MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 28, 2021, at or after 6:30 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, 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 July 28, 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.

Public Comments
Please 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 May 26, 2021 Meeting Minutes

B. Public Hearings

1. **PCZ2105-001 Camino de Oeste 34 Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 34 acres of land from R-144 (Residential) to R-7 (Residential). The property is generally located east of Camino de Oeste and north of Tangerine Road within a portion of Section 31, Township 11S, Range 13E. (Brian D. Varney)

2. **PCZ2011-002 Twin Peaks 38 Rezoning**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 38 acres of land from R-36 (Residential) to R-7 (Residential). The property is generally located east of Twin Peaks Road, south of Tangerine Road, and west of Camino de Manana in a portion of Section 12, Township 12S, Range 12E. (Brian D. Varney)

3. **PCZ2103-001: Remington Ranch Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 97.4 acres of land from R-6 (Residential) to R-4 (Residential). The property is located at the southeast corner of the intersection of West Barnett Road and North Sanders Road, in a portion of Section 28, Township 11S, Range 11E (Anita McNamara)

4. **PCZ2101-001 Silverbell Ridge Rezoning**; A request for a recommendation to the Marana Town Council for approval of a rezoning of approximately 49 acres of land from R-16 (Residential) to R-6 (Residential). The property is located approximately one-quarter mile south of Ina Road on the west side of Silverbell Road. (Cynthia Ross)

5. **PCZ2104-002: Crossroads at Gladden Specific Plan;** A request to rezone approximately 281 acres of land from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to F-Specific Plan: Crossroads at Gladden Specific Plan for the purpose of establishing the Crossroads at Gladden Specific Plan, a master-planned development. The property is located approximately 575 feet northwest of the Tangerine Road interchange on the west side of Interstate 10 in Section 36, Township 11 South, Range 11 East. (Cynthia Ross)

6. **PCM2107-001: Request for recommendation to the Town Council 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)

C. Commission Action

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

1. **PCM2107-002: Planning Commission Rules and Procedures**. Approval of revised Planning Commission Rules and Procedures (Jane Fairall)

D. Informational Items/Possible Action Items

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission Meeting
Meeting Date: 07/28/2021

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: July 28, 2021

Subject: **Approval of the May 26, 2021 Meeting Minutes**

Attachments

2021.5.26 Planning Commission Summary Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 26, 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

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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. Commissioners Fehrmann and Miller were absent. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, seconded by Vice Chair Hill. Motion passes, 5-0.

ANNOUNCEMENTS **Development Services Director Jason Angell** noted there are three commission seats that are up at the end of June 2021. A notice is currently posted on the Marana website, with a submittal deadline of Friday, May 28, 2021 by 5:00 pm.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of April 28, 2021. *Motion to approve by Commissioner Flint, seconded by Commissioner Duncan. Motion passes, 5-0.*

PUBLIC HEARINGS

1. PCM2105-001: Comprehensive revisions to and reformatting of Titles 5 (part), 8 (part), 17, 19, & 20 of the Land Development Code into Title 17 of the Town Code; reformatting of Title 24 of the Land Development Code into Title 17 of the Town Code; comprehensive revisions to Town Code chapters 17-1 & 17-5; and other revisions to Title 17 of the Town Code. Recommendation to the Council regarding comprehensive revisions to and reformatting and consolidation of Section 05.01 (Establishment of Zones), Section 05.02 (Regulations Within Zones A-E), Section 05.03 (Significant Land Use Change (Applies only to Zones A-E)), Section 05.05.08 (Manufactured Homes in Zone A, B, & C), Section 05.06 (Zone F – Specific Plans), Section 05.10 (New Zones Established), Section 08.06 (Residential Design), Section 08.07 (Commercial Design Standards), Title 17 (Environmental Resource Preservation, Native Plant Protection and Landscape Requirements), Title 19 (Standards for Grading and Related Site Work), and Title 20 (Protection of Cultural Resources) of the Land Development Code of the Town of Marana into Title 17 (Land Development) of the Marana Town Code, and eliminating redundant, unnecessary, and out-of-date provisions and procedures; conforming the language to the standard Marana Town Code numbering and stylistic conventions; and consolidating duplicative language and provisions; reformatting of Title 24 (Overlay District Regulations) of the Land Development Code of the Town of Marana into Title 17 (Land Development) of the Marana Town Code; comprehensive revisions to Marana Town Code Chapters 17-1 (Title, Intent, Purpose and Definitions) and 17-5 (Subdivisions); and other various revisions to Title 17 of the Marana Town Code (Steve Cheslak)

Planning Manager, Steve Cheslak noted staff was here tonight for the final migration to the Town Code, from the Land Development Code and updates to the existing Town Code. Mr. Cheslak provided a PowerPoint presentation overview of the proposed Town Code updates. Highlights include:

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<u>General clean-up including Town Code Chapters</u>

- Rewrites to conform to current legal requirements and town and best practices
- Requirement to underground utilities only be granted for technical infeasibility, not economic reasons (Chapter 17-5)
- Animal keeping structure regulation now in LDC Table 3 - conditions per use (Chapter 17-6)
- Multi-family and industrial design standards added to commercial standards (Chapter 17-8)
- Rewrite of inspection provisions for grading (Chapter 17-13)
- Hillside Development rewrite and completion of an incomplete section (Chapter 17-14)
- Future comprehensive updates by Chapter

<u>Process improvements</u>

- New Code references to application checklists
- Administrative preliminary plat approval
- Rezoning and amendment process clarified with additional approval criteria
- New rezoning category - Translational or Non-Site Analysis rezoning

<u>Existing Zoning Code</u>

- Ordinance No. 77-06
    - Adopted August 29th, 1977
    - Established A, B, C, D, E zones
    - 5 revisions by ordinance

- Ordinance No. 93-05
  - Adopted April 6th, 1993
  - Established existing zones
  - 27 revisions by ordinance
- 32 Zoning Districts
  - 1 Agriculture zone
  - 16 Residential zones
  - 7 Commercial zones
  - 2 Industrial zones
  - 6 Alphabet zones

Proposed Zoning Code Updates

- Eliminated unused districts
  - R-20 Residential
  - R-12 Residential
  - RC Regional Commercial
  - CBC Campus Business Center
- New residential districts
  - R-3 3,000 sf min. lot size
  - R-4 4,000 sf min. lot size
  - R-5 5,000 sf min. lot size
- "Legacy Zones" created
  - A, B, C, D, E Alphabet zoning
  - R-3.5 Residential
  - MH Manufactured Housing
  - RV Recreation Vehicle
  - CO Commercial Office
  - MU-1 Mixed-use
  - Removed Significant Land Use Change option
- New Code design
  - Simplified four-part organization
    1. Zone Districts and Zoning Groups Table
    2. Use Matrix Table
    3. Use Conditions Matrix Table
    4. Lot Development Standards

Town Code Update Adoption Timeline

- Planning Commission and Town Council update meetings
  - November, 2019
  - February, 2021
- LDC and Town Code update public review began first week of April, 2021
  - Six comments received
  - Minor revisions
- Planning Commission and Town Council public hearings
  - May 26, 2021 - Planning Commission (recommendation for approval)
  - June 15, 2021 - Town Council (final adoption)

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

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Chairman Schnee noted staff has addressed many of the submitted comments.

Commissioner Flint thanked staff for a job well done. He mentioned that he is looking forward to work with staff on each section in the future.

Commissioner Tyson and Vice Chair Hill had no comments or concerns.

Chairman Schnee commended staff for a job well done, as it was a huge undertaking. Chairman Schnee stated he read through the document and the comments he had pertained to clarification.

Town Attorney Jane Fairall wanted to formally recognize former Town Attorney Frank Cassidy and all of the work he put into the comprehensive revisions.

Commissioner Flint moved and Commissioner Tyson second the motion recommending to the Town Council approval of PCM2105-001: Comprehensive revisions to and reformatting of Titles 5 (part), 8 (part), 17, 19, & 20 of the Land Development Code into Title 17 of the Town Code; reformatting of Title 24 of the Land Development Code into Title 17 of the Town Code; comprehensive revisions to Town Code chapters 17-1 & 17-5; and other revisions to Title 17 of the Town Code. Motion passed unanimously, 5-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint, moved and Commissioner Tyson second the motion to adjourn the meeting. Meeting adjourned at 6:48 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 26, 2021. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

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Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Brian Varney, Senior Planner

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2105-001 Camino de Oeste 34 Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 34 acres of land from R-144 (Residential) to R-7 (Residential). The property is generally located east of Camino de Oeste and north of Tangerine Road within a portion of Section 31, Township 11S, Range 13E. (Brian D. Varney)

Discussion:

Request
Paradigm Land Design, LLC is requesting a recommendation to the Marana Town Council for 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 (LDR). 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 (dwelling units per acre) and 18 du/ac supporting 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 Camino de Oeste, beyond which lies the single-family residential, 491 lot, Preserve subdivision in the Dove Mountain Specific Plan area, as well 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 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 drainage study and will evaluate all on-site and off-site drainage in greater detail 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 (dwelling units per acre). 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 Town standards. 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 (“Tucson Water”) 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 one item of correspondence from a nearby property owner not in support of the proposed rezoning. The correspondence will be provided to the Commission as part of the agenda package.

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.

Recommended Findings of Fact

1. The property is currently zoned R-144 (Residential). The proposed change in zoning to R-7 (Residential) is supported by the Traditional Neighborhood (TN) 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
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;

   With the acceptance of the recommended conditions and the approval of the accompanying minor General Plan Amendment from Low Density Residential (LDR) to Traditional Neighborhood (TN), 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:

Staff recommends the Planning Commission recommend to the Marana Town Council, approval of PCZ2105-001, Camino de Oeste 34 Rezoning based upon the recommended findings 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. 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 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 Owner's 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.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2105-001, Camino de Oeste Rezoning subject to the recommended conditions.

Attachments

PCZ2105-001 CDO34 Map

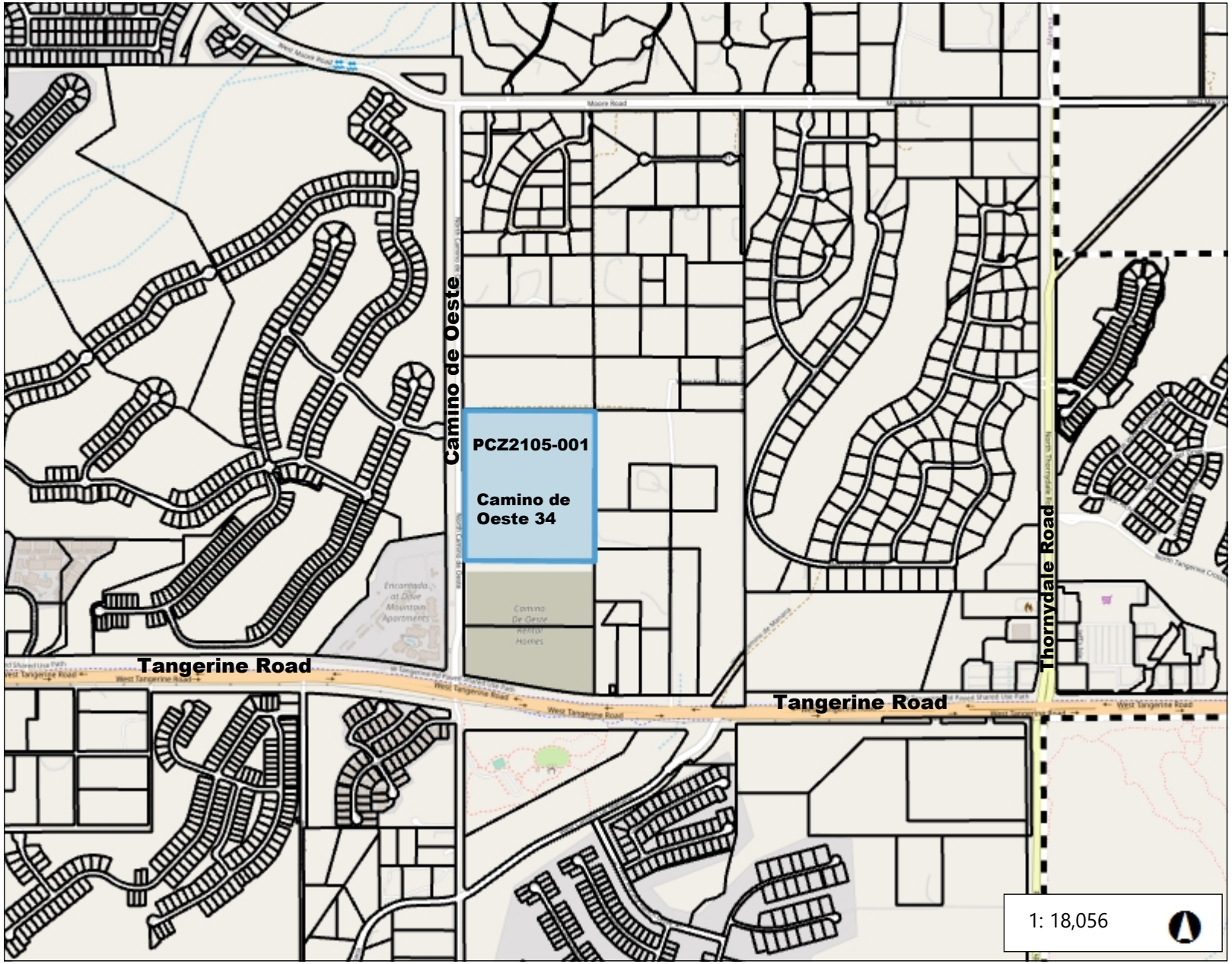
PCZ2105-001 CDO34 App

PCZ2105-001 CDO34 Site Analysis

PCZ2105-001 CDO34 Public Comments

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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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:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	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.)

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

TABLE OF CONTENTS

I. Introduction 4
A. Project Overview 4
B. Primary Objectives 4
II. Inventory & Analysis 5
A. Existing Land Uses 5
1. Site Location 5
2. Existing Land Uses, Onsite Zoning & General Plan 5
3. Existing Adjacent Zoning and Land Uses 6
Exhibit II-A-1: Site Location Map *8*
Exhibit II-A-2: Existing Land Uses *9*
Exhibit II-A-3: Existing General Plan Land Uses *10*
Exhibit II-A-4: Existing Zoning *11*
B. Topography and Slope 12
1. Topographic Characteristics 12
2. Pre-Development Slope 12
Exhibit II-B-1: Topography & Slope *13*
C. Hydrology 14
1. Off-site Features Affecting Site 14
2. Acreage of Upstream Offsite Watersheds 14
3. On-site Hydrology Characteristics 15
4. Existing Drainage Conditions along the Downstream Property Boundary 15
Exhibit II-C-1: Existing Hydrology *16*
D. Vegetation 17
1. On-site Vegetative Communities 17
2. Significant, Threatened, or Endangered Flora 18
3. Vegetative Densities 18
Exhibit II-D-1: Vegetative Communities & Wildlife *19*
Exhibit II-D-2: Significant Vegetation Map *20*
Exhibit II-D-3: Significant Vegetation Inventory *21*
E. Wildlife 22
Exhibit II-E-1: AZGFD Report *23*

F. Soils and Geology 36
1. Soils 36
2. Geology 36
Exhibit II-F-1: Hydrologic Soils *37*
G. Viewsheds 38
1. Viewsheds from Adjacent Properties 38
2. Views which may be Blocked by the Proposed Development 38
3. Site Visibility 38
Exhibit II-G-1: Viewsheds *39*
Exhibit II-G-2: Viewshed Photographs *40*
H. Traffic 49
1. Existing / Proposed Offsite Streets between the Development and Nearest Arterial Streets 49
Exhibit II-H-1: Roadway Network *51*
I. Recreation and Trails 52
Exhibit II-I-1: Trails, Parks & Recreation *53*
J. Cultural, Archaeological, and Historic Resources 54
1. Onsite Resources 54
2. Archaeological Records 54
K. Existing Infrastructure and Public Facilities 55
1. Sewer 55
2. Water 55
3. Natural Gas 55
4. Electric 55
5. Fire Service 55
6. Police Service 55
Exhibit II-K-1: Existing Wells & Septic Systems *56*
Exhibit II-L-1: McHarg Composite Map *57*

III. Land Use Proposal....58
A. Purpose & Intent....58
B. Relationship to Town of Marana Adopted Plans....58
C. Compatibility to Adjoining Development....59
D. Land Use Proposal....59
Exhibit III-D-1: Proposed Zoning....60
Exhibit III-D-2: Proposed General Plan....61
Exhibit III-D-3: Preliminary Development Plan (PDP)....62
E. Grading Concept....63
F. Post-Development Hydrology....63
Exhibit III-F-1: Post-Development Hydrology....66
G. Vegetation & Landscaping....67
Exhibit III-G-1: Proposed Landscape Elements....68
H. Wildlife....69
I. Viewsheds....69
J. Traffic....69
K. Public Utilities....70
1. Water....70
2. Sewer....70
3. Electric....70
4. Natural Gas....70
5. Telecommunications....70
L. Public Service Impacts....71
1. Police....71
2. Fire....71
3. Trash & Recycling....71
4. Schools....71
5. Parks....71
Exhibit III-L-1: School District Letter....72
M. Recreation & Trails....73
Exhibit III-M-1: Proposed Recreational Elements....74
N. Cultural, Archaeological & Historic Resources....75

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.

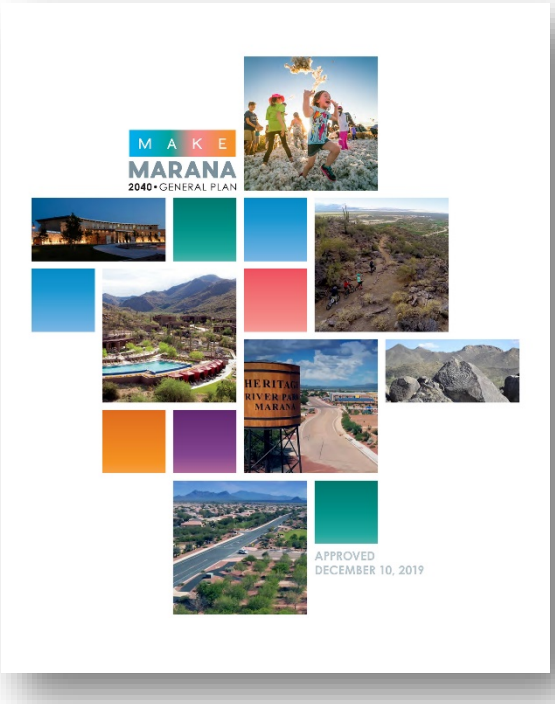
   The Project's administrative address is 12240 N. Camino de Oeste, Marana, AZ 85658.

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

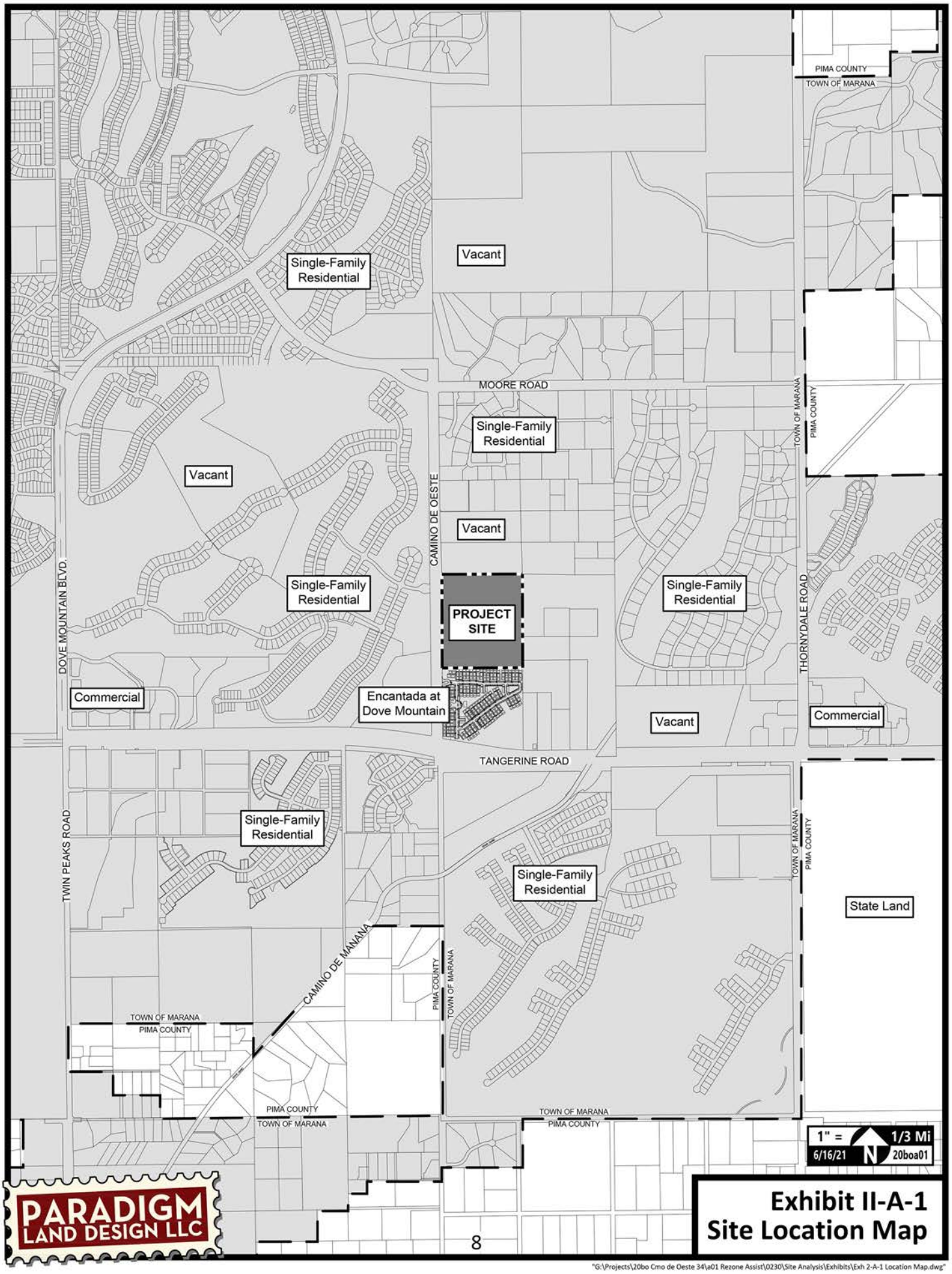
f. Architectural Styles used in Adjacent Properties

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

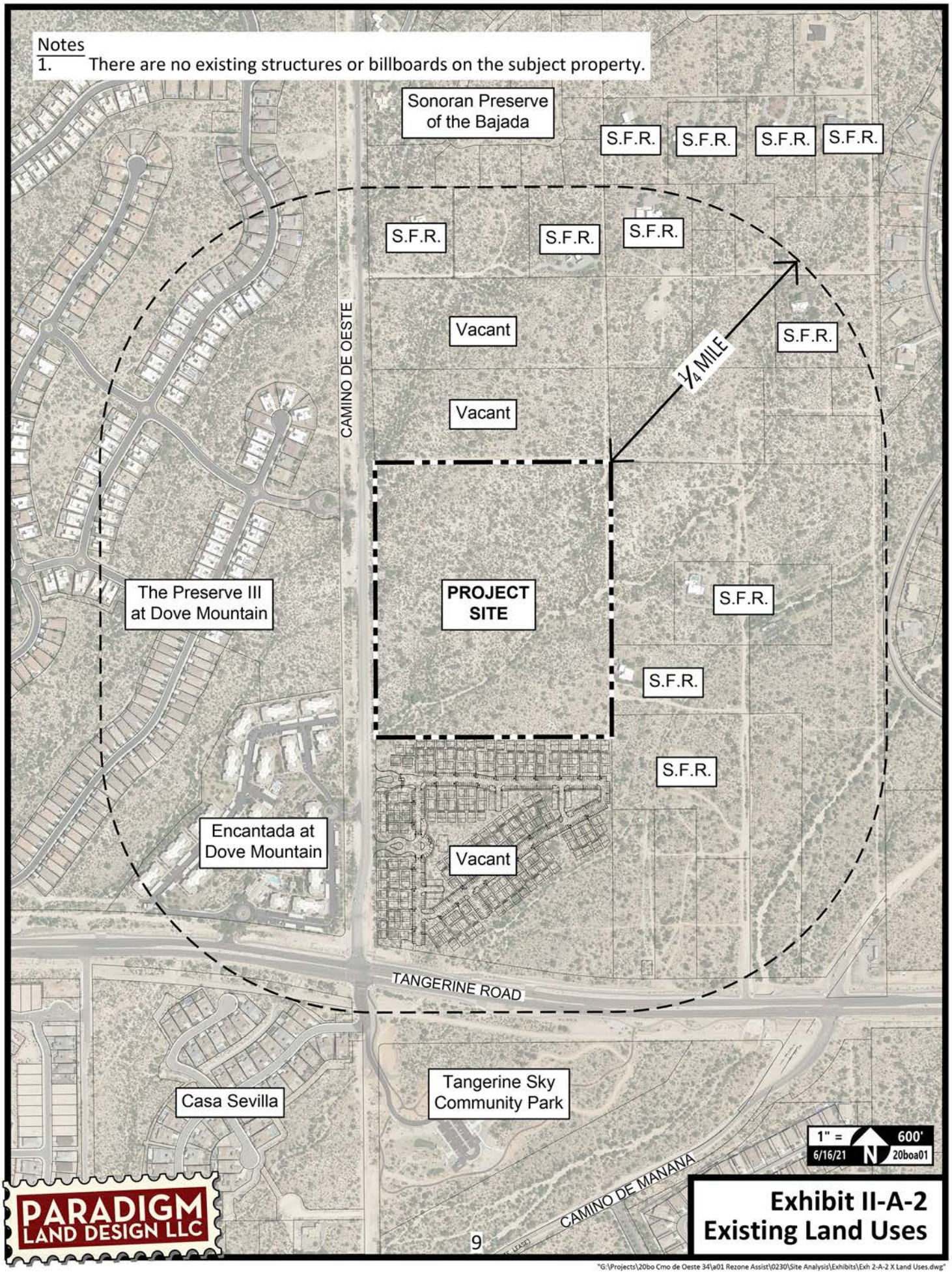
Residences built within this Project will be subject to the Town of Marana Residential Design Standards, which apply to developments in which any lot is 16,000 square feet or less in size.

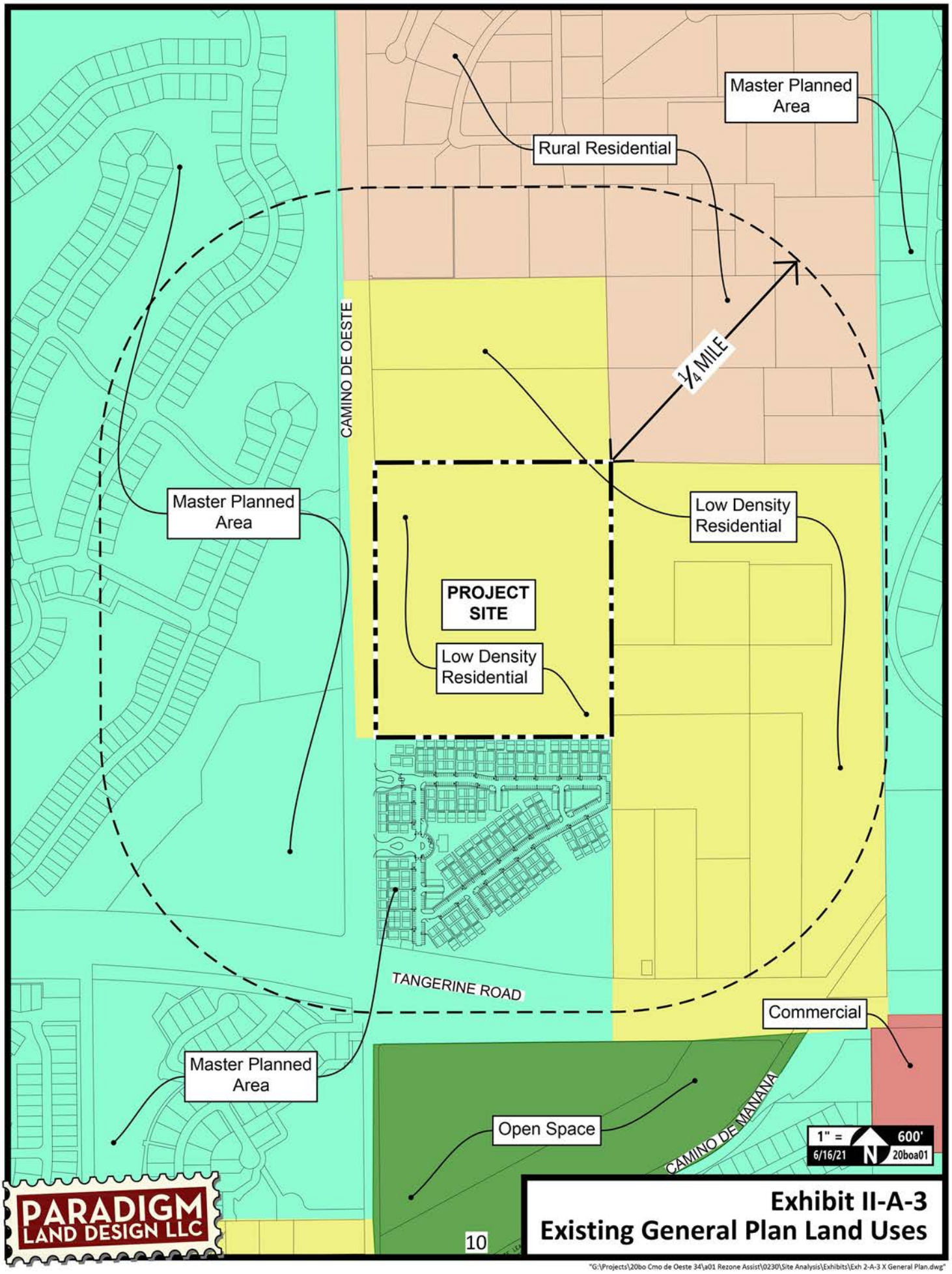


PARADIGM LAND DESIGN LLC

Exhibit II-A-1
Site Location Map

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-A-1 Location Map.dwg"

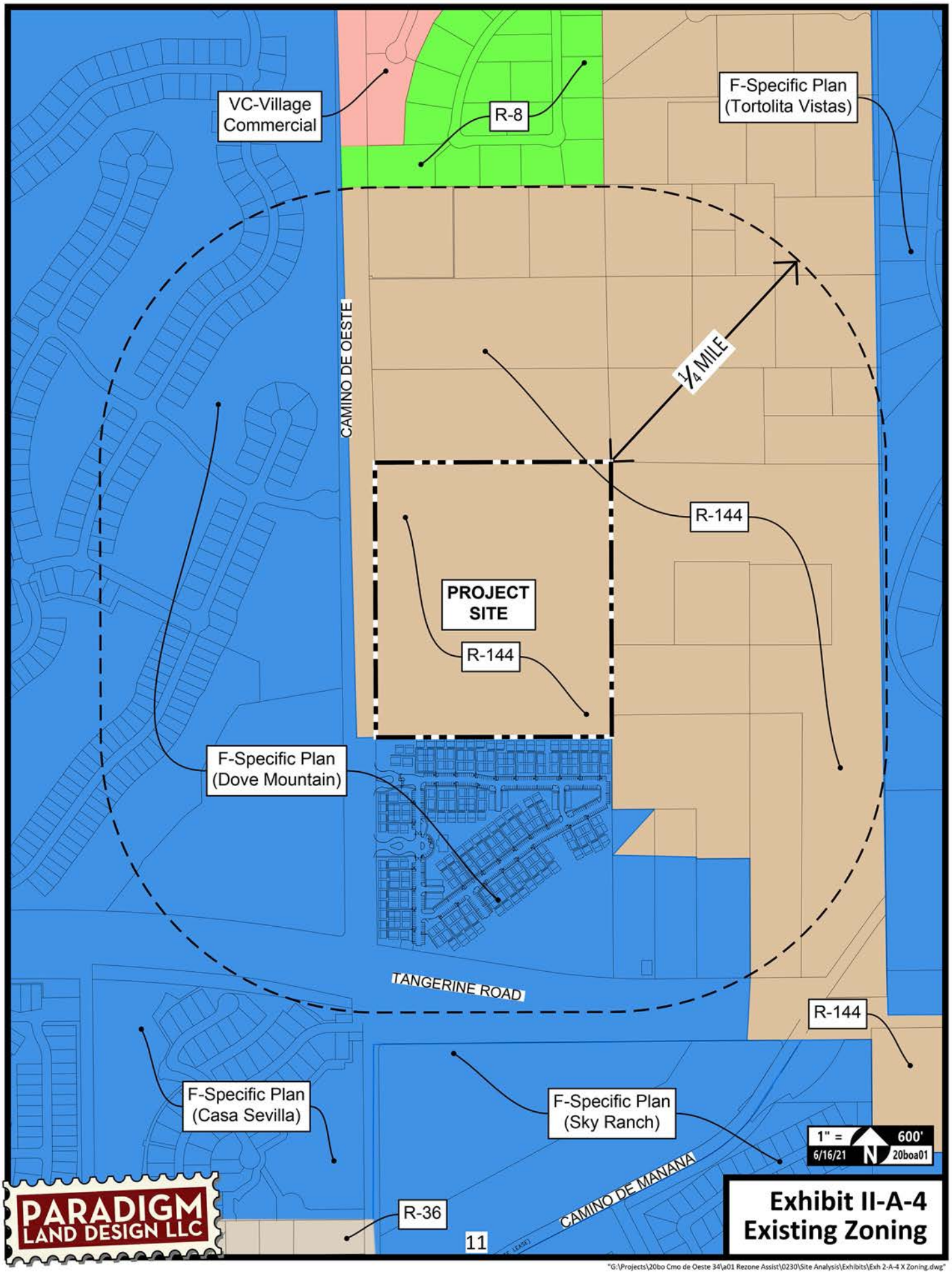

Notes
1. There are no existing structures or billboards on the subject property.
Sonoran Preserve of the Bajada
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
S.F.R.
Vacant
Vacant
CAMINO DE OESTE
¼ MILE
S.F.R.
PROJECT SITE
The Preserve III at Dove Mountain
S.F.R.
S.F.R.
S.F.R.
Encantada at Dove Mountain
Vacant
TANGERINE ROAD
Casa Sevilla
Tangerine Sky Community Park
CAMINO DE MANANA
1" = 600'
6/16/21
20boa01
PARADIGM LAND DESIGN LLC
Exhibit II-A-2
Existing Land Uses
9
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-A-2 X Land Uses.dwg"



PARADIGM LAND DESIGN LLC

Exhibit II-A-3
Existing General Plan Land Uses

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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
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-A-4 X Zoning.dwg"

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

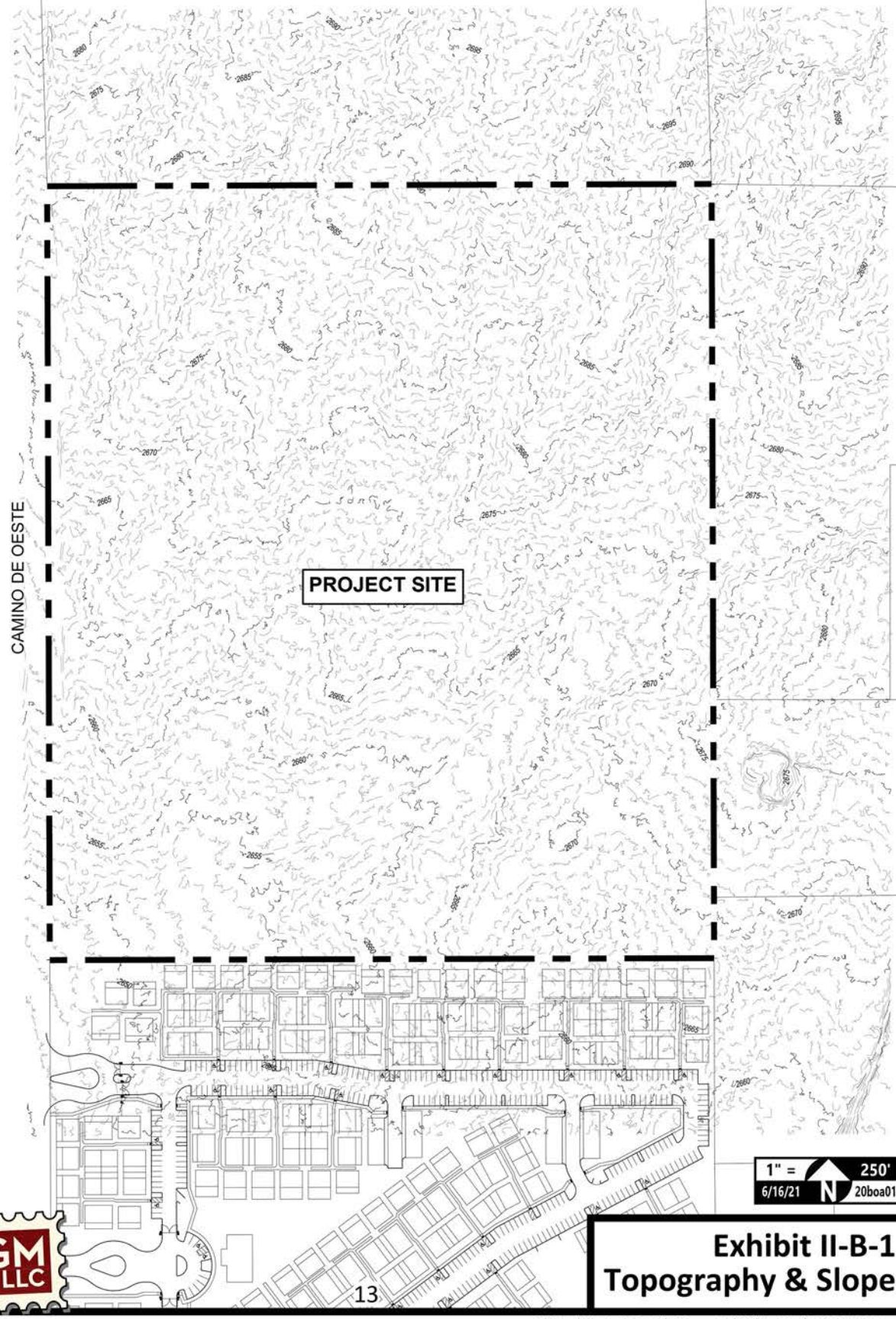
   (C x L x 0.0023) / A = Average Cross Slope
   (1' x 145,470' x 0.0023) / 34.3 = 9.8%

   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 Assist\0230\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.



