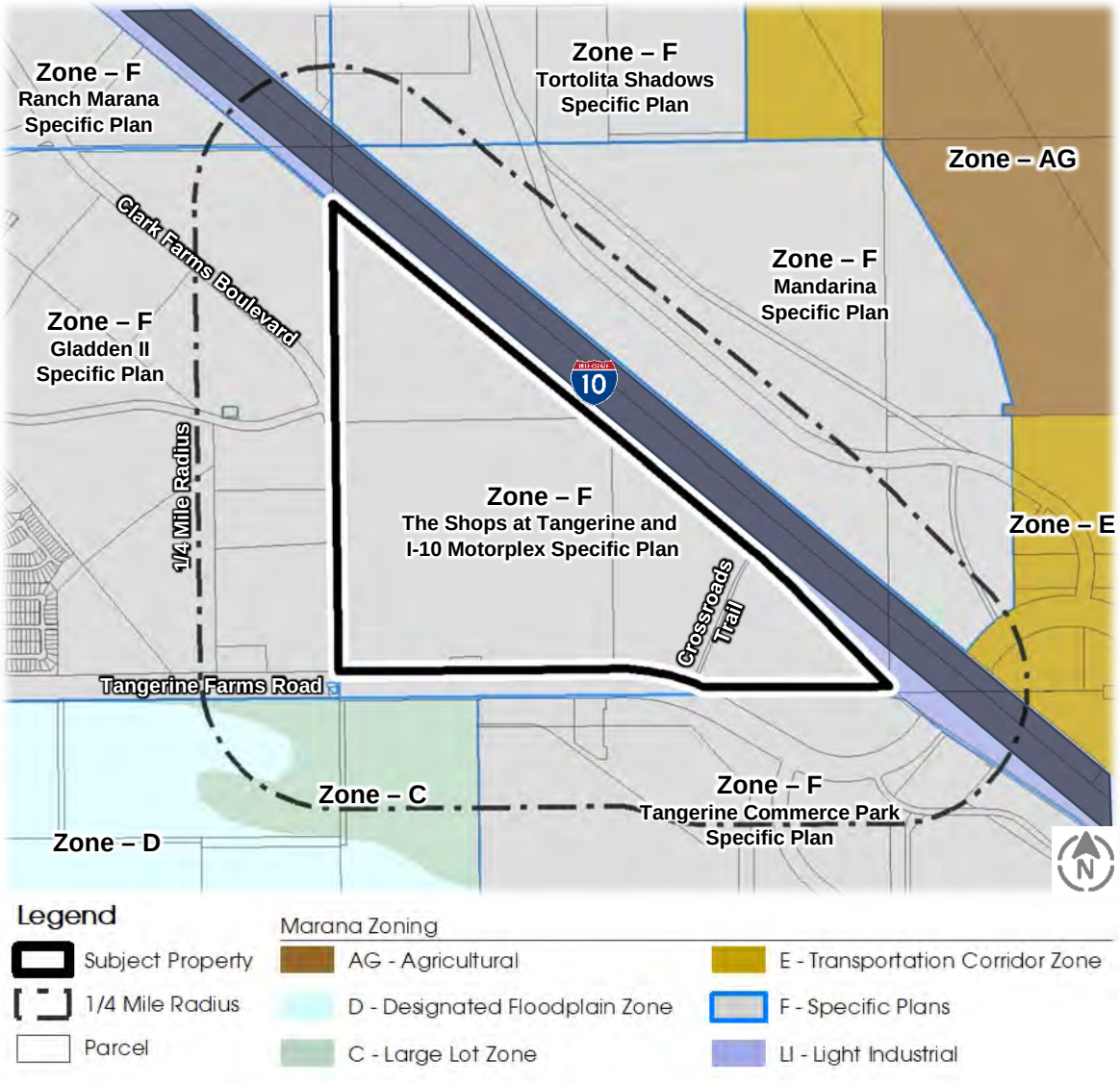
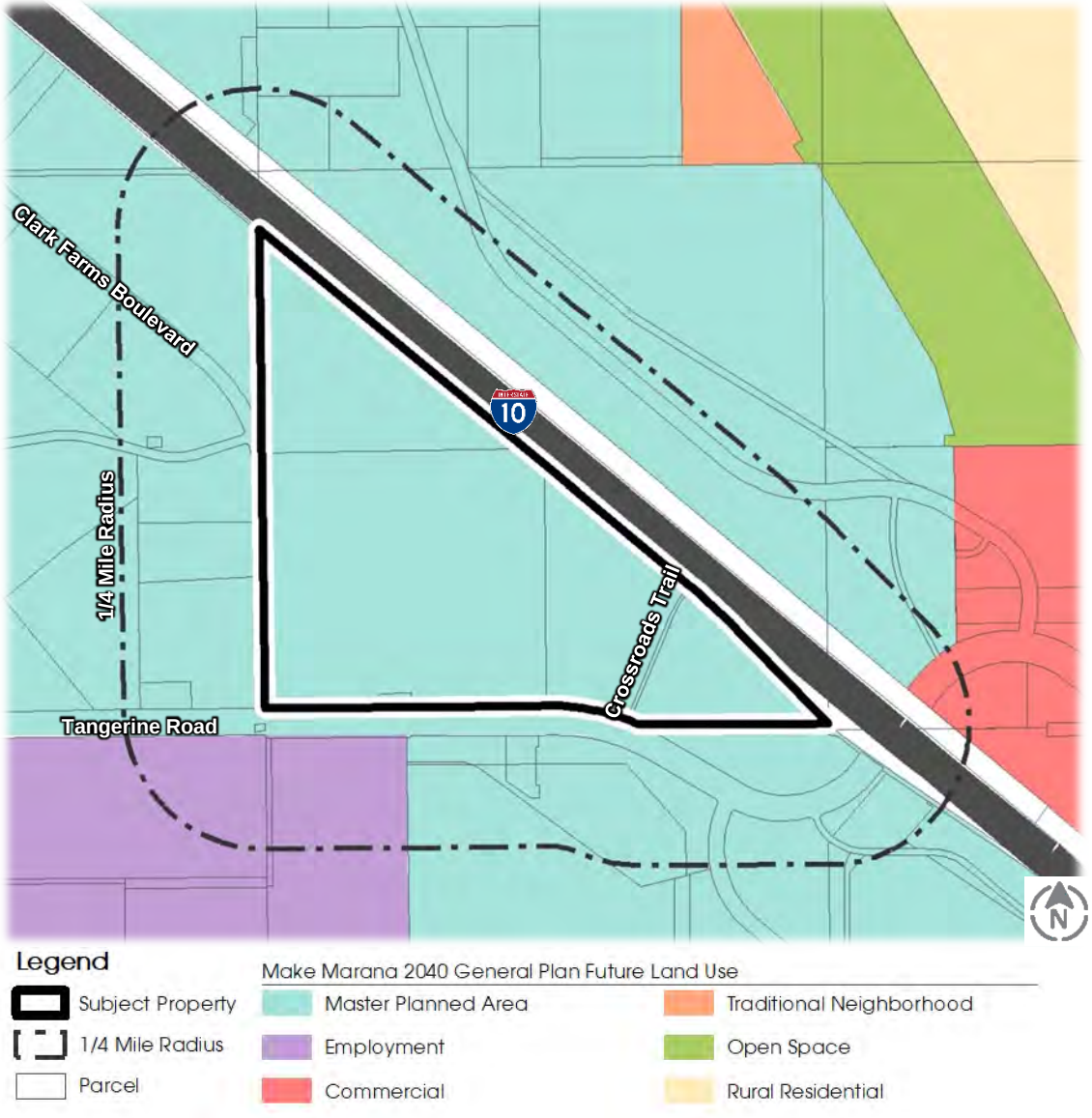


Exhibit VI.C.2: General Plan Land Use Designations



2. General Plan Land Use

The *Make Marana 2040 General Plan* designates the site as a Master Planned Area due to the existing Specific Plan zoning. Master Planned Area designations surround the site to the north, east, south, and west consistent with adjacent Specific Plans. Properties to the southwest across Tangerine Road are designated Employment. The areas east of the I-10/Tangerine interchange are designated as Commercial land use.

