



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 31, 2021, at or after 6:30 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on March 31, 2021, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA.

Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission

Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times

Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings

If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

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

from the meeting and will not be allowed to return.

Accessibility

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

Agendas

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

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

Meetings may be viewed online by clicking the link below:

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

The Town of Marana also encourages individuals to submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC

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

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

- A. Approval of the February 24, 2021 Meeting Minutes**
- B. Public Hearings**
 - 1. PCZ2103-002 Jeremy Place Rezone:** A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.16 acres of land from R-36 (Residential) to Heavy Industry (HI) located at 4201 W. Jeremy Place (Jeremy Subdivision Lot 8), east of N. Camino Martin and south of W. Ina Road. (Anita McNamara)
 - 2. PCM 2103-001: A request for a recommendation to the Town Council for approval of amendments to Marana Town Code Title 17 (Land Development),** revising chapter 17-2 (Administrative bodies and officers) by deleting existing section 17-2-3 (Planning director) and replacing it with new section 17-2-3 (Planning department and planning manager); deleting section 17-2-4 (Cultural resources preservation board); providing that the planning manager shall be primarily responsible for the administration of Title 17 instead of the planning director

and making corresponding changes throughout Title 17 (Jane Fairall)

C. Commission Action

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

1. **PRV2103-004: Final Plat for Cortaro Ranch Phase II Lots 6A and 6B**; A request for recommendation to the Marana Town Council for approval of a final plat for a two lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission - Regular Meeting

Meeting Date: 03/31/2021

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: March 31, 2021

Subject: **Approval of the February 24, 2021 Meeting Minutes**

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Attachments

February 24, 2021 Planning Commission Meeting Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 24, 2021, at or after 6:30 P.M.**

**Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
John Flint, Commissioner
Richard Miller, Commissioner
Sharon Tyson, Commissioner**

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:30 PM

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. All Commission Members were present. Commissioner Duncan was in attendance via phone. A quorum was present.

CALL TO THE PUBLIC

Chairman Schnee opened the meeting to receive public comments.

APPROVAL OF AGENDA

Motion to approve by Commissioner Tyson, seconded by Commissioner Flint. Motion passes, 7-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of January 27, 2021. *Motion to approve by Commissioner Fehrmann, seconded by Commissioner Tyson. Motion passes, 7-0.*

PUBLIC HEARINGS

1. CUP2101-003 Arizona Golden Leaf Wellness, LLC, dba Nature Med. A request for approval of a modification to an existing conditional use permit, which currently allows operation of a non-profit medical marijuana dispensary, to operate a retail marijuana establishment, in a shared location with the existing medical marijuana dispensary currently located at 5390 W. Ina Road and permitted to relocate to 5370 W. Ina Road. (Cynthia Ross)

Senior Planner Cynthia Ross noted the conditional use permit is subject to the following Marana regulations:

- Marana Town Code 11-9-5 adopted by Ord. 2020.019 (Marijuana establishments & dual licensee exception regulation)
- Marana Town Code 11-9-2 Dual Licensee defined:
 - *An entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license.*
- Marana Town Code 17-6-14 adopted by Ordinance 2013.020, 2019.022, 2019.024 (Regulates the operation & location of medical marijuana dispensaries)
- Marana Town Code 17-3-2H Conditional Use Permit Regulations
 - *Modifications require Planning Commission approval*

Ms. Ross noted Arizona Golden Leaf was approved to operate a medical marijuana dispensary in 2013. Arizona Golden Leaf is one of two medical marijuana dispensaries authorized to operate in the town with an approved conditional use permit. Request to modify, expand, or otherwise change an approved conditional use permit requires the approval of the Planning Commission.

The Arizona Golden Leaf conditional use permit application is comprised of the conditional use permit requirements outlined in Town Code 17-3-2H and the medical marijuana dispensary requirements outlined in Town Code 17-6-14. Arizona Golden Leaf received their license for adult use on January 22, 2021. Staff recommends approval of CUP 2101-003; to allow Arizona Golden Leaf to operate a retail marijuana establishment in a shared location with the existing medical marijuana dispensary as a dual-licensee at 5390 W. Ina Road and permitted to relocate to 5370 W. Ina Road subject to the conditions outlined in the staff report.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

Chairman Schnee asked if the hours of operation were in line with the conditional use permit.

Charles Remy noted they went through the ordinance change process to modify the hours from 7:00 am to 10:00 pm. but are only planning to operate from 8:00 am to 10:00 pm.

Commissioner Flint asked if the recreational marijuana would be not-for-profit; as the medical marijuana currently is. **Mr. Remy** noted the medical side will remain not-for-profit, but the recreational side will be under an LLC per state law.

No further comments by the Commission.

Commissioner Tyson moved and Commissioner Flint second the motion approving CUP2101-003 Arizona Golden Leaf Wellness, subject to the recommended conditions. Motion passed unanimously, 7-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Marana Town Code Update Presentation, Relating to the Land Development Code; update and discussion regarding potential revisions to the Marana Town Code, including migration of the remaining separate titles of the Land Development Code (LDC) to Title 17 (Land Development) of the Marana Town Code and replacement of those separate titles of the LDC with new chapters in Title 17; discussion regarding the replacement of LDC Title 5 (Zoning) by Chapter 17-4 (Zoning) in the Marana Town Code, and other proposed modifications (Steve Cheslak)

Principal Planner, Steve Cheslak provided a PowerPoint presentation of the proposed Town Code amendments. Mr. Cheslak noted that the intent is to move all remaining Land Development Code chapters to the Town Code; creating one cohesive document.

Highlights include:

- General clean-up of the existing Land Development Code and Town Code chapters
 - New definitions - expanding uses to include in-home care facilities, group homes...etc.
 - Compliance with State statutes
 - Corrected chapter cross-references
 - Removed duplicate text throughout the document
- Process improvements
 - New Town software to help improve our in-house process of processing permits/projects
 - Temporary Use Permit and Conditional Use Permit
 - Preliminary plat approval process – change to an administrative process
- Land Development Code – Zoning
 - Existing zoning code – currently 32 zoning districts
 - Proposed zoning code – eliminating unused districts, simplifying the Code design
 - Proposal for Alphabet Zoning – simplified rezoning offer

- Simplified rezoning offer
 - In lieu of SLUC
 - Application made on case by case basis
 - Flexible application requirements
 - External and internal review
 - Public hearing process with notification
 - Reduced fee incentive
- Rezoning based on:
 - Proposed use
 - General Plan land use
 - Current use
 - Surrounding use

The Land Development Code adoption timeline –

- 60-day public review begins in March
- Planning Commission and Town Council public hearings
 - April 28th – Planning Commission
 - May 18th – Town Council

Development Services Director Jason Angell noted at the time in which the Town Code is ready to be posted online for public feedback, the Planning Commission will be notified as well, giving ample time to review the document and submit comments.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint, moved and Vice Chair Hill second the motion to adjourn the meeting.
Meeting adjourned at 7:01 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 24, 2021. I further certify that a quorum was present.



Terri Byler, Commission Secretary

Planning Commission - Regular Meeting

Meeting Date: 03/31/2021

To: Planning Commission

From: Anita McNamara, Long-Range Planner

Date: March 31, 2021

Strategic Plan Focus Area:

Not Applicable

Subject: PCZ2103-002 Jeremy Place Rezone: A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.16 acres of land from R-36 (Residential) to Heavy Industry (HI) located at 4201 W. Jeremy Place (Jeremy Subdivision Lot 8), east of N. Camino Martin and south of W. Ina Road. (Anita McNamara)

Discussion:

Request

Pamela Sorenson, the property owner of a 1.16 acre parcel known as Pima County Assessor's Parcel (APN) #101050340, and owner of Ina Road/I-10 RV & Boat Storage currently operating on the site at 4201 W. Jeremy Place, requests a recommendation to the Marana Town Council for approval to rezone the parcel from R-36 (Residential) to Heavy Industry (HI).

History

The proposed rezoning area was annexed in to Marana in 1993 by Ordinance #1993.12. The Pima County zoning of Suburban Homestead (SH) which has a 36,000 square feet minimum parcel area, was translated to the Town zoning of R-36 (Residential). The property has been in possession of the current owners' family since the 1960s and has recently come under Ms. Sorenson's control.