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%.

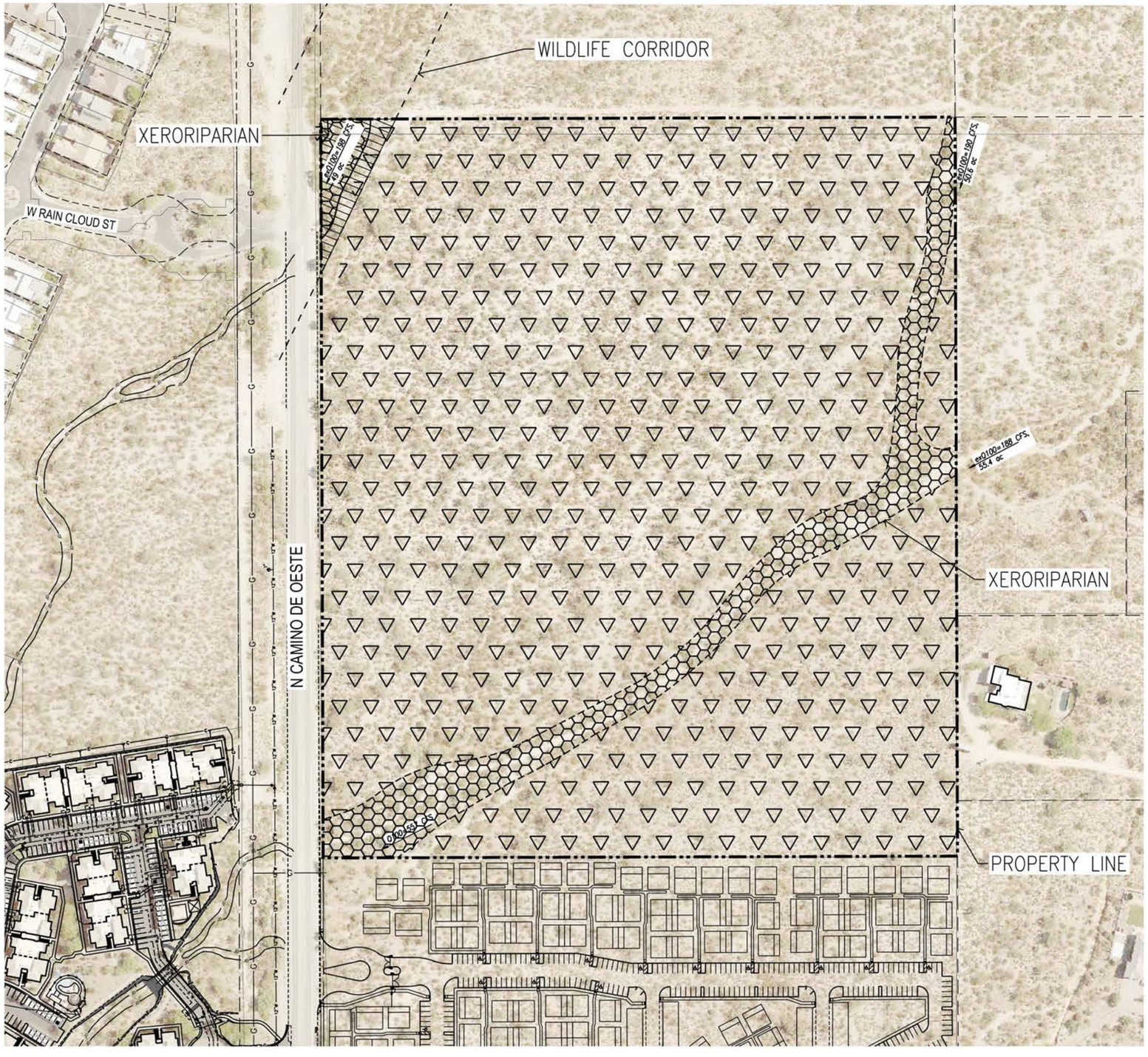
   The vegetative density, by percentage of plant cover, for the Xeroriparian areas is approximately 70%-80%.

   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

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)

Registered Landscape Architect
KAREN M. CESARE
Expires 9/30/21
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	

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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 — 50401 — Registered Landscape Architect — 5/18/21 — 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	
DATE:	PROJECT NO.:	SCALE:	
MARCH 2021	20047	SEE PLAN	

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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	12	M		H		PIP		
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		
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:	PROJECT NO.:	SCALE:	
MARCH 2021	20047	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

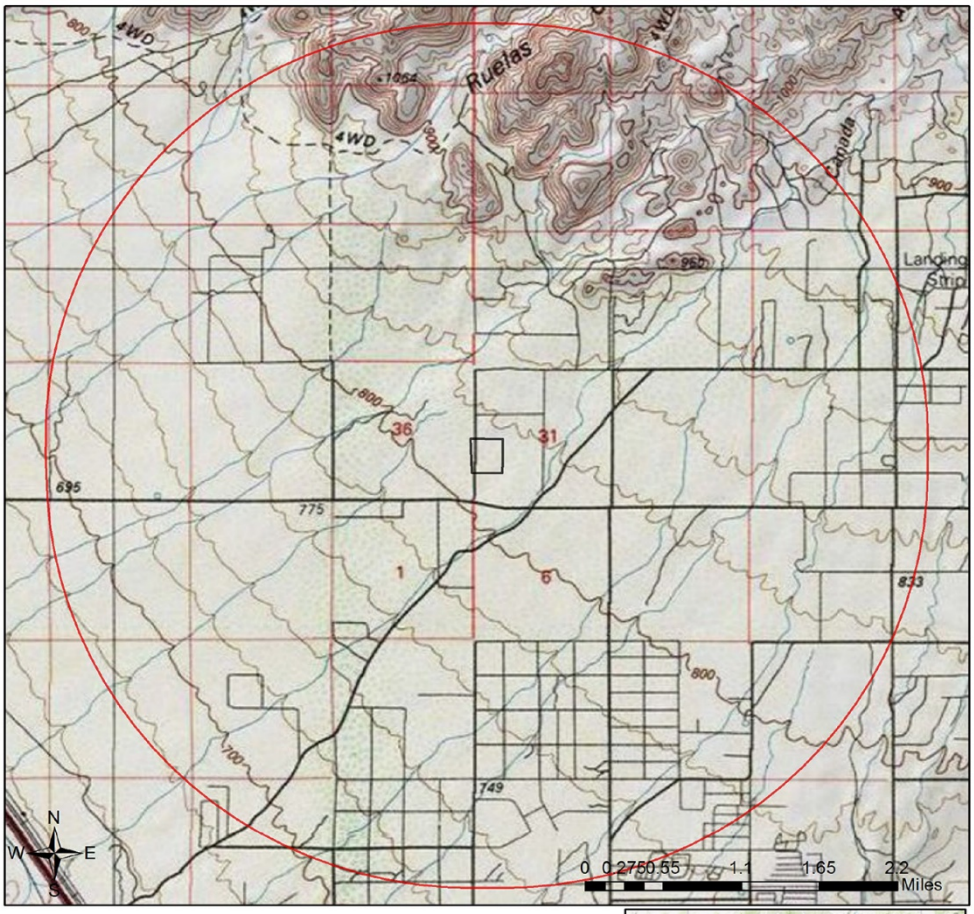
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12832

project_report_camino_de_oeste_34_41496_42814.pdf
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

Page 4 of 13

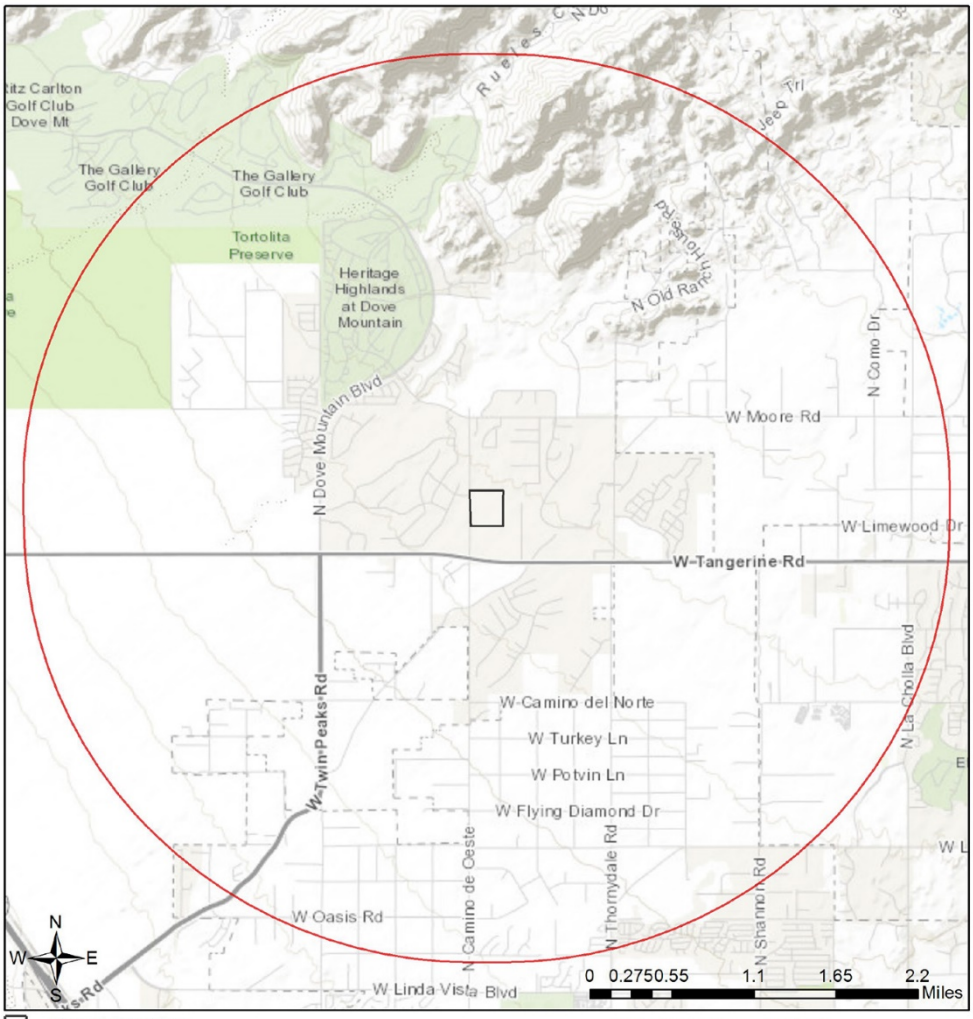
Exhibit II-E-1: AZGFD Report (cont'd)

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

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

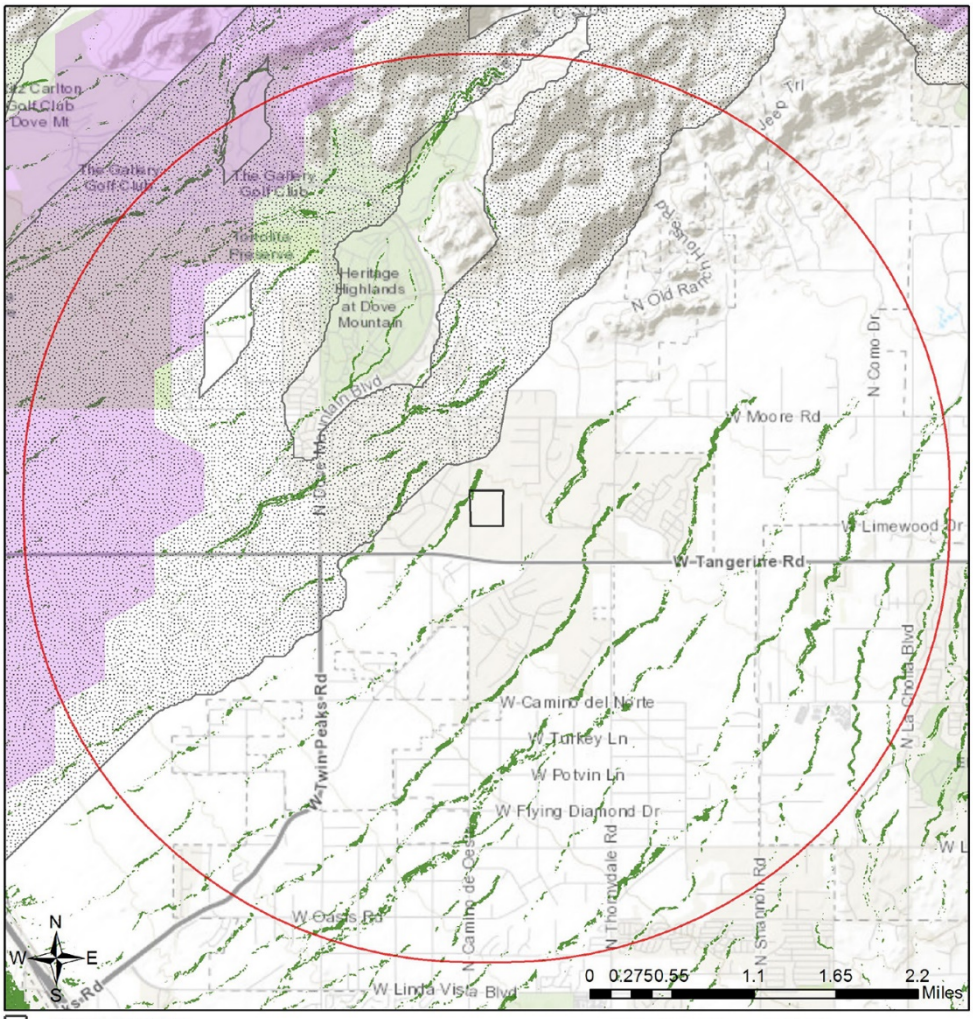
Exhibit II-E-1: AZGFD Report (cont'd)

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

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

Page 6 of 13

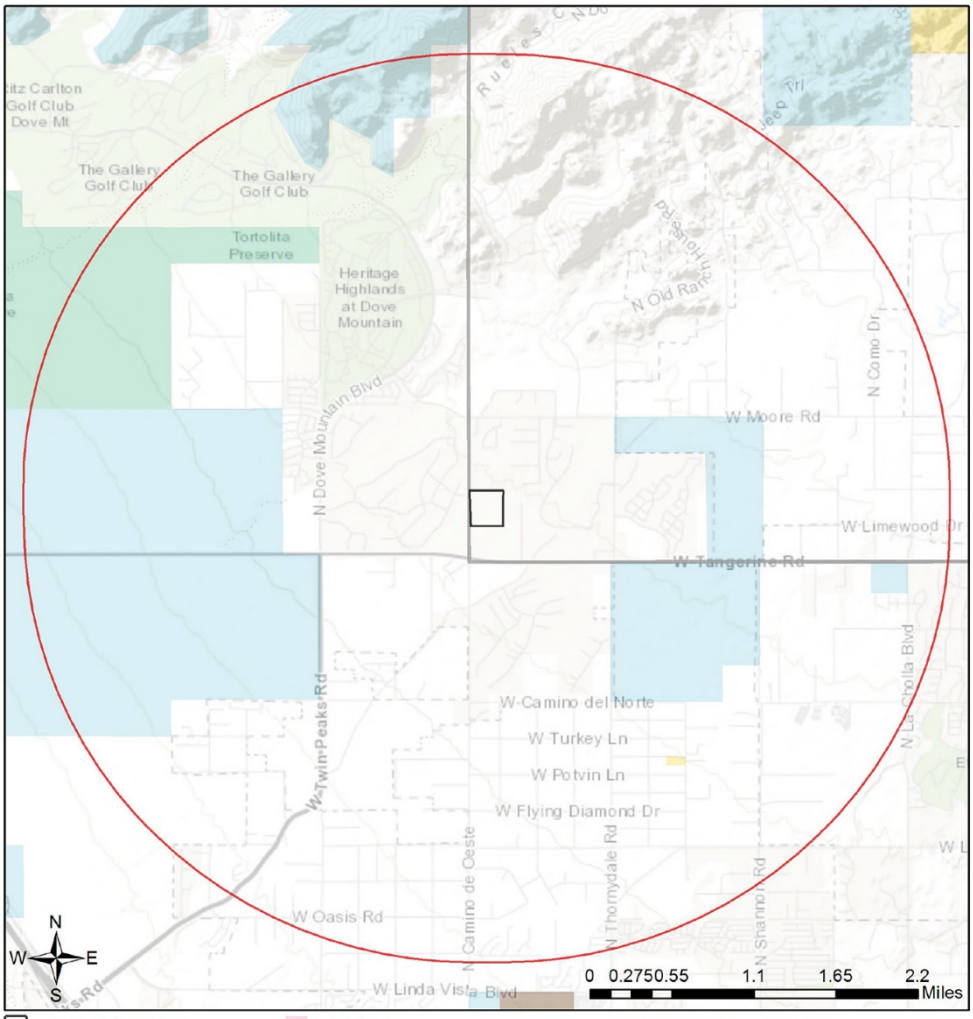
Exhibit II-E-1: AZGFD Report (cont'd)

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

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

Page 7 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

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

Page 8 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 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.

Page 10 of 13

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.

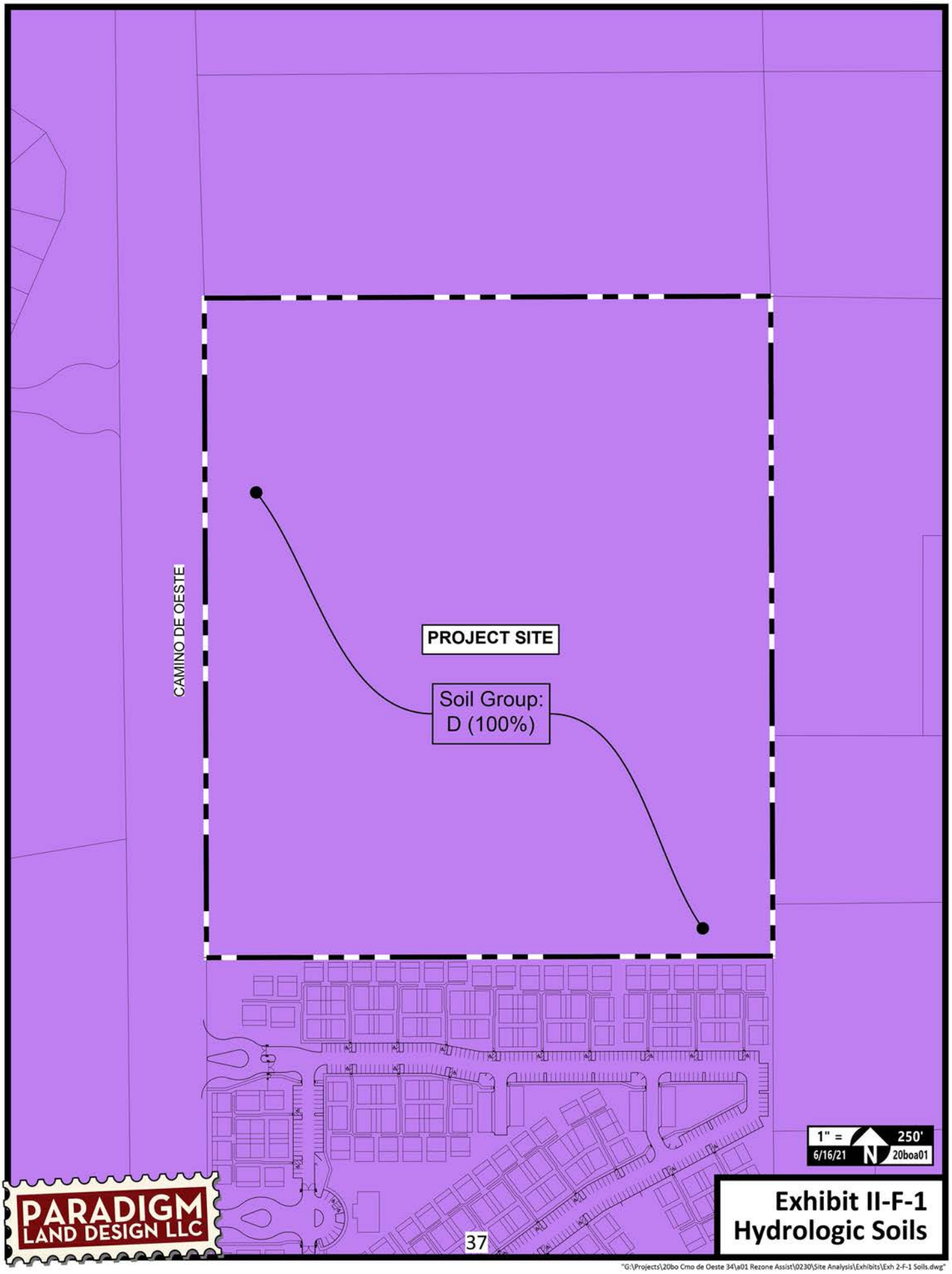
F. SOILS AND GEOLOGY

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%)
1" = 250'
6/16/21
N
20boa01
PARADIGM
LAND DESIGN LLC
Exhibit II-F-1
Hydrologic Soils
37
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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.

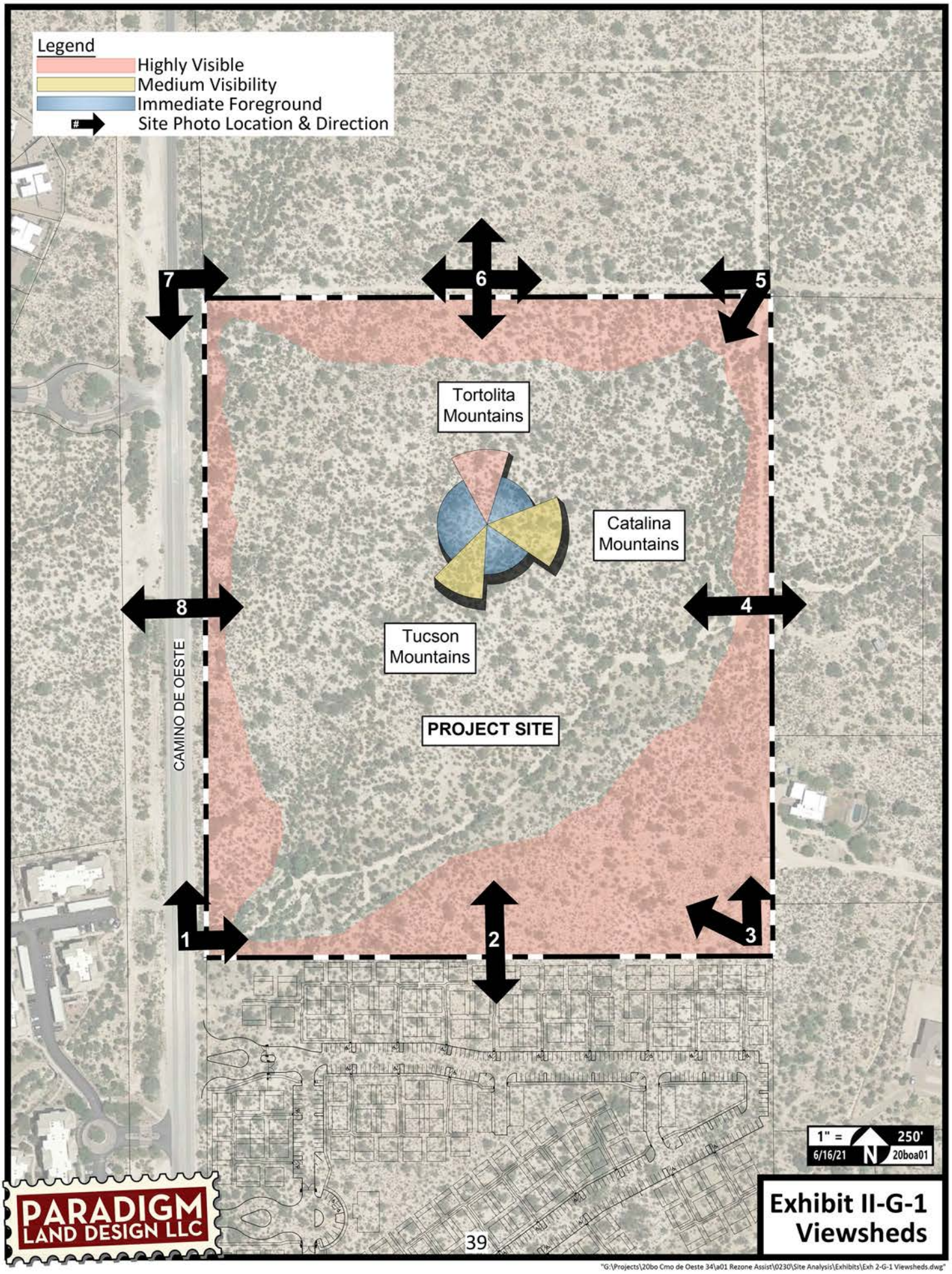

Legend
Highly Visible
Medium Visibility
Immediate Foreground
Site Photo Location & Direction
1
2
3
4
5
6
7
8
Tortolita Mountains
Catalina Mountains
Tucson Mountains
PROJECT SITE
CAMINO DE OESTE
1" = 250'
6/16/21
N
20boa01
PARADIGM LAND DESIGN LLC
Exhibit II-G-1 Viewsheds
39
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-G-1 Viewsheds.dwg"

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

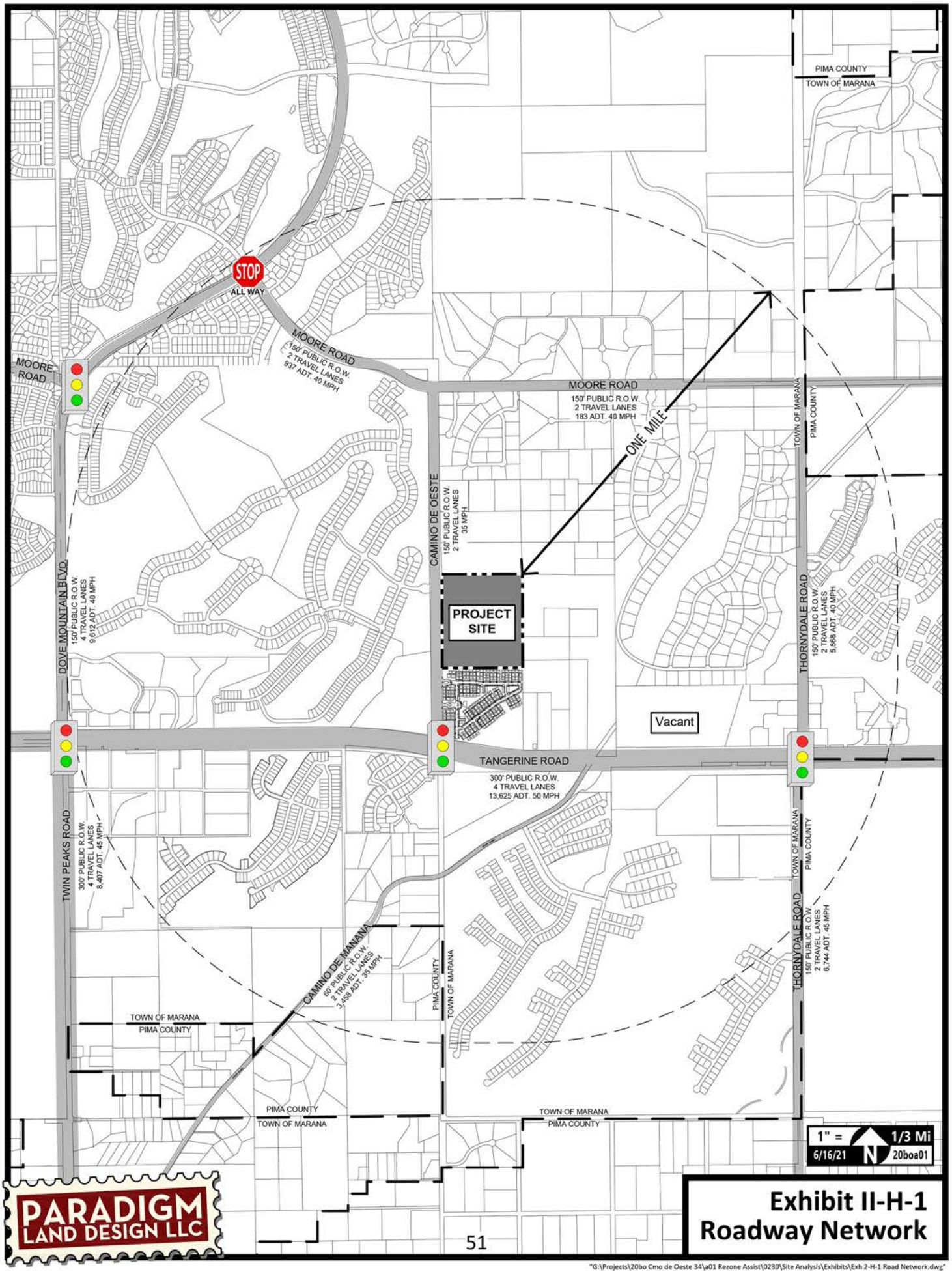
ROADWAY	NO. OF LANES	FUNCTIONAL CLASSIFICATION	THEORETICAL CAPACITY: LOS C	ADT (2019/2020)	DESIGNATED BIKE LANES	PAVED	SPEED LIMIT (MPH)
Dove Mtn. Blvd.	4 *	Arterial	14,500	9,612	Yes	Yes	40
Twin Peaks Rd.	4 *	Arterial	14,500	8,407	Yes ***	Yes	45
Tangerine Rd.	4 *	Arterial	14,500	14,276	Yes ***	Yes	45
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.



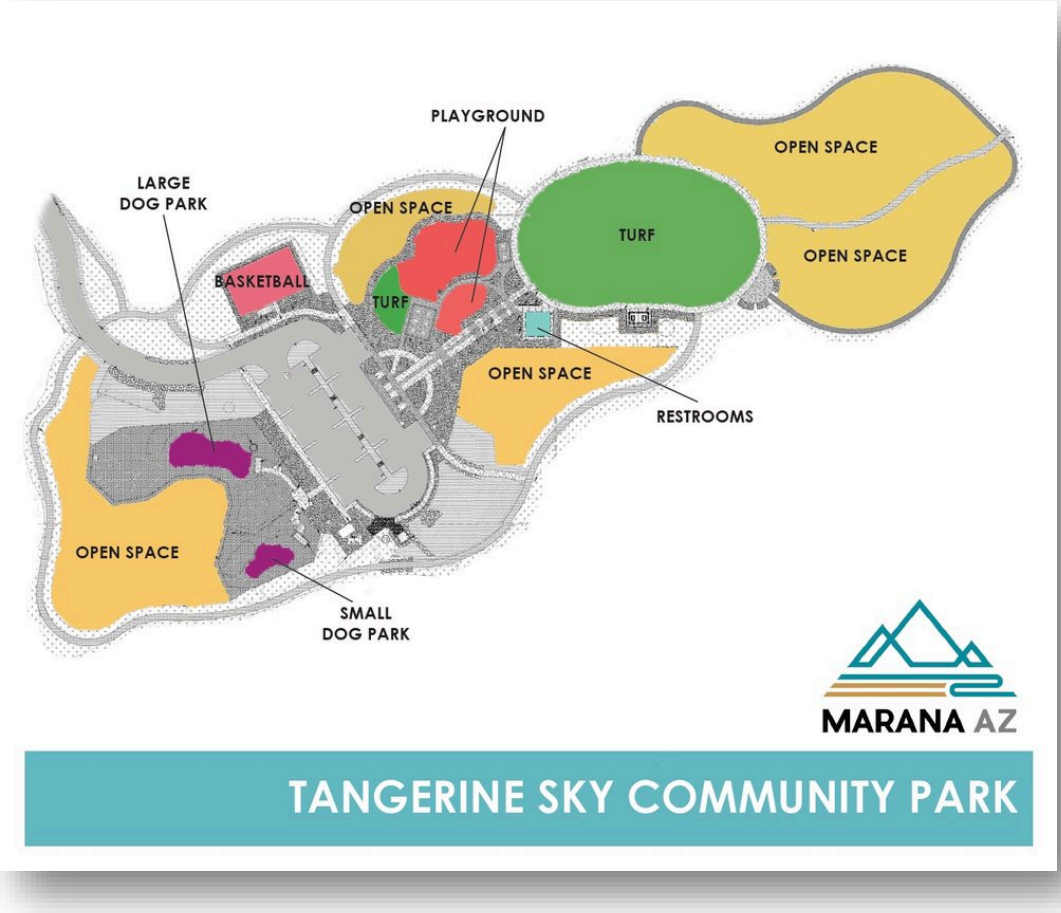
PARADIGM LAND DESIGN LLC

Exhibit II-H-1
Roadway Network

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-H-1 Road Network.dwg"

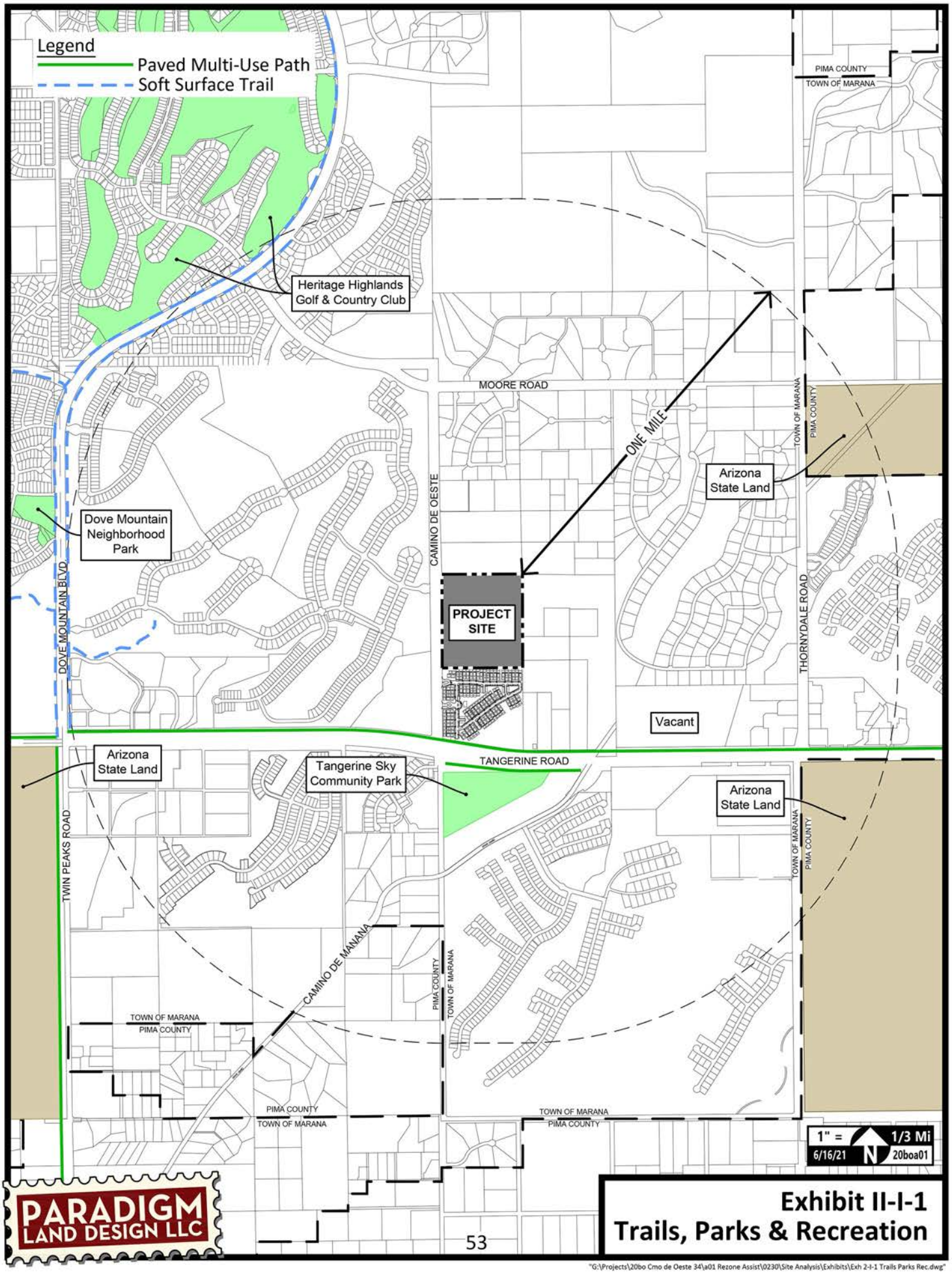
I. RECREATION AND TRAILS

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

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-I-1 Trails Parks Rec.dwg"