3. Existing Land Use

As previously mentioned, the site is currently vacant. Like Gladden Farms, the land has been cultivated to grow cotton and other crops for years. Portions of Gladden II immediately to the west remain undeveloped farmland. However, several subdivisions are in various stages of platting. Northwest Fire Station 341 located at 10350 West Tangerine Road is currently the only development within a ¼-mile to the west. To the south across Tangerine Road is the Ventana Medical Systems Logistics Center, Granite Construction aggregate facility, and farmland. Ventana is currently processing an expansion of its facility. A QuikTrip convenience store and gas station are currently under construction at the northwest corner of the Tangerine Road and I-10 interchange. Across I-10 to the east and north is also vacant, undeveloped land.

Subdivisions

1	Gladden Farms Blocks 28 & 34
2	Gladden Farms Block 37
3	Gladden Farms Block 42
4	Tangerine & I-10 Lots 1-10

Exhibit VI.C.3: Existing Land Use

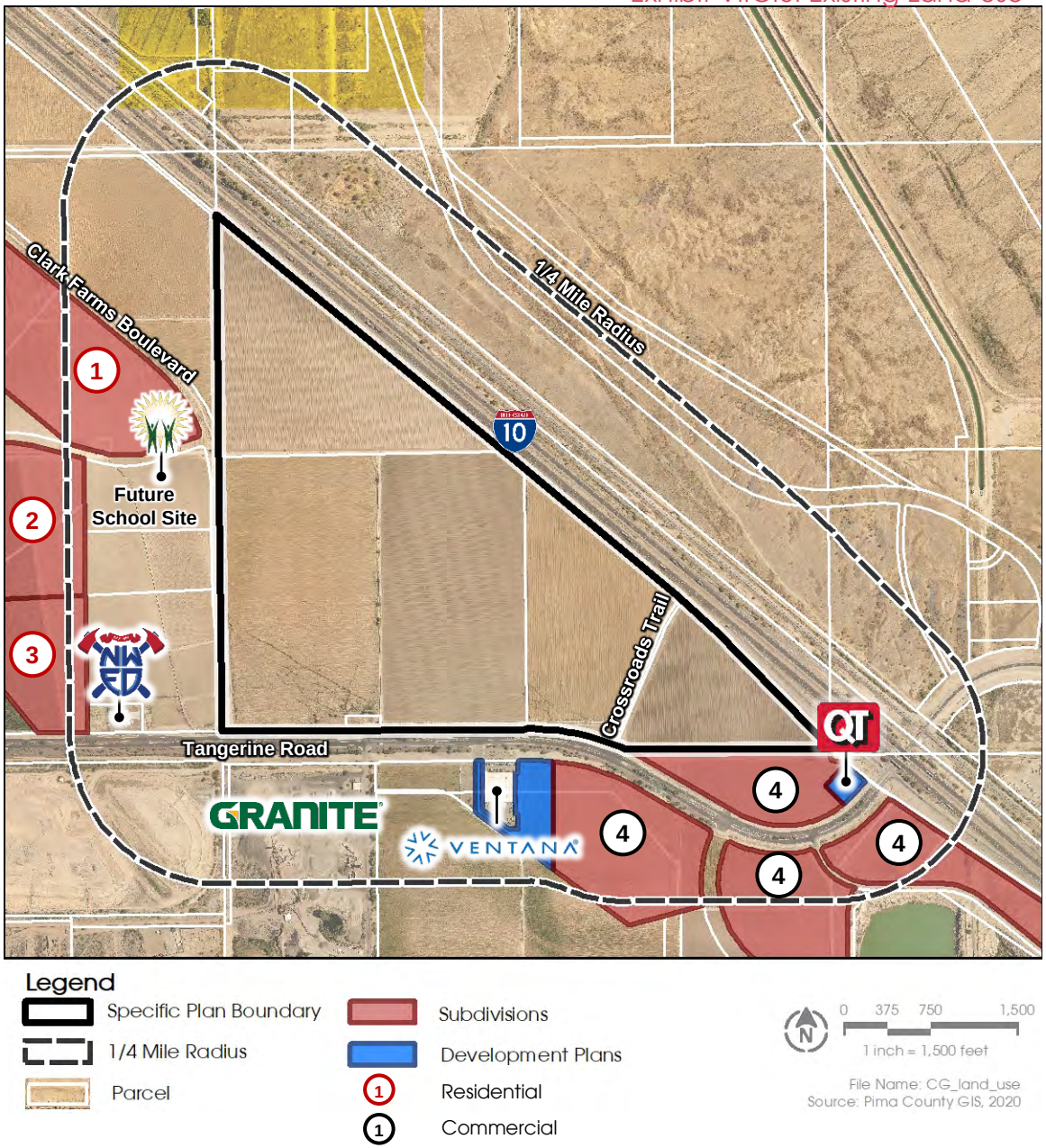


Exhibit VI.C.4: Well Locations



4. Existing Wells

There are no wells on the site. There are two existing wells located on neighboring properties to the west and south. The image to the left displays approximate locations of the wells based on publicly available data.

5. Topography

Under cultivation for many years, the site is flat and slopes gradually from an elevation of 2,036 feet in the southeast corner to 2,016 feet in elevation at the north corner. The 20-foot elevation change occurs uniformly across the site, as shown in *Exhibit VI.C.5: Existing Topography*. There are no hillside slopes of 15% or greater, rock outcrops, or other significant topographic features.