The current use of RV and boat storage recently began operation without the benefit of Town approvals. In an attempt to apply for a permit for improvements to the property, it was discovered that Ms. Sorenson was operating a business without a business license. When the business license application was under review by Town staff, Planning staff recommended denial of the application because the storage use is not permitted in the R-36 zoning district. Town staff is working with the property owner to correct the status of the property through a rezoning of the property to Heavy Industry and thereby allow the vehicle storage use.

Surrounding and Existing Land Use and Zoning

The rezoning area is located at the east end of the Jeremy Place cul-de-sac, east of N. Camino Martin and south of W. Ina Road. A majority of the properties on Jeremy Place and along Camino Martin currently engage in industrial uses and are zoned HI. The subject property and the two lots immediately to the west are an island of R-36 in an HI zoned area. Immediately to the north of the subject property is a roofing contractor on property zoned HI. Immediately to the west are two mobile homes on one lot zoned R-36 that, per the Pima County Assessor's Office, are existing residences (mobile homes). At the southeast corner of N. Camino Martin and Jeremy Place is a landscaping business zoned HI. Directly to the east of the subject property is a regional drainage canal and the Avilla Marana multi-family development that is also zoned HI. To the south of the subject property is a personal storage facility and vacant land zoned HI.

Make Marana General Plan 2040

The 2040 General Plan designates this area as Employment, which accommodates industrial land uses. Rezoning the property to HI will bring the zoning into compliance with 2040 General Plan.

Access and Circulation

The property has an existing driveway that fronts on West Jeremy Place, which is accessed from North Camino Martin. Camino Martin intersects with West Ina Road approximately 700 feet north of the subject property.

Utilities

The rezoning area is located within the Tucson Water and Pima County Regional Wastewater Reclamation Department service areas. The rezoning area also lies within the service areas of TEP, Southwest Gas, Century Link and Comcast.

Grading and Drainage

The rezoning area is generally flat. It appears that no grading has occurred and the property owner states that drainage has not been an issue over the years of her ownership. In the event of a storm, water can flow toward the drainage canal located along the eastern property line that will run south to the Canada Del Oro Wash.

Fire District Services

The rezoning area is located within the Northwest Fire District service area.

Public Notification

The 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. There has been no contact to the staff regarding the rezoning.

Recommended Findings of Fact

1. The property is currently zoned R-36 (Residential). The proposed change in zoning to Heavy Industry (HI) is supported by the Employment (E) land use category of the Marana General Plan.
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to the proposed zoning classification.
3. The proposed rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
With the acceptance of the recommended conditions this amendment complies with the requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
With the acceptance of the recommended conditions this amendment complies with the requirements of the zoning and the purpose and intent of the Land Development Code.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
This amendment is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:

Based upon the requirements and conditions, this amendment will not be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ2103-002, based upon the recommended findings of fact and subject to 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. A master drainage study must be submitted by the Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
3. A detailed traffic impact analysis must be submitted by the Property Owner and accepted by Town staff prior to 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 Owner and accepted by Tucson 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 Owner 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 Owner and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owner must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. The Property Owner 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 Property Owner 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.
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. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owner 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 Owner 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. Prior to the issuance of any grading permits, the Property Owner shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.

11. The Property Owner shall not cause any lot split of any kind without the written consent of the Town of Marana.

Suggested Motion:

I move to recommend to the Marana Town Council approval of the rezoning of approximately 1.16 acres of land located at 4201 W. Jeremy Place from R-36 (Residential) to HI (Heavy Industry), subject to the recommended conditions.

Attachments

Application
Application Narrative
Location Map
Map Exhibits
4201 W Jeremy Place Site 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: Ina Rd/I-10 RV & Boat Storage LLC

Description of Project: RV & Boat Parking

Number of Lots: 1

Parcel No.(s): 8 101-05-0340

Gross Area (Acres): 1.1613

Project Address: 4201 W Jeremy Pl Tucson, AZ 85741

Ref. Project No.:

CONTACT INFORMATION

Owner: Pamela Sorensen

Contact Name: Pamela Sorensen

Address: 4201 W Jeremy Pl

City: Tucson

State: AZ

Zip: 85741

Email: tigerlilyprs@mac.com

Phone No.: 520-576-2969

Applicant: Pamela Sorensen

Contact Name:

Address: P O Box 89103 Tucson, AZ 85752

City:

State:

Zip:

Email: tigerlilyprs@mac.com

Phone No.:

Consultant/Engineer:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

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.)

Pamela Sorensen

02/04/2021

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. PCZ2103-002

Date Received 3/11/2021

Translational Rezoning (Non-Site Analysis Rezoning)

Attendance to a pre-application meeting is a pre-requisite to a rezoning application submittal. Application requirements shall be established by the planning director. However, at a minimum, applications for an amendment to the zoning map, or change in zoning classification, shall include the following:

1: Narrative Request

Please provide the following information for a **residential** rezoning:

1. The proposed use of the property and why the rezoning is needed:

I've started an RV and Boat Storage Business. I live here, also. I want to just have the business here, only. I would like to move off of the property. I believe I need to change the zoning for that reason.

Staff: Rezoning to Heavy Industrial will allow the existing RV storage use to remain.

2. The proposed rezoning land use relationship to the Marana General Plan Future Land Use

Heavy Industrial. I'm located in a commercial area. The location is perfect for my business.

Staff: The 2040 General Plan designates this area as Employment. The current R-36 zoning is inconsistent with the Employment future land use designation. Rezoning the property to HI Heavy Industrial will bring the zoning into compliance with the General Plan.

3. The total number and size of residential units and lots proposed.

None proposed. Not applicable.

4. Describe the existing uses on the site, if any and whether the existing uses will be removed, altered or remain.

I live here now. I would like to move off of the property, and only have my business here. RV and Boat Parking - I would like it to remain.

5. Discuss public service and utility information, including how the property will be served by water, sewer, gas, electricity, telephone, fire district and other utilities.

I have all my utilities in place. My automatic gate is in compliance with the fire dept.

Staff: The property is served by the following: Tucson Water, Pima County Wastewater Reclamation, Southwest Gas, TEP, cable companies and cellular companies for telephone and Northwest Fire District.

6. Describe the proposed site disturbance and preliminary grading.

No disturbance. Property is level and graveled.

7. Describe site information such as topography and preliminary hydrology or drainage information.

No drainage issues.

Staff: Property is graveled, is generally flat. A drainage channel is located along the eastern boundary that runs into the Canada del Oro (CDO). A standard condition of approval in the rezoning ordinance will require a master drainage study for any future development plan.

8. Other pertinent information as requested at the pre-application meeting

Not applicable.

Please include the following items for a **commercial** rezoning:

1. Items 1, 2, 4, 5, 6 and 7 as listed above for a residential rezoning.
2. Describe the operational plan of the proposed business including total number of employees, number of parking spaces and expected hours of operation.

My gate hours are Sunrise to Sunset. I expect to have 100 spaces when I have finished with the project. I am the only employee. My office hours are 10am-5pm Tuesday through Saturday.

3. Planned height and square footage of any proposed buildings.

No buildings are planned right now.

Staff: There is an existing modular building with attached shade structures that current serves as a residence and office. This building will continue to be used as an office after the owner moves off-site.

4. Describe planned or existing access to the public street network.

My clients enter and exit through my automatic gate, which is located at the end of the cul-de-sac.

Staff: Access to property is from Jeremy Place, public right-of-way, along the northern property line. Jeremy Place, a cul-de-sac, intersects with Camino Martin, which is a cul-de-sac road that is accessed from West Ina Road.