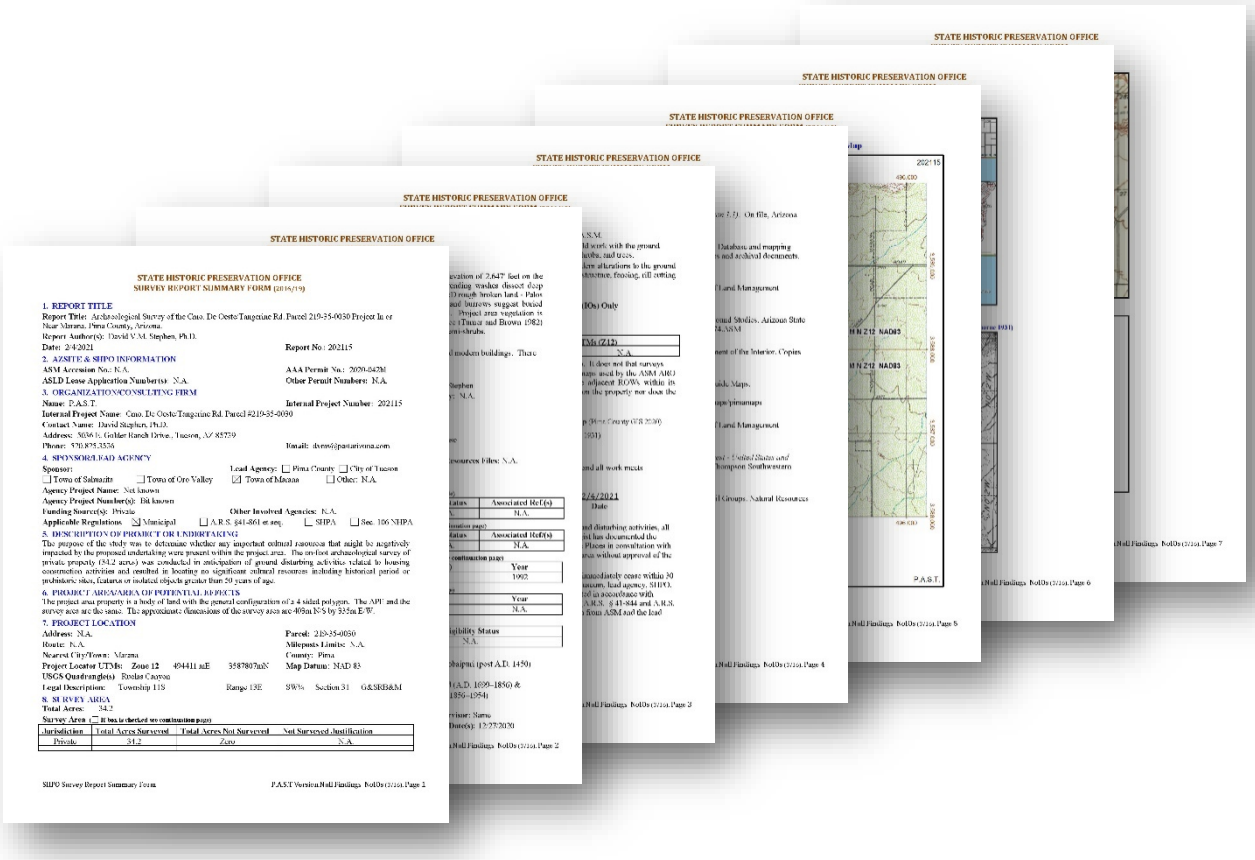
J. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

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

STATE HISTORIC PRESERVATION OFFICE

STATE HISTORIC PRESERVATION OFFICE

STATE HISTORIC PRESERVATION OFFICE

STATE HISTORIC PRESERVATION OFFICE

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

1. REPORT TITLE
Report Title: Archaeological Survey of the Casa 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: Casa 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: dvstep@pastaroma.com

4. SPONSOR/LEAD AGENCY
Sponsor:
Lead Agency: ☐ Pima County ☐ City of Tucson
☐ Town of Sahuarita ☐ Town of Oro 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. Milepost/s 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 bol00v3716A.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

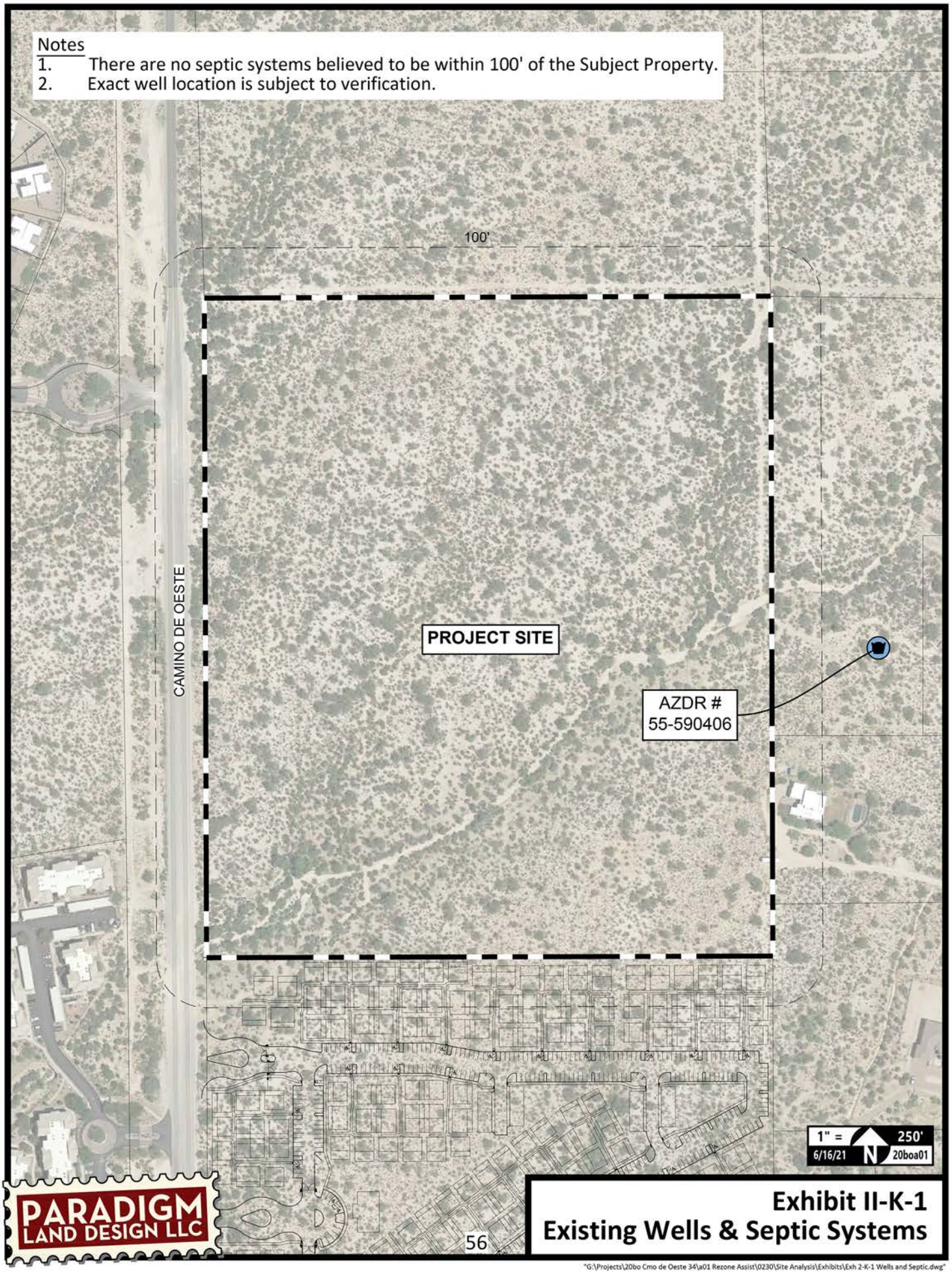
   The Property is located within the Tucson Electric Power service area.

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
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 2-K-1 Wells and Septic.dwg"

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
- 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"

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

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:	PROJECT NO.:	SCALE:	
MARCH 2021	20047	SEE PLAN	

III. LAND USE PROPOSAL

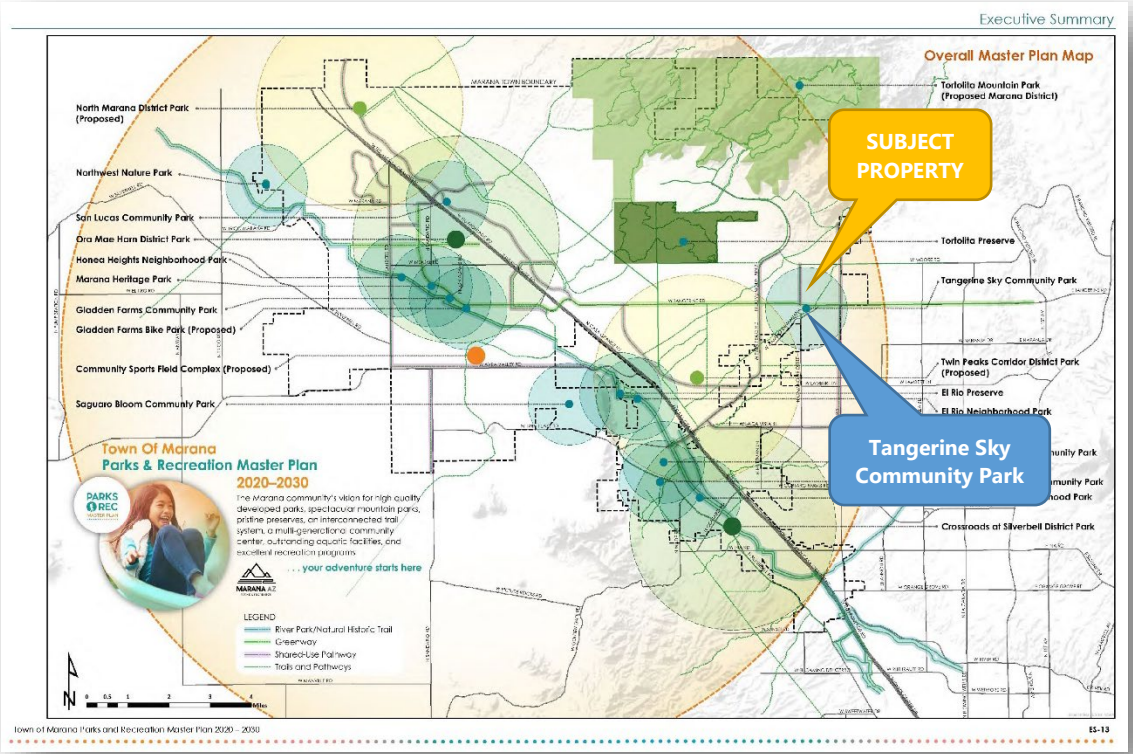
A. PURPOSE & INTENT

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.

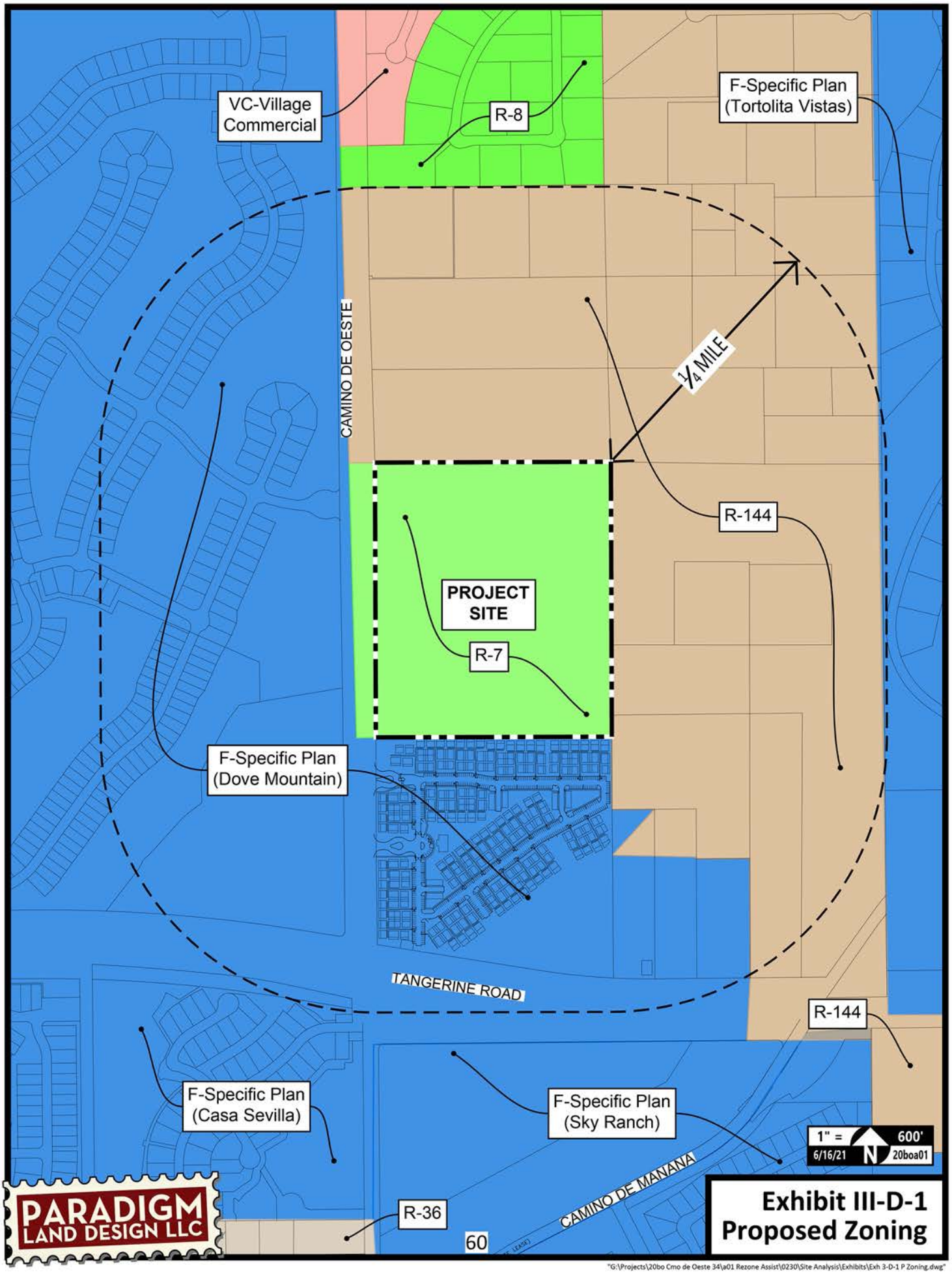
D. LAND USE PROPOSAL

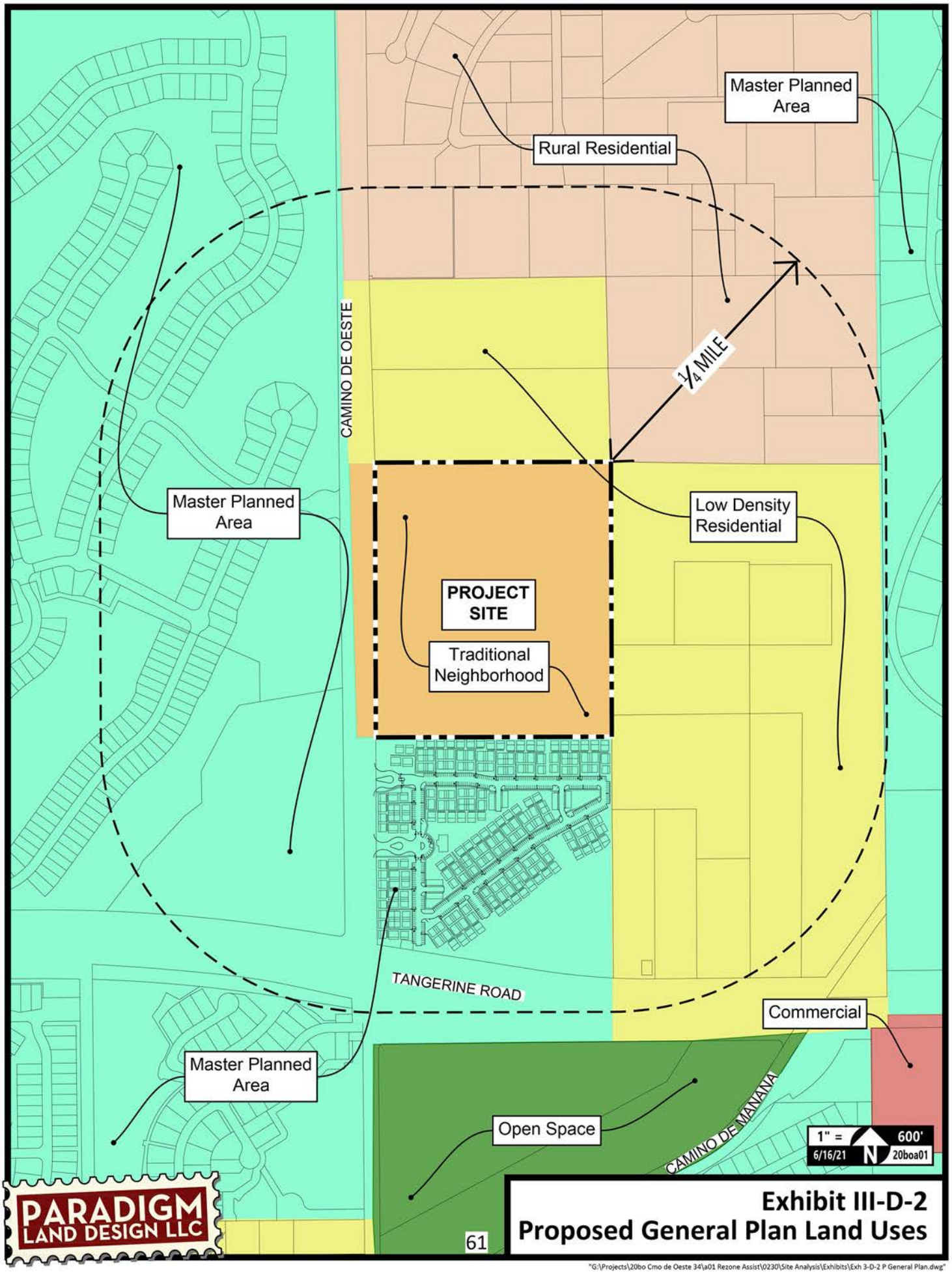
The Project is designed to blend with previously approved nearby rezonings within the Dove Mountain Specific Plan. Camino de Oeste acts as a significant buffer along the western project boundary. Any mountain views that neighbors have will not be impacted. This project will include central open spaces 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
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 3-D-1 P Zoning.dwg"

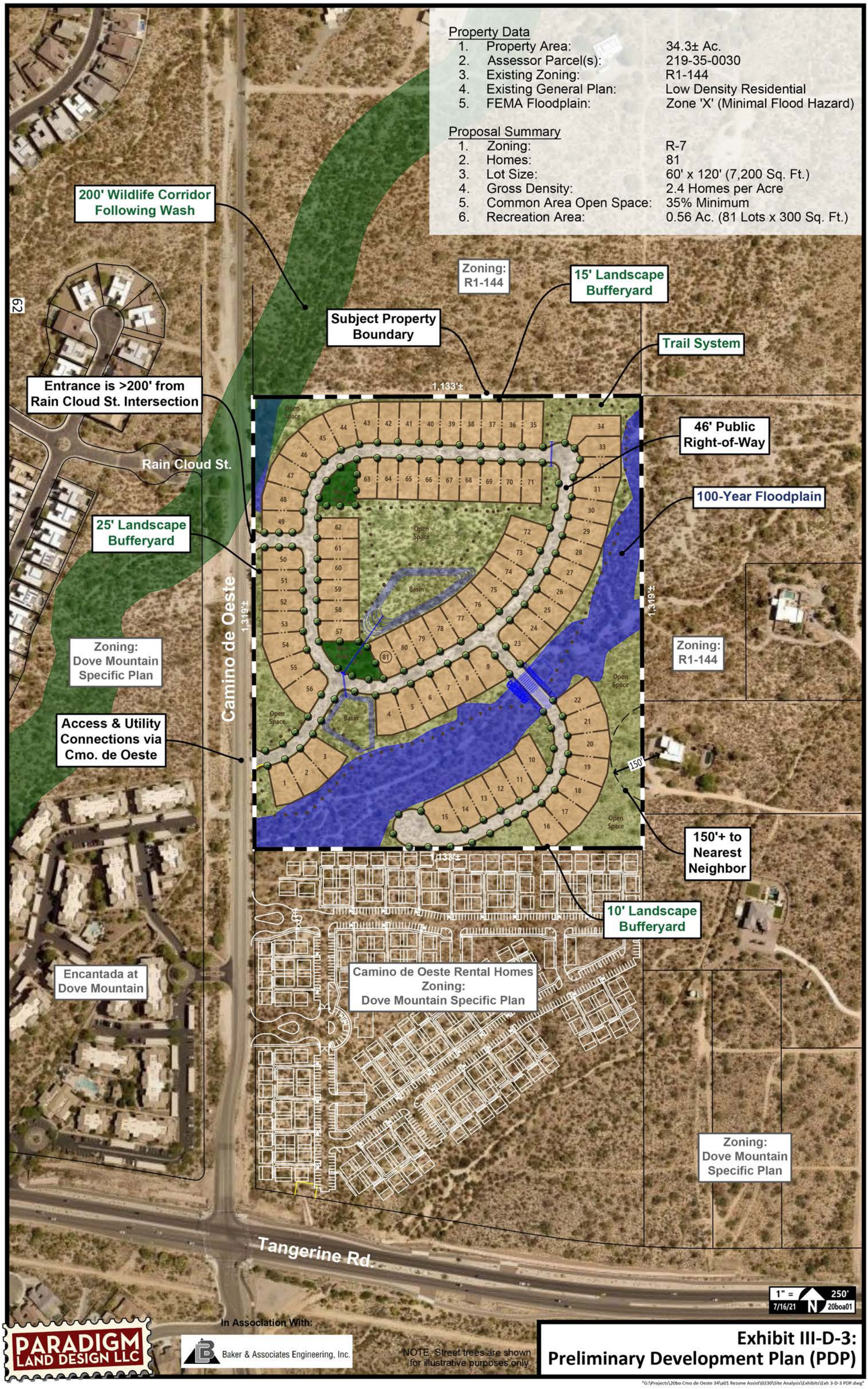


PARADIGM LAND DESIGN LLC

61

Exhibit III-D-2
Proposed General Plan Land Uses

"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 3-D-2 P General Plan.dwg"


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
20boa01
In Association With:
PARADIGM LAND DESIGN LLC
Baker & Associates Engineering, Inc.
NOTE: Street trees are shown for illustrative purposes only.
Exhibit III-D-3:
Preliminary Development Plan (PDP)
"G:\Projects\20bo Cmo de Oeste 34\a01 Rezone Assist\0230\Site Analysis\Exhibits\Exh 3-D-3 PDP.dwg"

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

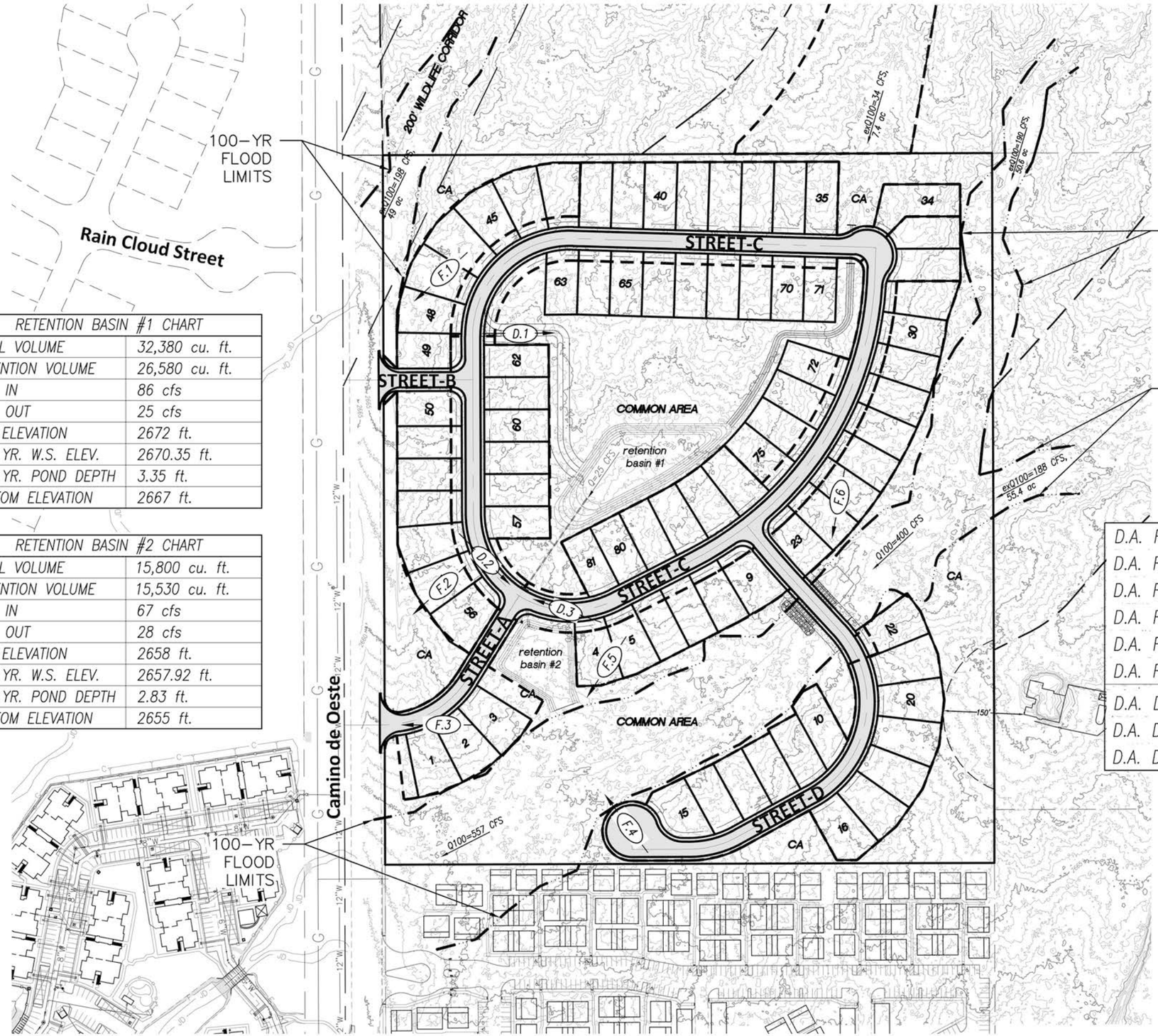
As stated above, grading is restricted to areas outside the 100-year flood limits of the two existing washes that traverse the project site. Therefore, encroachment into the 100-year flood limit of the significant washes is avoided with exception of the Street-D wash crossing.

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

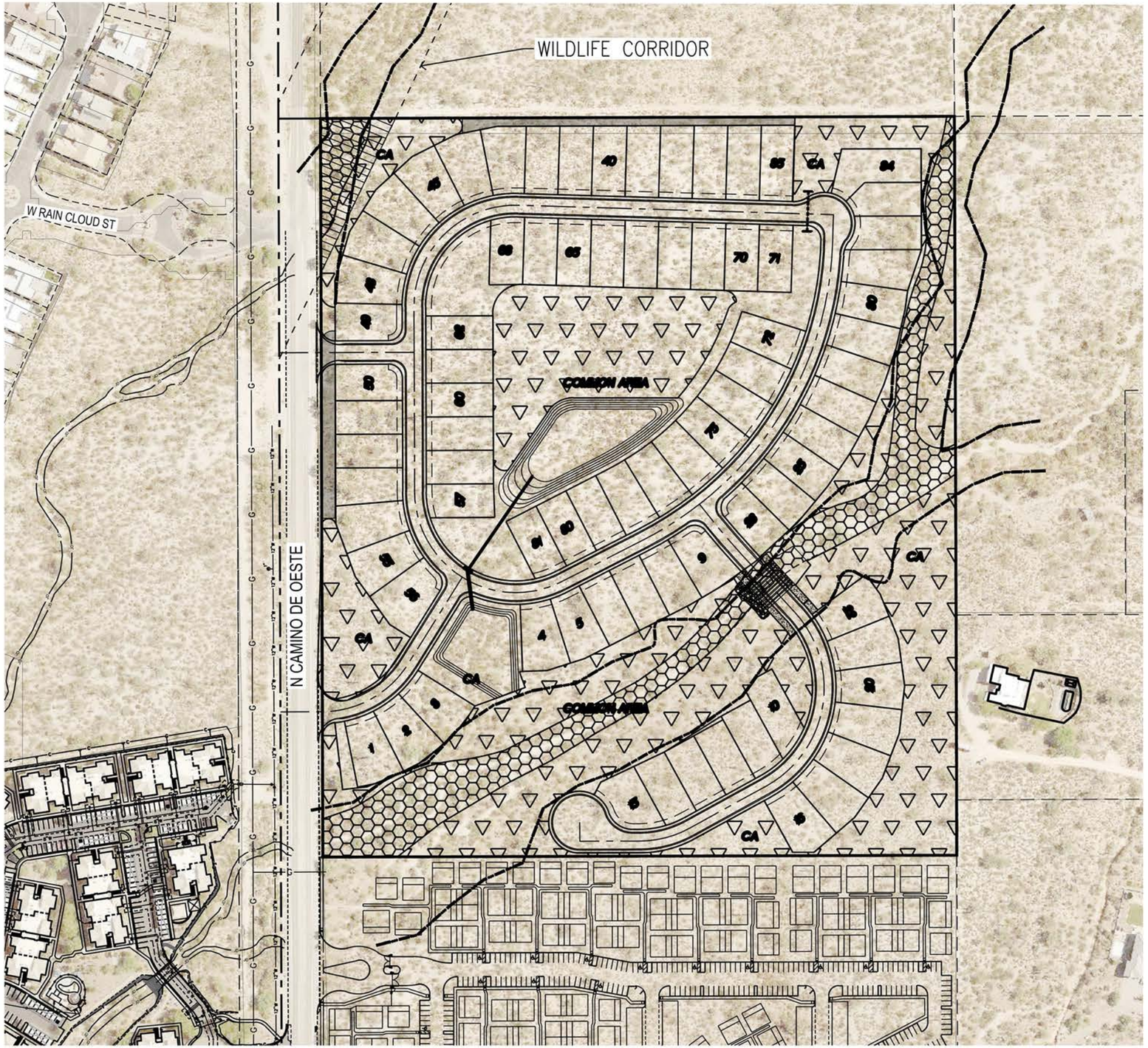
G. VEGETATION & LANDSCAPING

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"

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	
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.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

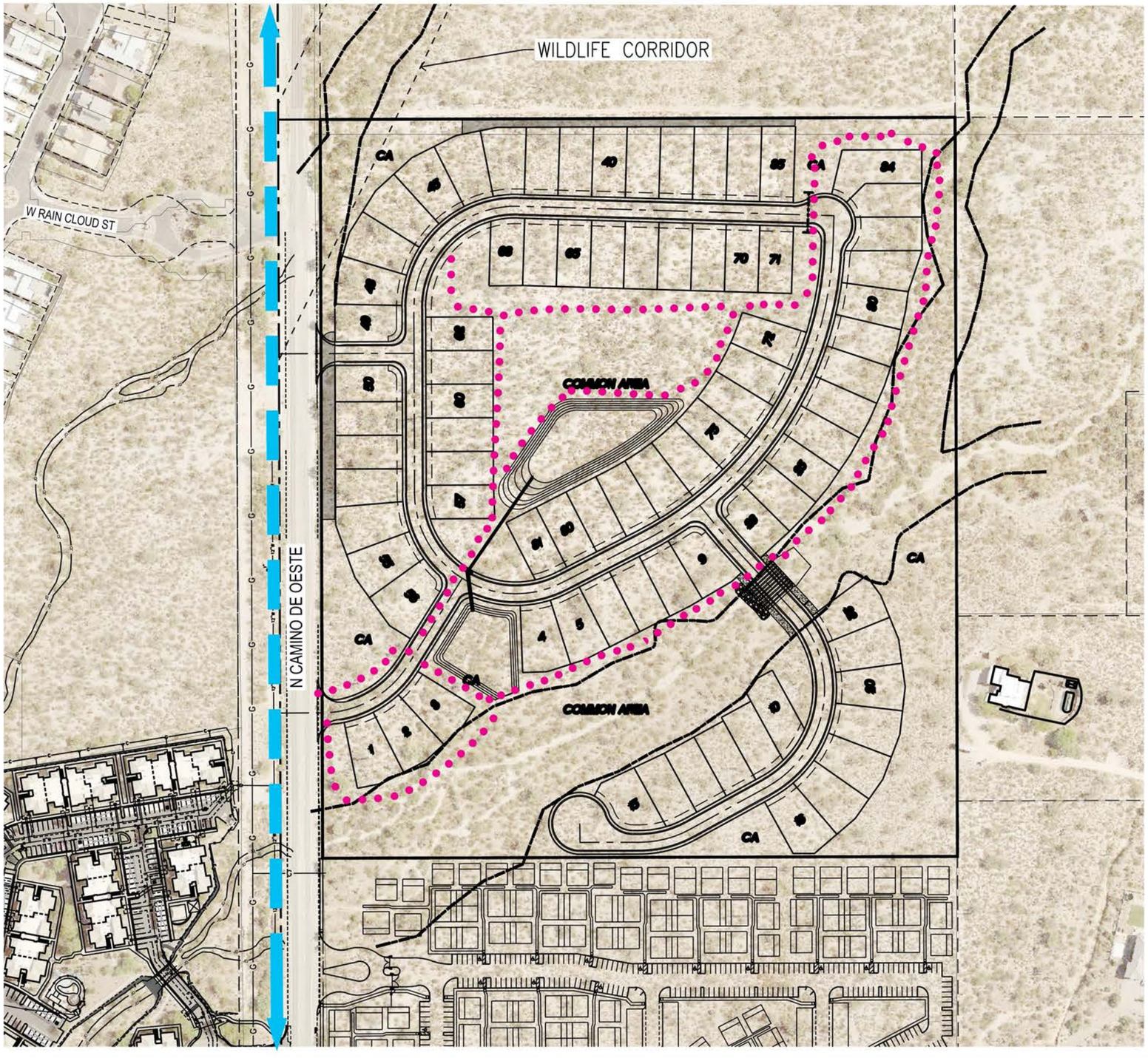
M. RECREATION & TRAILS

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.

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KEY

EXISTING TRAIL

SOFT SURFACE TRAIL

Exhibit III-M-1
Proposed Recreational 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	JG	KC	
DATE:	PROJECT NO.:	SCALE:	
JUNE 2021	20047	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.

Public Comment and Correspondence Received through July 22, 2021

Camino d'Oeste Re-Zoning Request

We bring several issues up in this request for re-zoning. First of all, water use and density of residences goes hand in hand. Balancing growth and affordable housing is not easy but necessary. The Town of Marana, we understand, is acknowledging growth and density and the impact on our existing and future water supply. Now is the time to carefully review and only approve requests that honor this perspective. In addition, preservation of environmentally sensitive areas and the rural nature of existing undeveloped land are essential. Preservation of wildlife corridors and water run off areas is only part of the planning challenge. The key areas are density of population and expected resource use. We realize that balancing developers, current residents, and resources are all challenges. Less density translates to less demand for schools and other public services (e.g. fire and police, etc.). We provide some sections of current zoning language for context below with questions, concerns and options underlined.

R-144 Residential Zoning-This is the current zoning on the land proposed for development.

Purpose- The purpose of this Zoning District is to protect existing and proposed rural and low density residential uses in areas of the Town where public facilities and utilities may be limited. The intent of this district is to encourage large lot residential subdivisions and to allow for limited residential development in environmentally sensitive areas. .....

R-36 Residential through R-8.

Purpose The R-36 (through R-8) single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-36 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-36 zone, exclusively and only in accordance with the regulations set forth in this Section. Why did the concern for environmentally sensitive areas language disappear? The land is the same and the environmental sensitivity has not changed or maybe is more sensitive. What about low density uses in areas of the Town where public facilities are more limited?

Building Heights-Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted. This same height restriction exists in R-12 and other less dense zoning categories. Preserving sight lines and views of the vistas and mountains is significantly impaired if two story vs single level homes are specified in zoning change request. I understand this is not clarified in the current application.

Recommendations

I strongly encourage the consideration of R-12 to R-16 for this development request. This still allows for development at a lot size about 1.7 times greater than requested (R-7 compared to R-12) but approximately 91% more dense (measured by zoning lot size) than current zoning allows at the R-144 level. Development can occur and still preserve open space, density use for current and future water usage and respect the more rural nature of this outlying semi-rural area with more limited services.

Thank you for moving in the direction of less density and preserving lower resource use. The developers and the public market place will determine the housing price levels. The question of water availability needs to be addressed urgently as this one issue is the predominant planning factor. I encourage the Town to struggle through this while at the same time reducing densities and resource use. We don't want to end up with no value for our real estate investments because we don't have ample water for the existing population.

Dan and Linda Dowler, 5055 W. Spoonplant Court, Marana, AZ 85658.

RECEIVED
JUL 12 2021
Town of Marana
Clerk's Office

RECEIVED
JUL 12 2021
Town of Marana
Clerk's Office

Cherry Lawson

From: Mark Johnson <mark18trek@gmail.com>
Sent: Wednesday, July 21, 2021 9:31 PM
To: Cherry Lawson
Cc: Heath Vescovi-Chiordi; Jason Angell; Jane Fairall
Subject: Tortolita Alliance Comment Letter-Planning Commission Hearing (7/28/21)-Camino de Oeste 34
Attachments: TA Comment Letter-Planning Commission-Camino De Oeste 34-Re-Zone Tortolita-7-20-21.pdf

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Good evening Cherry:

Attached is Tortolita Alliance Comment Letter-Planning Commission Hearing (7/28/21)-Camino de Oeste 34. Please pass on to the Planning Commission, Mayor and Town Council.

Thanks.