The average cross slope (ACS) of the site is 0.7%, as calculated by performing the following equation:

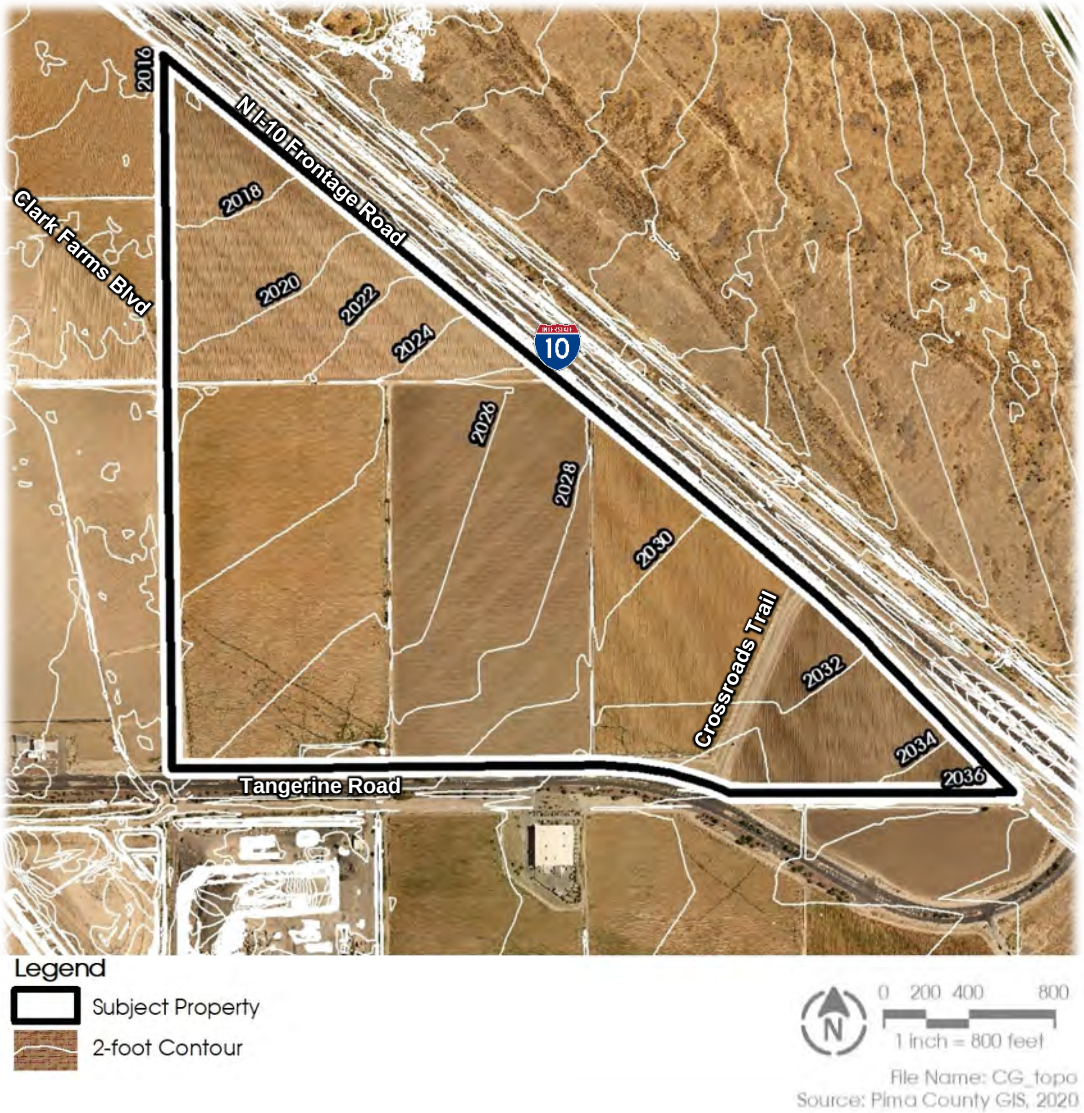
$$ACS = \frac{I \times L \times 0.0023}{A}$$

Average Cross Slope (ACS)
Interval (I) = 2 feet
Total length of contours (L) = 41,901 feet
Area (A) = 277.7 acres

$$ACS = \frac{2 \times 41{,}901 \times 0.0023}{277.7}$$

$$ACS = 0.7\%$$

Exhibit VI.C.5: Existing Topography



6. Hydrology

The site is located within the Avra Valley Basin. The Santa Cruz River is located approximately ¾ of a mile south and 1 ½ miles west of the site. The Central Arizona Project (CAP) canal is located approximately ¼ of a mile east of the site. There are no other rivers, lakes, or other surface water features on the site. The following section includes the preliminary analysis of predevelopment on-site and off-site hydrologic characteristics and water resources.



a. Off-site Watersheds

Some off -site flows from the culvert under I-10 are likely to affect the subject property from the east, although this existing RCBC is partially buried, and its outflow is partially blocked by Eastbound I-10 Frontage Road. The existing concrete-lined irrigation ditch along the eastern property boundary that presently may divert and block any off-site flows that might get over the frontage road, may not provide future protection because some of these irrigation canals might be either culverted or removed. The nature and quantity of these flows will be further evaluated in the drainage report(s) prepared for the future frontage road design and/or the development of the site. The necessary improvements to convey the flows will be determined at that time and will be incorporated into the drainage improvements for the frontage road and/ or the development.

b. Off-site features that may affect or be affected by the site

The off-site man-made features that impact the site are Tangerine Road located along the southern site boundary, Interstate 10 and the CMID canal, located along the eastern site boundary. These improvements limit the flows onto the project site since they incorporate culverts, channels, and other drainage structures.

a. *On-site Hydrology*

The on-site watershed drains from the southeast to the northwest and crosses the site as a sheet flow. The project site is located within a balanced basin.

1) Areas of Sheet Flooding and Average Depth

With an area of approximately 281 acres, the design flow across the project site was approximated to be 412 cfs. This runoff flows across the site with a flow depth of about 6. 6 inches in a sheet -flow pattern, discharging across the northwesterly corner of the property where a detention/ retention basin may be installed.

2) Federally Mapped Floodways and Floodplains

According to the FEMA LOMR Case No: 02- 09-1039P, the project site is located within a "Shaded" Zone X. FEMA defines this zone as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.