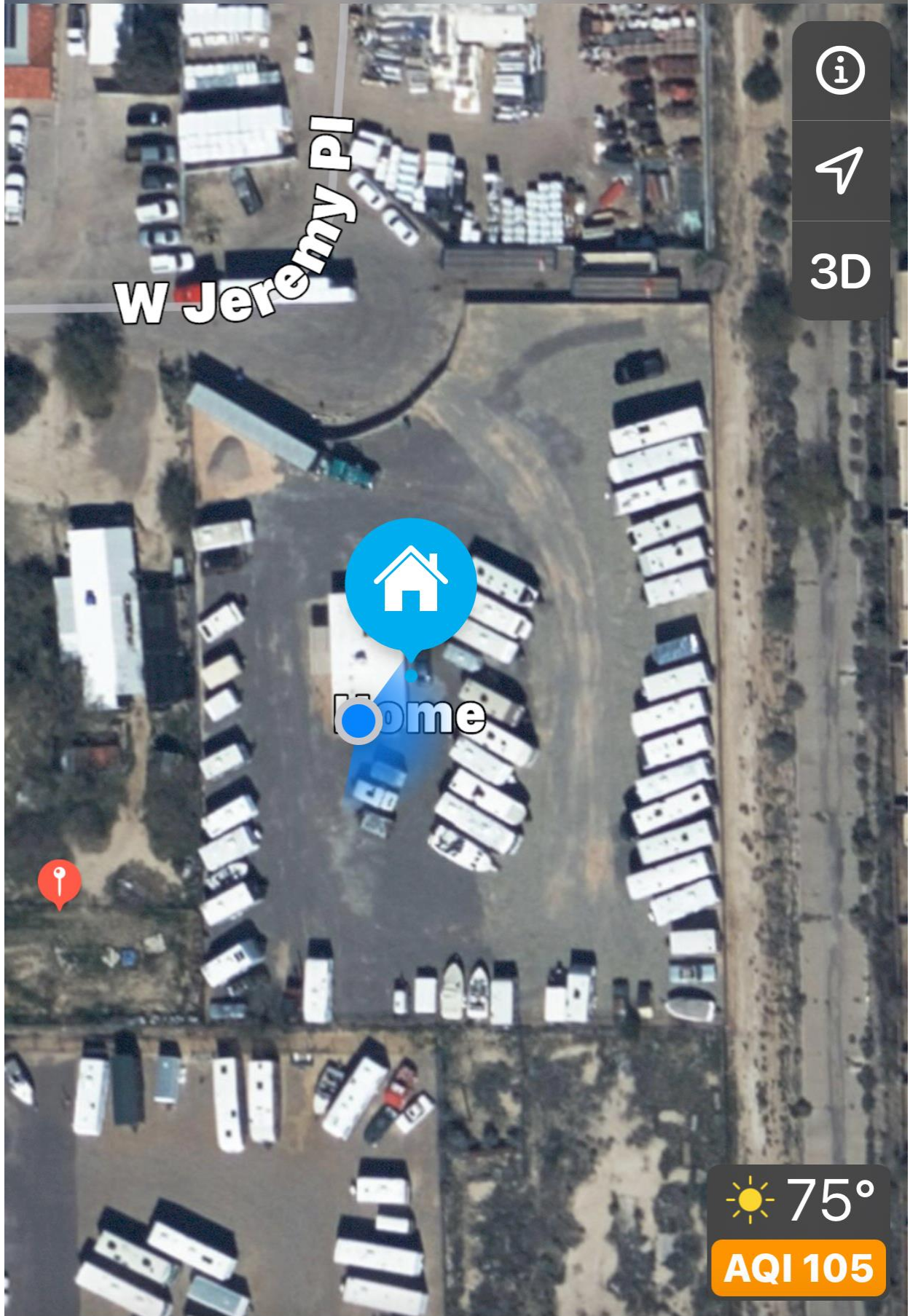
5. Other pertinent information as requested at the pre-application meeting

Not applicable.

2: Concept Site Plan

A concept site plan is a birds-eye view of a property which contains sufficient information to understand the scope, impact and development proposal of a property. Please show the following applicable items:

- Property dimensions on all sides of proposed or existing lot(s)
- North Arrow
- Existing and proposed driveways
- Existing and proposed easements
- Adjacent street names
- Grading limits clearly marked
- Location of drainage areas
- Location and setbacks of all existing/proposed structures
- Square footage of existing/proposed structures
- Building height of existing/proposed structures
- Location of utilities, including water, sewer, gas, electricity, telephone, and other utilities.
- Applicable bufferyards labeled with the width and type
- Extent of paving or parking area
- Adjacent properties zoning/use
- Other pertinent information as requested at the Pre-Application meeting



3D

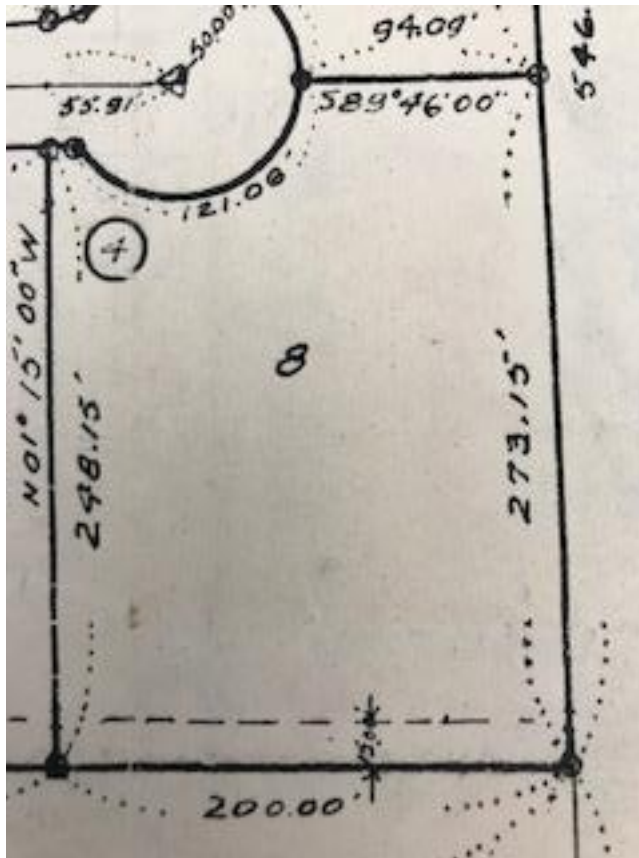


Home



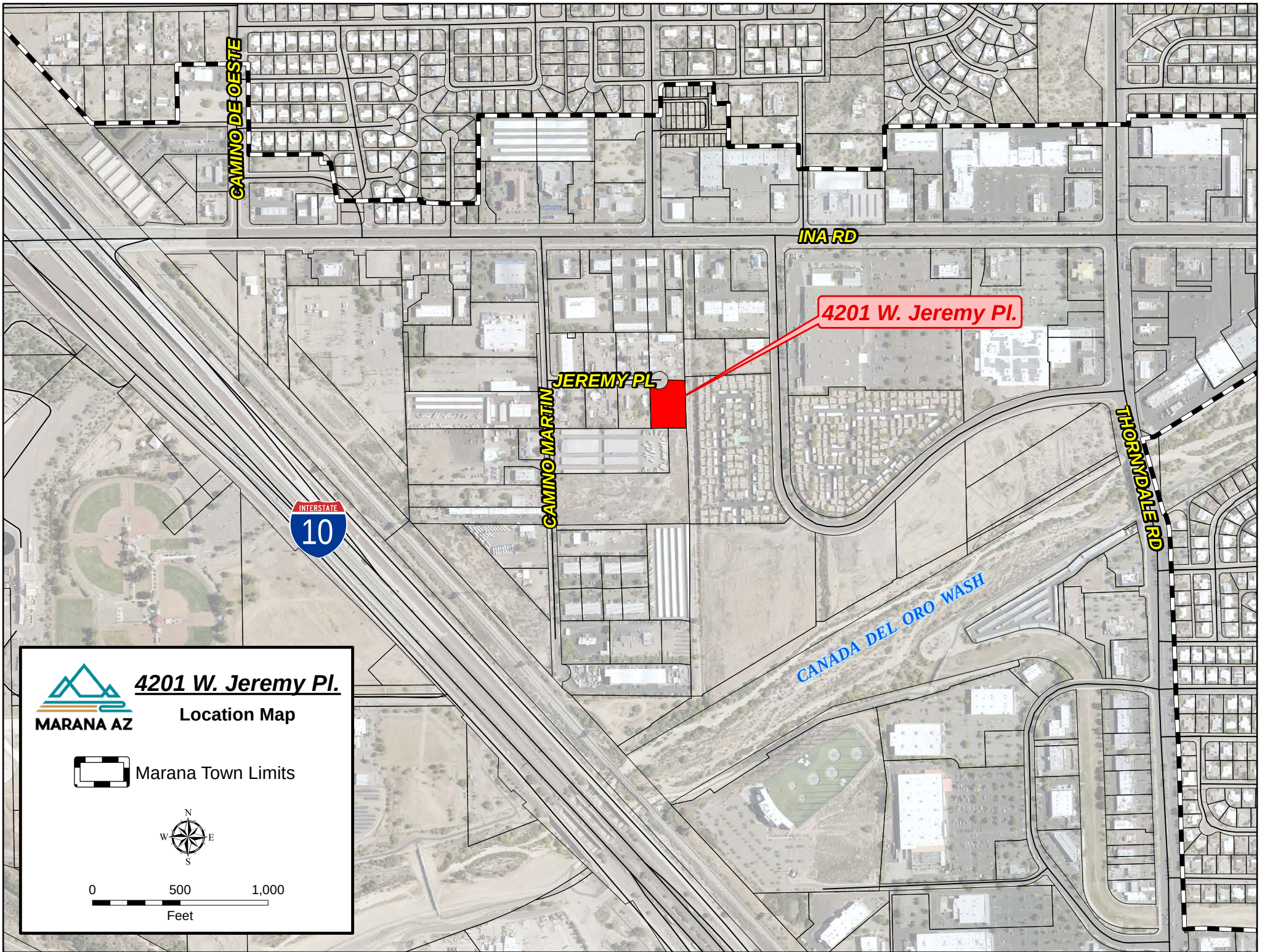
☀️ 75°

AQI 105



Standardized Town-generated maps provided to applicant:

1. Location
2. Existing zoning
3. Proposed zoning
4. General Plan
5. Floodplain



4201 W. Jeremy Pl.

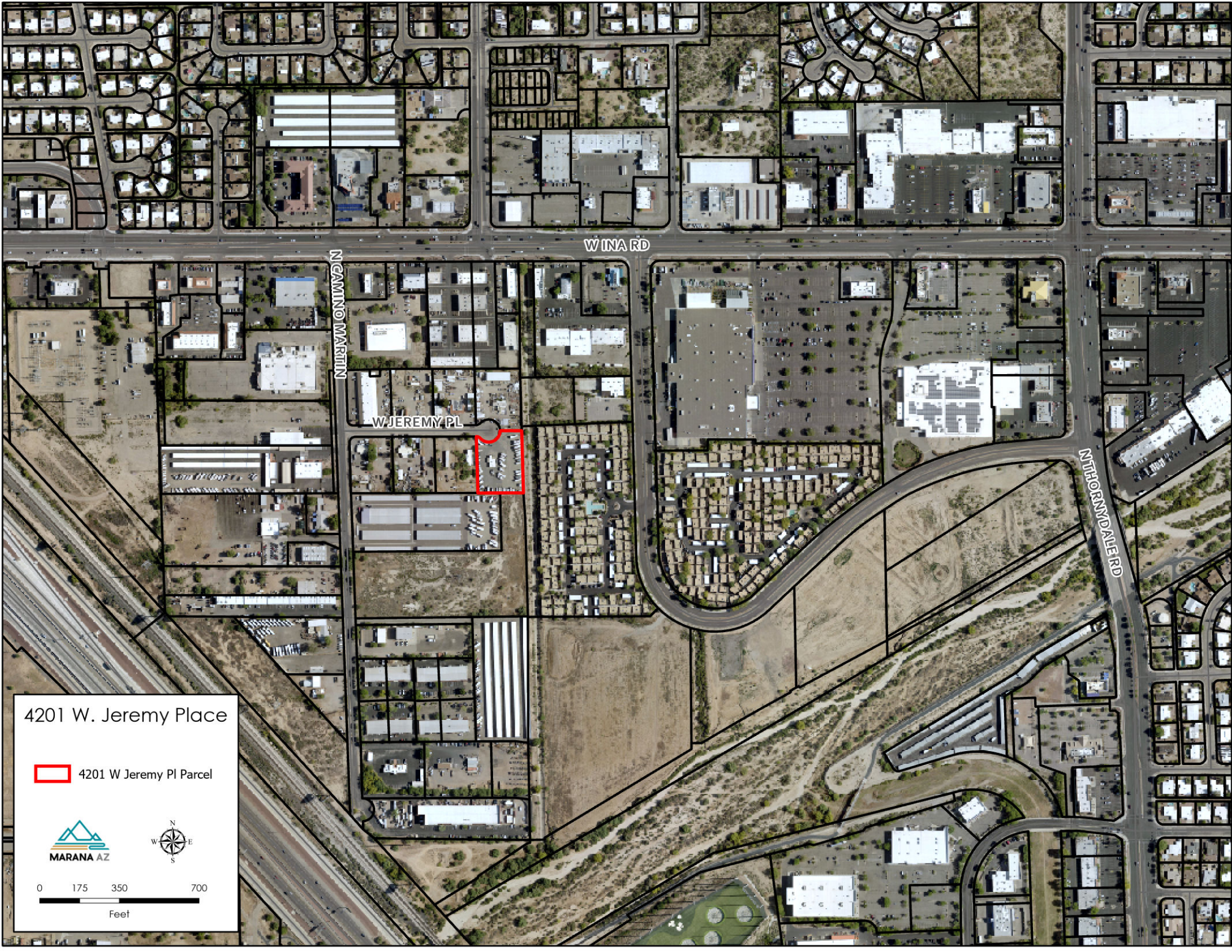
Location Map



Marana Town Limits

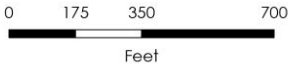


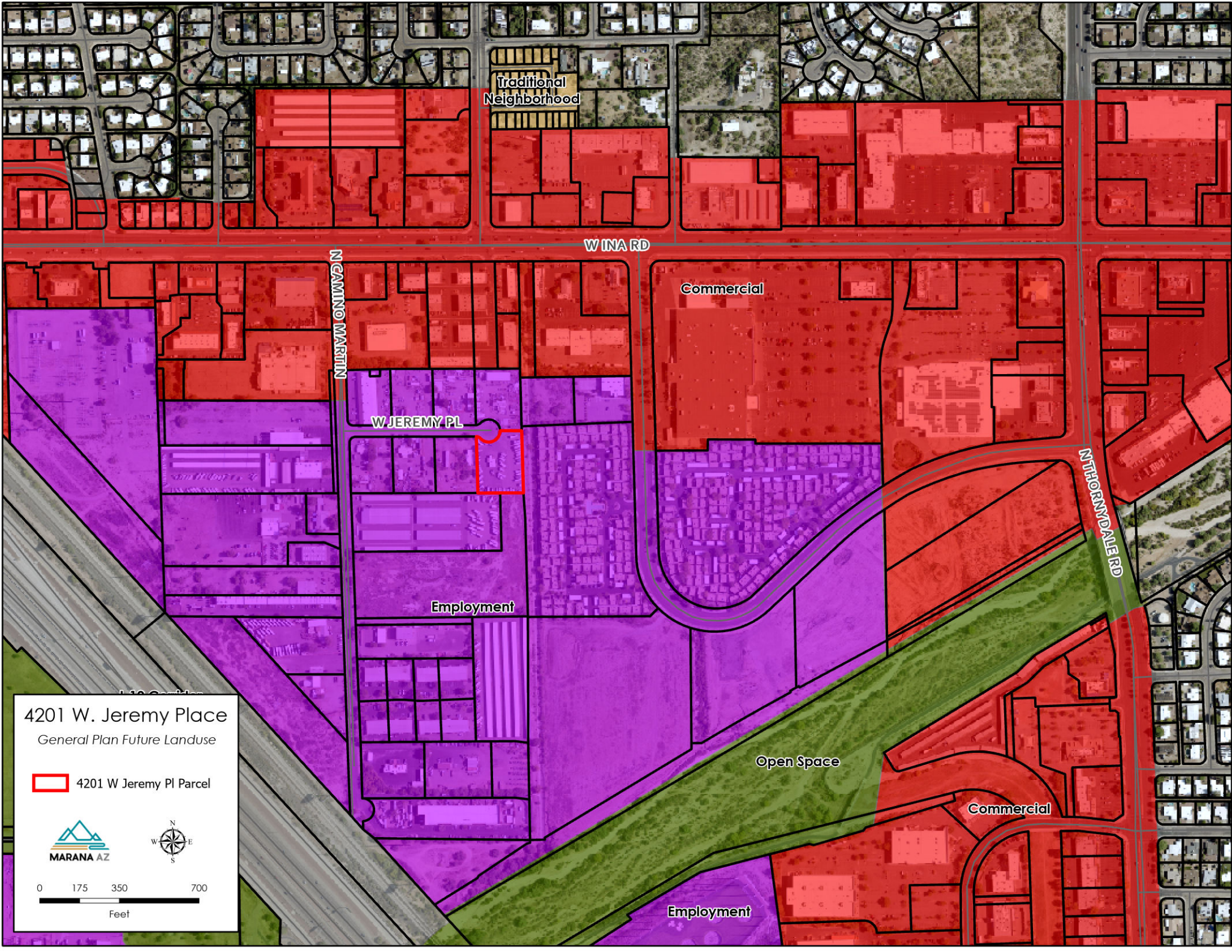
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Feet