Mark

Mark L. Johnson, P.E. BCEE
13727 N Rim Trl
Marana, AZ 85658
520-784-4030
mark18trek@gmail.com

12090 N Thornydale Road
Suite 110, #328
Marana, AZ 85658
info@tortolitaalliance.com
www.tortolitaalliance.com

July 22, 2021

Mr. Thomas Schnee, Chairman
Planning Commission
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653

Subject: File #-PCZ2105-001-Camino De Oeste 34-Public Hearing

Dear Chairman Schnee:

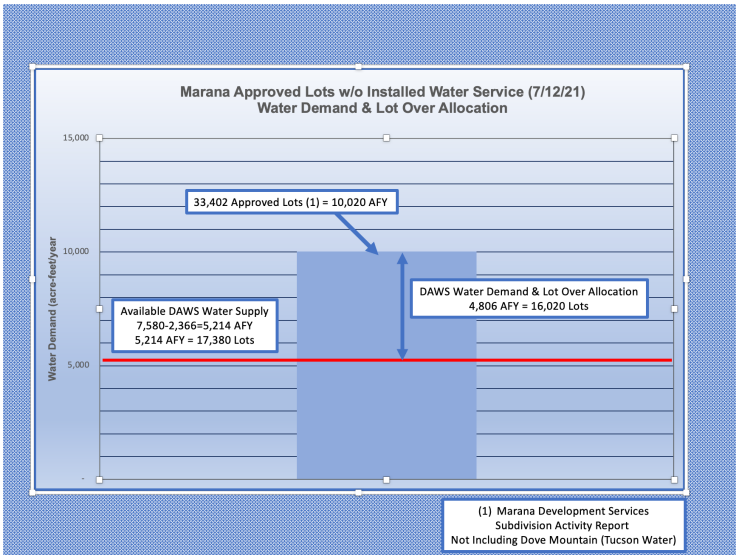
The Tortolita Alliance (TA) is a local non-profit organization that advocates for the continued conservancy of the Tortolita Preserve and associated lands, ensuring protection of open space, wildlife habitat, watershed, and compatible recreational use.

TA has reviewed the Camino de Oeste Rezoning Site Analysis by Paradigm Land Design, LLC and offer the following comments in advance of the hearing.

The proposed subdivision is currently zoned R-144 and is adjacent to R-144 zoned parcels and developed Specific Plan parcels.

Water service is proposed to be provided by Marana Water via a wheeling agreement with Tucson Water.

The project and any rezoning should be put on hold until Marana obtains an approved Designated Assured Water Supply (DAWS) to meet the over-allocated water demands (4,806 acre-feet/year) from 16,020 lots already approved. See exhibit below. In addition, the DAWS must come from physical, renewable water sources and not natural groundwater.



Once DAWS is established and there is adequate renewable water supply for this project then the following should be included in the conditions of approval:

1. Housing density (RAC) should be reduced to 2.0 lots per acre or less.
2. NUOS should be a minimum of 30% and not include Recreational Area Requirements and acreage requirements for on-site stormwater channels, retention or detention basins.
3. All homes should be single-story.
4. The applicant proposes to utilize a wheeling agreement to transfer Marana Water through the Tucson Water system. The applicant must perform a cost-of-service study to develop an Infrastructure Credit for those Tucson Water customers that paid for the infrastructure necessary to wheel the water.

Thank you for the opportunity to comment.

Sincerely,

Mark L. Johnson
President

ec: Ed Honea, Mayor
Cherry Lawson (Marana)
Jason Angell (Marana Development Services)
Jane Fairall (Town Attorney)
Carolyn Campbell, CSDP

Cherry Lawson

From: EB <eibelzer@gmail.com>
Sent: Thursday, July 22, 2021 8:44 AM
To: Cherry Lawson
Subject: De Oeste 34 Development project

PLEASE BE CAUTIOUS
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Marana Planning Commission:
I am writing to request that the Town of Marana put the proposed Camino De Oeste 34 development project on hold until Marana obtains an approved Designated Assured Water Supply to meet the water demands from RENEWABLE WATER SOURCES.

Evelyn Belzer
13952 N Bright Angel Trail
Marana

Cherry Lawson

From: Ron Brown <ronaldsethbrown@gmail.com>
Sent: Thursday, July 22, 2021 9:38 AM
To: Cherry Lawson
Subject: Comments on Camino De Oeste 34

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Hello,

I would like to request that this project be put on hold until Marana obtains an approved Designated Assured Water Supply (DAWS) to meet the over-allocated water demands (4,806 acre-feet/year) from 16,020 lots already approved. In addition, the DAWS must come from physical, renewable water sources and not natural groundwater.

Thank you,

Ron Brown
14147 N Lava Falls Trl
Marana AZ 85658
310-595-5000

Cherry Lawson

From: Joseph Donchess <jadonchess@att.net>
Sent: Thursday, July 22, 2021 1:31 PM
To: Cherry Lawson
Subject: Camino de Oeste

PLEASE BE CAUTIOUS
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I'm against the proposal to increase the number of potential households. The area has neither the water nor the infrastructure to support this plan. Developers try to maximize their profits and the community be damned. Let's do something that will protect the community, not kill it.
Thank you for considering my remarks.
Joseph Donchess

Sent from my iPhone

Cherry Lawson

From: NANCY ERNST <husky6060@icloud.com>
Sent: Thursday, July 22, 2021 9:35 AM
To: Cherry Lawson
Subject: Camino de Oeste development

PLEASE BE CAUTIOUS
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Hello,
I would like to comment on the letter sent to you from Mark Johnson.
I agree with his recommendation to hold off the meeting with the plan commission.
More studies on water need to be done and no two story homes should be allowed.
Lot sizes also need to be larger that requested in the revision.
We have a severe water shortage here in the southwest, what are people thinking other than making money.
Let's use some common sense and start making decisions that are good for our environment!
So disturbing!

Nancy Ernst
Marana, Az

Sent from my iPad

Cherry Lawson

From: David Howe <davidhowe1385@gmail.com>
Sent: Thursday, July 22, 2021 7:17 AM
To: Cherry Lawson
Subject: Camino De Oeste 34

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Dear Ms. Lawson,

My wife and I respectfully request that this project be put on hold until Marana obtains an approved Designated Assured Water Supply (DAWS).

Thank you,

Dave and Laura Howe

Cherry Lawson

From: Maureen Larmour <moinmarana@gmail.com>
Sent: Thursday, July 22, 2021 12:57 PM
To: Cherry Lawson
Subject: Camino de Oeste 34

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I'm very concerned with this purposed development. Please do not approve this unless there is a reliable water source available. Marana has already approved more houses than actual available water. This needs to stop. I support the Tortolita Alliance and their stance on this issue.

Thank you,
Maureen Larmour
5320 W Tortolita Flats Ln
Marana

Sent from my iPhone

Cherry Lawson

From: Connie Steinman <csteinman@comcast.net>
Sent: Thursday, July 22, 2021 2:09 PM
To: Cherry Lawson
Subject: Camino de Oeste 34

PLEASE BE CAUTIOUS
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As a citizen of Marana residing in the San Lucas subdivision, I am writing to tell you that I'm in agreement with the contents of this letter sent by Mark L. Johnson, President of the Tortolita Alliance to the chair of the Marana planning commission.

July 22, 2021

Mr. Thomas Schnee, Chairman
Planning Commission
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
Subject: File #-PCZ2105-001-Camino De Oeste 34-Public Hearing

Dear Chairman Schnee:

"The Tortolita Alliance (TA) is a local non-profit organization that advocates for the continued conservancy of the Tortolita Preserve and associated lands, ensuring protection of open space, wildlife habitat, watershed, and compatible recreational use.

TA has reviewed the Camino de Oeste Rezoning Site Analysis by Paradigm Land Design, LLC and offer the following comments in advance of the hearing.

The proposed subdivision is currently zoned R-144 and is adjacent to R-144 zoned parcels and developed Specific Plan parcels. Water service is proposed to be provided by Marana Water via a wheeling agreement with Tucson Water.
The project and any rezoning should be put on hold until Marana obtains an approved Designated Assured Water Supply (DAWS) to meet the over-allocated water demands (4,806 acre-feet/year) from 16,020 lots already approved. In addition, the DAWS must come from physical, renewable water sources and not natural water sources.

Once DAWS is established and there is adequate renewable water supply for this project then the following should be included in the conditions of approval:
1. Housing density (RAC) should be reduced to 2.0 lots per acre or less.
2. NUOS should be a minimum of 30% and not include Recreational Area Requirements and acreage requirements for on-site stormwater channels, retention or detention basins.
3. All homes should be single-story.
4. The applicant proposes to utilize a wheeling agreement to transfer Marana Water through the Tucson Water system. The applicant must perform a cost- of-service study to develop an Infrastructure Credit for those Tucson Water customers that paid for the infrastructure necessary to wheel the water."

Connie L Steinman
11469 West Slate Rock Street

Sent from my iPhone

Cherry Lawson

From: GM Stricker <gretchenstricker@yahoo.com>
Sent: Thursday, July 22, 2021 7:19 AM
To: Cherry Lawson
Cc: edlaake@msn.com
Subject: Camino De Oeste 34

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Dear Cherry Lawson,

My husband and I own a home in the Highlands and heard the disappointing news about approval of **Camino De Oeste 34.**

This is so upsetting given that the developer has no plans for obtaining water from natural sources!

We are in a water crisis situation and this move is so ill advised. Just terrible timing. What can we do to show our opposition? We shudder to think of the future of our nice community if this approval of these poorly planned communities continues.

Gretchen Stricker and Ed Laake
13572 N HOLLY Grape Dr
Marana, AZ
85658

Sent from my iPhone

Cherry Lawson

From: Kay Wegner <kvasnica@live.com>
Sent: Thursday, July 22, 2021 7:19 AM
To: Cherry Lawson
Subject: Camino de Oeste 34 Proposal

PLEASE BE CAUTIOUS
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Dear Ms Lawson,
I can't attend the hearing on this project next week, but would like to make a comment.
I agree with the comment letter sent by the Tortolita Alliance - that this project must be put on hold until Marana obtains a Designated Assured Water Supply to meet the over-allocated water demands from the 16,020 lots already approved.
It's irresponsible for Marana to approve this without a DAWS, when our water supply is already so limited. No one benefits from this except the developers.
Thank you.
Kay Wegner
13576 N NightStar Ct
Marana

Sent from my iPad

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Brian Varney, Senior Planner

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2011-002 Twin Peaks 38 Rezoning**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 38 acres of land from R-36 (Residential) to R-7 (Residential). The property is generally located east of Twin Peaks Road, south of Tangerine Road, and west of Camino de Manana in a portion of Section 12, Township 12S, Range 12E. (Brian D. Varney)

Discussion:

Request
Paradigm Land Design, LLC is requesting a recommendation to the Marana Town Council for approval to rezone approximately 38 acres of land from R-36 (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 (LDR). The LDR land use category is typically characterized by residential densities between one (1) du/ac (dwelling unit per acre) and two (2) du/ac supporting residential development with an open, semi-rural character.

Surrounding Land Use and Site Characteristics
The rezoning area is bordered on the north by R-36 (Residential) zoned land consisting of one single-family residence and vacant, undeveloped land. Twin Peaks Road is adjacent to the rezoning area on the west, beyond which lies undeveloped R-36 zoned land. Southwest of the rezoning area, across Twin Peaks Road, is the Twin Peaks Vista Specific Plan that allows up to 58 lots at a minimum lot size of 6,000 square feet and is currently in the platting process. The rezoning area is bound on the east and the south by Camino de Manana and beyond that are two subdivisions, the undeveloped Twin Peaks Estates zoned R-6 (Residential) that allows up to 82 homes and the Preserve at Twin Peaks Specific Plan. The Preserve at Twin Peaks was recently platted and Lennar homes are currently under construction. The subdivision contains 190 lots ranging in size from 7,035 square feet to 12,899 square feet.

The topography of the proposed rezoning area is characterized by relatively flat terrain with an average overall slope of approximately 2.3% from the northeast to the southwest. Watershed boundaries and divides, both off-site and on-site, are difficult to delineate; however, it is clear that the site is impacted by sheet flooding. Town staff will require the submittal of a drainage study and will evaluate all on-site and off-site drainage in greater detail 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 Twin Peaks 38 rezoning area proposes 76 single-family residential lots on approximately 38 acres with a density of 2.0 du/ac (dwelling units per acre). The minimum lot size proposed is 7,000 square feet (56' x 125'). The proposed lot layout is designed to accommodate the natural drainage on the site as well as existing wildlife crossings and to avoid

disturbance in and around these areas. The proposed bufferyards around the perimeter of the project meet or exceed what is required by Town standards. Particular attention has been given to the R-36 zoned property north of the rezoning area with a 40' wide landscaped buffer and significant open space provided. In accordance with the Twin Peaks Corridor Study, lots immediately facing Twin Peaks Road are proposed to be restricted to single-story construction. 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 24.27 acres of disturbance attributed to lots and related infrastructure, a minimum of 13.35 acres designated as common area / open space, and .53 acres designated as a recreation / park 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 area of approximately .53 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. In accordance with the Twin Peaks Corridor Study, an asphalt shared-use path will be constructed along this project's entire frontage on Camino de Manana and will tie into the larger network that runs along Twin Peaks Road.

A six-foot tall wildlife fence was constructed along the west boundary of the rezoning area designed to protect wildlife from interacting with traffic on Twin Peaks Road. The fencing will be maintained to serve this important function. Additionally, there is a mule deer crossing at the northwest corner of the site that serves as a link within a wildlife corridor. The applicant has worked with the Town's environmental staff in designing the site to be sensitive to and avoid disturbance in this area. At the recommendation of the Arizona Game and Fish Department, the Town has required a buffer measuring at least 150 feet around this crossing, and has required similar buffers around significant open space and wash preservation areas adjacent to Twin Peaks Road.

Access and Circulation
Access is proposed off of both Twin Peaks Road and Camino de Manana. Two points of access are proposed off of Twin Peaks, and a single point of access is proposed off of Camino de Manana. Gated emergency access is proposed off of Camino de Manana into a cul-de-sac near the northeast corner of the site. The street layout has been designed to preclude cut-through traffic between Twin Peaks Road and Camino de Manana. Access points are aligned with median breaks on Twin Peaks Road where possible. Internal streets are proposed to be public and constructed within a 46' right-of-way.

A Traffic Impact Statement for this project has been reviewed and approved by the Marana Traffic Engineering Division. All roadway improvements will be designed and constructed in accordance with Town standards and will be considered further during the platting process. Twin Peaks Road lies within a 150' right-of-way and Camino de Manana lies within a 60' right-of-way. Additional right-of-way dedication is not anticipated.

Utilities
The rezoning area is located within the Town of Marana water service area and the water supply has been assured. A proposed plan identifying water use, fire flow requirements and all on-site and off-site water facilities will be required. A water service agreement 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. It is not anticipated that construction of any additional off-site sewer infrastructure wil be necessary. The rezoning area lies within the service areas of Golder Ranch Fire

District, TRICO Electric, Southwest Gas, Century Link and Comcast.

Citizen Participation
The applicants held an online virtual neighborhood meeting on November 2, 2020 to introduce the proposed rezoning to the nearby property owners. All property owners within 300 feet of the rezoning area were notified. There were no attendees at 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.

Recommended Findings of Fact

1. The property is currently zoned R-36 (Residential). The proposed change in zoning to R-7 (Residential) is supported by the Low Density Residential (LDR) 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 Marana Land Development Code and Marana Town 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
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 extending public services and trails and 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:

Staff recommends the Planning Commission recommend to the Marana Town Council, approval of PCZ2011-002, Twin Peaks 38 Rezoning based upon the recommended findings 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. 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 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 Marana Water 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 Marana Water 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 Golder Ranch 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 76.
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 Owner's 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.
14. The following lots shall be limited to one-story construction: 1-3; 47; 48 and 71-73.
15. Final approval of a Traffic Impact Analysis or Traffic Impact Statement must be issued by the Marana Traffic Engineering Division.

Suggested Motion:

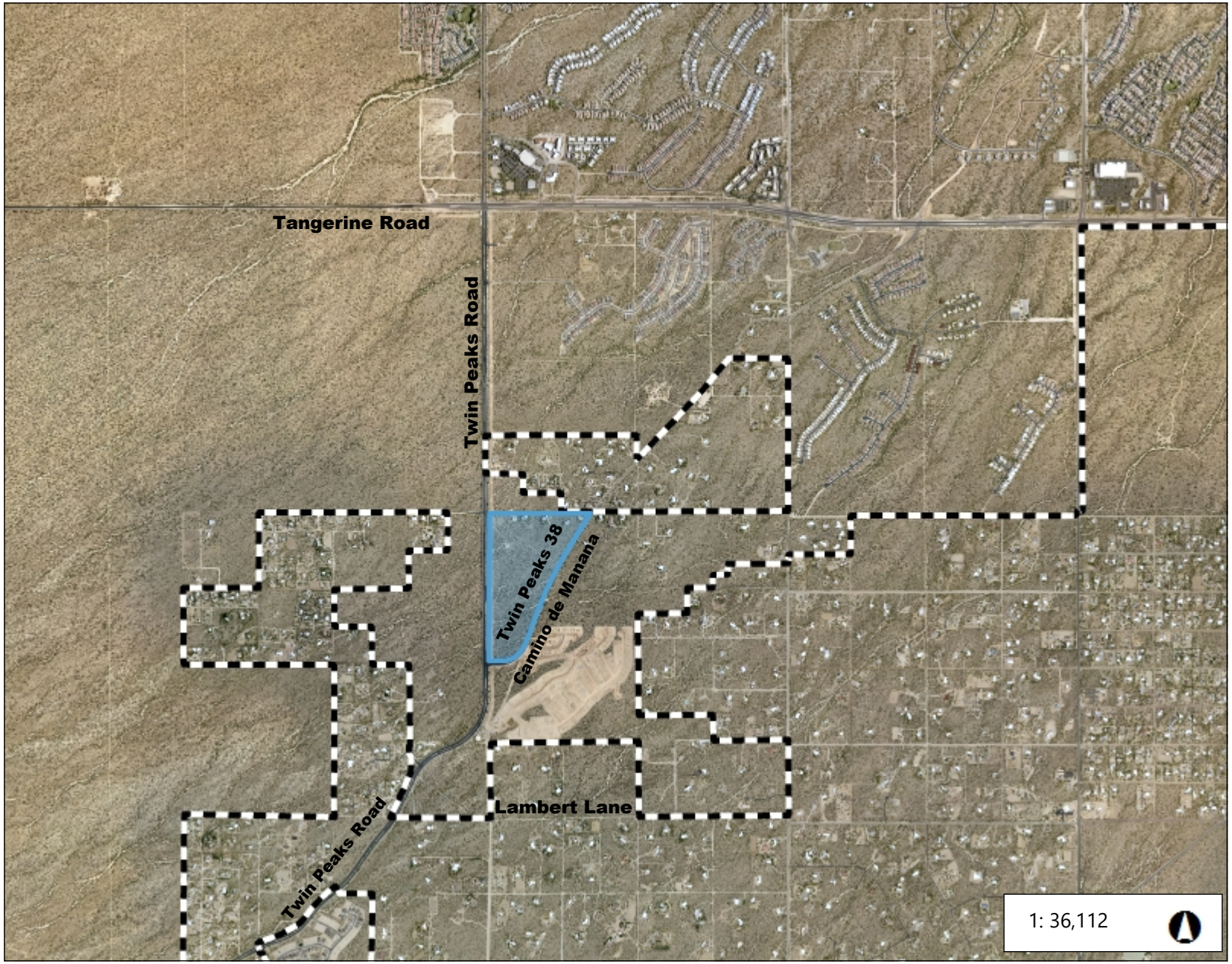
I move to recommend to the Town Council approval of PCZ2011-002, Twin Peaks 38 Rezoning subject to the recommended conditions.

Attachments

PCZ2011-002 Twin Peaks 38 Map
PCZ2011-002 Twin Peaks 38 App
PCZ2011-002 Twin Peaks 38 Site Analysis
PCZ2011-002 Twin Peaks 38 PDP

Town of Marana Planning

PCZ2011-002 Twin Peaks 38 Rezoning





Legend

- Marana Town Limits
- Parcel Labels

Notes

1.1 0 0.57 1.1 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

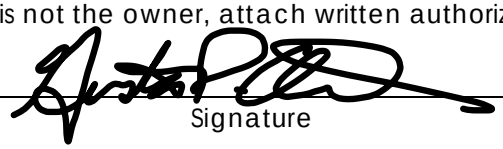
Project Name:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	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.)

Applicant Name (PRINT)	Signature	Date
		

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

TWIN PEAKS 38

REZONING SITE ANALYSIS

(PCZ2011-002)

PREPARED BY:

PARADIGM LAND DESIGN LLC

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

IN COLLABORATION WITH:

CMG DRAINAGE ENGINEERING, INC.

M Esparza Engineering, LLC

JULY 2021

TABLE OF CONTENTS

I. Introduction 5
A. Project Overview 5
B. Primary Objectives 5
II. Inventory & Analysis 6
A. Existing Land Uses 6
1. Site Location 6
2. Existing Land Uses, Onsite Zoning & General Plan 6
3. Existing Adjacent Zoning and Land Uses 7
Exhibit II-A-1: Site Location Map *9*
Exhibit II-A-2: Existing Land Uses *10*
Exhibit II-A-3: Existing General Plan Land Uses *11*
Exhibit II-A-4: Existing Zoning *12*
B. Topography and Slope 13
1. Topographic Characteristics 13
2. Pre-Development Slope 13
Exhibit II-B-1: Topography & Slope *14*
C. Hydrology 15
1. Off-site Features Affecting Site 15
2. Acreage of Upstream Offsite Watersheds 15
3. On-site Hydrology Characteristics 16
4. Existing Drainage Conditions along the Downstream Property Boundary 16
Exhibit II-C-1: Onsite & Offsite Hydrology *17*
Exhibit II-C-2: Effective FEMA Floodplain Map *19*
D. Vegetation 20
1. On-site Vegetative Communities 20
2. Significant, Threatened, or Endangered Flora 20
3. Vegetative Densities 20
Exhibit II-D-1: Vegetation *21*
E. Wildlife 22
Exhibit II-E-1: AZGFD Report *23*

F. Soils and Geology 36
1. Soils 36
2. Geology 36
Exhibit II-F-1: Hydrologic Soils *37*
G. Viewsheds 38
1. Viewsheds from Adjacent Properties 38
2. Views which may be Blocked by the Proposed Development 38
3. Site Visibility 38
Exhibit II-G-1: Viewsheds *39*
Exhibit II-G-2: Viewshed Photographs *40*
H. Traffic 46
1. Existing / Proposed Offsite Streets between the Development and Nearest Arterial Streets 46
Exhibit II-H-1: Roadway Network *47*
I. Recreation and Trails 48
Exhibit II-I-1: Trails, Parks & Recreation *49*
J. Cultural, Archaeological, and Historic Resources 50
1. Onsite Resources 50
2. Archaeological Records 50
Exhibit II-J-1: ASM Archaeological Records Check *51*
K. Existing Infrastructure and Public Facilities 53
1. Sewer 53
2. Water 53
3. Natural Gas 53
4. Electric 53
5. Fire Service 53
6. Police Service 53
Exhibit II-K-1: Existing Wells & Septic Systems *54*
L. Exhibit II-L-1: McHarg Composite Map 55

III. Land Use Proposal....56
A. Purpose & Intent....56
B. Relationship to Town of Marana Adopted Plans....56
C. Compatibility to Adjoining Development....56
D. Land Use Proposal....57
Exhibit III-D-1: Proposed Zoning....58
Exhibit III-D-2: Preliminary Development Plan (PDP)....59
E. Grading Concept....60
F. Post-Development Hydrology....60
Exhibit III-F-1: Post-Development Hydrology....61
G. Vegetation & Landscaping....62
Exhibit III-G-3: Bufferyards....63
H. Wildlife....64
I. Viewsheds....64
J. Traffic....64
K. Public Utilities....65
1. Water....65
2. Sewer....65
3. Electric....65
4. Natural Gas....65
5. Telecommunications....65
Exhibit III-K-1: Sewer Capacity Letter....66
L. Public Service Impacts....67
1. Police....67
2. Fire....67
3. Trash & Recycling....67
4. Schools....67
5. Parks....67
Exhibit III-L-1: School District Letter....68
M. Recreation & Trails....69
N. Cultural, Archaeological & Historic Resources....69

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I. INTRODUCTION

A. PROJECT OVERVIEW

The Twin Peaks & Camino de Mañana ("Twin Peaks 38") project is a proposed residential development consisting of 38± acres located at the northeast corner of the intersection of Twin Peaks Road and Camino de Mañana. Twin Peaks 38 is an assemblage of ten parcels that are proposed to be rezoned to permit a low-density residential subdivision of 76 homes. The site is surrounded by existing residential developments and undeveloped parcels and has direct access to Twin Peaks Road and Camino del Marana. The Make Marana 2040 General Plan's "Low Density Residential" designation indicates that residential densities of up to two homes per acre are appropriate for the Twin Peaks 38 property, as proposed. In addition, Twin Peaks 38 will be in conformance with Marana's Twin Peaks Corridor Study.

This document has been prepared in support of a request to rezone Twin Peaks 38 from "R-36 Residential" to "R-7 Residential". Twin Peaks 38 is bounded by Twin Peaks Road to the west, Camino de Mañana to the east, and existing residential and undeveloped parcels to the north.

B. PRIMARY OBJECTIVES

- Provide much needed high-quality, environmentally sensitive, 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.

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

- 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.

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.

Being bound on two of its three sides by major roads, Twin Peaks 38 will have minimal impact on nearby landowners. Land to the south and east is already zoned and/or under development as residential subdivisions, and land to the west and north is largely undeveloped. Even so, a 40-foot natural desert buffer is proposed along Twin Peaks 38's northern boundary, which is the only boundary actually shared with nearby landowners. Homes will be restricted to single-story and headlight screening will be provided in the vicinity of the one nearby home, along the norther boundary.

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

   Twin Peaks 38 consists of ten parcels totaling approximately 38 acres located at the northeast corner of the intersection of Twin Peaks Road and West Camino de Mañana within Section 12, Township 12 South, Range 12 East, Pima County, Arizona. See Exhibit II-A-1: Site Location Map.

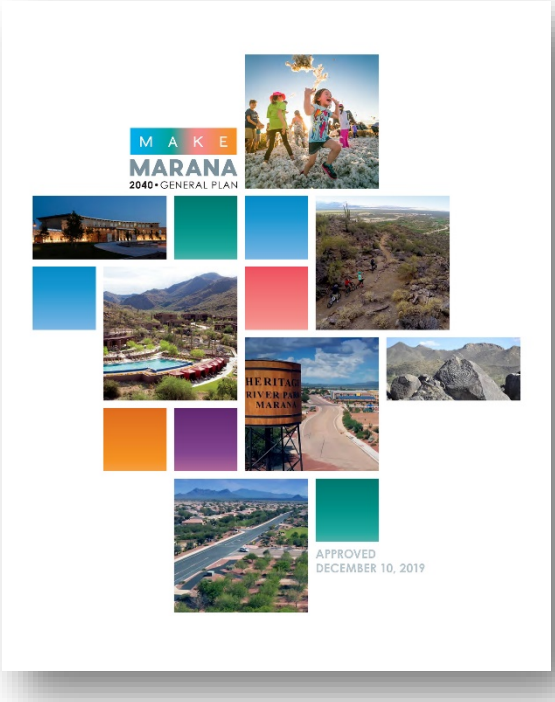
   The Project's administrative address is 5347 W. Twin Peaks Rd., Marana, AZ 85742.

2. Existing Land Uses, Onsite Zoning & General Plan

   Twin Peaks 38 is currently undeveloped and vacant. See Exhibit II-A-2: Existing Land Uses.

   Twin Peaks 38 is currently zoned R-36 (Residential) with a minimum lot size of 36,000 square feet. See Exhibit II-A-4: Existing Zoning.

   The Make Marana 2040 General Plan designates Twin Peaks 38 as Low Density Residential and is included in the "East Growth Area". As stated in the General Plan, large areas of significant natural resources have been identified in the Tortolita Fan in northeast Marana that have a range of development constraints. These natural development constraints make residential clustering the preferred approach to responsible development in the area. This project follows these recommendations to build relatively low-density residential cluster development that minimizes disturbance to the more sensitive onsite natural resources. See Exhibit II-A-3: Existing General Plan Land Uses.



3. Existing Adjacent Zoning and Land Uses

a. Surrounding Zoning & Land Uses

Twin Peaks 38 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-36 Residential
	Existing land use:	Undeveloped
NE:	Existing zoning:	Camino de Mañana & R-36 Residential
	Existing land use:	Residential
E:	Existing zoning:	Camino de Mañana, R-6 Residential & Specific Plan
	Existing land use:	Residential
SE:	Existing zoning:	Camino de Mañana & Specific Plan
	Existing land use:	Residential Under Development
S:	Existing zoning:	Camino de Mañana & R-36 Residential
	Existing land use:	Undeveloped
SW:	Existing zoning:	Twin Peaks Rd. & Specific Plan
	Existing land use:	Undeveloped
W:	Existing zoning:	Twin Peaks Rd. & R-36 Residential
	Existing land use:	Undeveloped
NW:	Existing zoning:	Twin Peaks Rd. & R-36 Residential
	Existing land use:	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

Twin Peaks Estates (R-6) is immediately east of Twin Peaks 38, across Camino de Mañana.

The Twin Peaks Vista Specific Plan is on the opposite corner of Twin Peaks Rd. and Camino de Mañana.

e. Nearby Approved Subdivisions & Development Plans

The Preserve at Twin Peaks Specific Plan is southeast of Twin Peaks 38, across Camino de Mañana, and is currently under development.



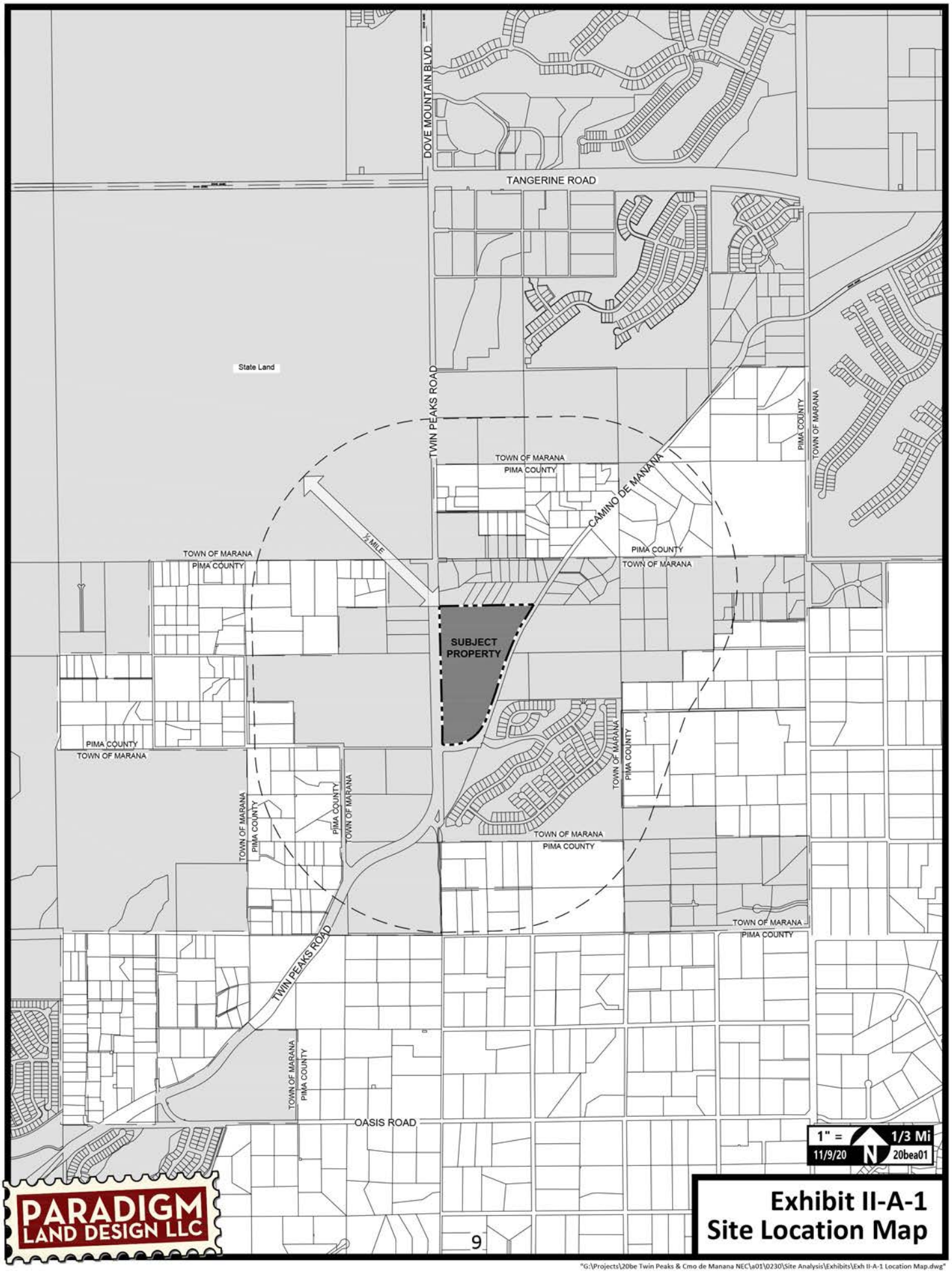
The Preserve at Twin Peaks Entry, Under Construction

The Twin Peaks & Lambert subdivision (R-6) is approximately one-quarter mile south of Twin Peaks 38.

f. Architectural Styles used in Adjacent Properties

Architectural styles north and northeast of Twin Peaks 38 are typical of most unplanned development in rural Marana, which is a mix of traditional and contemporary southwest homes. Architectural styles in surrounding subdivisions under construction will be mainly wood frame homes that utilize stucco and stone veneer and have either a flat or gabled tile roof.

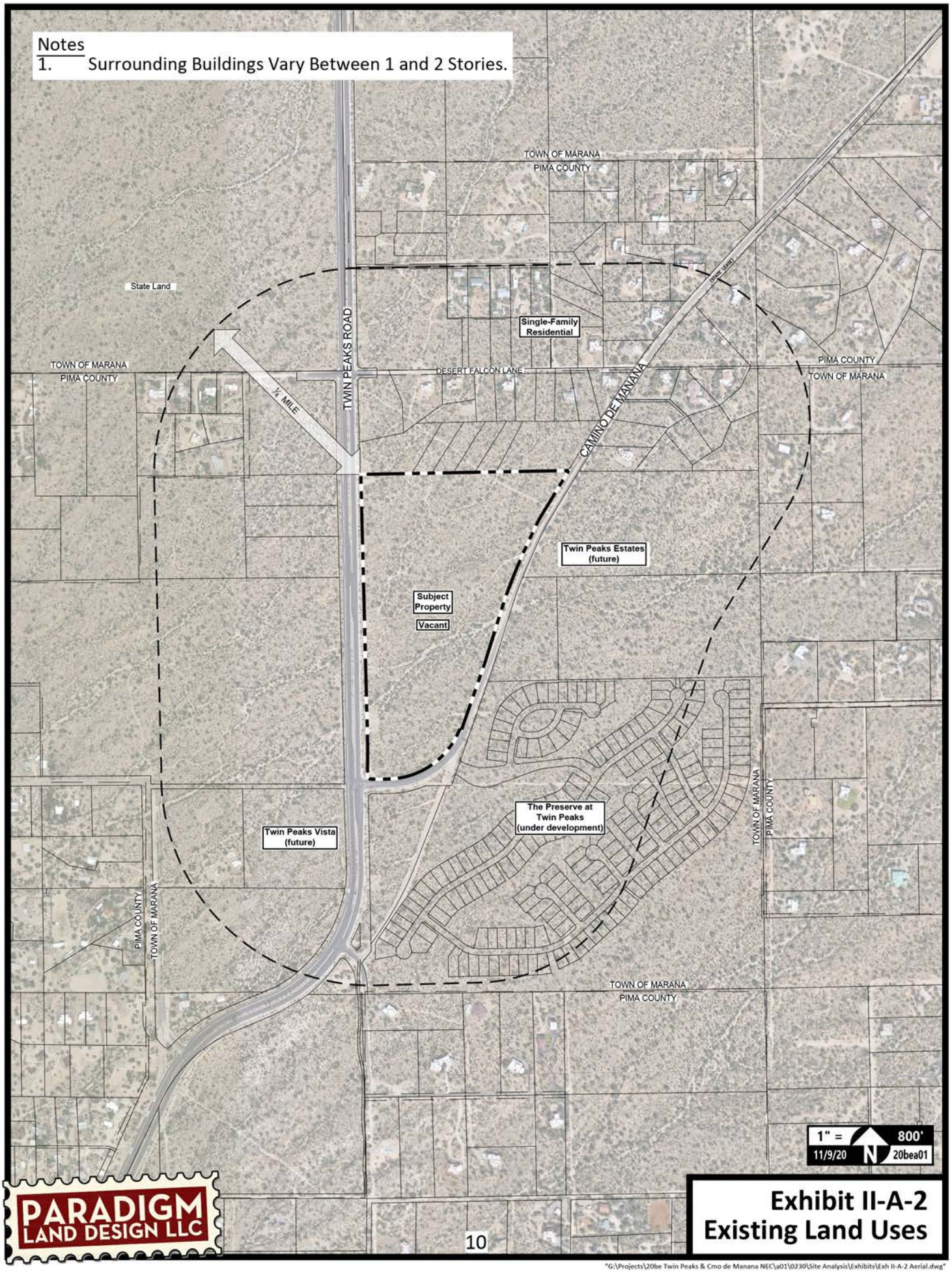
Residences built within this Project will be subject to the Town of Marana Residential Design Standards, which apply to developments in which any lot is 16,000 square feet or less in size.