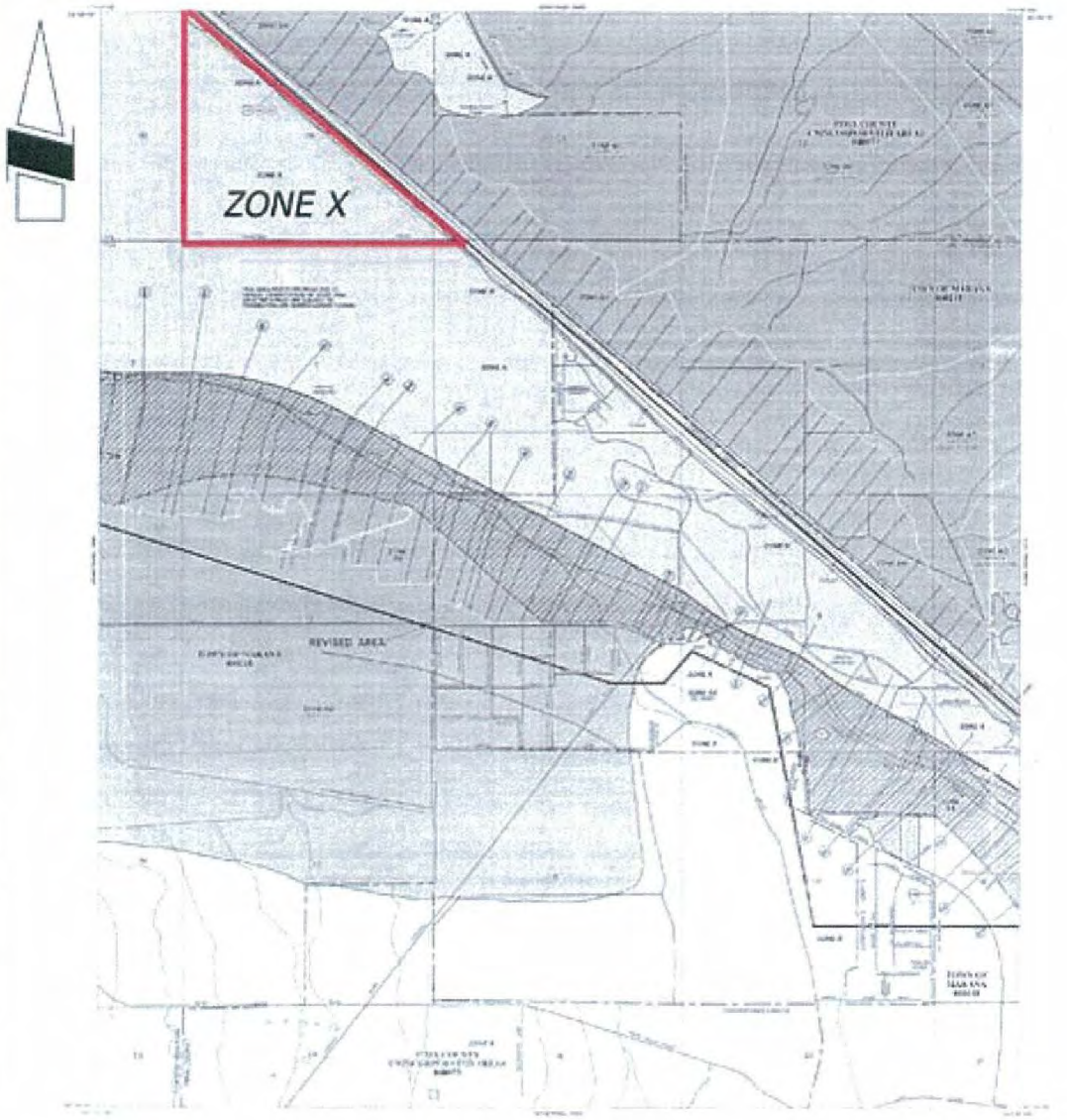


Exhibit VI.C.7: Vegetative Communities



7. Vegetation

The site is devoid of natural vegetation. The property has been under cultivation for decades; therefore, any native plants were removed long ago. Pima County GIS Vegetation Cover layer classifies the site as agricultural/bare ground. There are no significant cacti, groups of trees, or riparian communities on-site.

8. Wildlife

The Arizona Game and Fish Department's (AZGFD) online review report identifies 7 special status species as occurring within 3 miles of the site. Additionally, the report's wildlife model shows a connectivity corridor crossing the southern portion of the site due to its proximity to the Santa Cruz River. Existing site conditions, including the fact the site has been completely disturbed for many years, and its location on the north side of Tangerine Road, a major arterial, are contrary to this classification. The full AZGFD report is submitted separately.

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				1A
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Heloderma suspectum	Gila Monster					1A
Sigmodon ochrognathus	Yellow-nosed Cotton Rat	SC				1C

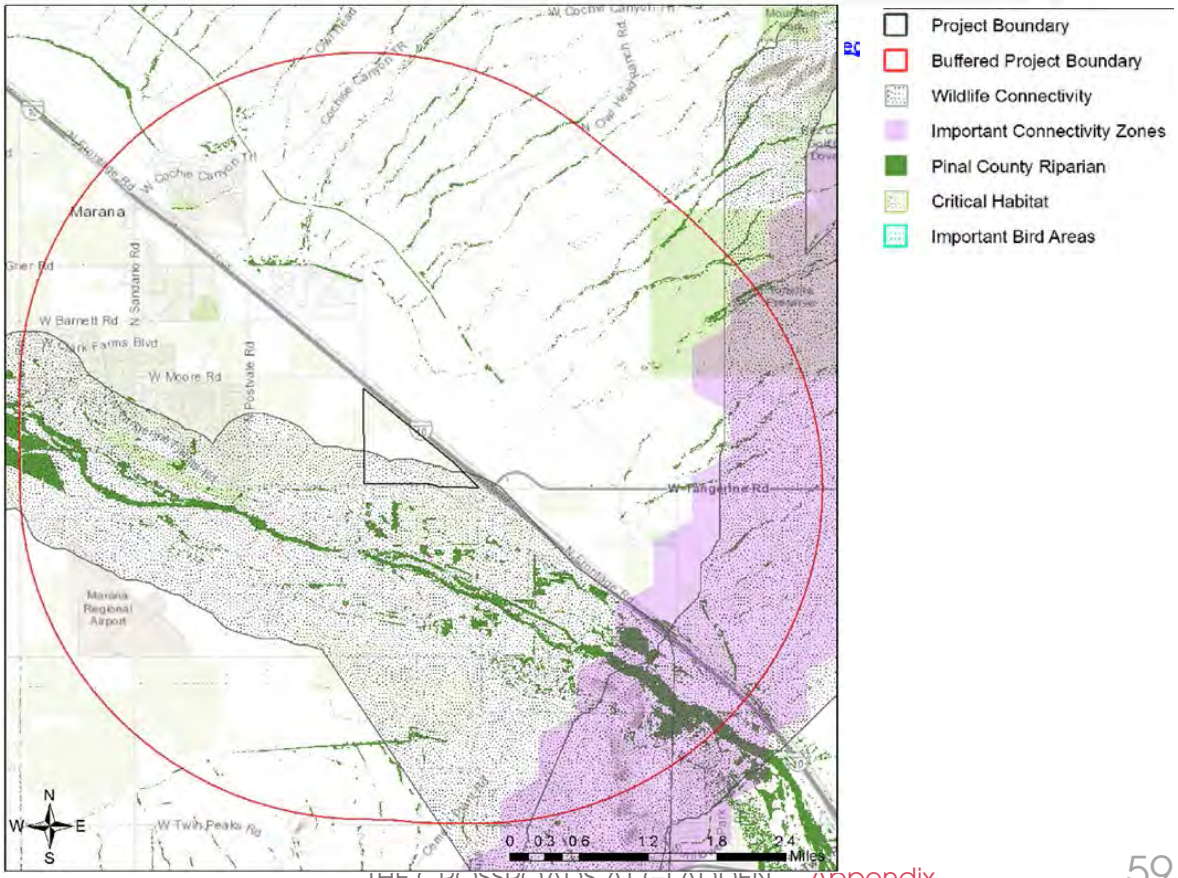
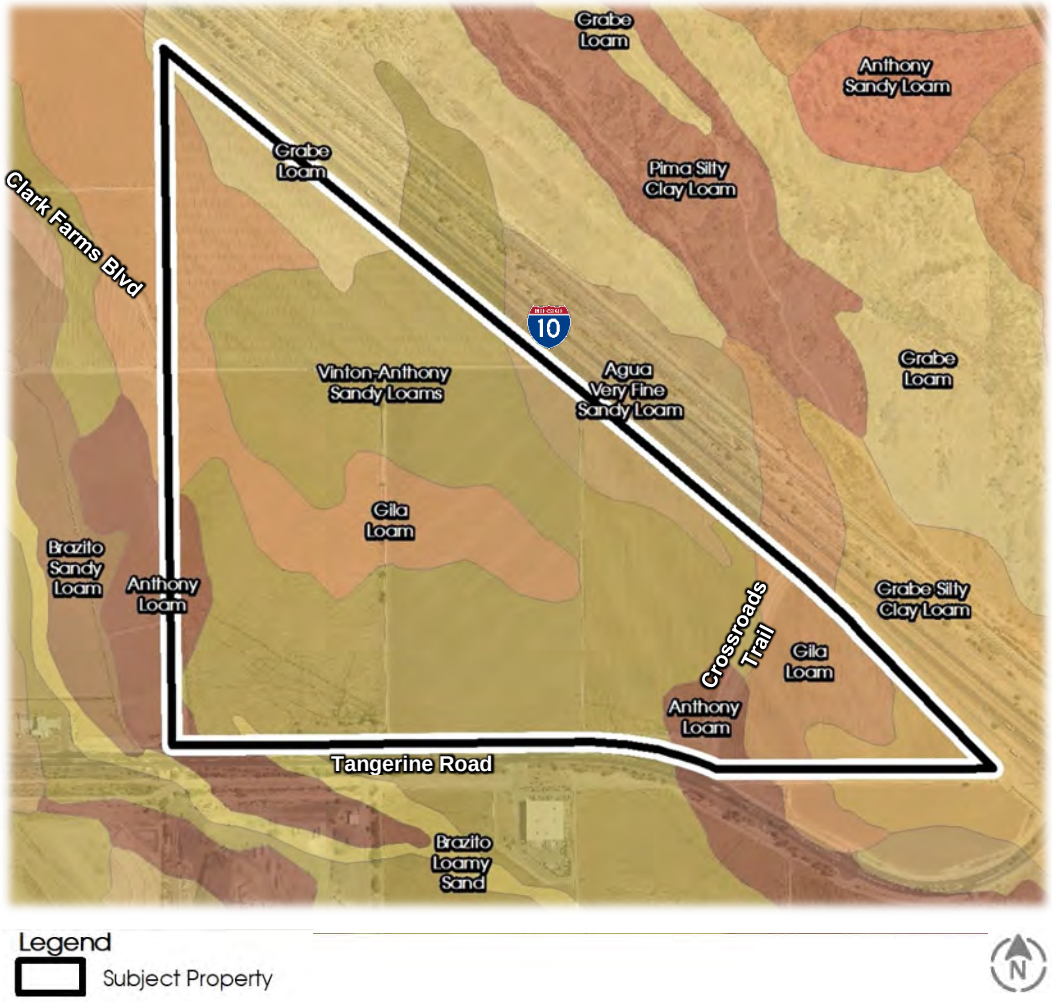