4201 W. Jeremy Place

 4201 W Jeremy Pl Parcel





Traditional
Neighborhood

W INA RD

Commercial

N GERMING RD

W JEREMY PL

N HOENDALE RD

Employment

Open Space

Commercial

Employment

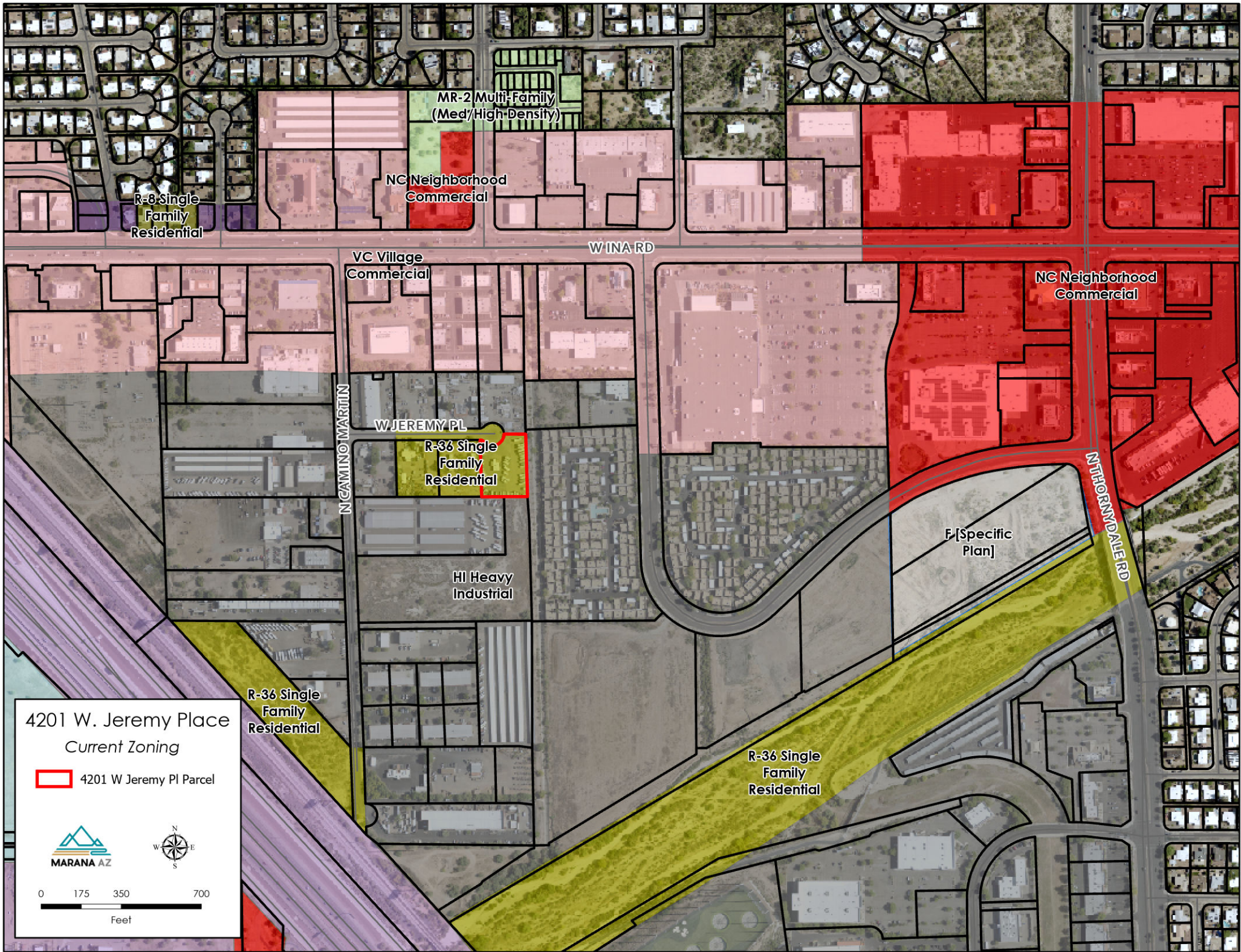
4201 W. Jeremy Place
General Plan Future Landuse

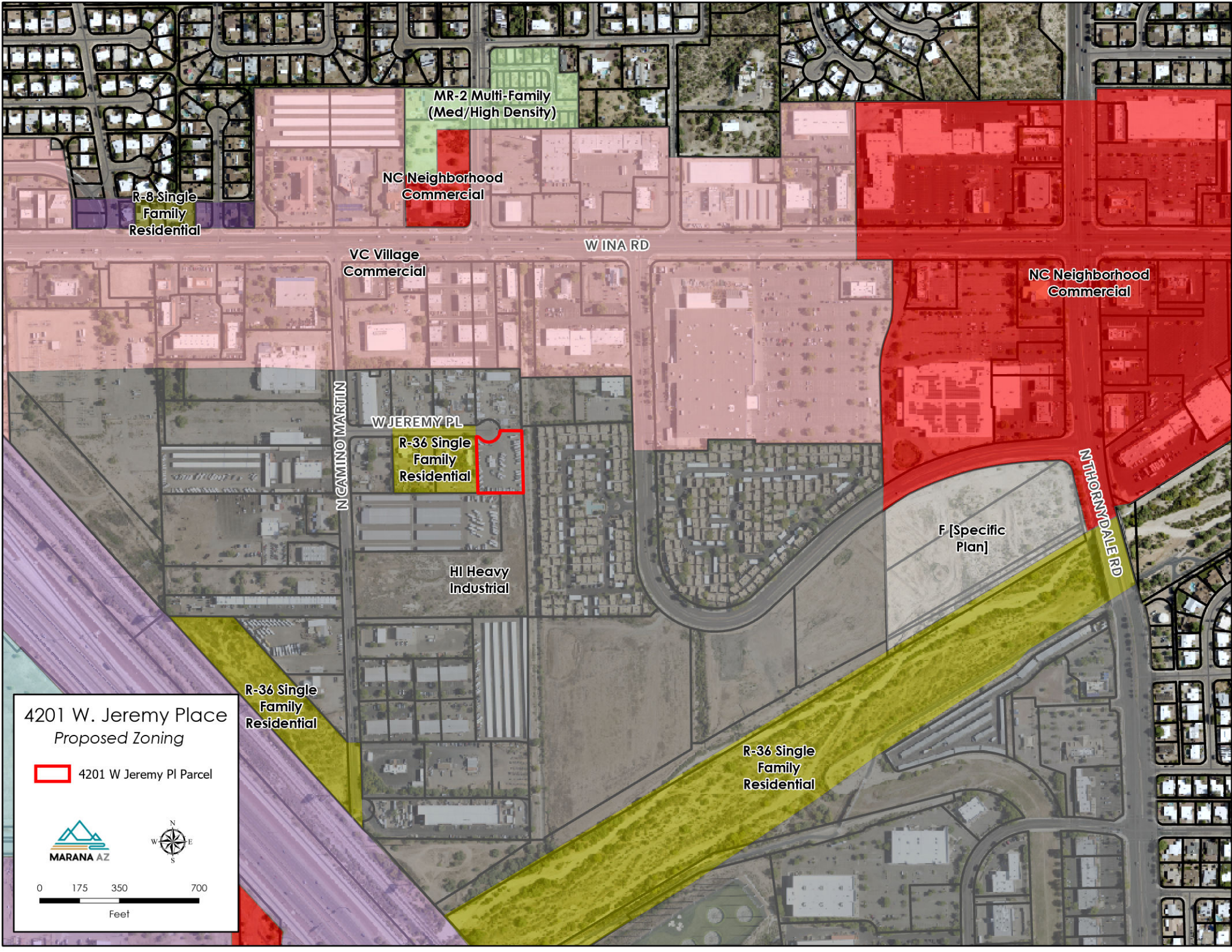
 4201 W Jeremy Pl Parcel

 **MARANA AZ**



0 175 350 700
Feet





MR-2 Multi-Family
(Med/High Density)