PARADIGM LAND DESIGN LLC

Exhibit II-A-1
Site Location Map

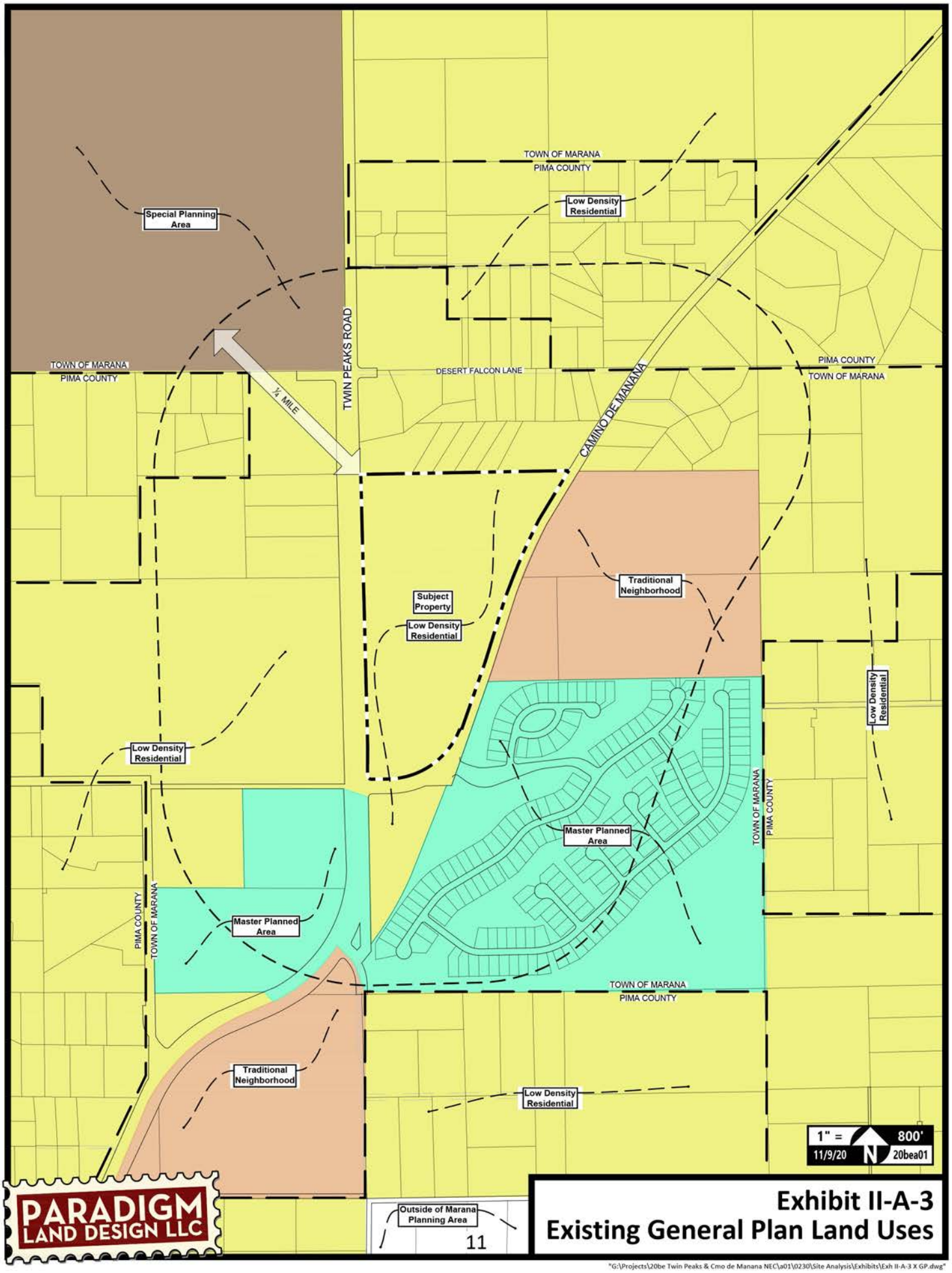
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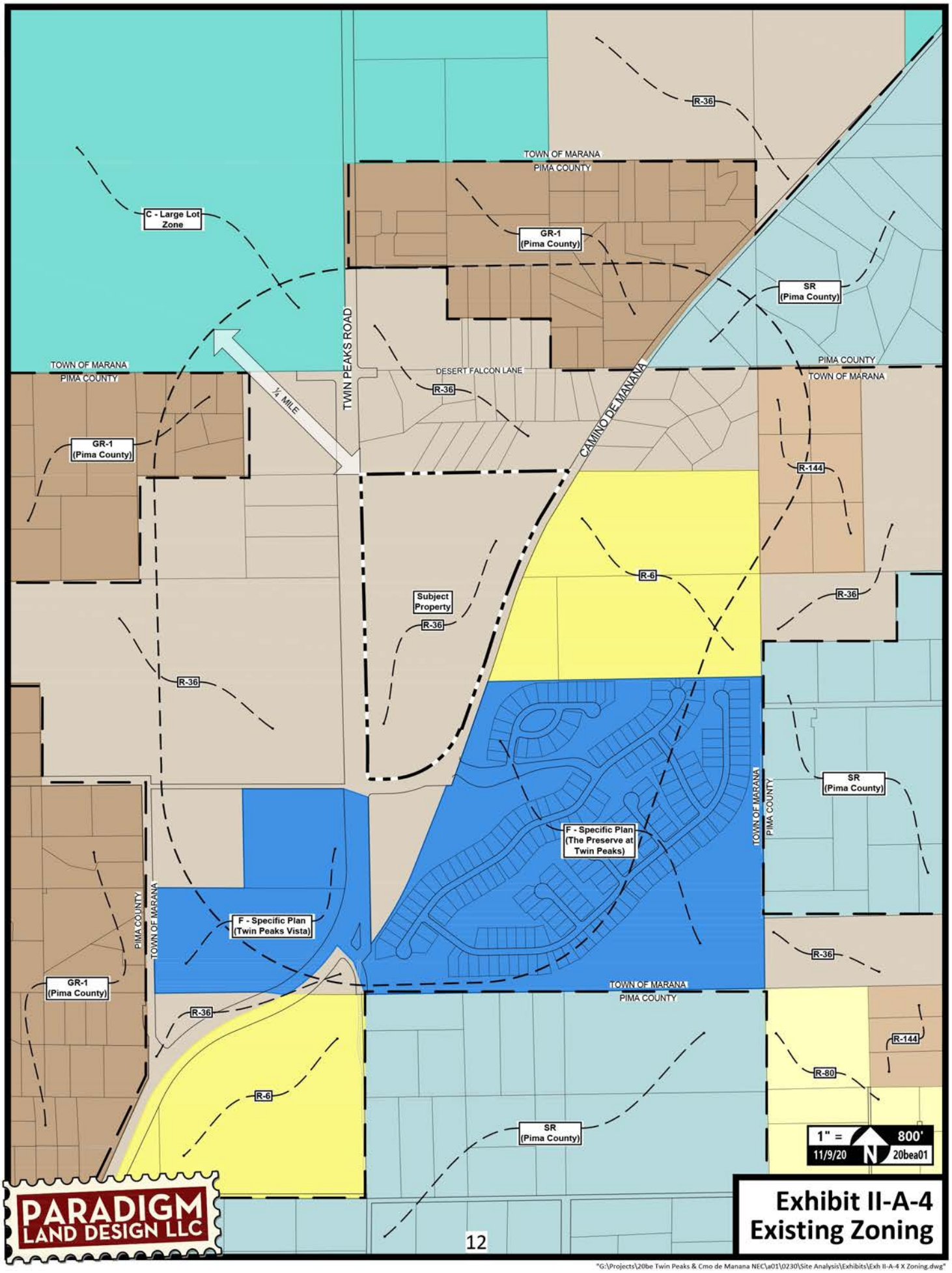


PARADIGM LAND DESIGN LLC

Exhibit II-A-2
Existing Land Uses

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-A-2 Aerial.dwg"


TOWN OF MARANA
PIMA COUNTY
Special Planning Area
Low Density Residential
TWIN PEAKS ROAD
¼ MILE
DESERT FALCON LANE
CAMINO DE MANANA
PIMA COUNTY
TOWN OF MARANA
TOWN OF MARANA
PIMA COUNTY
Traditional Neighborhood
Subject Property
Low Density Residential
Low Density Residential
Low Density Residential
TOWN OF MARANA
PIMA COUNTY
Master Planned Area
PIMA COUNTY
TOWN OF MARANA
Master Planned Area
TOWN OF MARANA
PIMA COUNTY
Traditional Neighborhood
Low Density Residential
1" = 800'
11/9/20
N
20bea01
PARADIGM LAND DESIGN LLC
Outside of Marana Planning Area
11
Exhibit II-A-3
Existing General Plan Land Uses
"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-A-3 X GP.dwg"



PARADIGM LAND DESIGN LLC

Exhibit II-A-4
Existing Zoning

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-A-4 X Zoning.dwg"

B. TOPOGRAPHY AND SLOPE

1. Topographic Characteristics

   The topography of Twin Peaks 38 is characterized by relatively even terrain. The property generally slopes downward from northeast to southwest. Elevations range from approximately 2,460 feet above sea level at the northeast corner to 2,406 feet above sea level at the southwest corner of the property. The site 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 & Slope.

2. Pre-Development Slope

   a. Average Cross-Slope

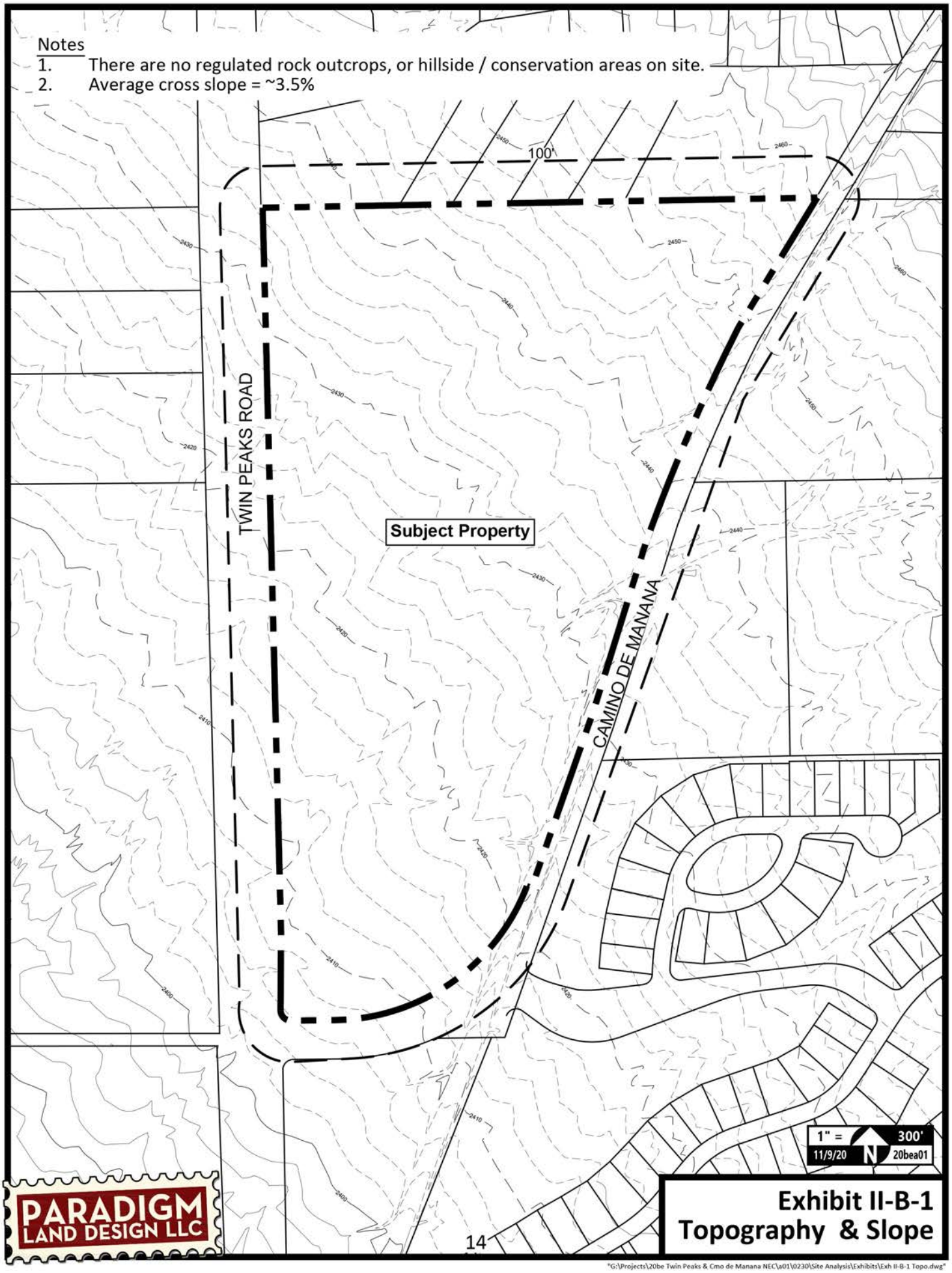
   The pre-development average cross-slope of the subject property is approximately 3.5%, according to the following formula:

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

   (C x L x 0.0023) / A = Average Cross Slope
   (2' x 29,120' x 0.0023) / 38.15 = 3.5%

   b. Average Overall Slope

   The pre-development average overall slope is 2.3% from the northeast corner to the southwest corner of the project boundary.


Notes
1. There are no regulated rock outcrops, or hillside / conservation areas on site.
2. Average cross slope = ~3.5%
100'
TWIN PEAKS ROAD
CAMINO DE MANANA
Subject Property
1" = 300'
11/9/20
N
20bea01
PARADIGM LAND DESIGN LLC
Exhibit II-B-1
Topography & Slope
14
"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-B-1 Topo.dwg"

C. HYDROLOGY

This section of the site analysis describes pre-development onsite and offsite hydrologic and hydraulic characteristics. CMG Drainage Engineering, Inc. (CMG) conducted a preliminary drainage assessment for the development site based on the results of recent hydrologic computations using the PC Hydro method.

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: Onsite & Offsite Hydrology shows the boundaries of offsite watersheds that impact Twin Peaks 38. The project is located within a critical basin as defined by the Town of Marana. The upstream watersheds impact the subject property at four concentration points along the north and east property boundaries. These Concentration Points, identified as CP-1, CP-2, CP-3 and CP-4 are labeled numerically on Exhibit II-C-1: Onsite & Offsite Hydrology, and their respective 100-year discharges and watershed acreages are listed in tabular form on the exhibit. There are three concentration points along the downstream boundary labeled as CP-5 through CP-7.

Concentration Point	Area (Acres)	Q100 (CFS)
1	15.7	47.9
2	341.2	958.2
3	1,258.5	2,344.9
4	65.1	137.0
5 (Incl. CP 1)	20.9	66.3
6 (Incl. CP 2)	353.9	995.7
7 (Incl. CP 3)	1,278.7	2,362.7

3. On-site Hydrology Characteristics

There are no well-defined onsite watershed boundaries due to the sheet flow conditions present throughout the area. Areas of sheet flooding are present across the entire project site. Distributary flow patterns are present at several locations within the upstream watersheds. As such, flow patterns and peak discharges may change during future floods.

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

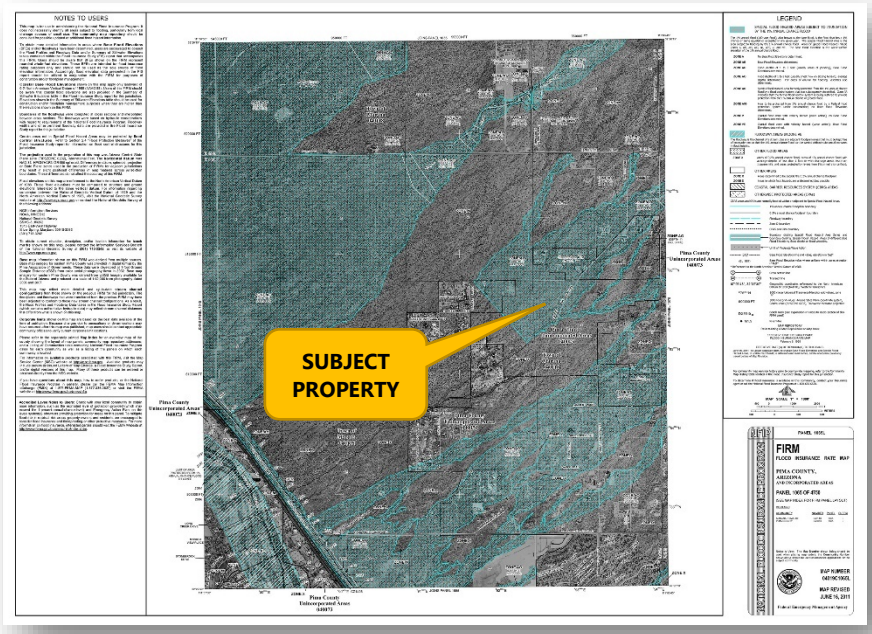
All peak discharges entering and exiting the site, as well as their contributing drainage areas have been shown on Exhibit II-C-1: Onsite & Offsite Hydrology.

b. Areas of Sheet Flooding and Average Depths

Areas of sheet flooding are present across this entire development site.

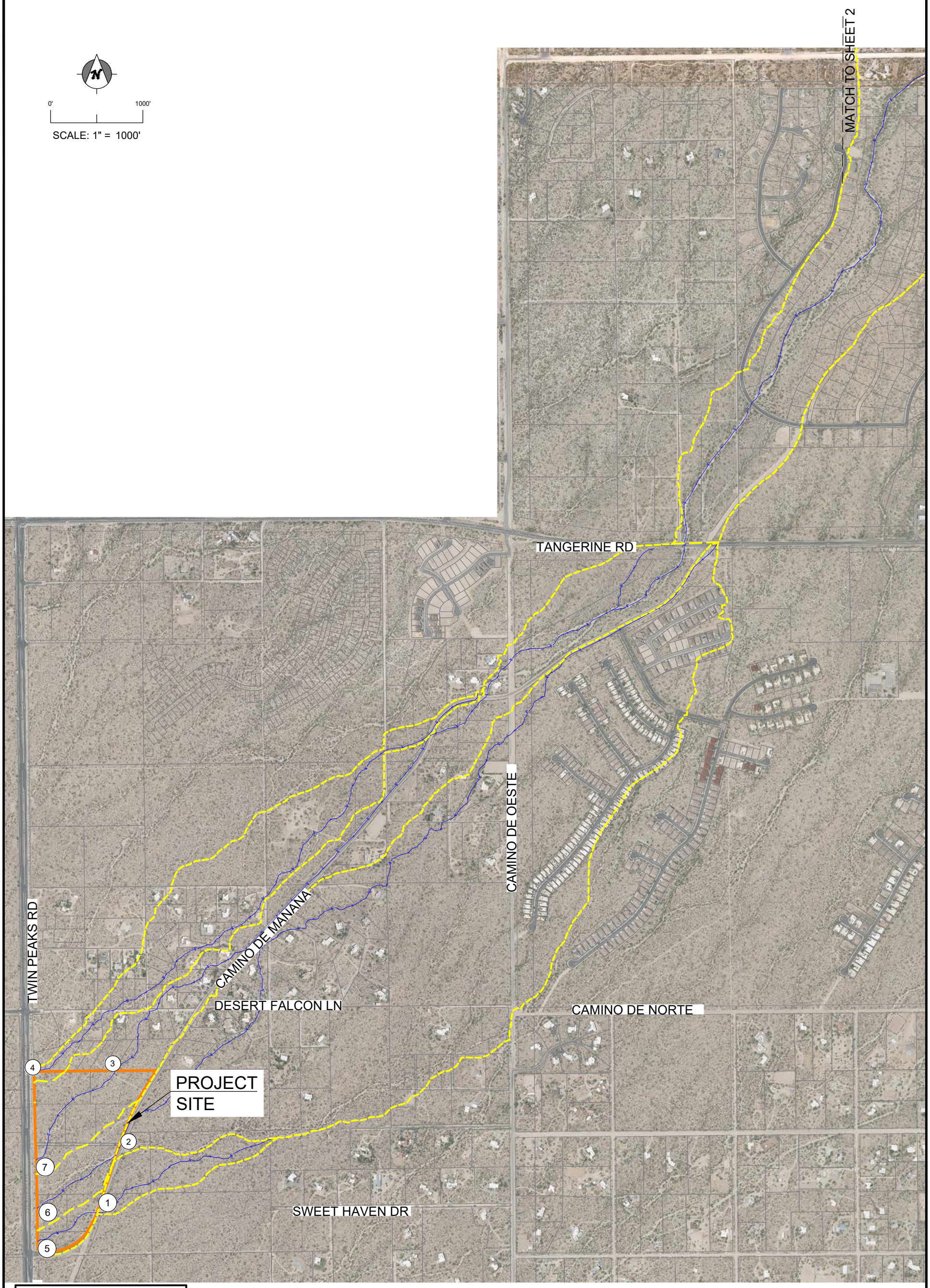
c. Federally mapped floodways and floodplains

The effective FEMA floodplain limits and zone designations have been shown on Exhibit II-C-2: Effective FEMA Floodplain Map. The FEMA Flood Insurance Rate Map Panel 04019C1065L shows the property to be in Zone AO1 which indicates average flooding depths of about one foot. The zone also carries an alluvial fan designation. FEMA Zone AO1 covers most of the property, with the southern tip of the property being designated as Zone X.



4. Existing Drainage Conditions along the Downstream Property Boundary

Stormwater runoff leaves the site along the west boundary via drainage culverts under Twin Peaks Road.



CP SUMMARY TABLE		
CP	AREA (AC)	Q100 (CFS)
1	15.7	47.9
2	341.2	958.2
3	1258.5	2344.9
4	65.1	137.0
5 (Incl. CP-1)	20.9	66.3
6 (Incl CP-2)	353.9	995.7
7 (Incl CP-3)	1278.7	2362.7

LEGEND

- PROPERTY BOUNDARY
- WATERSHED BOUNDARY
- STREAMLINE
- (1) CONCENTRATION POINT (CP)

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

PROJECT NO.:	20-039
DESIGN:	CMG
CHECKED:	CMG
DRAWN:	BJK
DATE:	11/09/2020
REV. DATE:	
REV. DATE:	
REV. DATE:	

EXHIBIT II-C-1: ONSITE & OFFSITE HYDROLOGY

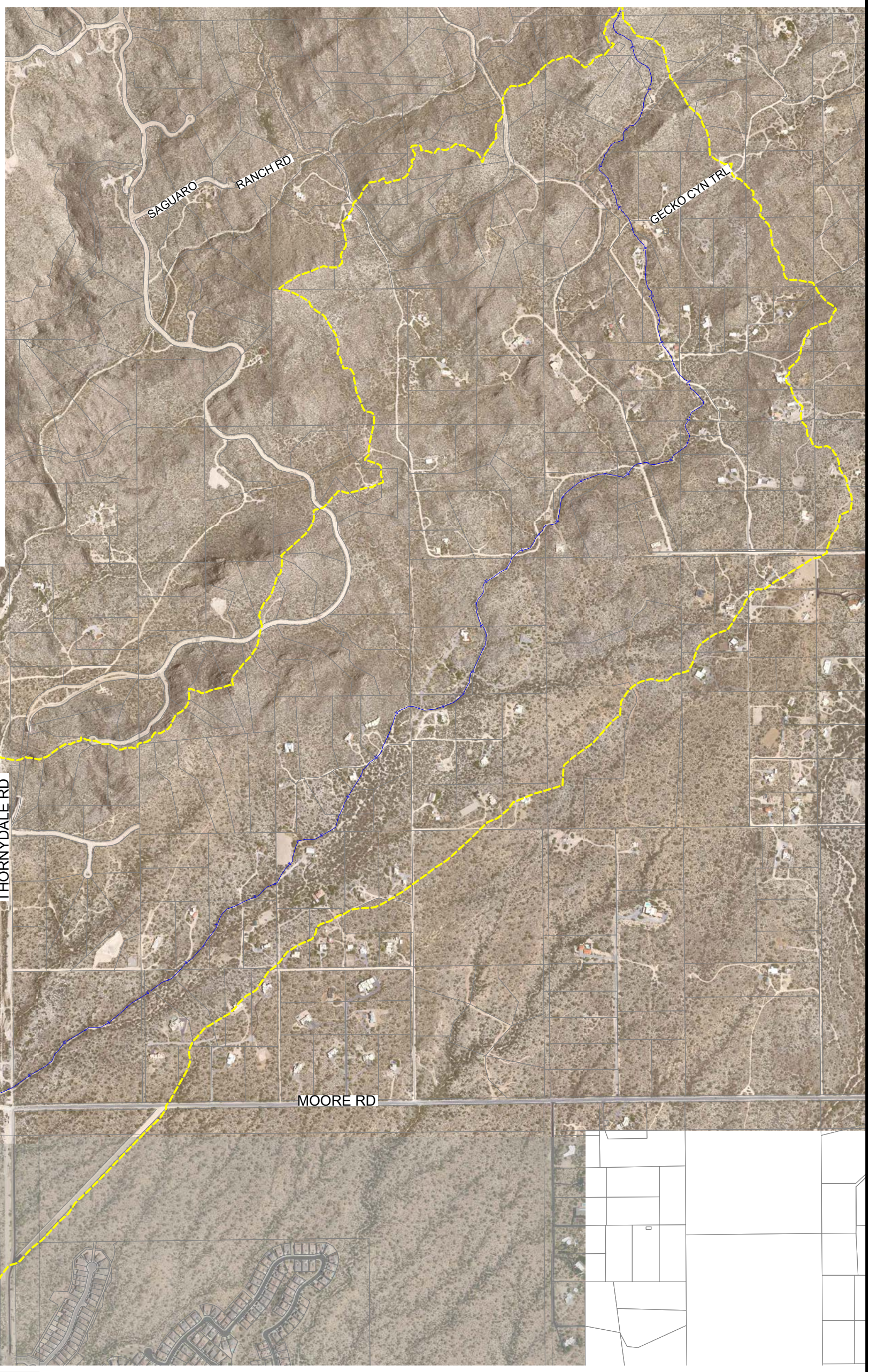
TWIN PEAKS & CAMINO DE MANANA

SHEET 1 OF 2

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0' 1000'

SCALE: 1" = 1000'



CP SUMMARY TABLE		
CP	AREA (AC)	Q100 (CFS)
1	15.7	47.9
2	341.2	958.2
3	1258.5	2344.9
4	65.1	137.0
5 (Incl. CP-1)	20.9	66.3
6 (Incl CP-2)	353.9	995.7
7 (Incl CP-3)	1278.7	2362.7

LEGEND

- PROPERTY BOUNDARY
- WATERSHED BOUNDARY
- STREAMLINE
- (1) CONCENTRATION POINT (CP)

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

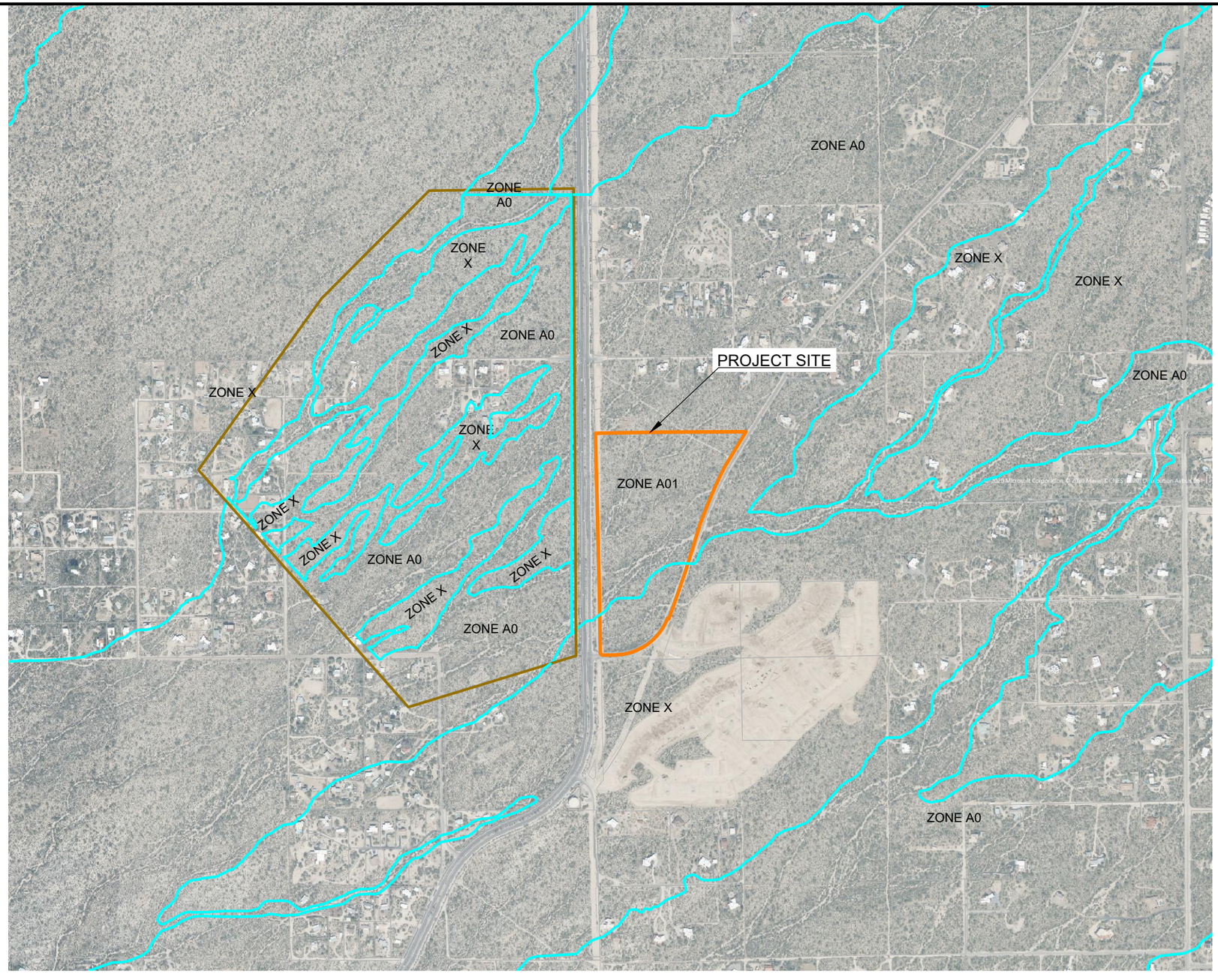
PROJECT NO.:	20-039
DESIGN:	CMG
CHECKED:	CMG
DRAWN:	BJK
DATE:	11/09/2020
REV. DATE:	
REV. DATE:	
REV. DATE:	

EXHIBIT II-C-1: ONSITE & OFFSITE HYDROLOGY

TWIN PEAKS & CAMINO DE MANANA

SHEET 2 OF 2

Z:\PROJECTS\2020\20-039_Fairfield_Twin_Peaks _Property\CADD\20-039_cmgbase.dwg (Exhibit II-C-1 Onsite & Offsite Hydro pg2) Plotted Nov 09, 2020 at 2:37pm by Brenda



LEGEND

PROPERTY BOUNDARY

1% ANNUAL CHANCE FLOODPLAIN BOUNDARY

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

0' 1000'

SCALE: 1" = 1000'

EXHIBIT II-C-2: EFFECTIVE FEMA FLOODPLAIN MAP

04019C1065L

TWIN PEAKS RD & CAMINO DE MANANA

Z:\PROJECTS\2020\20-039_Fairfield_Twin_Peaks_Property\CADD\20-039_FEMA_FIRMPANEL.dwg (Exhibit II-C-2 Effective FEMA Floodplain Map)

D. VEGETATION

1. On-site Vegetative Communities

   Onsite vegetation is typical of the Arizona Upland Sonoran Desert Scrub Biotic Community, Paloverde – Mixed Cacti series. Native species include creosote, mesquite, palo verde, cholla, prickly pear, and saguaro.

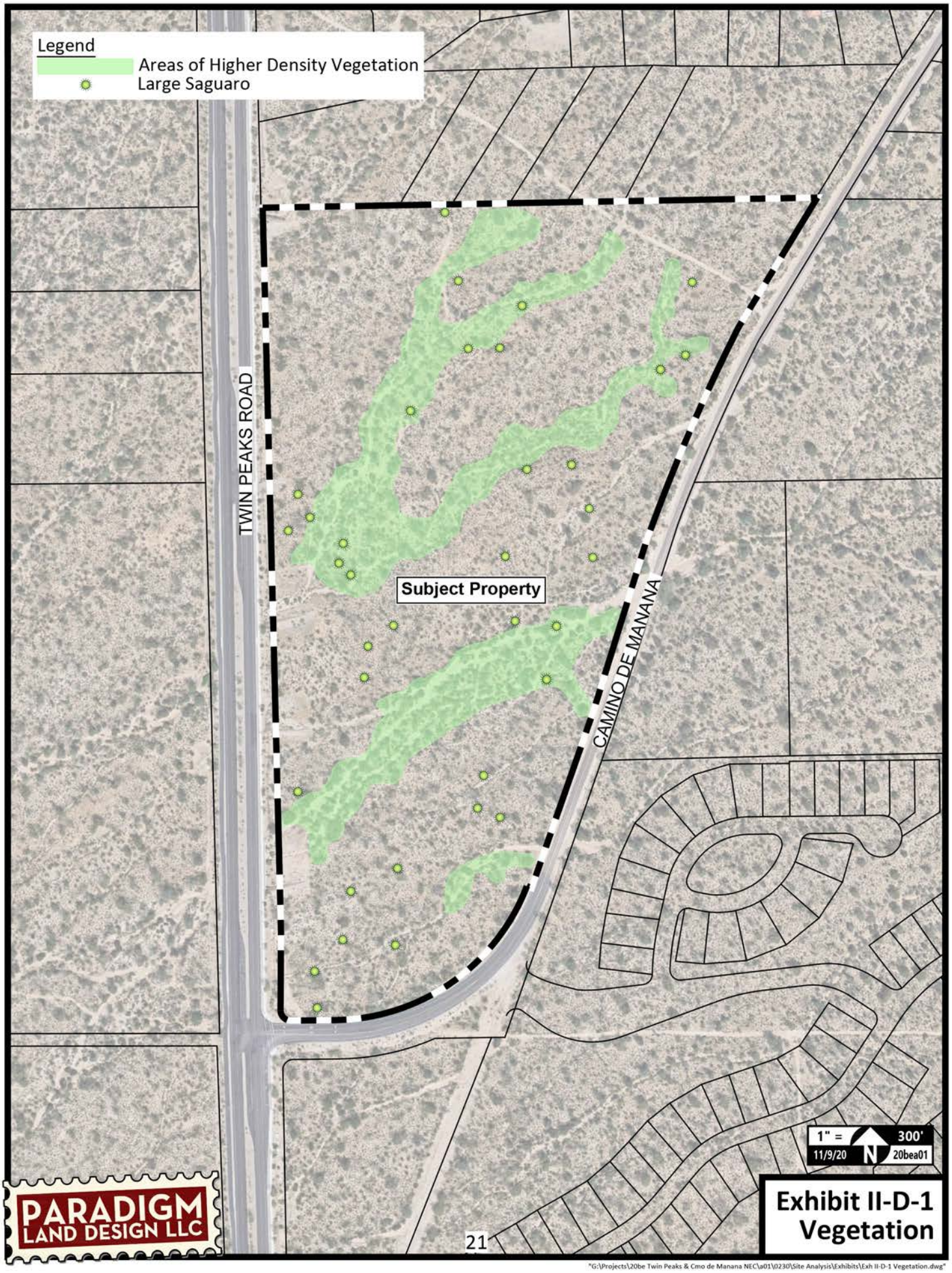
2. Significant, Threatened, or Endangered Flora

   No threatened or endangered flora are known to exist on site.

3. Vegetative Densities

   Vegetative density of the subject site is approximately 20 percent plant cover. See Exhibit II-D-1: Vegetation.




Legend
Areas of Higher Density Vegetation
Large Saguaro
TWIN PEAKS ROAD
Subject Property
CAMINO DE MANANA
1" = 300'
11/9/20
N
20bea01
PARADIGM LAND DESIGN LLC
Exhibit II-D-1
Vegetation
21
"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-D-1 Vegetation.dwg"

E. WILDLIFE

The Arizona Game and Fish Department's online review tool has been consulted, and the Environmental Review report, dated October 4, 2020, 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.

As part of the widening of Twin Peaks Rd. a 6-foot tall wildlife fence was installed along the western edge of Twin Peaks 38. The bottom 2 feet of the fence is fine mesh to keep small critters from venturing onto Twin Peaks Rd, and the top 4 feet are a more open mesh to control larger wildlife. Below is a picture of the fencing.



Wildlife Fencing along Twin Peaks Rd.