Exhibit VI.C.9: Soil Classifications



9. Soils and Geology

Like the rest of Gladden Farms, the site has been repeatedly graded for decades with soils being disturbed for annual crop cultivation. The site consists of loams with varying amounts of silt and sand. Soils described in the map are based on the best available USGS soil data. Dominant soils include:

Vinton-Anthony Sandy Loams:

Vinton is a sandy, mixed, and thermic (Alluvial). Vinton soils are deep and well drained. Typically, they have brown loamy sand surface layers 15 to 40 cm (6 to 16 in) thick and yellowish-brown loamy sand or loamy fine sand subsurface layers to 150 cm (60 in) or more. Vinton soils occur on floodplains with slopes of 0 to 2 percent. These soils have low available water capacity and rapid permeability. They are moderately alkaline and calcareous throughout. They have slow runoff and a low water erosion hazard, but they are subject to wind erosion. The series was established in New Mexico in 1940.

Gila Loam:

Gila is coarse -loamy, mixed (calcareous), thermic (Alluvial). Gila soils are deep and well drained. Typically, they have a grayish brown loam surface layer about 15 cm (6 in) thick. The underlying material to a depth of 165 cm (66 in) is brown loam, silt loam, and gravelly sandy loam. Gila soils occur on nearly level to gently sloping floodplains and low alluvial fans with slopes of 0 to 2 percent. These soils have high available water capacity and moderate permeability. They are moderately alkaline and calcareous throughout the profile. Runoff is slow and the hazard of erosion is moderate. The series was established in the Salt River Valley in 1900 and the name was taken from Gila County.

10. Viewsheds

The site is flat with no significant topography. Prominent views from the site include the Tortolita and Catalina Mountains to the west, Tucson Mountains to the south, and Picacho Peak to the north.

Views onto the site are most prevalent from the adjacent roadways. The site is highly visible from I-10 to the east and Tangerine Road to the south. *Exhibit VI.C.10.a: Photo Key Map* and the corresponding images in *Exhibit VI.C.10.b* demonstrate current viewsheds.

Exhibit VI.C.10.a: Photo Key Map



Exhibit VI.C.10.b: Viewshed Photos



1- Southwest corner looking north



2 - Southwest corner looking east along Tangerine Road



3 – Crossroads Trail looking west along Tangerine Road



4 – Crossroads Trail looking northeast toward I-10



5 – Crossroads Trail and I-10 Frontage Road looking south



6 – View from northern corner looking south along western boundary



7 - Crossroads Trail and I-10 Frontage Road looking northwest



8 – Looking southeast along I-10 Frontage Road from northern corner

Exhibit VI.C.11: Street Network



11. Traffic

Interstate 10 forms the Specific Plan's eastern boundary, with Eastbound I-10 Frontage Road immediately adjacent to the site. I-10 is a 6-lane freeway with the Tangerine interchange being the nearest on/off ramp. Eastbound I-10 Frontage Road is a two-lane, two-way road connecting several arterials to the Tangerine Road and Marana Road interchanges. Tangerine Road is a four-lane arterial running along the southern boundary. It is divided by a median with left-turn lanes placed at intervals. Moore Road is the only other existing arterial within one mile of the site. It is a two-lane road with an 85-foot right-of-way and intersects with the I-10 Frontage Road approximately 850 feet north of the Specific Plan boundary. Clark Farms Boulevard is a planned arterial that will be built as Gladden II subdivisions continue to develop. Crossroads Trail, which connects I-10 Frontage Road to Tangerine Road is only a paved access easement. It was created to maintain the I-10 Frontage Road connection at the time of the I-10/Tangerine interchange construction. Refer to the table on the following page for the characteristics of the arterial streets directly serving this project.

While they are not anticipated to directly serve the proposed development, Adonis Road and Mandarina Boulevard are two newly constructed arterials located on the east side of Interstate 10.

Table VI.C.11: Characteristics of Arterial Streets (Planned and Future) Directly Serving the Site

Street Name	Tangerine Road	Moore Road	Clark Farms Boulevard (Future)	I-10	I-10 Frontage Road	Crossroads Trail	Crossroads Trail (Future)
Road Segment	I-10 to Midfield Road	I-10 to Lon Adams Road	Moore Road to Tangerine Road	Marana Road to Tangerine Road	Marana Road to Tangerine Road	Tangerine Road to I-10 Frontage Road	Tangerine Road to I-10 Frontage Road
Functional Classification	Arterial	Arterial	Arterial	Urban Interstate		Easement	Collector
Existing ROW	250 feet	85 feet	150 feet	350 feet	Portion of I-10 ROW	60 feet (Not Dedicated)	90 feet
Travel Lanes	4	2	4 (planned)	6	2	2	3
Speed Limit	45	35	Unknown	75	25/55	35	35
Recorded ADT	10,042	773	Not Available	63,187	1,779	Not Available	Not Available
Source/Year ADT Recorded	PAG 2021	PAG 2020	Not Available	ADOT 2019	PAG 2020	Not Available	Not Available
Bicycle Lanes	Yes	No	Yes (planned)	No	No	No	Yes
Pedestrian Ways	Yes	No	Yes (planned)	No	No	No	Yes
Ownership	Town of Marana	Town of Marana	Town of Marana	ADOT	ADOT	Westcor Marana LLC	Town of Marana
Surface Condition	Paved	Paved	Not Applicable	Paved	Paved	Paved	Paved

A Traffic Impact Analysis (TIA) has been prepared by Rick Engineering and submitted under separate cover.