R-8 Single
Family
Residential

NC Neighborhood
Commercial

VC Village
Commercial

W INA RD

NC Neighborhood
Commercial

W JEREMY PL

R-36 Single
Family
Residential

HI Heavy
Industrial

F [Specific
Plan]

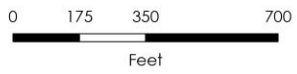
N HONDALE RD

R-36 Single
Family
Residential

R-36 Single
Family
Residential

4201 W. Jeremy Place
Proposed Zoning

 4201 W Jeremy Pl Parcel



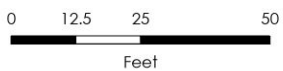
W JEREMY PL

Customer
Parking

Office

4201 W. Jeremy Place
Site Plan

-  4201 W Jeremy Pl Parcel
-  Regular Parking
-  Parking Spaces
-  Office



Planning Commission - Regular Meeting

Meeting Date: 03/31/2021

To: Planning Commission

From: Jane Fairall, Town Attorney

Date: March 31, 2021

Strategic Plan Focus Area:

Not Applicable

Subject: PCM 2103-001: A request for a recommendation to the Town Council for approval of amendments to Marana Town Code Title 17 (Land Development), revising chapter 17-2 (Administrative bodies and officers) by deleting existing section 17-2-3 (Planning director) and replacing it with new section 17-2-3 (Planning department and planning manager); deleting section 17-2-4 (Cultural resources preservation board); providing that the planning manager shall be primarily responsible for the administration of Title 17 instead of the planning director and making corresponding changes throughout Title 17 (Jane Fairall)

Discussion:

In 2015, Town staff began the migration of the Land Development Code (LDC) to the Marana Town Code. The process has continued as chapters have been updated and are ready for adoption. Staff has been working over the past couple of years to clean-up and update the remaining portions of the existing Land Development Code in preparation for final migration of the LDC to Title 17 (Land Development) of the Town Code, and to revise the already-migrated chapters if and as needed. Staff anticipates bringing forward the final chapters and any additional revisions to Planning Commission in May and to Council in June for adoption.

Chapter 17-2 - Administrative bodies and officers, was migrated to the Town Code in December 2015. This chapter establishes the Planning Commission and the Board of Adjustment. It also designates the Planning Director as the statutorily-required zoning administrator for the Town and establishes the Cultural Resources Preservation Board.

The proposed revisions to chapter 17-2 accomplish two main objectives: 1) designate the Planning Manager as the zoning administrator for the Town, primarily responsible for the administration of the LDC, instead of the Planning Director, and 2) eliminate the Cultural Resources Preservation Board.

As currently organized, the Development Services Director is designated as the "planning director" and therefore serves as the zoning administrator. However, the day-to-day work of administering the LDC and working with planners and developers on development projects, generally falls to the Principal Planner. If the proposed Code changes are approved, the Town Manager will reclassify the Principal Planner position to Planning Manager. The Planning Manager will take over zoning administrator responsibilities, while the Development Services Director concentrates his efforts on broader development issues within the Town. It is for this reason that staff is bringing chapter 17-2 forward for amendments prior to the rest of the LDC.

The Cultural Resources Preservation Board was created in 2003, at the same time that the Town adopted LDC Title 20, which created the cultural resources preservation ordinance. Title 20 of the LDC remains in place and will be migrated to the Town Code as outlined above. Pursuant to the Code, all proposed development projects within the Town are reviewed for their potential impact on archaeological resources and all impacts addressed prior to the issuance of any permits. All documents and activities relevant to the management, preservation, and recovery of archaeological and historic resources are

prepared or undertaken by a qualified archaeologist permitted by the Arizona state museum (ASM) working under the appropriate ASM survey and recovery permits. However, the Cultural Resources Preservation Board itself has been inactive and has not met for more than 10 years. At this time, staff is recommending that the Board be eliminated and that Town staff continue working with current best practices and state laws regarding protection of cultural resources.

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendments to Chapter 17-2 to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PCM 2103-001 amending Marana Town Code Title 17 (Land Development), revising chapter 17-2 (Administrative bodies and officers), providing that the planning manager shall be primarily responsible for the administration of Title 17 instead of the planning director, and making corresponding changes throughout Title 17.

Attachments

Ordinance

MARANA ORDINANCE NO. 2021.XXX

RELATING TO LAND DEVELOPMENT; REVISING MARANA TOWN CODE TITLE 17 (LAND DEVELOPMENT), CHAPTER 17-2 (ADMINISTRATIVE BODIES AND OFFICERS) BY DELETING EXISTING SECTION 17-2-3 (PLANNING DIRECTOR) AND REPLACING IT WITH NEW SECTION 17-2-3 (PLANNING DEPARTMENT AND PLANNING MANAGER); DELETING SECTION 17-2-4 (CULTURAL RESOURCES PRESERVATION BOARD); PROVIDING THAT THE PLANNING MANAGER SHALL BE PRIMARILY RESPONSIBLE FOR THE ADMINISTRATION OF TITLE 17 INSTEAD OF THE PLANNING DIRECTOR AND MAKING CORRESPONDING CHANGES THROUGHOUT TITLE 17; AND DECLARING AN EMERGENCY

WHEREAS the revisions adopted by this ordinance were the subject of a March 31, 2021 Marana Planning Commission public hearing and received a recommendation of approval by a vote of ____ in favor and ____ opposed; and

WHEREAS the Mayor and Council of the Town of Marana find that the revisions adopted by this ordinance are in the best interest of the Town of Marana and the general public.

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

SECTION 1. Marana Town Code Title 17 (Land Development), chapter 17-2 (Administrative bodies and officers) is hereby amended by deleting existing section 17-2-3 (Planning director) and replacing it with new section 17-2-3 (Planning department and planning manager) as follows:

17-2-3 Planning department and planning manager

- A. Pursuant to A.R.S. §9-461.03, the planning department of the town of Marana is hereby established, and here and after referred to as the development services department. The development services department shall perform the planning functions for the town and shall provide technical support and guidance for action on all plan and ordinance amendments and on applications for development approval and shall perform such other functions as may be requested by the town council or the planning commission as authorized by this code.
- B. Pursuant to A.R.S. §9-462.05(C), the position of planning manager is hereby established. The planning manager is the person designated by the town

manager as being primarily responsible for the administration of this title, regardless of that person's job title. The planning manager is the "zoning administrator" for purposes of title 9, article 6.1, A.R.S. (A.R.S. § 9-462 *et seq.*)

SECTION 2. Marana Town Code Title 17 (Land Development), chapter 17-2 (Administrative bodies and officers) is hereby amended by deleting existing section 17-2-4 (Cultural resources preservation board).

SECTION 3. Marana Town Code Title 17 (Land Development) is hereby amended by replacing the term "planning director," in all instances, with the term "planning manager" in Town Code sections: 17-1-4(A)(119), 17-2-2(D)(2), 17-2-4(G), 17-3-1(A), (B), and (B)(5), 17-3-2(B), (B)(4), (G)(1), (I), (J), and (K), 17-3-3(B)(2), (B)(4), (C)(1), (D), and (D)(3)(i), 17-3-7(A) and (C), 17-4-19(D)(1), (D)(2), (D)(3), (D)(4), (D)(5), and (E)(3), 17-4-20(B), (B)(1), (C)(1)(a), and (C)(2), 17-4-22(C), 17-5-2(A)(3)(b), (C)(4)(c)(i), (D)(1)(b), (D)(2)(b), (D)(2)(h)(iii)(c), (D)(3)(d), (D)(3)(e), and (D)(3)(g)(i), 17-5-3(B)(9)(e)(i) and (C)(6), 17-5-5(C)(12), 17-5-6(A)(2)(c), (D)(2)(a), (D)(2)(b), (E)(2)(d)(xv)(b), (E)(3)(b), (E)(3)(b)(i)(a), (E)(3)(b)(ii), (E)(3)(b)(iii)(a), (E)(3)(b)(iii)(b), (H)(1), and (H)(3), 17-6-6(A), 17-6-10(E), 17-6-13(C)(2), (C)(3), and (C)(4), 17-6-14(H)(3), 17-9-2(A)(2)(b)(i) and (A)(2)(c)(i), 17-10-3(A)(17)(a)(vi), 17-10-4(H), 17-10-7(D), 17-10-10(A)(3), 17-10-14(A) and (B), 17-10-37(A) and (F)(6), 17-18-2(C), 17-18-4(A) and (C), 17-18-5(B)(10), (C), (E), (E)(2), and (E)(3), 17-18-8(B), 17-18-9(B),(C), (C)(1), and (C)(2), 17-18-10(D), (L), and (L)(2), 17-18-11(C) and (D), 17-18-12(C), 17-18-13(B), 17-18-14(A), (A)(1), (A)(2), (B), and (C), 17-18-17(A), (B), (B)(5), and (C),