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:
Twin Peaks 38

Project Description:
Residential development

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

Contact Person:
Paul Oland

Organization:
Paradigm Land Design LLC

On Behalf Of:
CONSULTING

Project ID:
HGIS-12131

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

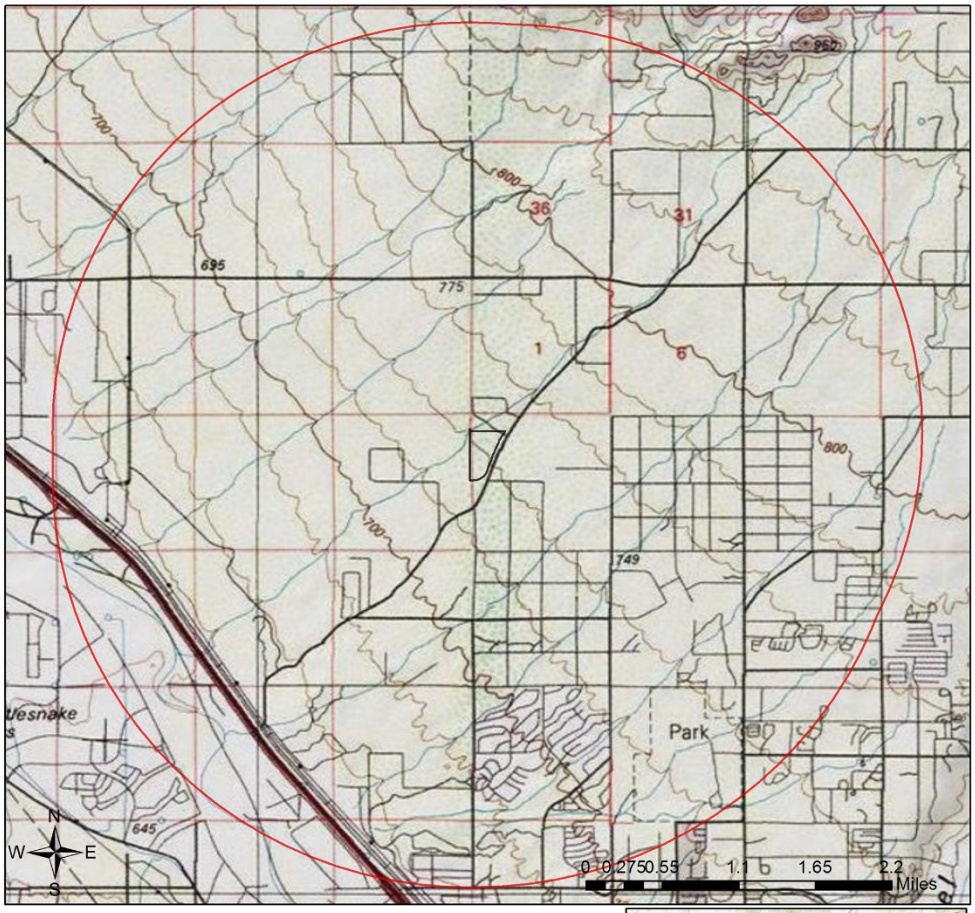
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

Twin Peaks 38

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 38.41

Lat/Long (DD): 32.4059 / -111.0786

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R12E

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

Page 4 of 13

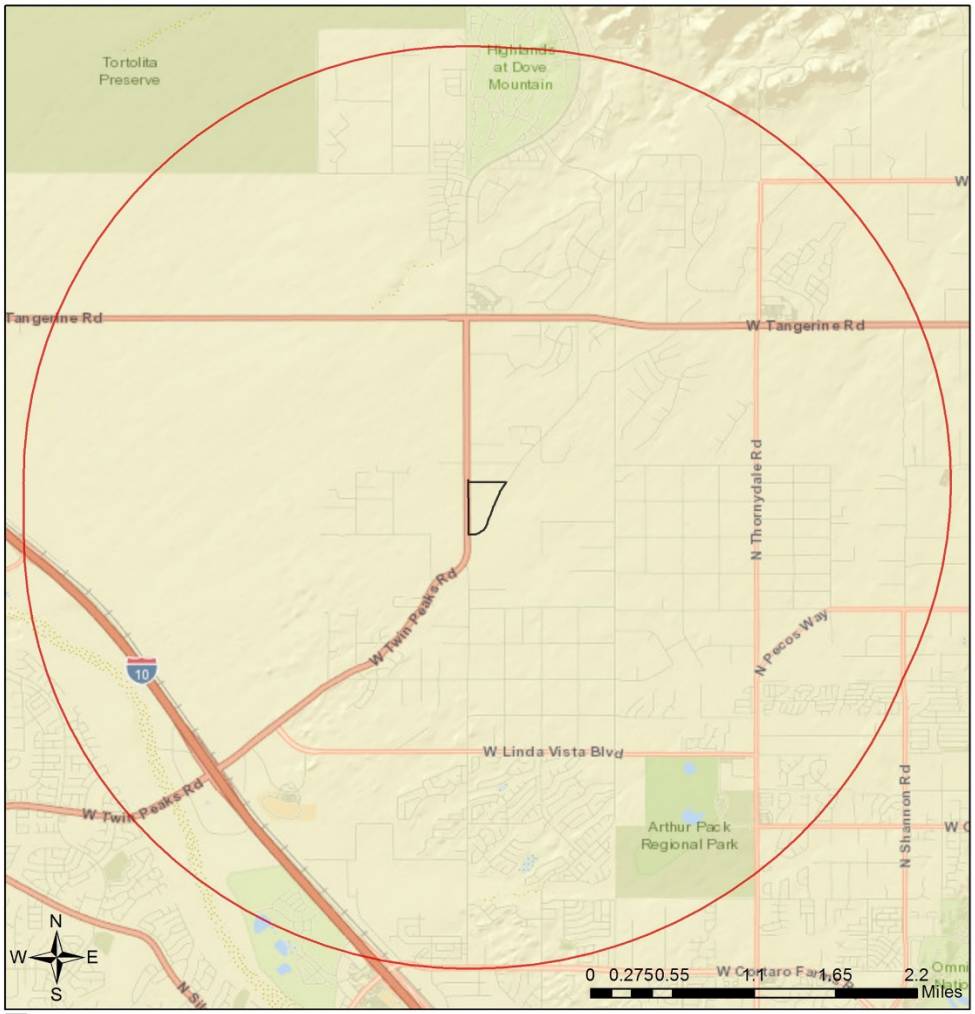
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

Twin Peaks 38

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 38.41
Lat/Long (DD): 32.4059 / -111.0786
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Page 5 of 13

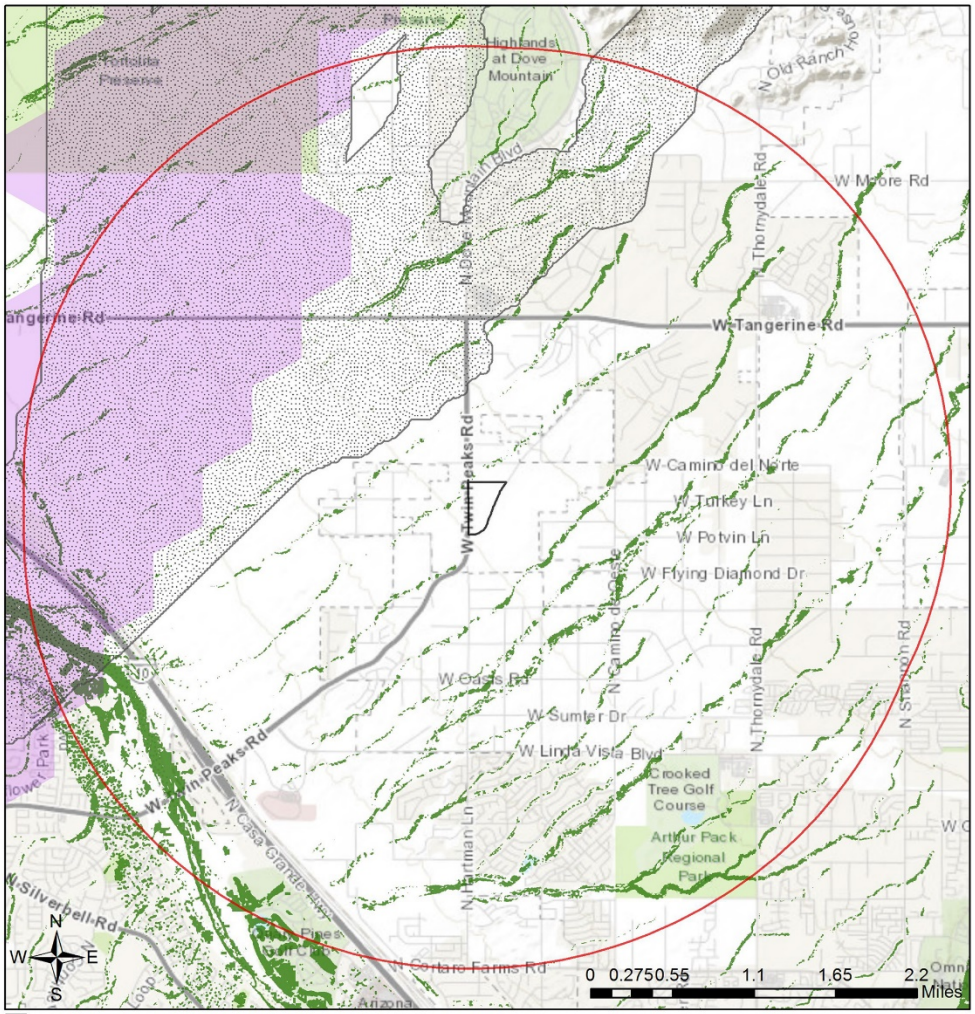
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

Twin Peaks 38

Important Areas



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

Project Size (acres): 38.41
Lat/Long (DD): 32.4059 / -111.0786
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
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

Page 6 of 13

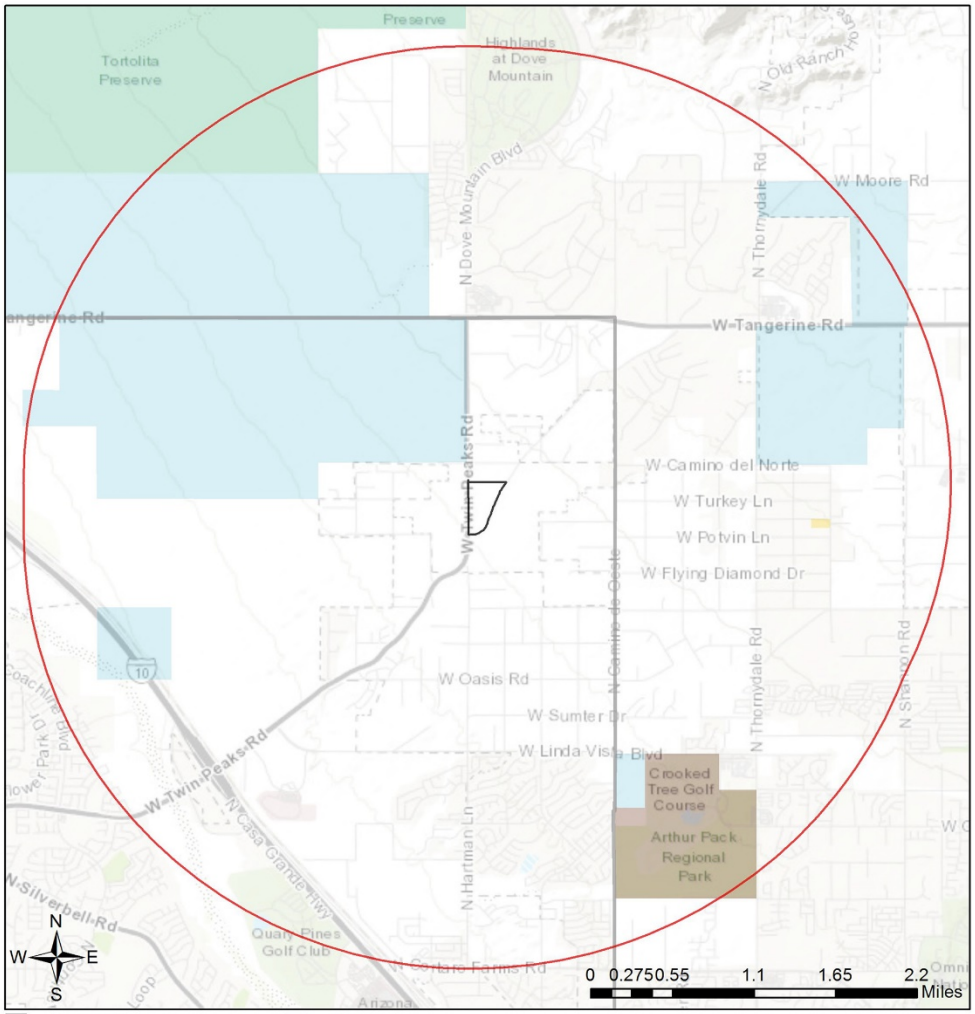
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

Twin Peaks 38

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): 38.41
Lat/Long (DD): 32.4059 / -111.0786
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
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

Page 7 of 13

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

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		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
Anaxyrus retiformis	Sonoran Green Toad			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
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus xanthinus	Western Yellow Bat		S			1B

Page 8 of 13

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

Arizona Game and Fish Department
Project ID: HGIS-12131

project_report_twin_peaks_38_38939_45287.pdf
Review Date: 7/5/2021 10:38:18 AM

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
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
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
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					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					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Page 9 of 13

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

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.

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.

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

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/)

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

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

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 **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

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

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.

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/

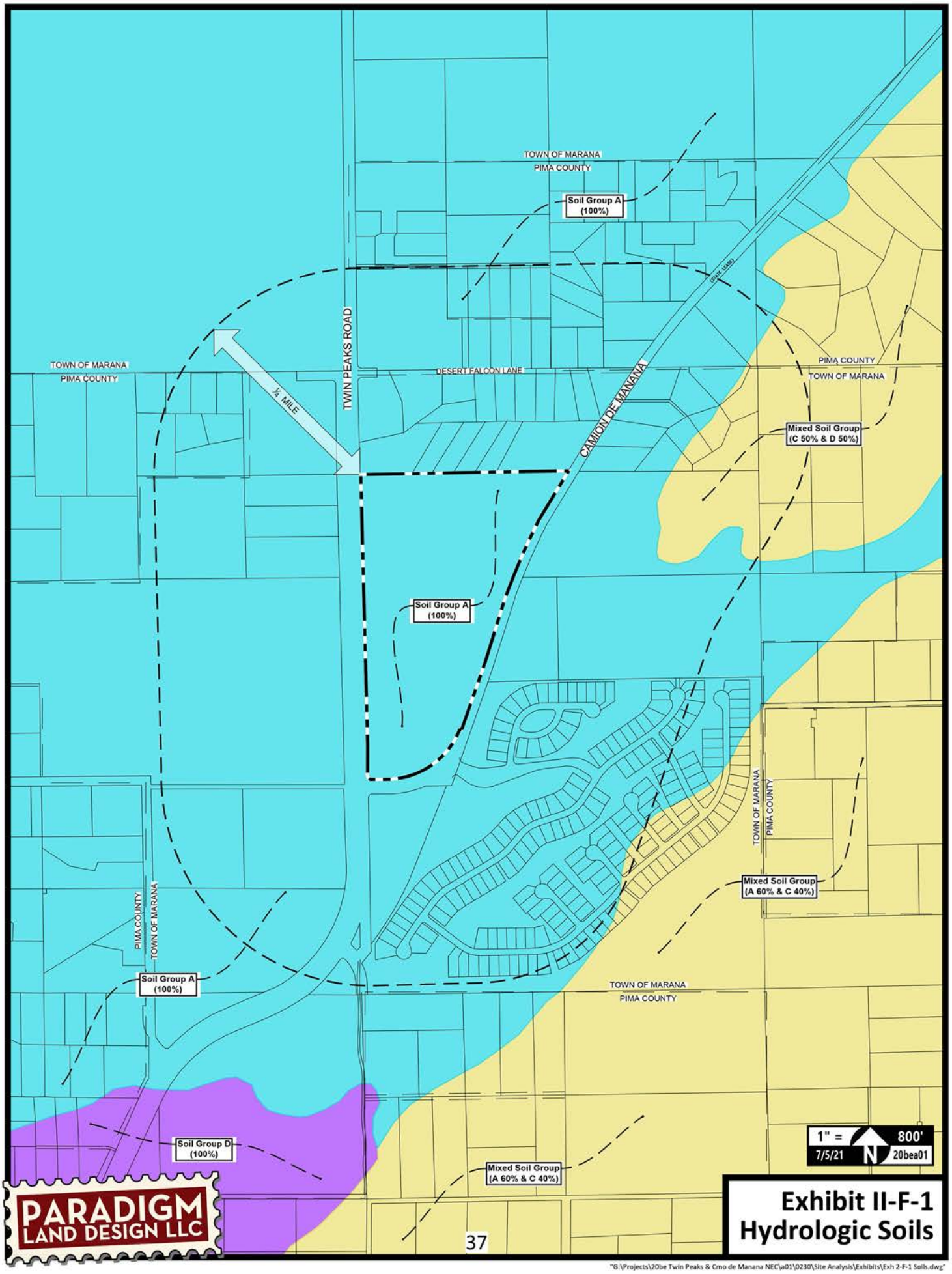
F. SOILS AND GEOLOGY

1. Soils

   Soils in the vicinity of this development are classified by the U.S. Natural Resources Conservation Service (NRCS) as 100% "Soil Group A" hydrologic soil group (Anthony gravelly sandy loam, 1-3% slopes). This designation is typical of the Tortolita Fan area and is characterized by well-draining sandy soil on the surface, with gravelly soil several feet below. Detailed geotechnical investigation will be performed prior to development. See Exhibit II-F-1: Hydrologic Soils.

2. Geology

   Twin Peaks 38 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 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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G. VIEWSHEDS

1. Viewsheds from Adjacent Properties

   Primary views from the site are of the Tortolita Mountains to the north, the Tucson Mountains to the southwest, and the Catalina Mountains to the east. Development of Twin Peaks 38 will not block these views for the existing homes in the area. See Exhibit II-G-1: Viewsheds and Exhibit II-G: Viewshed Photographs.



View toward Sombrero Peak from South End of Site

2. Views which may be Blocked by the Proposed Development

   None.

3. Site Visibility

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

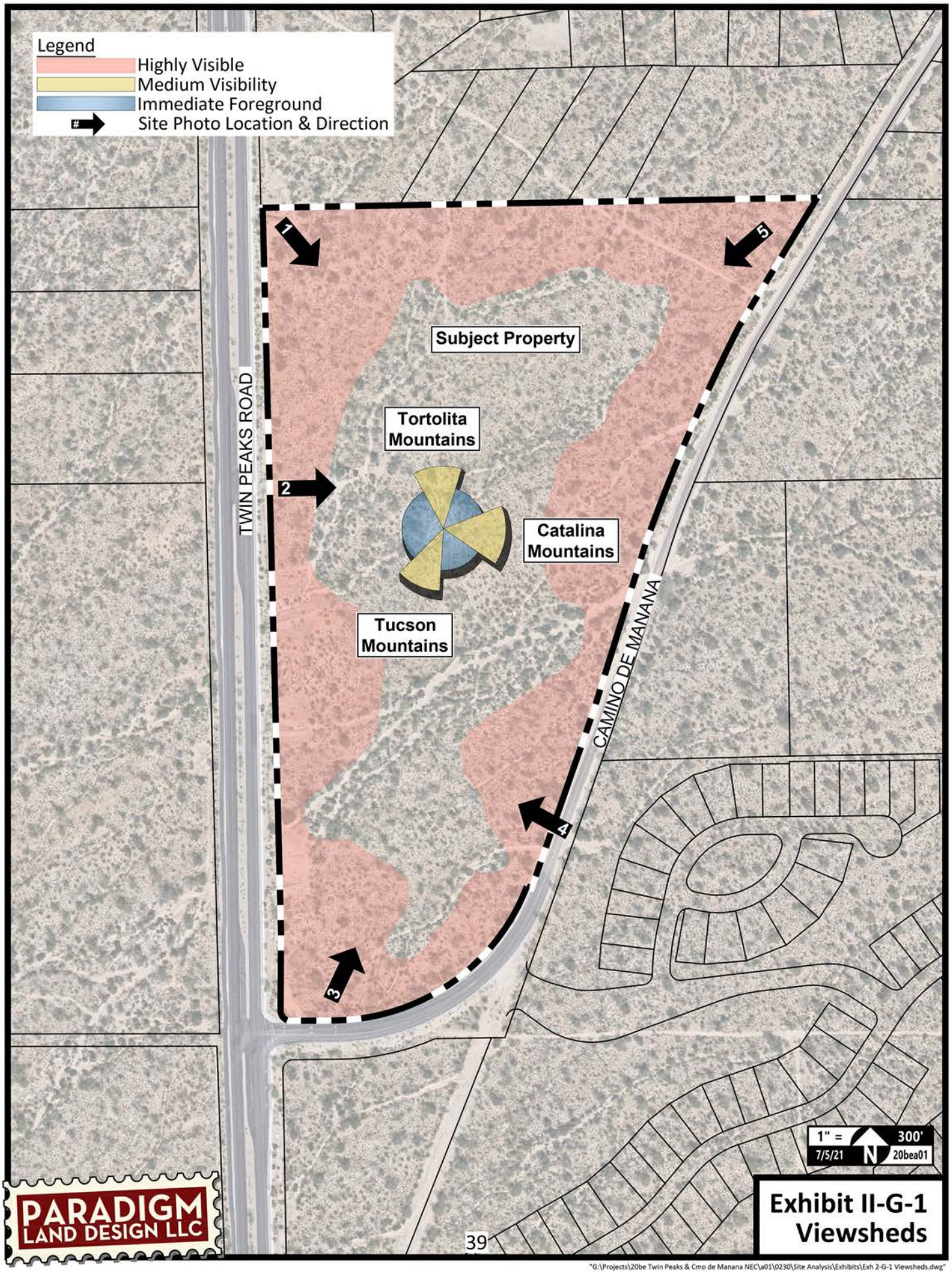

Legend
Highly Visible
Medium Visibility
Immediate Foreground
Site Photo Location & Direction
Subject Property
Tortolita Mountains
Catalina Mountains
Tucson Mountains
TWIN PEAKS ROAD
CAMINO DE MANANA
1
2
3
4
5
1" = 300'
7/5/21
N
20bea01
PARADIGM LAND DESIGN LLC
Exhibit II-G-1 Viewsheds
39
"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh 2-G-1 Viewsheds.dwg"

Exhibit II-G-2: Viewshed Photographs



Photo Location #1: Looking Southeast into Site



Photo Location #1: Looking Northwest away from Site

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



Photo Location #1: Looking South along Sewer Easement



Photo Location #2: Looking East into Site

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



Photo Location #2: Looking West away from Site



Photo Location #3: Looking North into Site

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



Photo Location #3: Looking South away from Site



Photo Location #4: Looking Northwest into Site

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



Photo Location #4: Looking Southeast away from Site



Photo Location #5: Looking Southwest into Site

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



Photo Location #5: Looking East away from Site



View toward Sombrero Peak from South End of Site

H. TRAFFIC

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

   None, since the site is adjacent to Twin Peaks Road, which is a regionally significant arterial street. The 2045 P.A.G. Regional Mobility and Accessibility Plan proposes no additional improvements within a mile of Twin Peaks 38, and the existing arterial roadway system has ample capacity to support this project.



2. Nearby Arterial Streets

   All the traffic generated by this project will be accommodated by Twin Peaks Road and Camino del Mañana. A Traffic Impact Statement has been prepared by M. Esparza Engineering, and submitted to the Town.

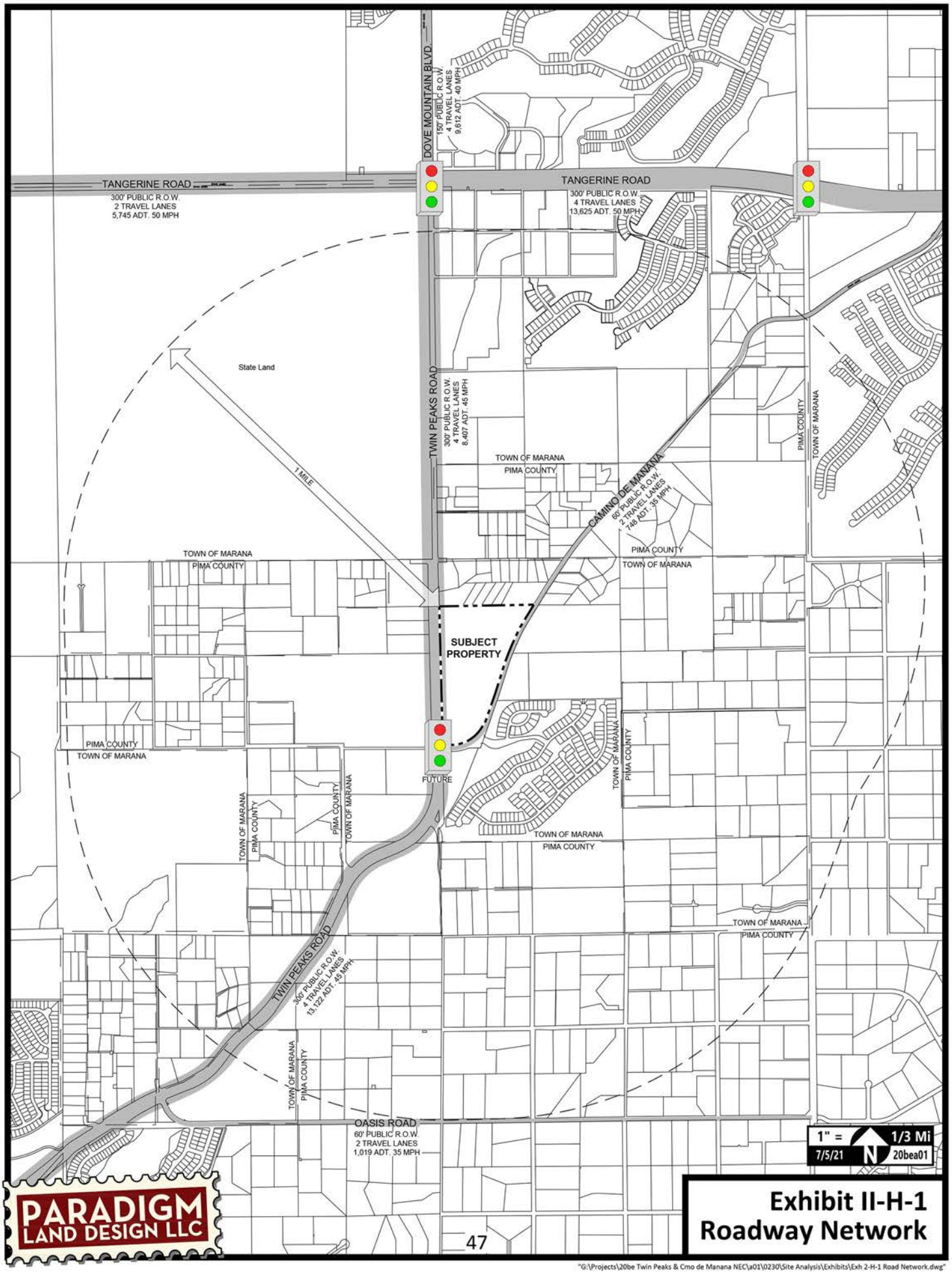
Roadway Name	Planned Right-of-Way Width	Exist. Lanes	Median Type	Speed Limit	General Plan Designation
Twin Peaks Rd.	150′	4	Raised	45 mph	Arterial
Camino de Mañana	60′	2	None	35 mph	None
Tangerine Rd.	250′+	4	Raised	50 mph	Arterial
Interstate 10	Varies	6	Depressed	75 mph	Interstate

3. Nearby Arterial Intersections

   The only arterial intersection within a mile of the of the site that will carry traffic generated by this development is the signalized intersection of Twin Peaks Road and Tangerine Road.

4. Nearby Bicycle / Pedestrian Ways

   A natural multi-use path and paved multi-use path are provided alongside Twin Peaks Road and Tangerine Road. Bicycle lanes are provided along Twin Peaks Road and Tangerine Road.



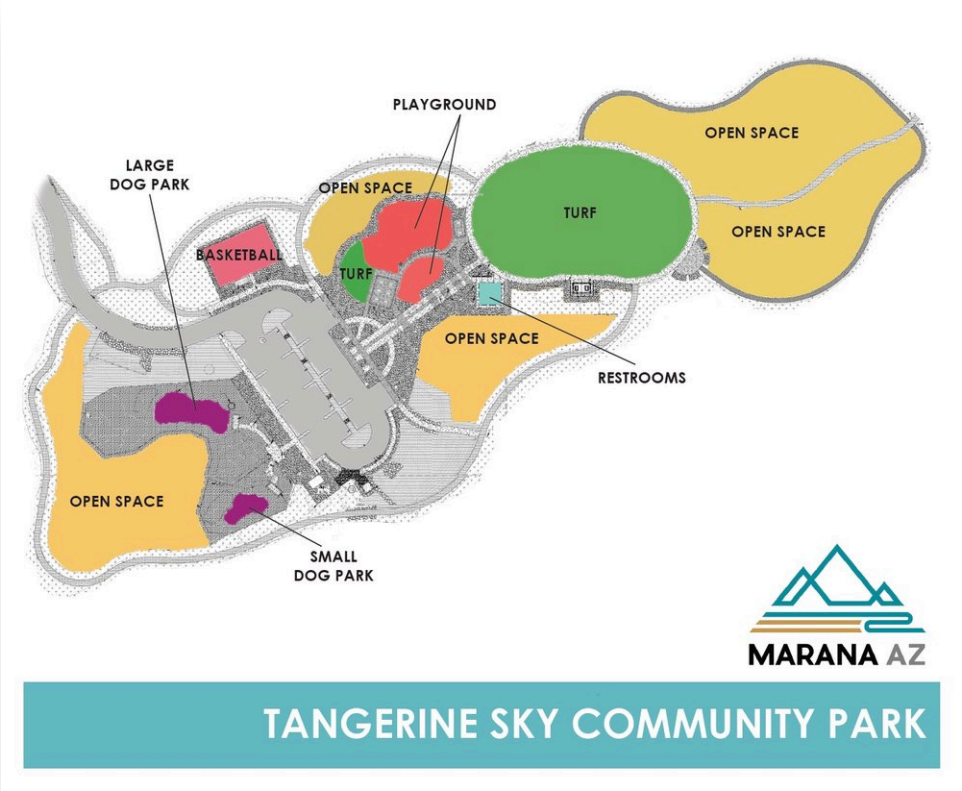
PARADIGM LAND DESIGN LLC

Exhibit II-H-1
Roadway Network

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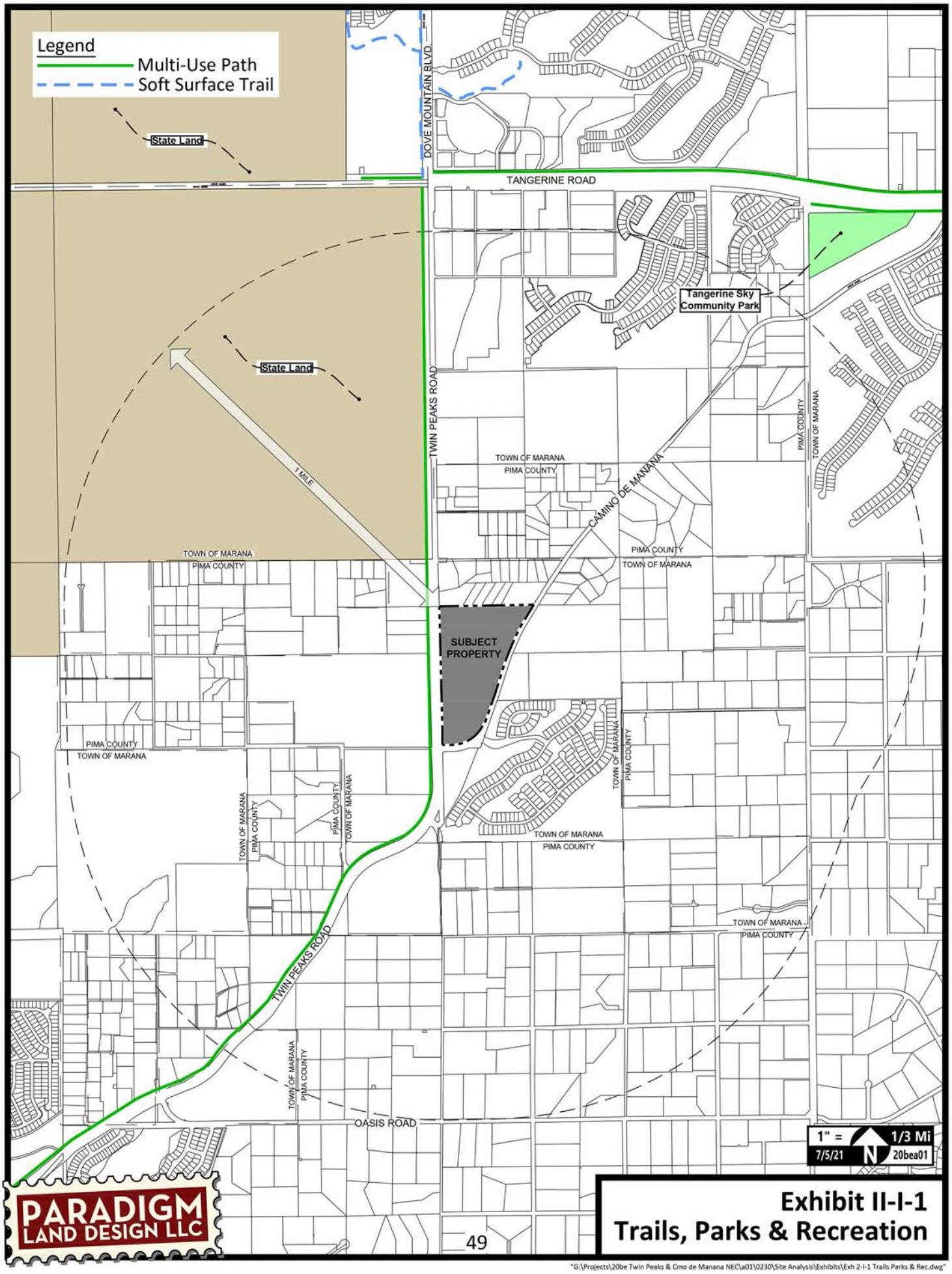
I. RECREATION AND TRAILS

The Tangerine Sky Community Park is just over a mile to the northeast and is easily accessible from Twin Peaks 38 via Camino de Manana. This public park features 3 ramadas with grills, an open space grass area, 2 dog parks, a basketball court, 2 playground areas, restrooms, multi-use walking paths, and access to tangerine road shared use path.



The paved multi-use path along Twin Peaks Rd. provides pedestrian connectivity to the Town's broader trail system. Some subdivisions along Twin Peaks Rd. have been required by the Town to dedicate public trail easements to facilitate access and connectivity to the greater trail network.

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



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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

   An archaeological records check was performed by the Arizona State Museum and is included as Exhibit II-J-1: ASM Archaeological Records Check. Two surveys were noted by the Museum, and neither found any cultural resources onsite.

Exhibit II-J-1: ASM Archaeological Records Check

THE UNIVERSITY OF ARIZONA
ARIZONA STATE MUSEUM

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
(520) 621-6281
www.statemuseum.arizona.edu

9 November 2020

Paul Oland
Paradigm Land Design LLC
7090 N. Oracle Rd. #178-193
Tucson, AZ 85704

RE: Twin Peaks & Cmo. De Manana NEC
Parcels 216-25-015F/H/J/L/M, 216-25-019B/E, 216-25-020C/E/F

Dear Paul,

Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: Twin Peaks & Camino de Manana. Correspondence indicates this project will involve proposed development of privately-owned land for creating a 38-acre residential neighborhood. The project area is located in the Town of Marana, Pima County, Arizona and encompasses parcels 216-25-015F/H/J/L/M, 216-25-019B/E, 216-25-020C/E/F within Township 12 South, Range 12 East, Section 12. Below are the results of ASM's research.

Search Results:

According to a search of the archaeological site files and records retained at ASM, 18 archaeological survey projects were conducted within a one-mile radius of the project area between 1981 and 2015. Previous survey work was conducted in support of:

- archaeological research;
- residential and commercial development;
- power, water, sewer, and gas lines;
- telecommunication cable installation;
- road clearance, extension, realignment, and access; and
- private property roadway easements.

The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981 (ASM Accession number 1981-174; Fish et al. 1992; Madsen et al. 1993). Another survey was conducted in 2005 in support of a road extension and alignment (ASM Accession #2005-1062; Twilling and Luchetta 2005). These surveys did not identify any archaeological sites within the project area.

Eight archaeological sites have been identified within a one-mile radius of the project area, none of which are within the current project area.

Exhibit II-J-1: ASM Archaeological Records Check (cont'd)

Recommendations and Responsibilities:

1. Although the entire project area has been previously surveyed, the work was conducted 15 years ago, it is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. Therefore, ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins. A list of archaeological contractors is available on the ASM website at: https://statemuseum.arizona.edu/crm

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and ASM's Repatriation Office, will be contacted at 520-626-2950.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me twilling@email.arizona.edu or 520-621-4795.

Sincerely,



Shannon Twilling, M.A.
Arizona Antiquities Act Administrator
Arizona State Museum

References:

Fish, Suzanne K., Paul R. Fish, and John H. Madsen (editors)
1992 *The Marana Community in the Hohokam World.* Anthropological Papers of the University of Arizona 56. University of Arizona Press, Tucson.

Madsen, John H., Paul R. Fish, and Suzanne K. Fish (editors)
1993 *The Northern Tucson Basin Survey: Research Directions and Background Studies.* Arizona State Museum Archaeological Series 182. University of Arizona Press, Tucson.

Twilling, Shannon D. and Sarah K. Luchetta
2005 *A Class III Cultural Resources Survey of Approximately 3.7 Miles Along a Proposed Expansion and Extension of Camino de Mañana in Marana and Unincorporated Pima County*, Arizona. Harris Environmental Group, Inc., Tucson.

Page 2 of 2

K. EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

   Twin Peaks 38 will connect to the Pima County Regional Wastewater Reclamation Department sewer system in Twin Peaks Road. No septic systems are believed to be within 100 feet of the subject property. See Exhibit II-K-1: Existing Wells & Septic Systems.



Existing Sewer Easement along Western Edge of Site / Twin Peaks Rd.

2. Water

   This project is within the Marana Water service area. One private well is believed to exist onsite. See Exhibit II-K-1: Existing Wells & Septic Systems.