12. Recreation and Trails

There are a number of existing and planned recreation opportunities and trails located within a one-mile radius of the site.

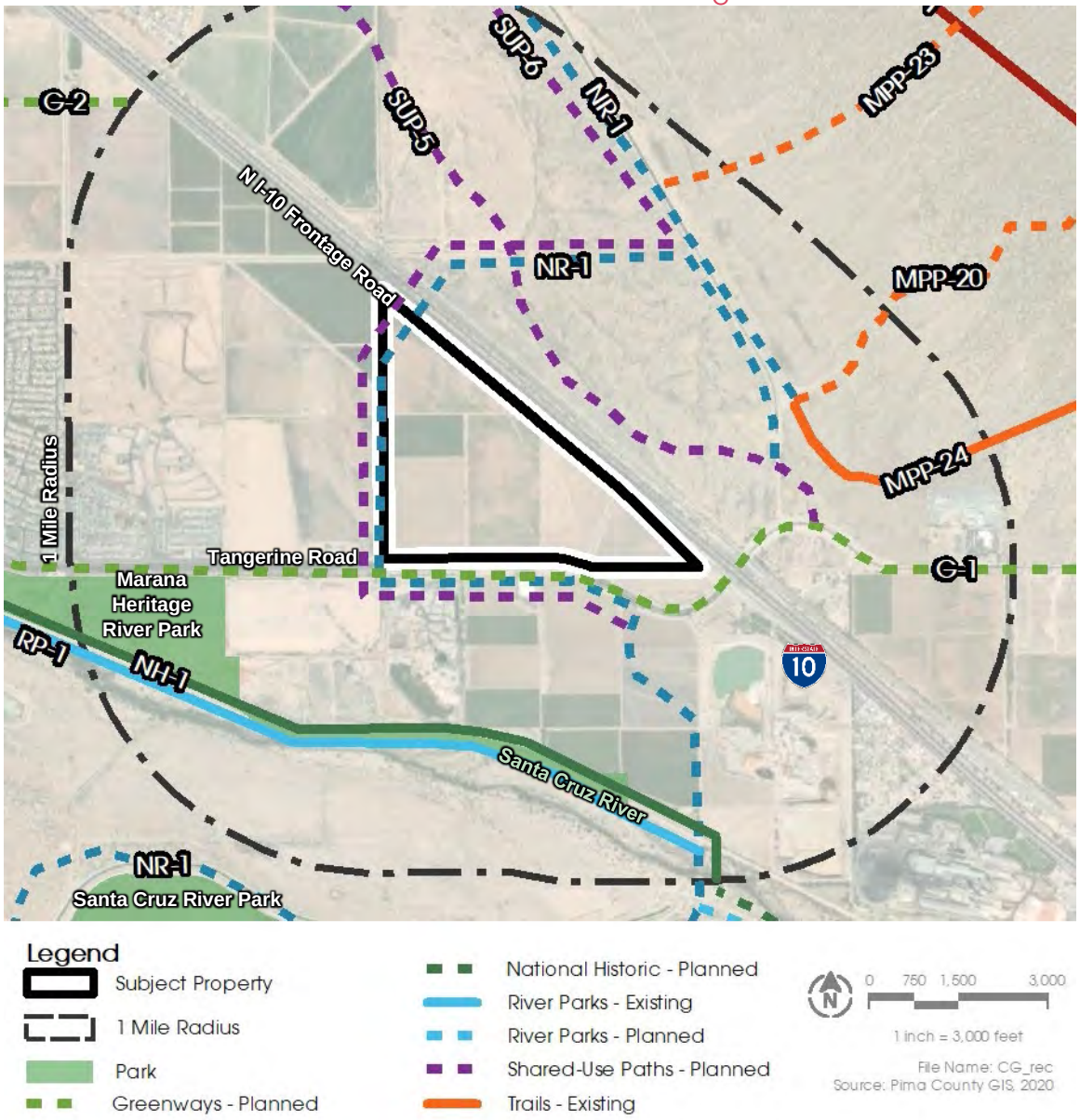
Marana Heritage River Park is located west of the subject property along Tangerine Road.

Existing trails within one-mile of the site include the Juan Bautista de Anza Trail (NH-1) along the northern bank of the Santa Cruz River, the Santa Cruz River Park (RP-1) along the southern bank of the Santa Cruz River, and the Tangerine Road Greenway (G-1) along the south side of Tangerine Road. These trails generally feature an asphalt multi-use path. The Santa Cruz River Park provides a connection to The Chuck Huckelberry Loop, a 136-plus mile system of paved, shared-use paths and buffered bike lanes.

Shared-Use Paths are also planned along Adonis Road (SUP-5) and along the Tangerine Road/ Clark Farms Boulevard to connect the CAP National Recreation Trail to the Santa Cruz River (CAP National Recreation Trail Connector Shared-Use Path – SUP-6).

A portion of the CAP National Recreation Trail (NR-1), which connects the Santa Cruz River

Exhibit VI.C.12: Existing and Planned Recreation



trails to the Tortolita Mountain trails, is planned along Tangerine Road and Clarks Farm Boulevard (alignment).

Within one-mile of the site on the west side of the I-10, the Wild Burro Trail (MPP-24) exists and the CAP to Preserve (MPP-20) and Cochie (MPP-23) and Trails are planned. A segment of the Powerline Trail (UC-1) is also located within one-mile on the east side of the I-10.

13. Cultural, Archaeological, and Historic Resources

Submitted separately.

14. Existing Infrastructure and Public Facilities

a. *Sewer*

The Town of Marana provides sewer service through the Tangerine Downtown Sewer Conveyance System located along the western and southern site boundaries.

b. *Water*

Marana Water serves the site. A new booster station is currently under construction that will provide water to future site development. The booster station is located across Tangerine Road south of the site's southwest corner. Construction is scheduled for completion in June of 2021. A new 250,000-gallon reservoir will also be built in conjunction with the booster station to ensure water capacity. A location for the reservoir has yet to be determined.

c. *Fire Service*

Northwest Fire provides fire protection through Station #341 at 10350 West Tangerine Road, approximately one-quarter mile west of the site.

d. *Police*

Marana Police Department serves the area from the department headquarters approximately 4.5 miles to the northwest at 11555 West Civic Center Drive.

e. *Schools*

The site is located within Marana Unified School District. Schools serving the site include:

- Gladden Farms Elementary School - 11745 West Gladden Farms (approximately 2 miles to the west)
- Marana Middle School - 11285 West Grier Road (approximately 4 miles north)
- Marana High School - 12000 West Emigh Road (approximately 10 miles to the southwest)

f. *Public Utilities*

- Natural Gas – Southwest Gas Corporation has existing facilities in the area and will provide natural gas service to the site.
- The property lies within the boundaries of the Cortaro-Marana Irrigation District and will continue to be subject to the District's property tax assessment. There are no District facilities within

the property although a major District irrigation canal exists parallel to the eastern boundary of the property along the I-10 Frontage Road and parallel to Tangerine Road (see exhibit on following page). Existing CMID canals will be undergrounded if required by CMID.