SECTION 4. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 5. 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 6. 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 7. 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 6th day of April, 2021.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

Planning Commission - Regular Meeting

Meeting Date: 03/31/2021

To: Planning Commission

From: Brian Varney, Senior Planner

Date: March 31, 2021

Strategic Plan Focus Area:

Not Applicable

Subject: PRV2103-004: Final Plat for Cortaro Ranch Phase II Lots 6A and 6B; A request for recommendation to the Marana Town Council for approval of a final plat for a two lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Discussion:

History and Request

On February 27, 2019, the Planning Commission recommended to the Marana Town Council approval of the Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas 'A' and 'B'. The plat was subsequently approved by the Town Council on April 2, 2019. In the latter part of 2019, in order to accommodate the needs of prospective tenants committed to developing within the commercial center, the property owner replatted Lots 4 through 6 of the subdivision. The Planning Commission considered and recommended to the Town Council approval of the proposed Final Plat for Cortaro Ranch Phase II Lots 4 through 6, on December 18, 2019. The plat was subsequently approved by the Town Council on January 21, 2020.

The application by Beck Consulting Engineers, Inc., representing Cortaro Commercial JV, LLC, proposes a new final plat to replat Lot 6 of Cortaro Ranch Phase II. The proposed replat intends to divide the 5.49 acre Lot 6 into two lots, 6A and 6B.

Zoning

The proposed plat is located within a portion of the Cortaro Ranch subdivision zoned Village Commercial (VC).

Land Use

The proposed plat comprises approximately 5.45 acres and proposes two commercial lots, Lot 6A measuring 2.65 acres and Lot 6B measuring 2.80 acres. Lot 6A is anticipated to be developed as a Home 2 Suites by Hilton hotel, the development plan for which was recommended for approval by the Planning Commission on August 26, 2020, and ultimately approved by the Town Council on September 15, 2020.

Access and Traffic Circulation

Access to the subdivision will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane. The Town will require Joplin Lane to be constructed by the property owner along the Cortaro Ranch Phase II frontage with the construction of the hotel, if not sooner.

Infrastructure and Utilities

The subdivision will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code, the Marana General Plan, and the Cortaro Ranch Commercial Assurance and Development Agreement. The final plat is in substantial conformance with all required development regulations, and staff recommends forwarding to the Marana Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PRV2103-004, Final Plat for Cortaro Ranch Phase II Lots 6A and 6B.

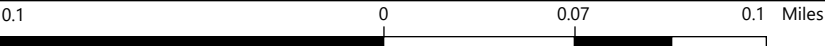
Attachments

PRV2103-004 CRP2 6A and 6B Map
PRV2103-004 CRP2 6A and 6B final plat
PRV2103-004 CRP2 6A and 6B Application



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

GENERAL NOTES

1.

GROSS AREA IS 5.45 ACRES OR 237,331 SQ. FT.
2.

THE EXISTING ZONING FOR THIS PROJECT IS "VC" (VILLAGE COMMERCIAL) PER MARANA ORDINANCE NO. 95.30 AND MARANA ORDINANCE 2019.006.
3.

THE TOTAL NUMBER OF LOTS IS 2.
4.

NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
5.

APPROVAL 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 OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
6.

ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
7.

OBJECTS AND MATERIALS WITHIN 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.
8.

THE AREA BETWEEN 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.
9.

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.
10.

TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS 0.00.
11.

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 LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
12.

THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
13.

BASIS OF BEARINGS IS BASED ON THE EAST-WEST MIDSECTION LINE OF SECTION 26, SAID BEARING BEING N 89°18'13" E.
14.

BASIS OF ELEVATIONS. NAVD88 2154.36 PER NGS DATASHEET PID CZ0534.
15.

PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
16.

AN ARCHAEOLOGICAL MONITOR WILL BE PRESENT DURING GROUND-DISTURBING ACTIVITIES, PER THE CULTURAL REPORT "RESULTS OF ARCHAEOLOGICAL DATA RECOVERY INVESTIGATIONS AT THE PORTION OF AZ AA: 12:285 (ASM) WITHIN THE OLSSON PARCEL, IN MARANA, PIMA COUNTY, ARIZONA," BY TIERRA RIGHT OF WAY, DATED JANUARY 15, 2016.
17.

A PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE PROVIDED TO THE TOWN DATED NOT MORE THAN 180 DAYS PRIOR TO THE RECORDING OF THIS PLAT.
18.

THIS PLAT IS SUBJECT TO MARANA ORDINANCE 95.30 AND THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.
19.

THE SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACKS:

TYPICAL STREET:

30 FEET

SIDE AND REAR:

20 FEET

SPECIAL BUFFER ADJACENT TO RESIDENTIAL:

40 FEET
20.

MAXIMUM BUILDING HEIGHT:

50 FEET FOR PRINCIPAL BUILDINGS

30 FEET FOR ACCESSORY BUILDINGS

OWNER:

CORTARO COMMERCIAL JV, L.L.C
901 WABASH AVE STE 300
TERRE HAUTE, IN 47807

FLOOD ZONE DESIGNATION

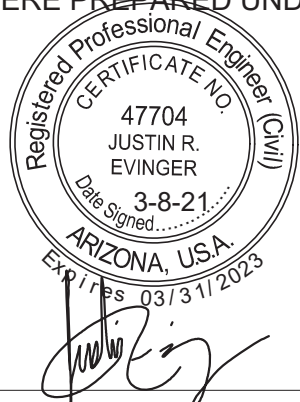
REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

I HEREBY CERTIFY THAT THE GEOMETRIC DESIGN AND DELINEATIONS OF THE REGULATORY FLOODPLAIN LIMITS, AS SHOWN, WERE PREPARED UNDER MY SUPERVISION.

JUSTIN R. EVINGER, P.E.
PROFESSIONAL ENGINEER
ARIZONA REGISTRATION NUMBER 47704



ASSURANCE

TO ASSURE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, CASH HAS BEEN DEPOSITED WITH THE TOWN OF MARANA PURSUANT TO ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8), MARANA TOWN CODE SECTION 17-5-5, AND PARAGRAPH 8 OF THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.

BY _____
TOWN OF MARANA DATE _____

RECORDING DATA

STATE OF ARIZONA) FEE _____
)SS
COUNTY OF PIMA) SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BECK CONSULTING ENGINEERS, INC., ON THIS _____ DAY OF _____, 20____, AT _____ IN SEQUENCE NO. _____ THEREOF.

F. ANN RODRIGUEZ DATE _____
PIMA COUNTY RECORDER BY DEPUTY

LEINHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. _____, RECORDS OF PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS DAY OF _____, 2021.