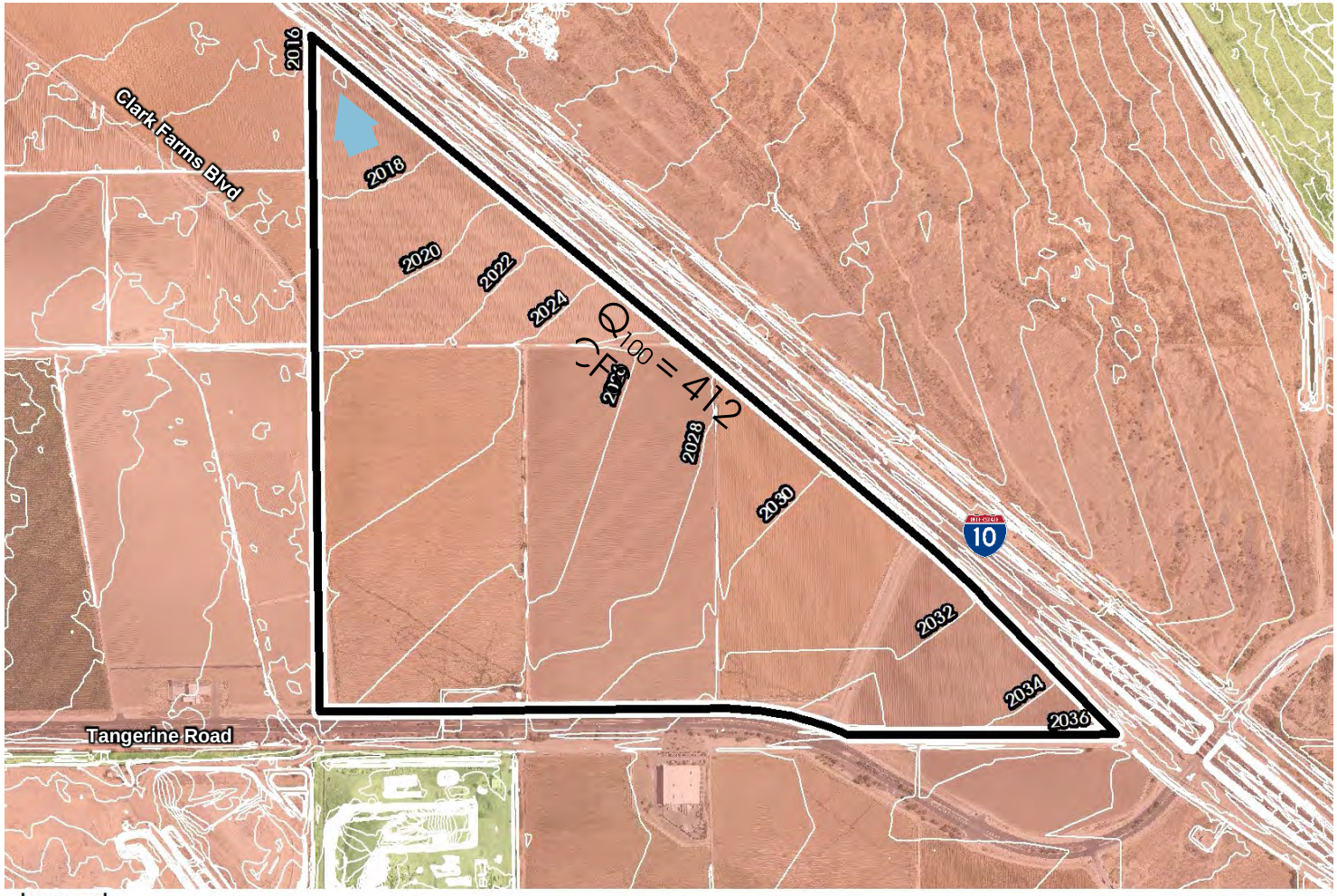
- Communications – CenturyLink and Comcast both service the area with internet and communications infrastructure.
- Electricity – The site is served by Tucson Electric Power.

Exhibit VI.C.14: Existing CMID Canal



15.Composite Constraints (McHarg) Map

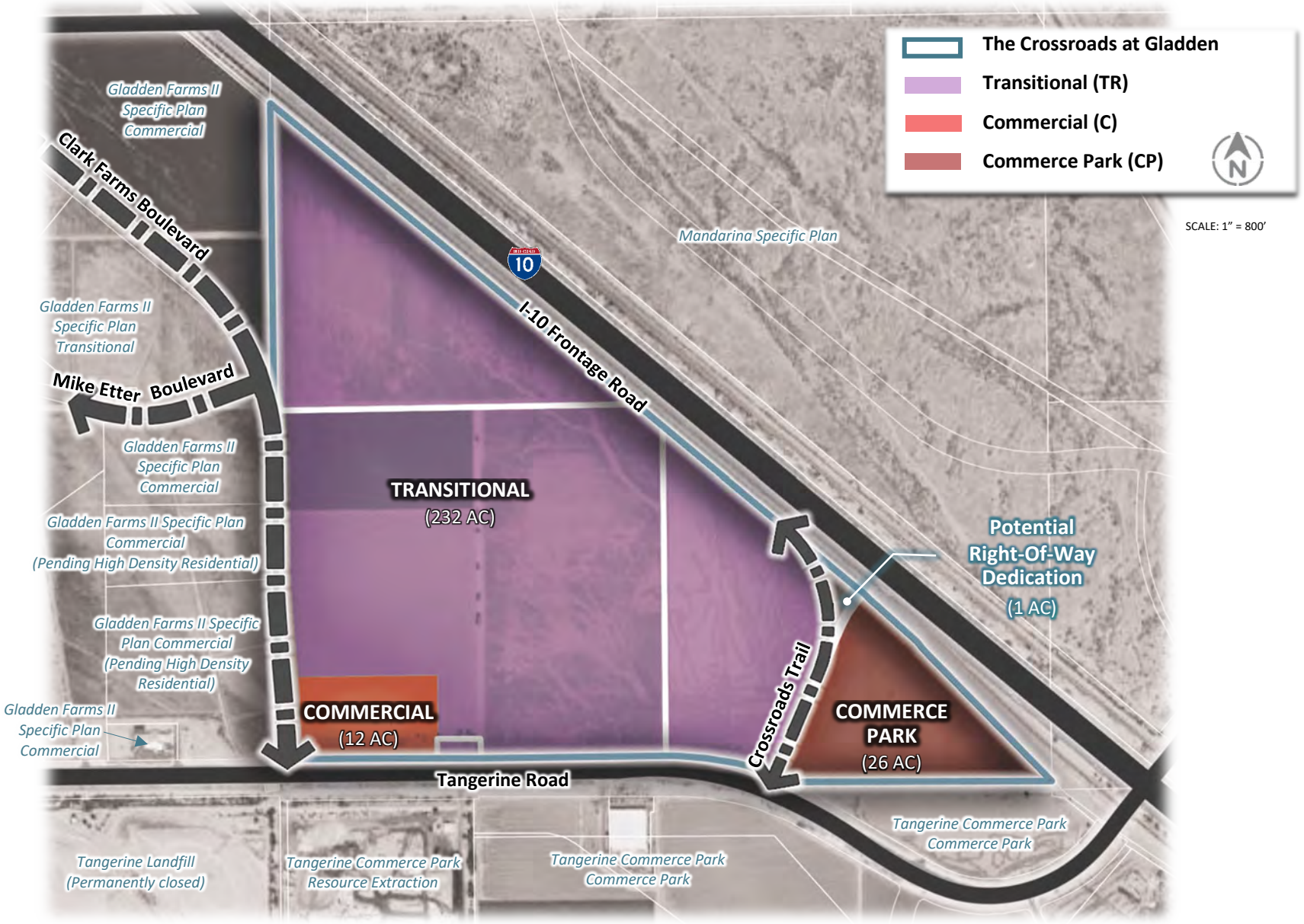
The following map combines individual elements detailed in prior sections to illustrate existing on-site constraints. The purpose of the McHarg Composite Map is to highlight areas that are available for development. As shown, constraints on the site are minimal.