BY: _____

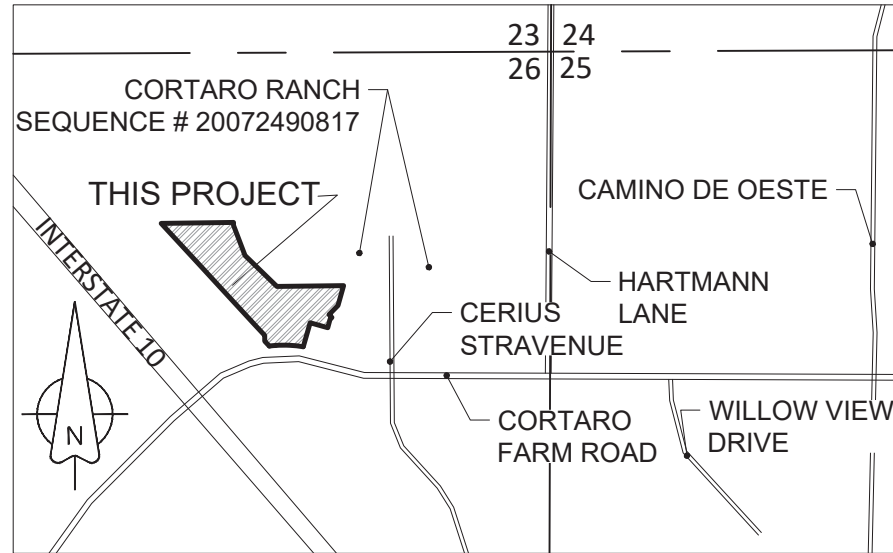
ITS: _____

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

MICHAEL E. FONDREN RLS #35113

03/03/2021
DATE



LOCATION PLAN

3" = 1 MILE
BEING A PORTION OF SECTION 26, T12S, R12E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY,
ARIZONA

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. 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, WETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

CORTARO COMMERCIAL JV, LLC.
BY: _____ DATE _____

STATE OF INDIANA)
) SS
COUNTY OF VIGO)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF CORTARO COMMERCIAL JV, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVAL

BY _____ P.E.
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE _____

BY _____
MARANA DEVELOPMENT SERVICES DIRECTOR DATE _____

BY _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE _____

TOWN CLERK 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 _____, 20____.

BY _____
CLERK OF THE TOWN OF MARANA DATE _____

FINAL PLAT FOR
CORTARO RANCH PHASE II LOT 6A & 6B

BEING A RESUBDIVISION OF LOT 6 OF CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B", AS RECORDED IN SEQUENCE NUMBER 2019-1020080, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

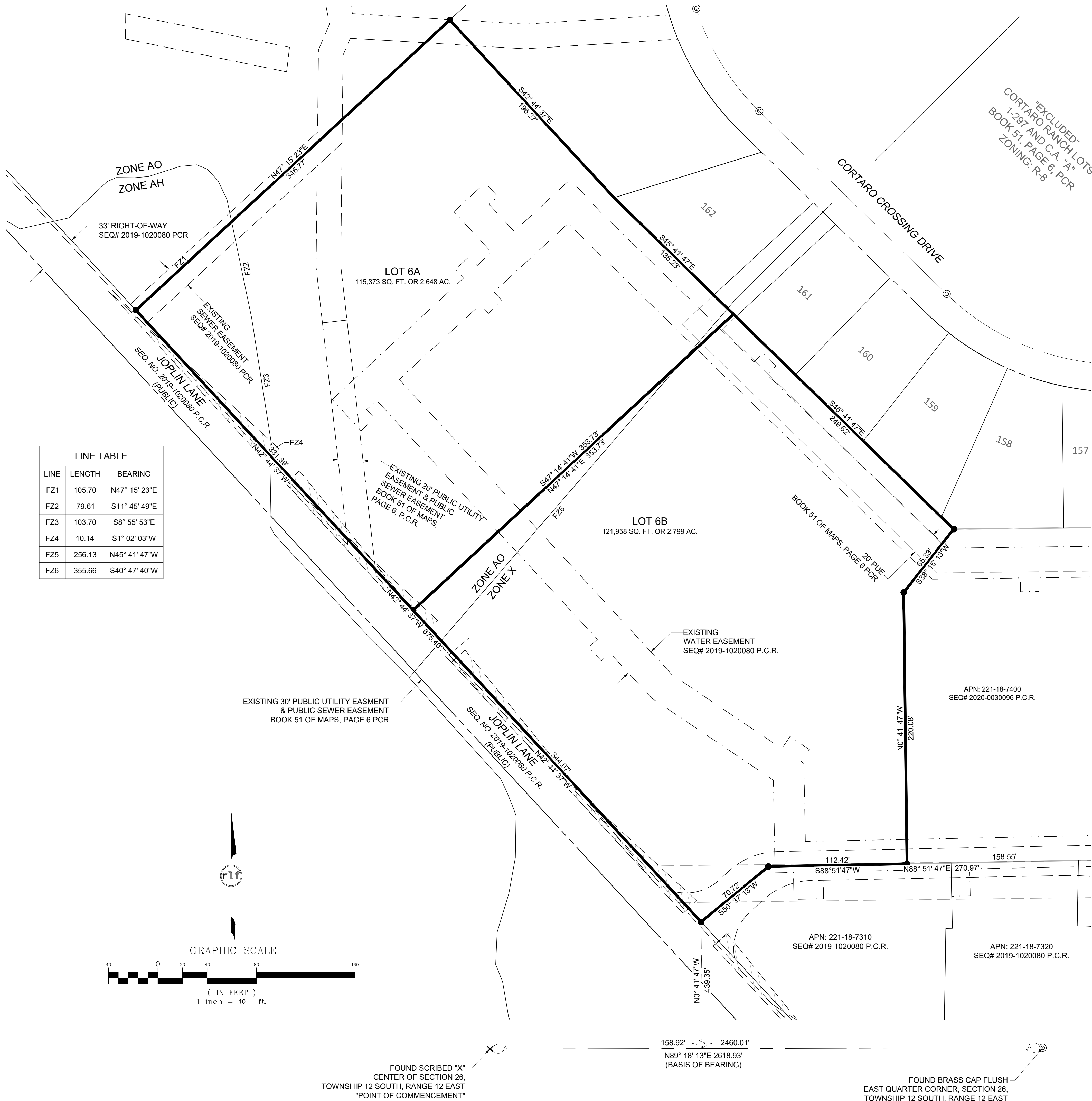


SHEET
1 OF 2

JOB NO.: 09003088

SEQUENCE NUMBER _____

SEQUENCE NUMBER



LEGEND

P.C.R.	PIMA COUNTY RECORDER	⊗	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	⊙	FOUND BRASS CAP FLUSH
D/W	DRIVEWAY	✕	FOUND SCRIBED X
FZ	FLOOD ZONE LINE	●	SET REBAR WITH CAP RLS#44007
—	BREAKLINE	▲	SET PK NAIL WITH WASHER RLS#44007
—		—	SECTION LINE
—		—	BOUNDARY LINE
—		—	ADJACENT BOUNDARY LINE
—		—	INGRESS/EGRESS EASEMENT LINE
—		—	WATER EASEMENT LINE
—		—	SEWER EASEMENT LINE
—		—	TIE LINE

FINAL PLAT FOR
CORTARO RANCH PHASE II LOT 6A & 6B
BEING A RESUBDIVISION OF LOT 6 OF CORTARO RANCH PHASE II
LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B", AS RECORDED
IN SEQUENCE NUMBER 2019-1020080, LOCATED IN THE NORTHEAST
QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA,
PIMA COUNTY, ARIZONA





Development Services / planning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Lot 6 Final Plat

Description of Project: split Lot 6 into two (2) lots

Number of Lots: 1

Parcel No.(s): 221-187-410

Gross Area (Acres): 5.5

Project Address: NEC of Joplin Ln. and Cortaro Farms Rd.

Ref. Project No.: 154004.3

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: 901 Wabash Ave, Ste. 300

City: Terre Haute

State: IN

Zip: 47807

Email: acall@thompsonthrift.com

Phone No.: (602) 313-8633

Applicant: Cortaro Commercial JV LLC

Contact Name: Andrew Call

Address: 2398 E Camelback Rd., Ste. 210

City: Phoenix

State: AZ

Zip: 85016

Email: acall@thompsonthrift.com

Phone No.: (602) 313-8633

Consultant/Engineer: Beck Consulting Engineers, Inc.

Contact Name: Justin Evinger

Address: 2942 N. 24th Street, Ste. 114

City: Phoenix

State: AZ

Zip: 85016

Email: justin.evinger@beckcon.com

Phone No.: (602) 810-2975

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Andrew Call

3/11/2021

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No. PRV2103-004

Date Received 3/11/2021

- | | | | |
|---|--|--|--|
| ☐ Annexation | ☐ Rezone | ☐ Specific Plan | ☐ General Plan Amendment |
| ☐ Preliminary Plat | ☒ Final Plat | ☐ Significant Land Use Change | ☐ Minor Land Division |
| ☐ Variance | ☐ Development Plan | ☐ Development Plan Package | ☐ Dedications / Easements |
| ☐ Lic. Agreement | ☐ Landscape Plan | ☐ Conditional Use Permit | ☒ Report (Type): <u>Title Report</u> |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017