References:

Town of Marana - Make Marana 2040 General Plan – maranaaz.gov
Town of Marana – Municipal Complex Photo – maranaaz.gov
Town of Marana –Parks and Recreation Master Plan 2020-2030 – maranaaz.gov

Exhibit II.D: Conceptual Land Use Plan



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: The Crossroads at Gladden Specific Plan	
Description of Project: Mixed-use development	Number of Lots:
Parcel No.(s): 217-55-012A & D, 217-55-013F & G	Gross Area (Acres): 281 ac
Project Address: 9800 W Tangerine Road	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Westcor Marana LLC	Contact Name: Garrett Newland		
Address: PO Box 4085	City: Santa Monica	State: CA	Zip: 90411-4085
Email: Garrett.Newland@macerich.com	Phone No.: (602) 953-6582		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 E. Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: RICK Engineering	Contact Name: Paul Iezzi		
Address: 3945 E. Fort Lowell Road, Suite 111	City: Tucson	State: AZ	Zip: 85712
Email: piezzi@rickengineering.com	Phone No.: (520) 795-1000		

OWNER/APPLICANT AUTHORIZATION

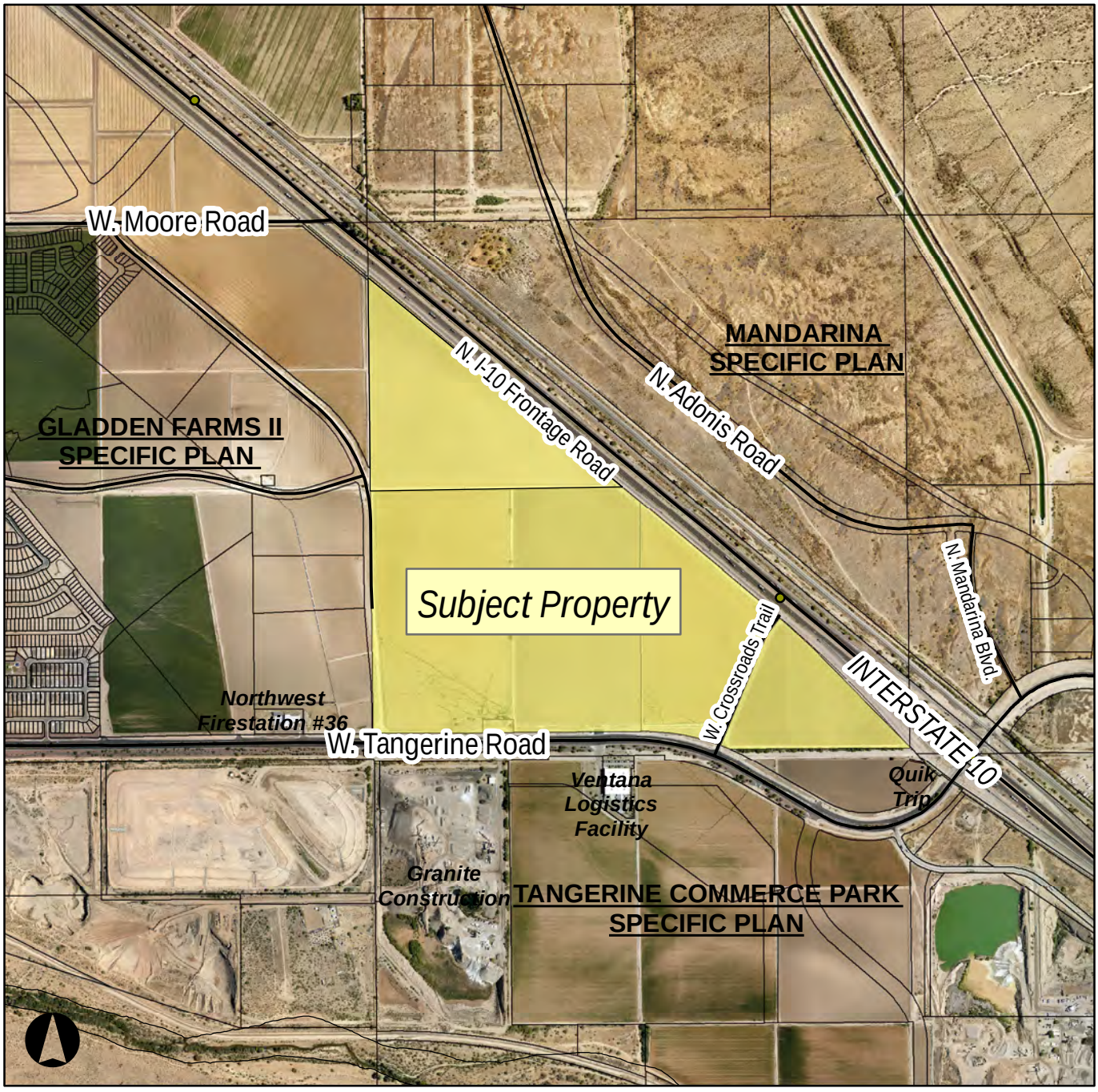
I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott		4/20/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019



Data Disclaimer: The Town of Marana provides this map information
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Council-Regular Meeting **D1**

Meeting Date: 08/17/2021

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: August 17, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Facilities; discussion, consideration and direction regarding possibly naming the Town of Marana building located at 13251 N. Lon Adams Road in honor of Ed Stolmaker (Jane Fairall)

Discussion:

On June 22, 2021, Ed Stolmaker passed away. Ed served at the Marana Chamber of Commerce for 15 years as the President and CEO. He was influential in the growth of the town during that time. The chamber was voted the best chamber of commerce in Tucson for three years in a row. He served on the Marana Health Center Board of Directors and served as President of the Sanctuary Cove's Board of Directors. He was voted Man of the Year by the Rotary Club. Ed retired in 2018. In 2019, Ed received the Town of Marana's Branding Iron Award in recognition of the mark he left on the community.

Last fall, the Town renovated and remodeled its building located at 13251 N. Lon Adams Road. The building had most recently housed the Town's Parks and Recreation Department, but was remodeled for use as a visitors' center and offices. Effective December 1, 2020, the Marana Chamber of Commerce moved into the building pursuant to a lease agreement with the Town.

This item is on tonight's agenda for discussion about the possibility of naming the Town's building at 13251 N. Lon Adams Road in honor of Ed Stolmaker.

Staff Recommendation:

Council's pleasure

Suggested Motion:
Council's pleasure

Attachments

No file(s) attached.