3. Natural Gas

   The property is located within the Southwest Gas service area

4. Electric

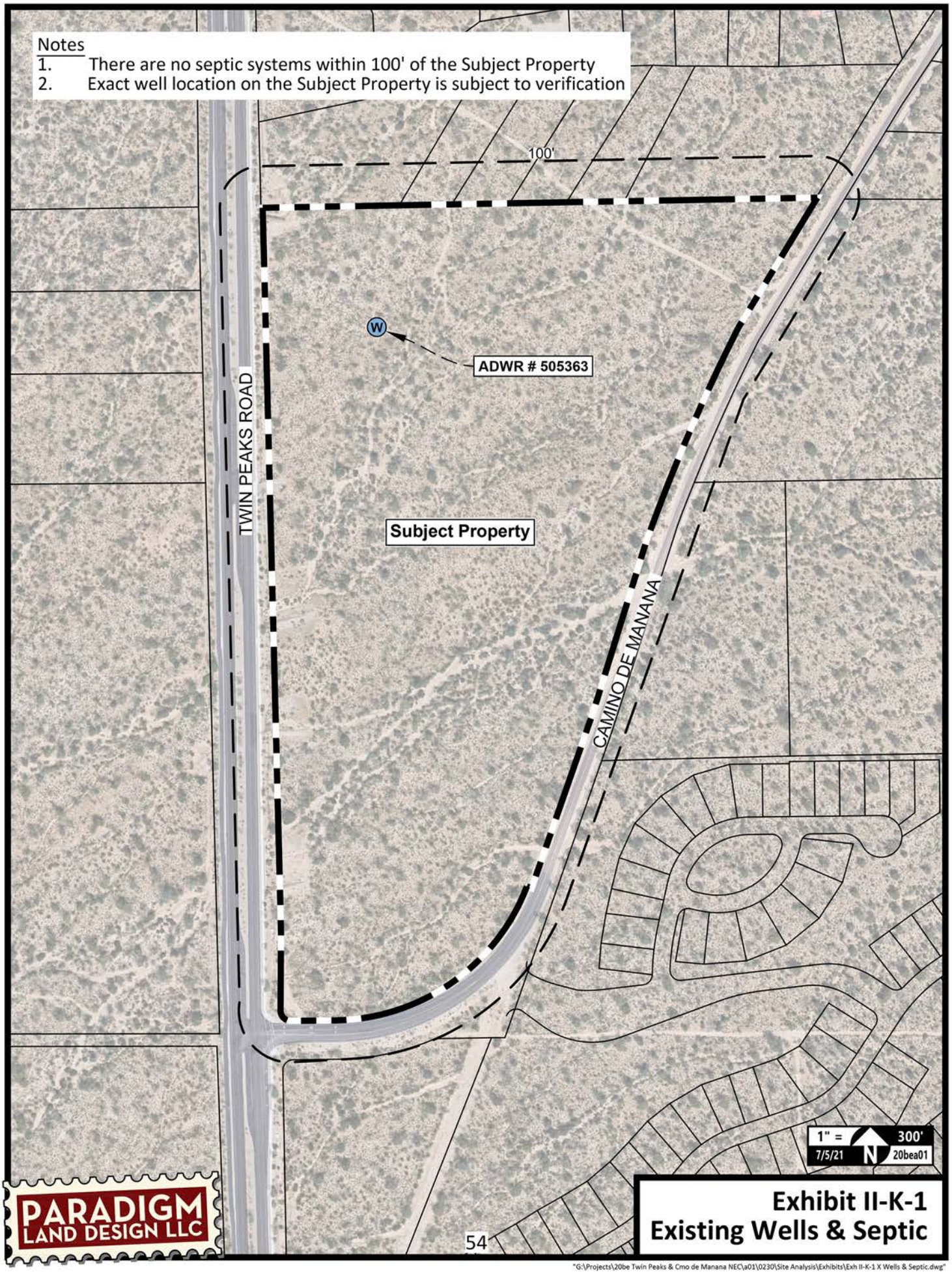
   The property is located within the TRICO Electric service area.

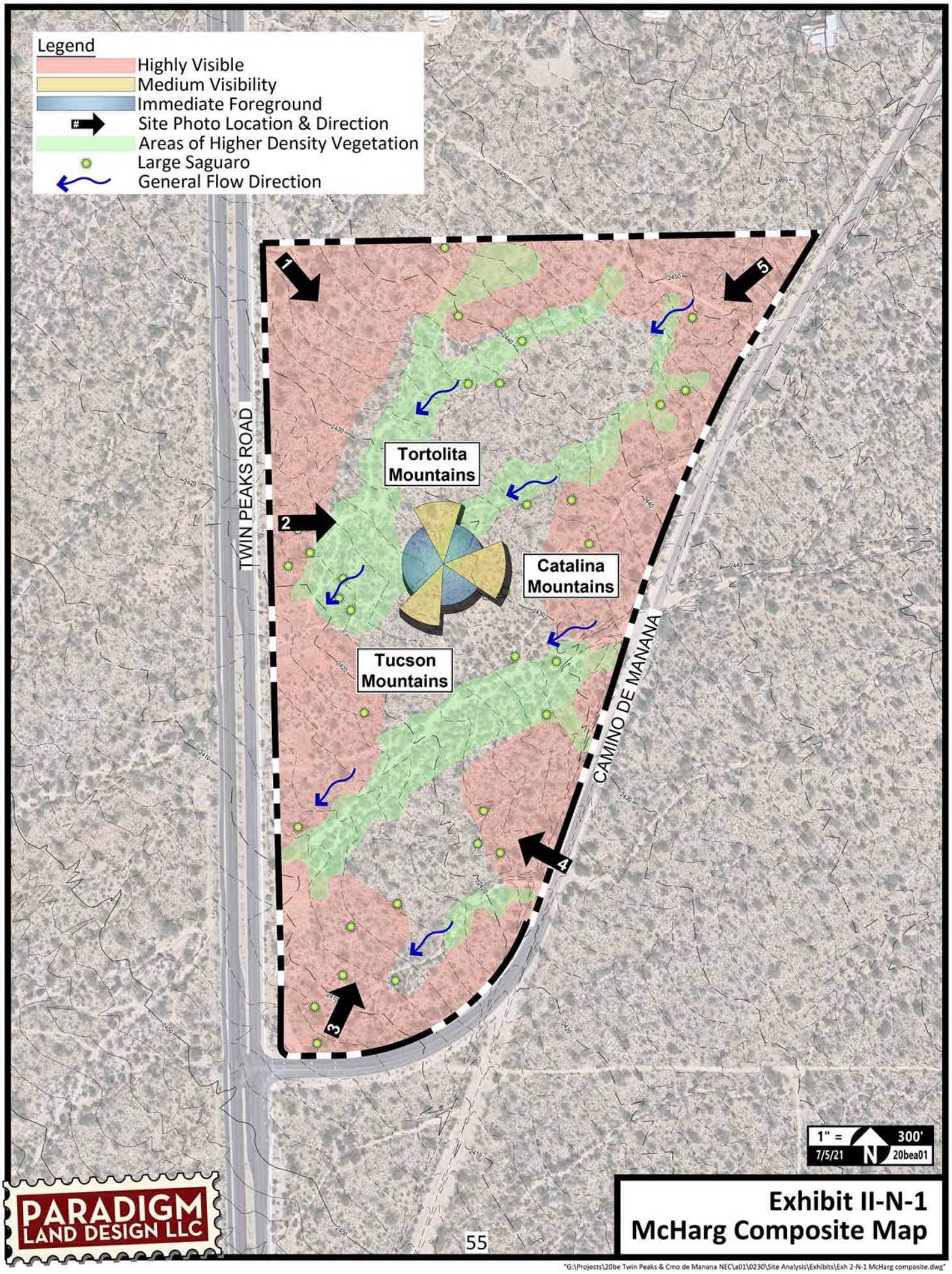
5. Fire Service

   The property is within the Golder Ranch Fire District

6. Police Service

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


Notes
1. There are no septic systems within 100' of the Subject Property
2. Exact well location on the Subject Property is subject to verification
100'
W
ADWR # 505363
TWIN PEAKS ROAD
Subject Property
CAMINO DE MANANA
1" = 300'
7/5/21
N
20bea01
PARADIGM LAND DESIGN LLC
Exhibit II-K-1
Existing Wells & Septic
54
"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh II-K-1 X Wells & Septic.dwg"



PARADIGM LAND DESIGN LLC

Exhibit II-N-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 site's context.

B. RELATIONSHIP TO TOWN OF MARANA ADOPTED PLANS

The Make Marana 2040 General Plan designates this property as Low Density Residential: 1-2 homes per acre, similar to many other properties along the Twin Peaks corridor. Responsible utilization of significant public investment in roadway and utility infrastructure adjacent to the site dictates development of the property at the upper end of the allowable Low-Density Residential range.

This project will also adhere to the Town's native plant preservation regulations, Twin Peaks Corridor Study development density and design guidelines, Marana Land Development Code, and Marana Town Code.

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. Twin Peaks 38 will fulfill all of these requirements and will also adhere to the Town's Subdivision Recreation Area Design Manual.

C. COMPATIBILITY TO ADJOINING DEVELOPMENT

This property's location between two major roads minimizes the potential for this development to impact nearby landowners. Along the northern edge, where this property is actually adjacent to other private land holdings, a wide open space buffer has been provided, homes have been limited to single-story, and headlight screening will be provided. Twin Peaks 38's proposed density of two homes per acre is in line with other rezonings approved in the project vicinity.

D. LAND USE PROPOSAL

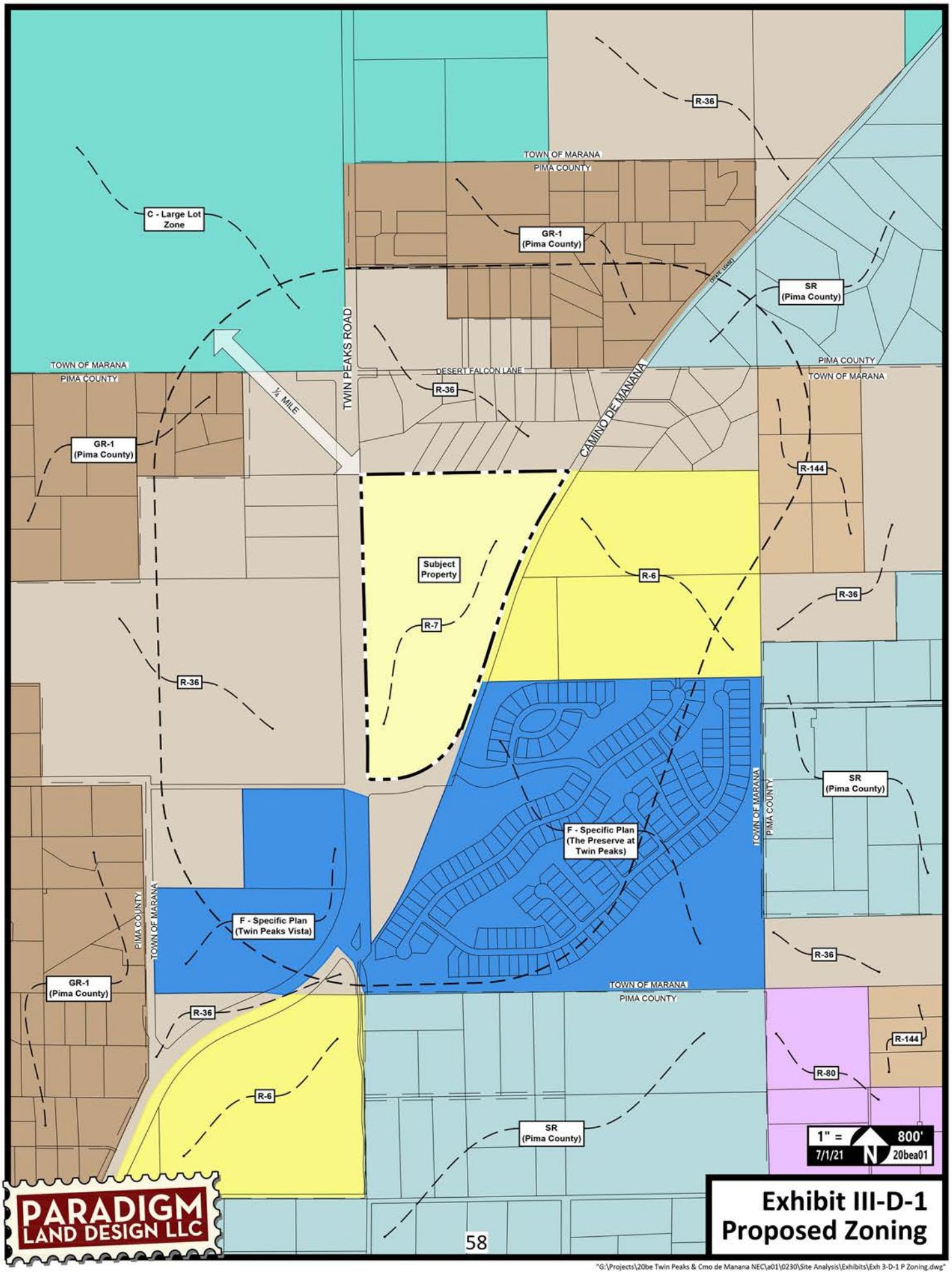
In response to continuing strong demand for homebuilder lots in this part of Marana Twin Peaks 38 is proposed to be rezoned from R-36 Residential to R-7 Residential, per the density range specified in the Twin Peaks Corridor Study. Twin Peaks 38 is designed to blend with previously approved nearby rezonings along the Twin Peaks Corridor. Twin Peaks Rd. and Camino de Mañana act as significant buffers along most of the project perimeter. Along the northern edge, where this property is actually adjacent to other private land holdings, a wide open space buffer has been provided. Neighbors' mountain views will not be impacted. The relatively low density of Twin Peaks 38, coupled with the extensive open space preservation proposed, will result in minimal impact to traffic, drainage, wildlife, and other typical effects of development. The table below lists proposed land uses onsite.

Land Use	Area
Residential Lots and Streets	24.27 Ac.
Minimum Common Area Open Space *	13.35 Ac.
Minimum Recreation Area	0.53 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.

Please see Exhibit III-D-2: Preliminary Development Plan (PDP).



PARADIGM LAND DESIGN LLC

Exhibit III-D-1
Proposed Zoning

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh 3-D-1 P Zoning.dwg"

Notes
1. Property Area = 38.15 Ac.
2. Proposed Zoning = R-7
3. Minimum Lot Size = 56' x 125' (7,000 Sq. Ft.)
4. Total Lots = 76
5. Gross Density = 2.0 Lots/Ac.
6. Rec. Area = 0.53 Ac. (76 Lots x 300 Sq. Ft.)
7. An "S" Indicates Single-Story Restricted Lots.
8. Common Area Open Space = 35% Minimum
9. A FEMA CLOMR will be Required.
10. All-weather vehicular access will be provided to all lots.
11. Street Trees are for Illustrative Purposes.

Headlight Screening to be Provided
40' Landscape Bufferyard
Significant Open Space & Wash Preservation
40' Water and Sewer Easement
Emergency Access
20' Landscape Bufferyard
Paved Shared-Use Path Along Camino de Manana
Rec. Area 0.5 Ac.
Twin Peaks Estates
Entrance Aligned with Twin Peaks Median Opening
20' Landscape Bufferyard
Internal Trail System
Street Layout Prohibits Cut-Thru Traffic Between Twin Peaks & Cmo. de Manana
Drainage Easements (Typ.)
Twin Peaks Rd. (150' Public Right-of-Way)
Camino de Manana (60' Public Right-of-Way)
Significant Open Space & Wash Preservation
46' Public Right-of-Way
Connect Sewer at Twin Peaks (Typ.)
The Preserve at Twin Peaks (Under Development)
Future Traffic Signal (By Others)
Twin Peaks Vista
1" = 200'
7/5/21 N 20bae01

Exhibit III-D-2: Preliminary Development Plan (PDP)

PARADIGM LAND DESIGN LLC

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh 3-D-2 Prelim Dev Plan (2nd Submittal).dwg"

E. GRADING CONCEPT

Site grading will be restricted to roadways, lots, and necessary ancillary grading for drainage, utilities, etc. 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 CMG Drainage Engineering, Inc.

Twin Peaks 38 will provide for conveyance of offsite flows through the development via wide open space corridors that follow the natural wash alignments. This maintains historical drainage patterns at the downstream boundary. As noted in the Inventory & Analysis section, split flows occur along the upstream reaches and because of this the peak discharge rates will be evaluated in more detail as a part of the platting process, so discharge values may be updated at that time.

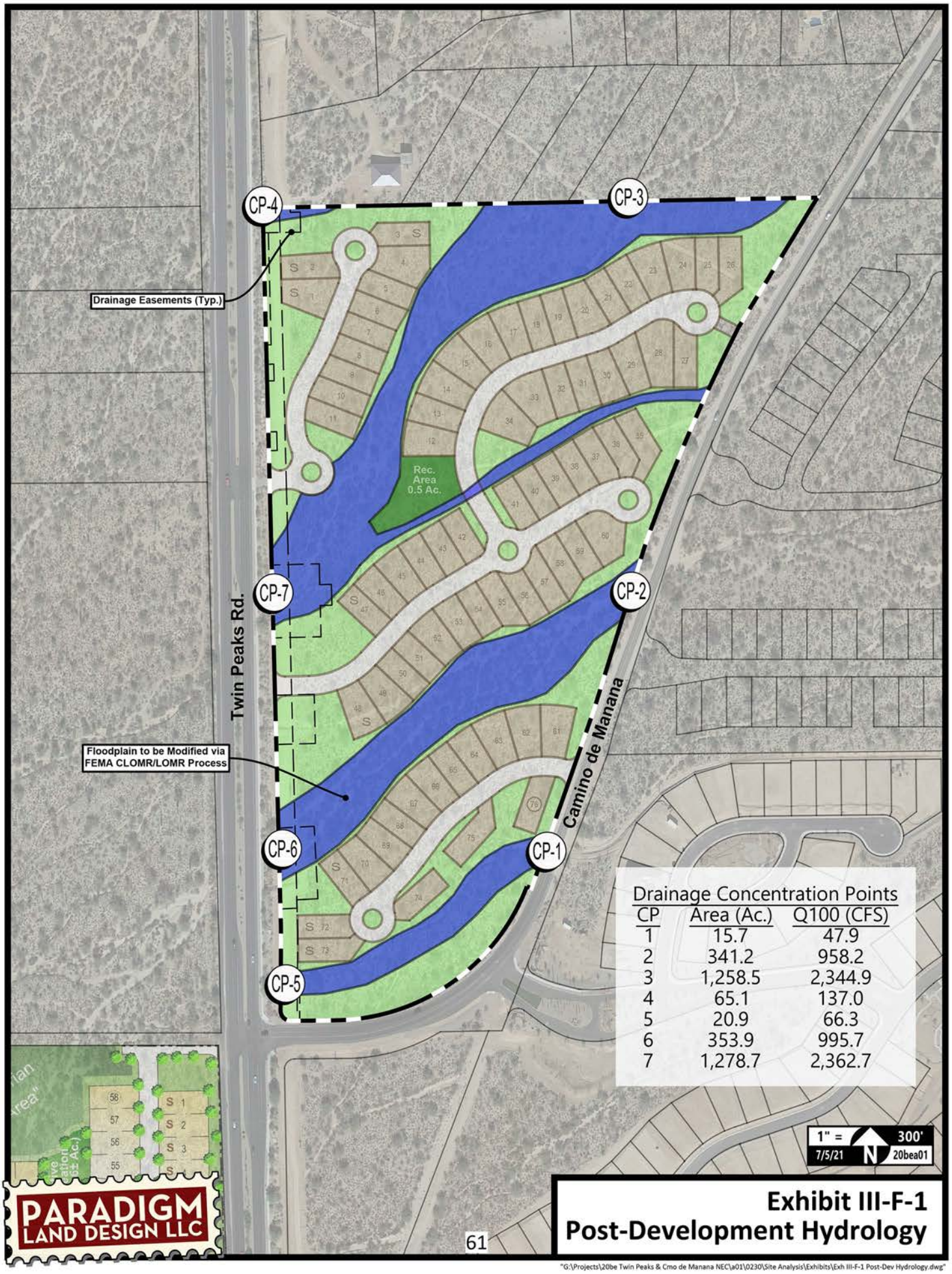
Channels with widths of 50-feet to several hundred feet will be created using the existing natural vegetation along the wash bottoms. Stabilized wash banks will control potential erosion. The channel banks will be formed by raising the adjoining development area on enough fill to meet regulatory standards. The height of the fill will be only enough to raise lots above flood elevations in accordance with Town and FEMA requirements. Channel banks will be stabilized with materials such as stones, riprap, soil cement or gunite.

Twin Peaks 38 will not produce any adverse drainage impacts to upstream or downstream properties. Post-development discharges flowing onto the site will remain the same as under pre-development conditions. Due to the critical basin retention/detention requirements, overall discharge rates exiting the site from onsite developed watersheds will be reduced in accordance with the Marana design criteria. Onsite retention/detention storage will be located at the southwest end of each cluster of homesites.

All building pads will be designed to be a minimum of 1 foot above adjacent 100-year flood elevations. However, the alluvial fan designation for the FEMA floodplains affecting this property will require designing the washes to function as a channelization in order to meet FEMA standards for removing subdivision lots from a mandatory flood insurance zone. A Conditional Letter of Map Revision (CLOMR) must be submitted to FEMA to verify the proposed method of removing the subdivision from a regulatory floodplain will comply with FEMA standards.

This project will provide onsite retention/detention in accordance with Town of Marana policies and the Pima County detention/retention manual. Onsite stormwater flows will be detained down to below existing (pre-development) conditions per critical basin requirements.

A note will be added to the final plat indicating that any lots within the FEMA regulatory floodplain will be restricted from home construction until a LOMR has become effective to remove the lots from the FEMA floodplain.



Drainage Concentration Points		
CP	Area (Ac.)	Q100 (CFS)
1	15.7	47.9
2	341.2	958.2
3	1,258.5	2,344.9
4	65.1	137.0
5	20.9	66.3
6	353.9	995.7
7	1,278.7	2,362.7

1" = 300'
7/5/21
20bea01

PARADIGM LAND DESIGN LLC

Exhibit III-F-1
Post-Development Hydrology

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh III-F-1 Post-Dev Hydrology.dwg"

G. VEGETATION & LANDSCAPING

The Marana Land Development Code, Environmental Resource Preservation, Native Plant and Landscape Requirements, allows for this type of subdivision development. Twin Peaks 38 meets the intent of those assembled regulations and directions. In addition, the development will reuse many native plants for the subdivision's landscaping needs. Native plans 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. As part of the platting process, a native plant inventory will be prepared for the portions of the site proposed for development, identifying vegetation to be preserved in place or transplanted within the development site.

Open space is primarily located along the natural drainage features of the property. Existing landscaping will be enhanced as needed 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-3: Bufferyards.



PARADIGM LAND DESIGN LLC

Exhibit III-G-3
Proposed Bufferyards

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh 3-G-1 P Bufferyard.dwg"

H. WILDLIFE

There are no primary wildlife corridors that run through the property. However, the minor wildlife corridors that cross the property will mostly be preserved as open space.

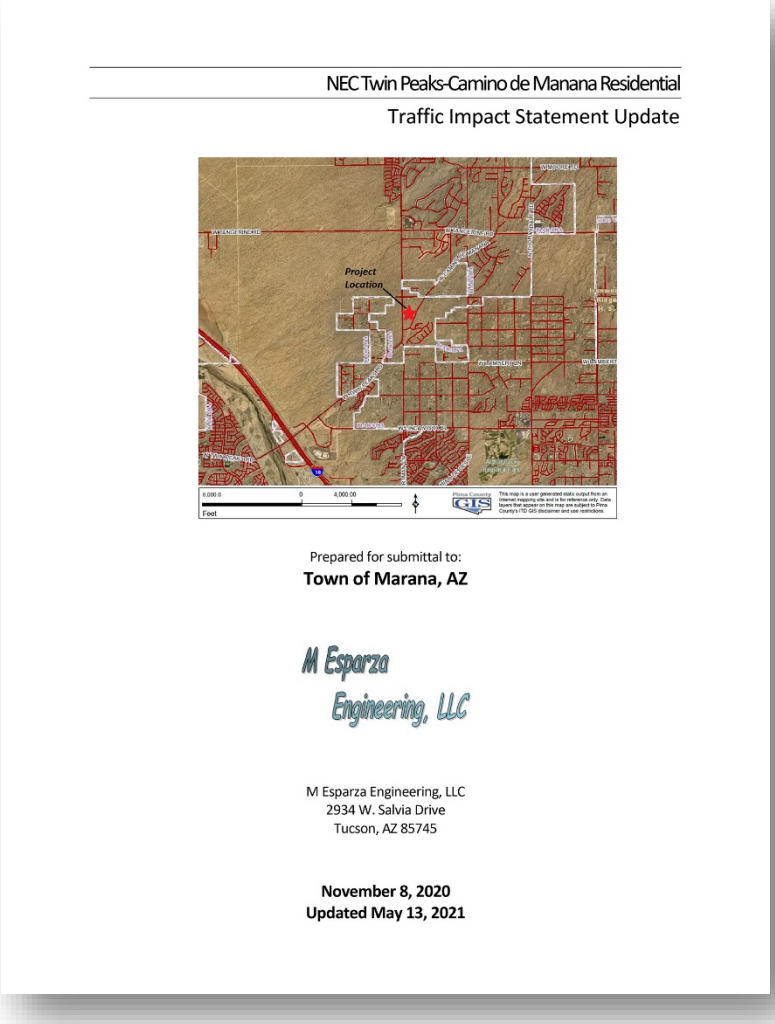
At least 30 days before grading, a 100% area survey must be completed by a qualified wildlife biologist, for the Sonoran Desert Tortoise, with a copy of the survey form send to the Town prior to issuance of a grading permit.

I. VIEWSHEDS

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, the wide perimeter buffer areas mitigate the project's minimal impacts to surrounding viewsheds.

J. TRAFFIC

Three all-weather vehicular connections are proposed to the existing public street system. Two entrances are proposed via Twin Peaks Rd, and one entrance is via Camino de Mañana. The design prohibits cut through traffic between Twin Peaks Road and Camino de Mañana. The northern connection to Twin Peaks Rd. is aligned with the existing median break in order to provide more convenient and safer ingress and egress. All proposed roads are public. Twin Peaks 38 is expected to generate approximately 650 total daily trips, which is less than 2% of the capacity of Twin Peaks Rd. A Traffic Impact Statement has been prepared by M. Esparza Engineering, and submitted to the Town.



NEC Twin Peaks-Camino de Manana Residential

Traffic Impact Statement Update

Prepared for submittal to:

Town of Marana, AZ

M Esparza Engineering, LLC

M Esparza Engineering, LLC
2934 W. Salvia Drive
Tucson, AZ 85745

November 8, 2020
Updated May 13, 2021

K. PUBLIC UTILITIES

1. Water

   Marana Water will serve this subdivision. An extension of Marana's public water system may be required to be constructed by the developer. The onsite well #505363 will be abandoned.

2. Sewer

   This development will connect to the existing Pima County sewer line number G-2018-118 in Twin Peaks Rd. No offsite sewer improvements are anticipated to be necessary.

   Please see Exhibit III-K-1: Sewer Capacity Letter.

3. Electric

   The property is located within the TRICO Electric service area.

4. Natural Gas

   Southwest Gas will supply natural gas services to this development.

5. Telecommunications

   The development is within the Qwest service area.



Exhibit III-K-1: Sewer Capacity Letter

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

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

January 20, 2021

Paul Oland
Paradigm Land Design
7090 N. Oracle Rd., Suite 178-193
Tucson, AZ 85704

Sewerage Capacity Investigation No. P21WC00013 Type I

RE: **Twin Peaks 38, Parcels 21625015F, 21625015H, 21625015J, 21625015L, 21625015M, 21625019B, 21625019E, 21625020C, 21625020E, 21625020F**
Estimated Flow 14,256 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2018-118, downstream from manhole 2265-1-5.

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. Per the development agreement, a Wastewater Service Agreement must be executed for this project to receive an allocation of capacity, which is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

L. PUBLIC SERVICE IMPACTS

1. Police

   Twin Peaks 38 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 protected by the Golder Ranch Fire District.

3. Trash & Recycling

   The Town of Marana does not provide trash and recycling services. Twin Peaks 38's homeowners 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. Twin Peaks 38's anticipated 76 homes will generate approximately 19 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 Twin Peaks 38 will utilize the proposed onsite recreation area, earthen trail system, nearby multi-use path along Twin Peaks, and Tangerine Sky 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

Dan Post, President
John Lewandowski, Vice President
Tom Carlson, Member
Suzanne Hopkins, Member
Maribel Lopez, Ed.D., Member

ADMINISTRATION

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

MARANA
UNIFIED SCHOOL DISTRICT

October 8, 2020

Mr. Paul Oland
Paradigm Land Design

RE: Rezoning of Property NE of Twin Peaks and Camino de Manana

Dear Mr. Oland,

Thank you for informing us of the 38-acre property you are working to rezone. Based upon the proposal, we understand that the site could be developed into approximately 67 homes. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The conceptual design of 67 homes could generate about 17 elementary and 7 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 (889/1000) and Mountain View High School (1861/2257). 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,

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 recreation area is proposed in the central portion of Twin Peaks 38 where it will be accessible to all homeowners and highly visible to address Crime Prevention Through Environmental Design (CPTED) considerations. Sidewalk connections will be provided to the existing sidewalk along the east side of Twin Peaks Road, and a paved shared-use path will be provided along Camino de Manana in accordance with the Twin Peaks Corridor Study. Earthen trails will be provided between the clusters of homesites, so residents have an alternative to the sidewalk system. The recreation area size and design will adhere to the Town's Subdivision Recreation Area Design Manual.



Example Earthen Path

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

An archaeological records check was performed by the Arizona State Museum and is included as Exhibit II-J-1: ASM Archaeological Records Check. Two surveys were noted by the Museum, and neither found any cultural resources onsite.

Notes

1. Property Area = 38.15 Ac.
2. Proposed Zoning = R-7
3. Minimum Lot Size = 56' x 125' (7,000 Sq. Ft.)
4. Total Lots = 76
5. Gross Density = 2.0 Lots/Ac.
6. Rec. Area = 0.53 Ac. (76 Lots x 300 Sq. Ft.)
7. An "S" Indicates Single-Story Restricted Lots.
8. Common Area Open Space = 35% Minimum
9. A FEMA CLOMR will be Required.
10. All-weather vehicular access will be provided to all lots.
11. Street Trees are for Illustrative Purposes.

Headlight Screening to be Provided

40' Landscape Bufferyard

Significant Open Space & Wash Preservation

40' Water and Sewer Easement

Emergency Access

20' Landscape Bufferyard

Paved Shared-Use Path Along Camino de Manana

Rec. Area 0.5 Ac.

Twin Peaks Estates

Entrance Aligned with Twin Peaks Median Opening

20' Landscape Bufferyard

Internal Trail System

Street Layout Prohibits Cut-Thru Traffic Between Twin Peaks & Cmo. de Manana

Drainage Easements (Typ.)

Twin Peaks Rd. (150' Public Right-of-Way)

Camino de Manana (60' Public Right-of-Way)

Significant Open Space & Wash Preservation

46' Public Right-of-Way

Connect Sewer at Twin Peaks (Typ.)

The Preserve at Twin Peaks (Under Development)

Future Traffic Signal (By Others)

Twin Peaks Vista

1" = 200'
7/5/21 N 20bae01

PARADIGM LAND DESIGN LLC

Exhibit III-D-2: Preliminary Development Plan (PDP)

"G:\Projects\20be Twin Peaks & Cmo de Manana NEC\a01\0230\Site Analysis\Exhibits\Exh 3-D-2 Prelim Dev Plan (2nd Submittal).dwg"

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Anita McNamara, Long-Range Planner

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2103-001: Remington Ranch Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 97.4 acres of land from R-6 (Residential) to R-4 (Residential). The property is located at the southeast corner of the intersection of West Barnett Road and North Sanders Road, in a portion of Section 28, Township 11S, Range 11E (Anita McNamara)

Discussion:

Background and Request
Paradigm Land Design 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 asks to permit a slightly higher density residential subdivision with 457 homes. The southeast portion of Remington Ranch that is adjacent to existing homes in Rancho Marana and Fianchetto Farms subdivisions will retain its existing 6,000-square-foot minimum lot size in order 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 (TN). 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 area is 4.7 RAC.

Surrounding Land Use and Zoning
To the south is the Fianchetto Farms subdivision, zoned R-6 and built-out with single-family homes, and SC Ranch, zoned Neighborhood Commercial, currently under construction with a 52 small-lot subdivision. Blocks 2 and 4 of the Rancho Marana Specific Plan are located to the east. Block 2 has 6,000 square foot minimum lot size and is also built-out. Block 4 is currently undeveloped but has an approved plat for 81 lots. Across Tangerine Farms Road is Rancho Marana Block 3 that is approved for 128 lots. To the north of the proposed rezoning area, across the Barnett channel, at the northeast corner of West Barnett and North Sanders Road is the Village at Barnett, zoned R-6, and has homes currently under construction.

Access and Circulation
The subject property is bound by West Barnett Road to the north and North Sanders Road, an planned arterial road, to the west. Clark Farms Boulevard, a 90-foot collector, will be extended from the eastern boundary of the property to North Sanders Road. 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 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 and on the Town's website. As of July 19, 2021, staff has received several calls and emails with concerns about the rezoning's negative impact on the neighborhood.

Recommended Findings of Fact
1. The property is currently zoned R-6 (Residential). The proposed change in zoning to R-4 (Residential) is supported by the Traditional Neighborhood (TN) 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
Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consier 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 utilities 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 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 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 the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

Staff recommends approval of the rezoning with 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 advised that this project falls in the Airport Influence Area as delineated in the Marana Regional Airport Master Plan, and is subject to frequent overflight by general aviation aircraft. Avigation Easement recorded at Docket 12773, Page 2698.
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.

Suggested Motion:

I move to recommend to the Town Council, approval of PCZ2103-001 Remington Ranch Rezoning subject to the recommended conditions.

Attachments

Remington Ranch Location Map

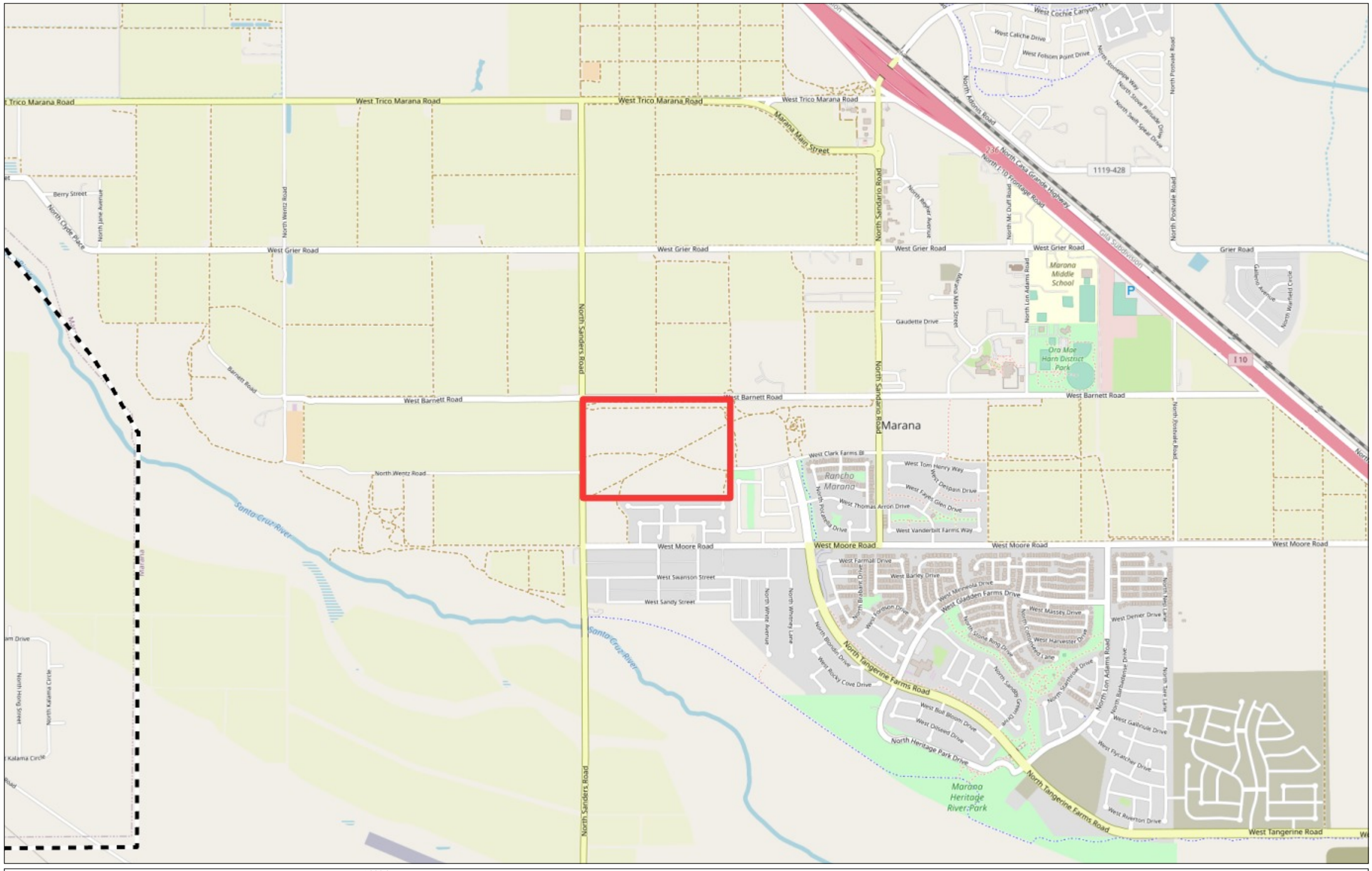
Remington Ranch Rezoning Application

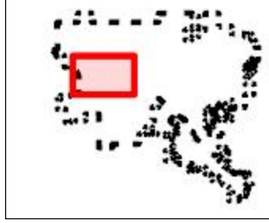
Remington Ranch Site Analysis

Remington Ranch Preliminary Development Plan

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

© 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

Notes

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:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	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.)

Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

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

TABLE OF CONTENTS

I. Introduction 4
A. Background & Project Overview 4
B. Primary Objectives 4
II. Inventory & Analysis 5
A. Existing Land Uses 5
1. Site Location 5
2. Existing Land Uses, Onsite Zoning & General Plan 5
3. Existing Adjacent Zoning and Land Uses 6
Exhibit II-A-1: Site Location Map *8*
Exhibit II-A-2: Existing Land Uses *9*
Exhibit II-A-3: Existing General Plan Land Uses *10*
Exhibit II-A-4: Existing Zoning *11*
B. Topography and Slope 12
1. Topographic Characteristics 12
2. Pre-Development Slope 12
Exhibit II-B-1: Topography *13*
C. Hydrology 14
1. Offsite Features Affecting Site 14
2. Acreage of Upstream Offsite Watersheds 14
3. Onsite Hydrology Characteristics 15
4. Existing Drainage Conditions along the Downstream Property Boundary 15
Exhibit II-C-1: Onsite Hydrology *16*
D. Vegetation 17
1. Onsite Vegetative Communities 17
2. Significant, Threatened, or Endangered Flora 17
3. Vegetative Densities 17
Exhibit II-D-1: Vegetation *18*
E. Wildlife 19
Exhibit II-E-1: AZGFD Report *20*

F. Soils and Geology 33
1. Soils 33
2. Geology 33
Exhibit II-F-1: Hydrologic Soils *34*
G. Viewsheds 35
1. Viewsheds from Adjacent Properties 35
2. Views which may be Blocked by the Proposed Development 35
3. Site Visibility 35
Exhibit II-G-1: Viewsheds *36*
Exhibit II-G-2: Viewshed Photographs *37*
H. Traffic 47
1. Existing / Proposed Offsite Streets between the Development and Nearest Arterial Streets 47
Exhibit II-H-1: Roadway Network *49*
I. Recreation and Trails 50
Exhibit II-I-1: Trails, Parks & Recreation *51*
J. Cultural, Archaeological, and Historic Resources 52
1. Onsite Resources 52
2. Archaeological Records 52
K. Existing Infrastructure and Public Facilities 52
1. Sewer 52
2. Water & Non-Potable Water 52
3. Natural Gas 52
4. Electric 52
5. Fire Service 52
6. Police Service 52
Exhibit II-K-1: Existing Wells & Septic Systems *53*
Exhibit II-L-1: McHarg Composite Map *54*
III. Land Use Proposal 55
A. Purpose & Intent 55
B. Relationship to Town of Marana Adopted Plans 55
C. Compatibility to Adjoining Development 55
D. Land Use Proposal 56
Exhibit III-D-1: Proposed Zoning *57*
Exhibit III-D-2: Preliminary Development Plan (PDP) *58*

E. Grading Concept 59
Exhibit III-D-3: Preliminary Grading Plan 60
F. Post-Development Hydrology 61
Exhibit III-F-1: Post-Development Hydrology 62
G. Vegetation & Landscaping 63
Exhibit III-G-1: Bufferyards 64
H. Wildlife 65
I. Viewsheds 65
J. Traffic 65
K. Public Utilities 66
1. Water & Non-Potable Water 66
2. Sewer 66
3. Electric 66
4. Natural Gas 66
5. Telecommunications 66
Exhibit III-K-1: Preliminary Potable Water Plan 67
Exhibit III-K-2: Preliminary Sewer Plan 68
L. Public Service Impacts 69
1. Police 69
2. Fire 69
3. Trash & Recycling 69
4. Schools 69
5. Parks 69
Exhibit III-L-1: School District Letter 70
M. Recreation & Trails 71
N. Cultural, Archaeological & Historic Resources 71

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.

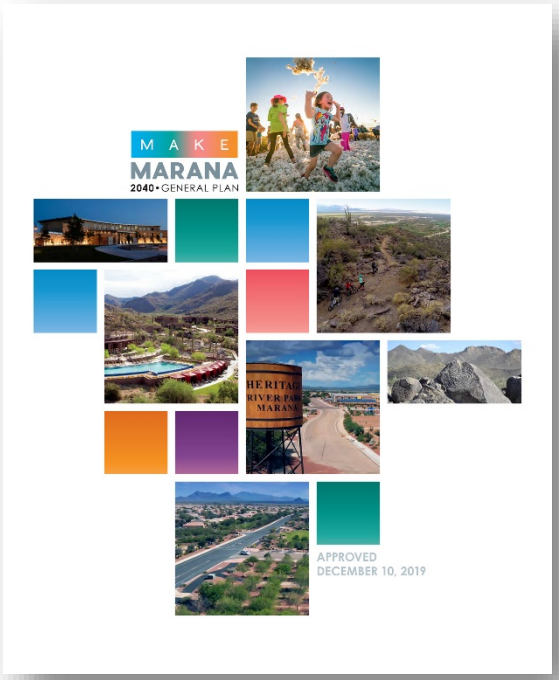
   The Project's administrative address is 13047 N. Sanders Rd., Marana, AZ 85653.

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.

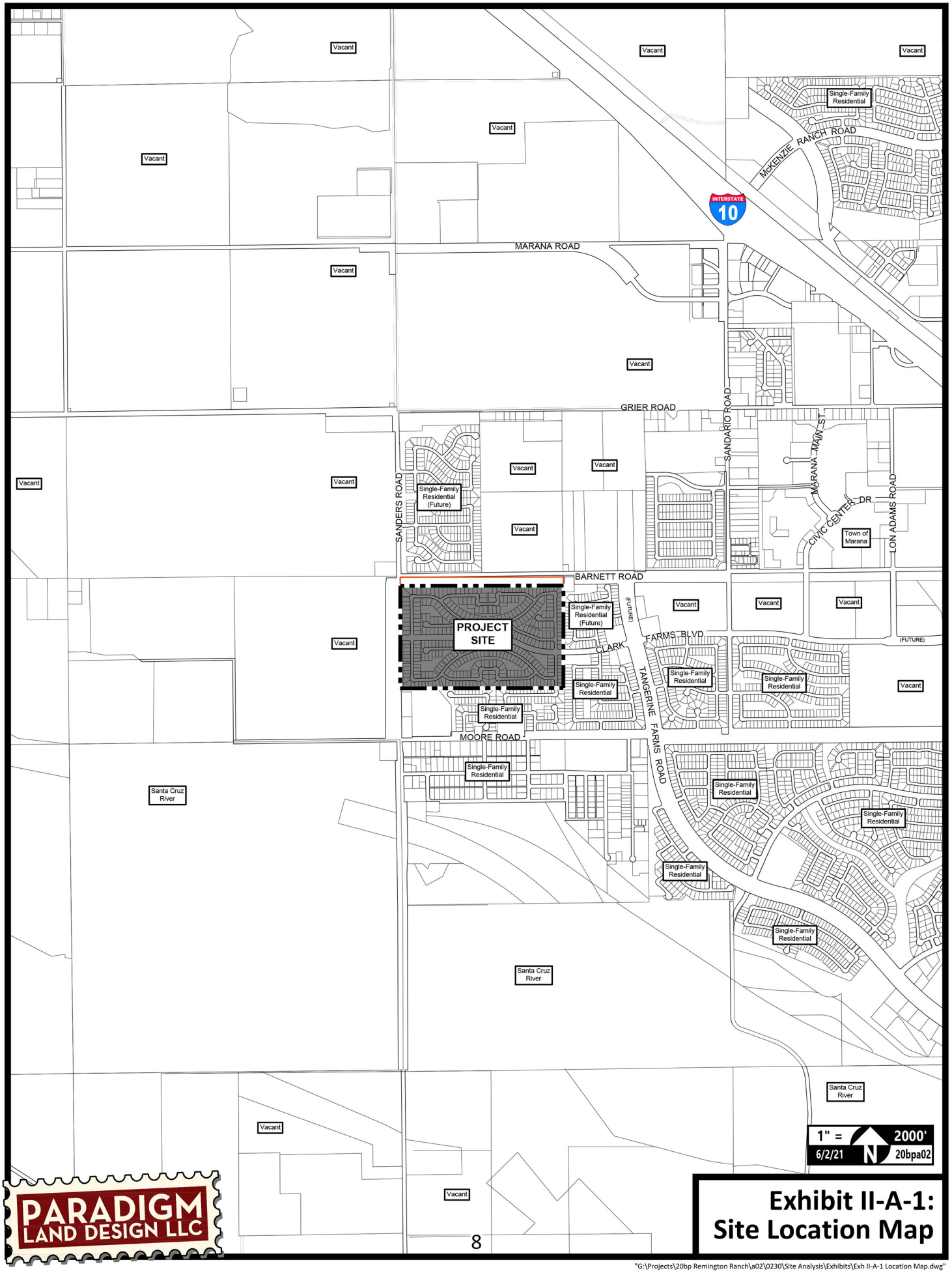
f. Architectural Styles used in Adjacent Properties

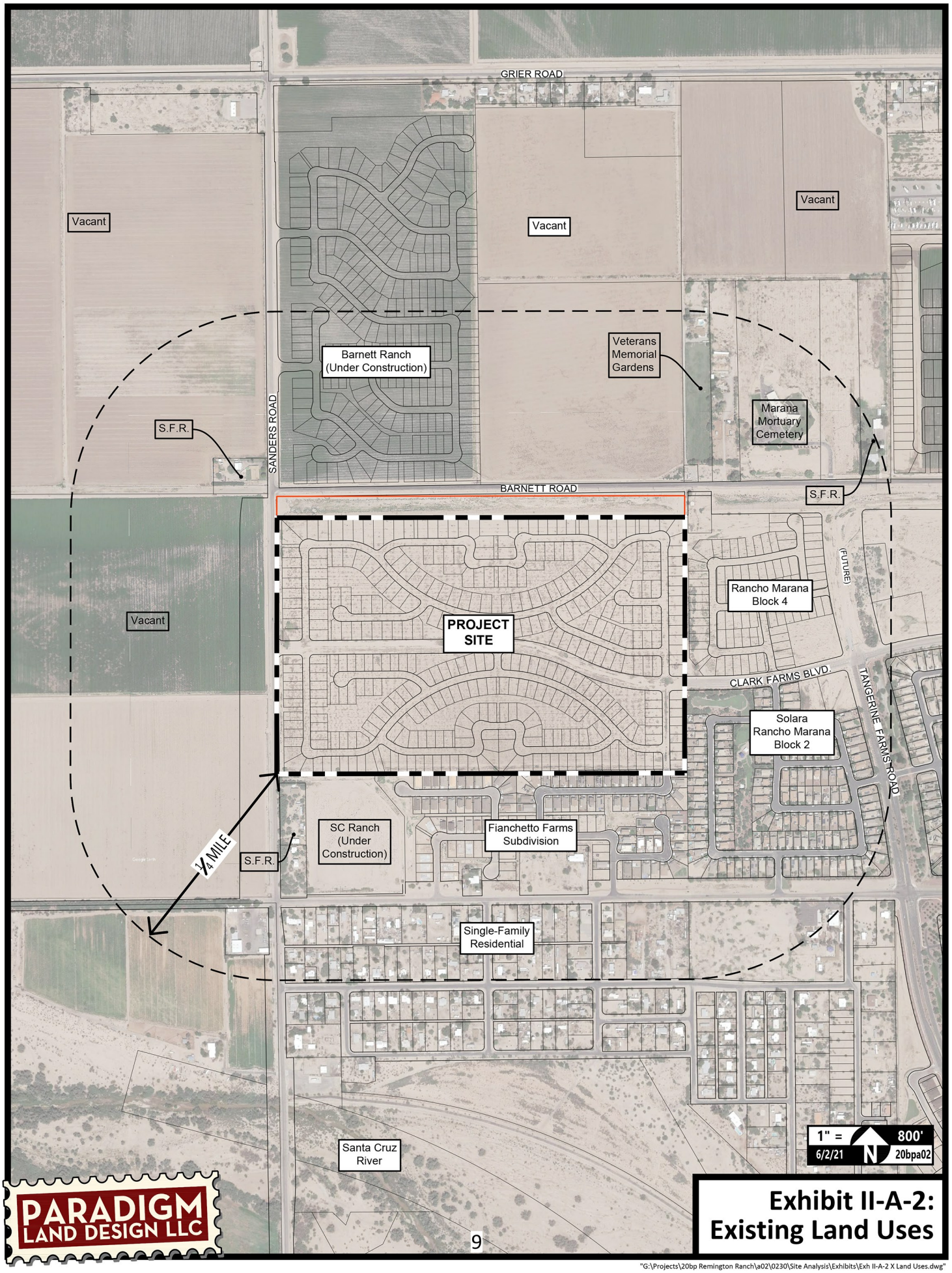
Architectural styles south and east of Remington Ranch are typical of most planned development in suburban Marana, which is a mix of traditional and contemporary southwest homes. Architectural styles in surrounding subdivisions under construction are mainly wood frame homes that utilize stucco and stone 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



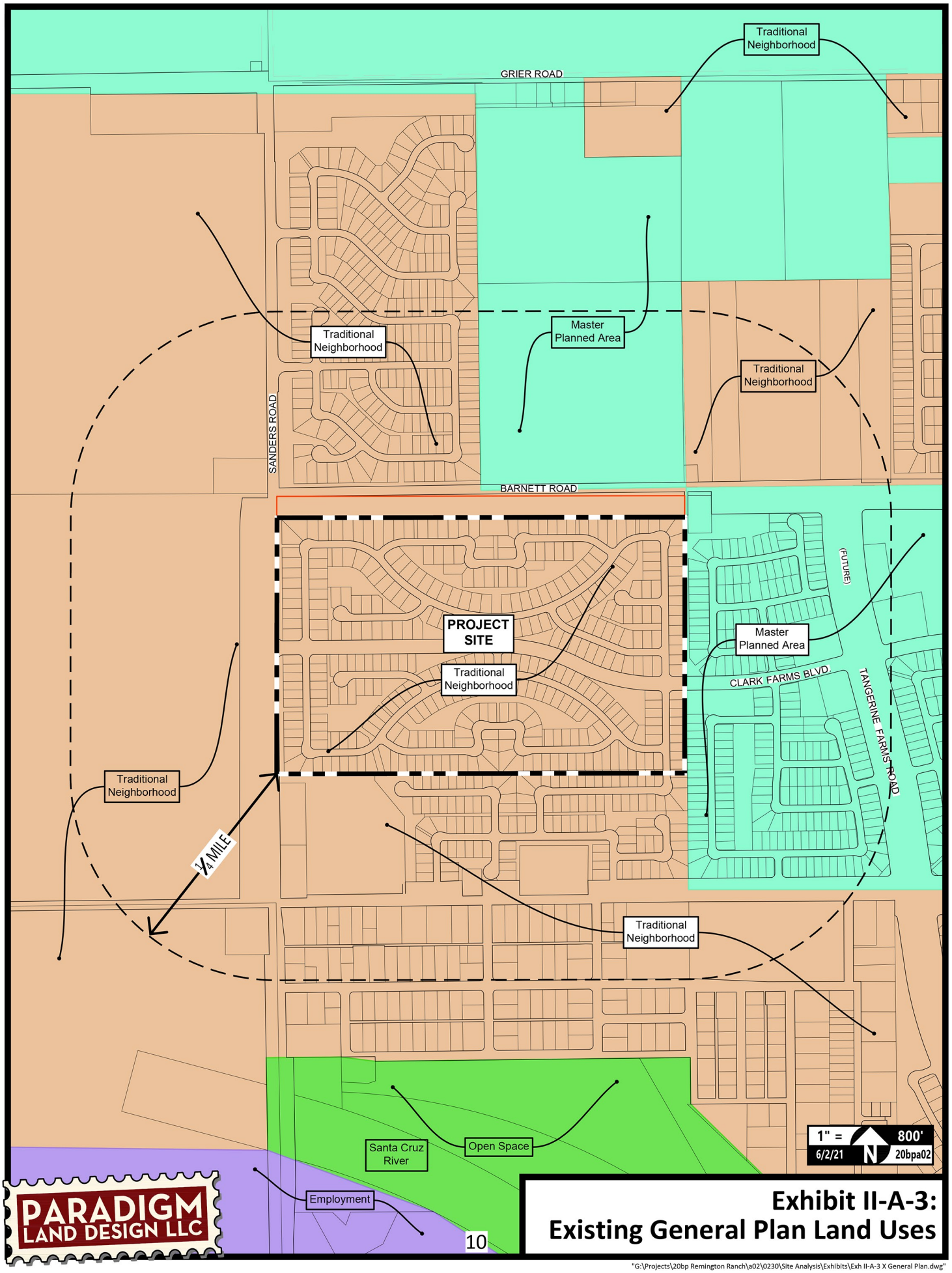

Vacant
Vacant
Vacant



PARADIGM LAND DESIGN LLC

Exhibit II-A-2: Existing Land Uses

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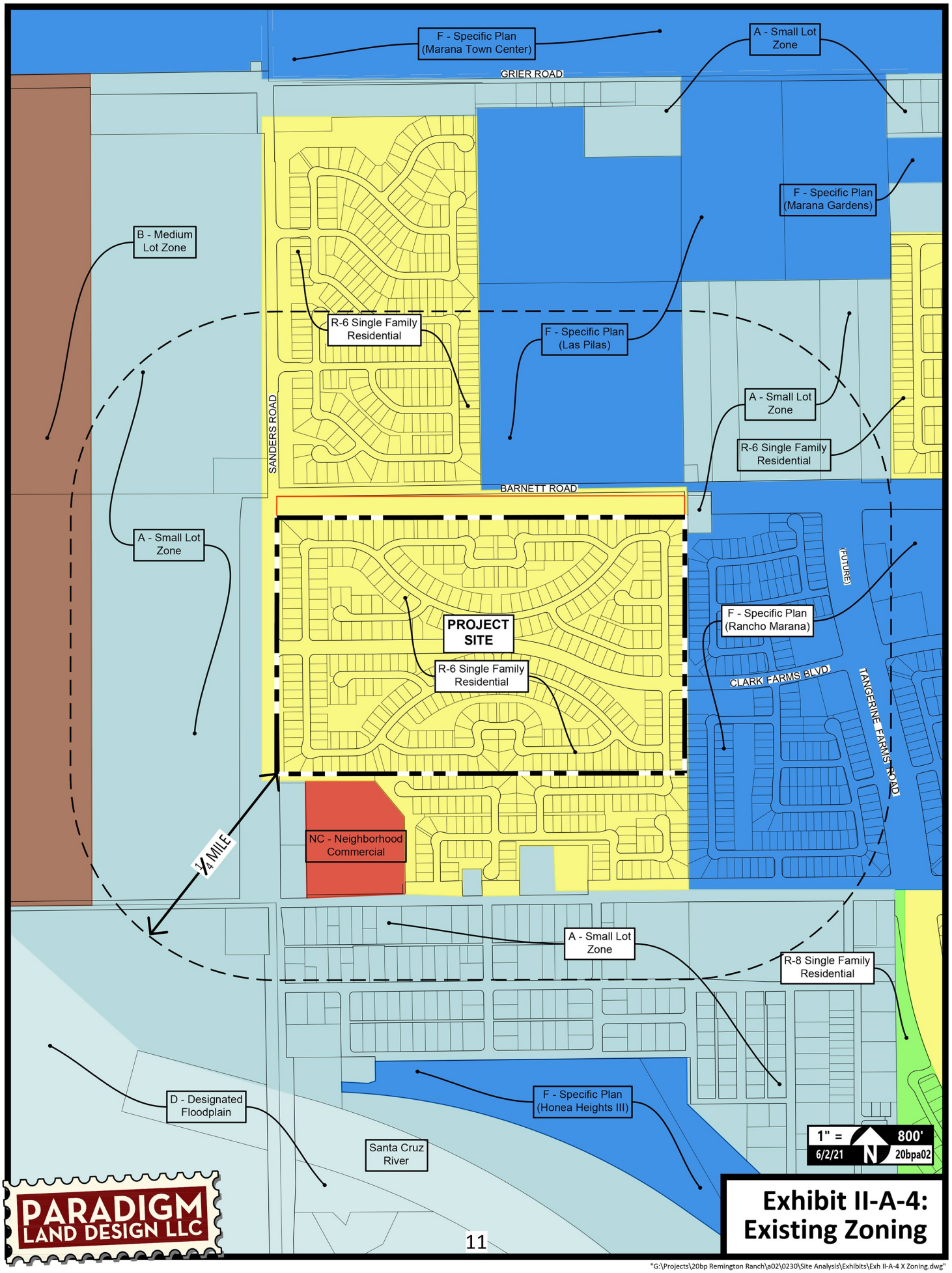


PARADIGM LAND DESIGN LLC

10

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

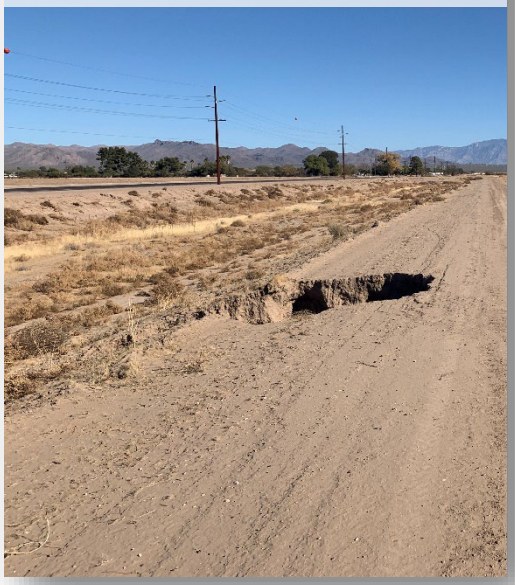
There are no significant offsite features that affect the Property. Upstream drainage impacting the Property is characterized by constructed channels and basins within residential subdivisions. The Barnett Channel / Basin forms much of the downstream edge of the project and will receive the project's 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

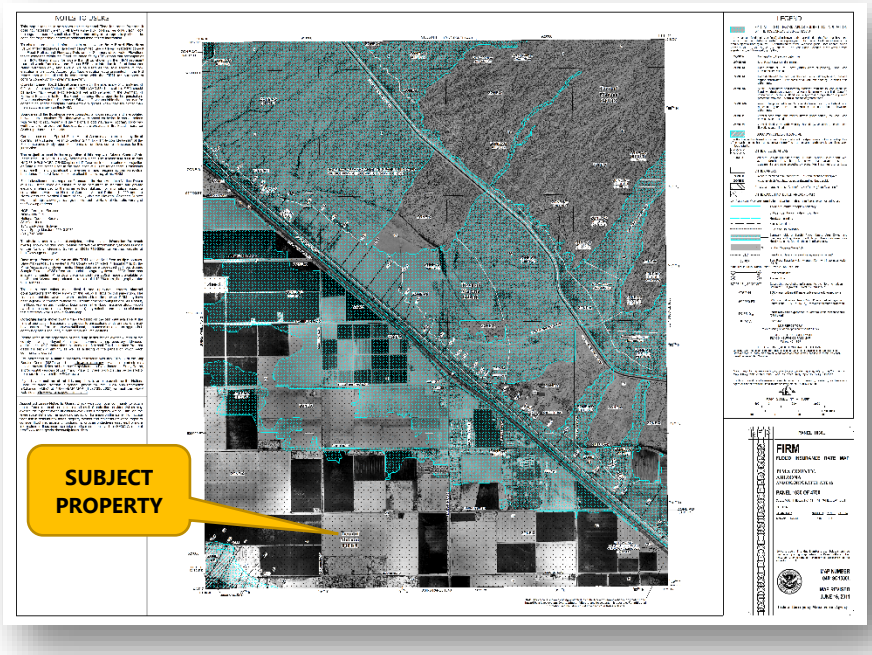
All peak discharges entering and exiting the Property, as well as their contributing drainage areas have been shown on Exhibit II-C-1: Onsite Hydrology.

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.

BARNETT ROAD

BARNETT CHANNEL

CP1

CP2

CP3

D.A. 'A'
AREA=53.723 AC.

D.A. 'B'
AREA=40.815 AC.

D.A. 'C'
AREA=2.689 AC.

SANDERS ROAD

SANDERS ROAD (60' WIDE)
PROCEEDING No. 242
BOOK 2, PAGE 48 ROAD MAPS

N 00°00'25" E

TOWN OF MARANA
217-43-001A

N. TOP SUCCESSOR DR.
(PUBLIC)

CLARK FARMS
BOOK 59, PAG

C.A. "A"

C.A. "B"

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.

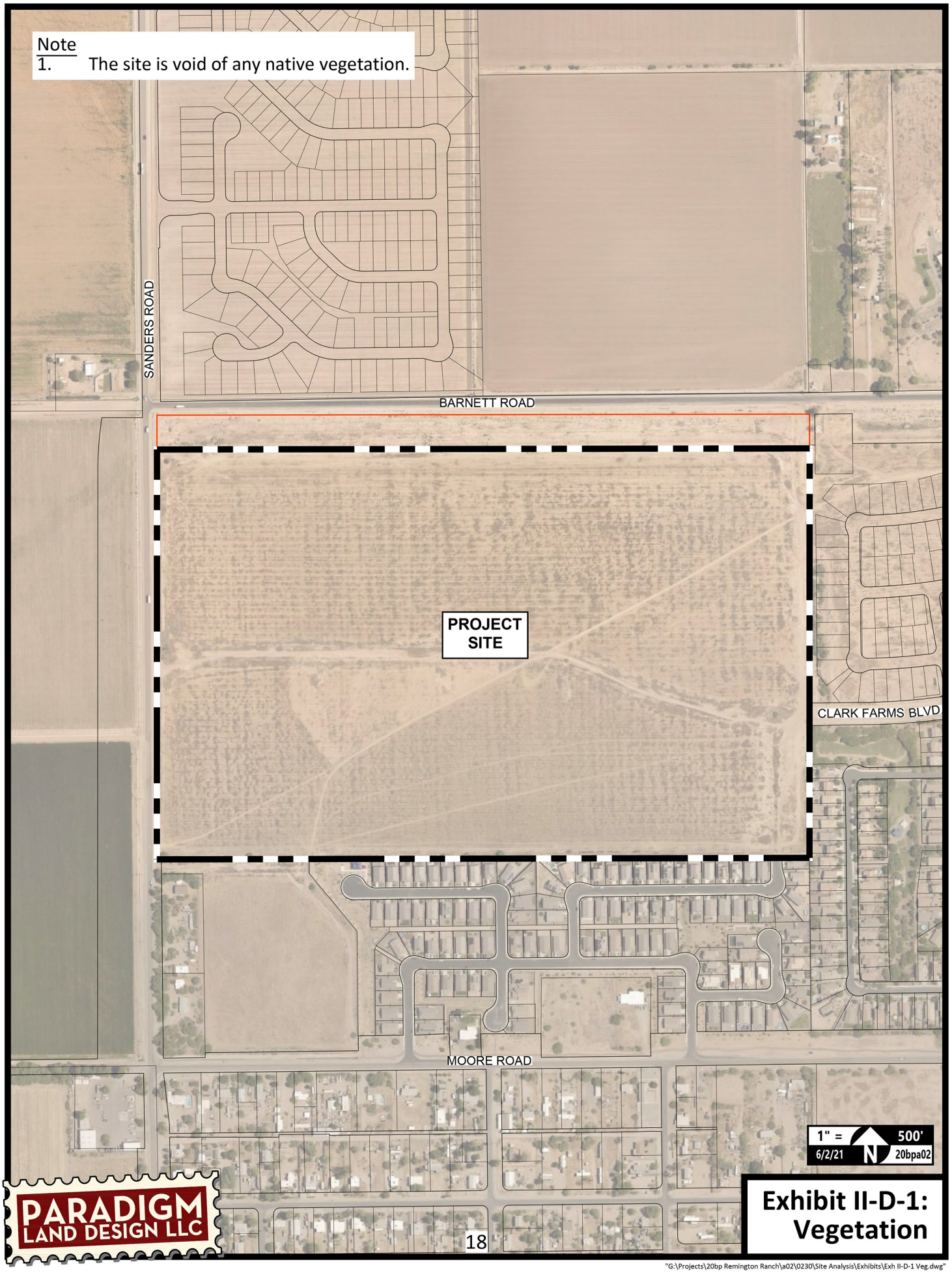


2. Significant, Threatened, or Endangered Flora

   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.


Note
1. The site is void of any native vegetation.
SANDERS ROAD
BARNETT ROAD
PROJECT SITE
CLARK FARMS BLVD
MOORE ROAD
1" = 500'
6/2/21
N
20bpa02
PARADIGM LAND DESIGN LLC
Exhibit II-D-1: Vegetation
18
"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\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

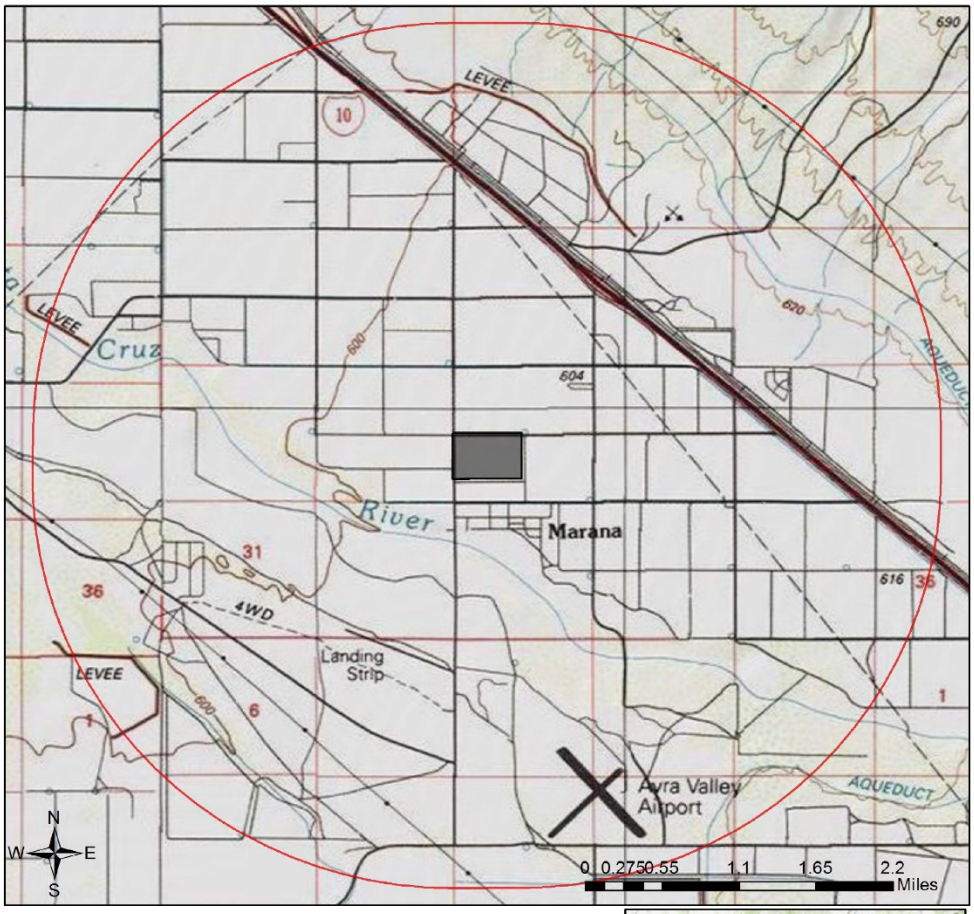
Exhibit II-E-1: AZGFD Report (cont'd)

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

Page 4 of 13

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

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

Page 5 of 13

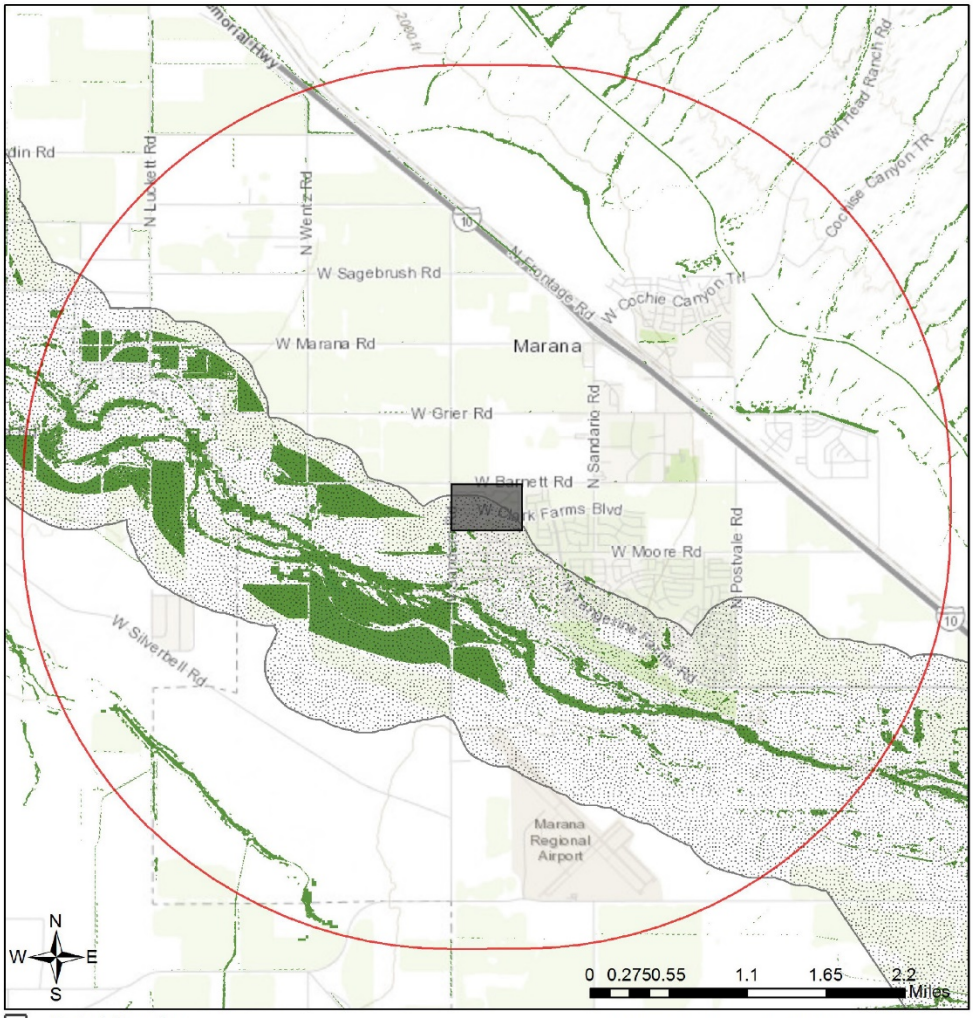
Exhibit II-E-1: AZGFD Report (cont'd)

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

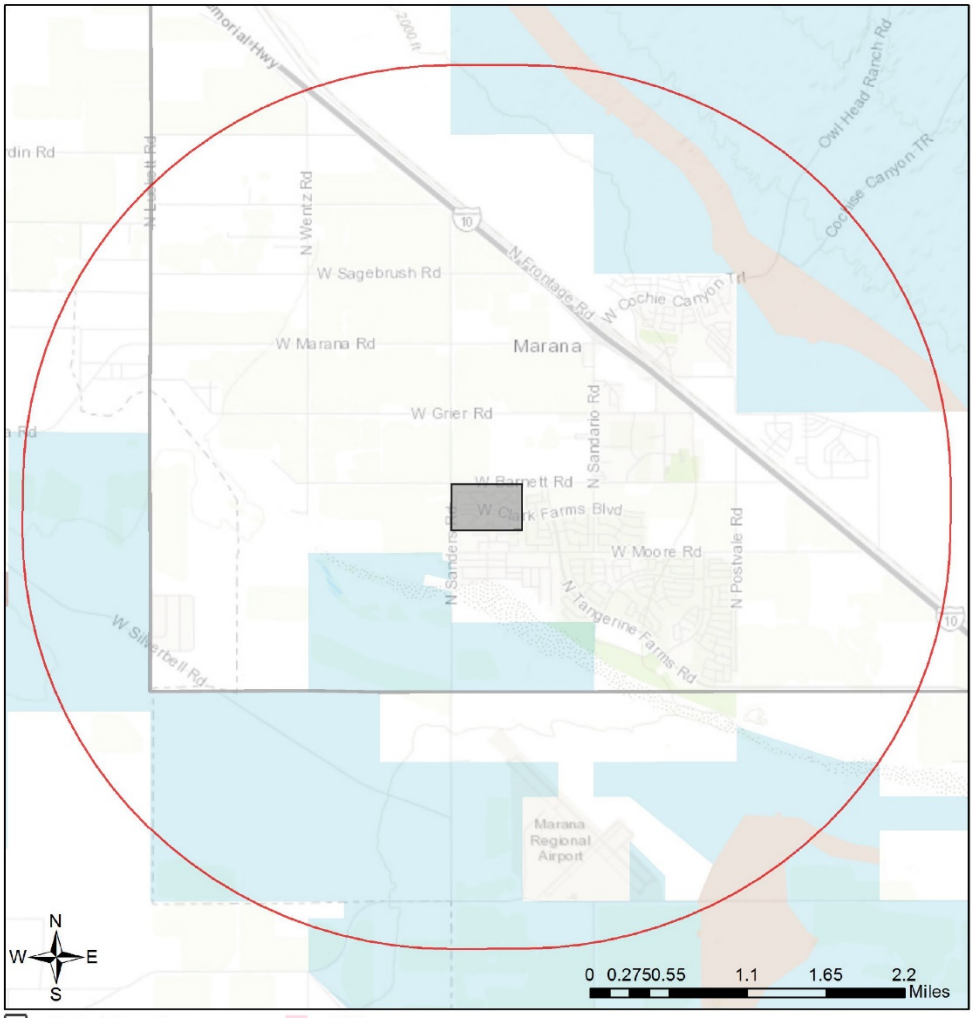
Exhibit II-E-1: AZGFD Report (cont'd)

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

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

Page 8 of 13

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

Page 9 of 13

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
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.

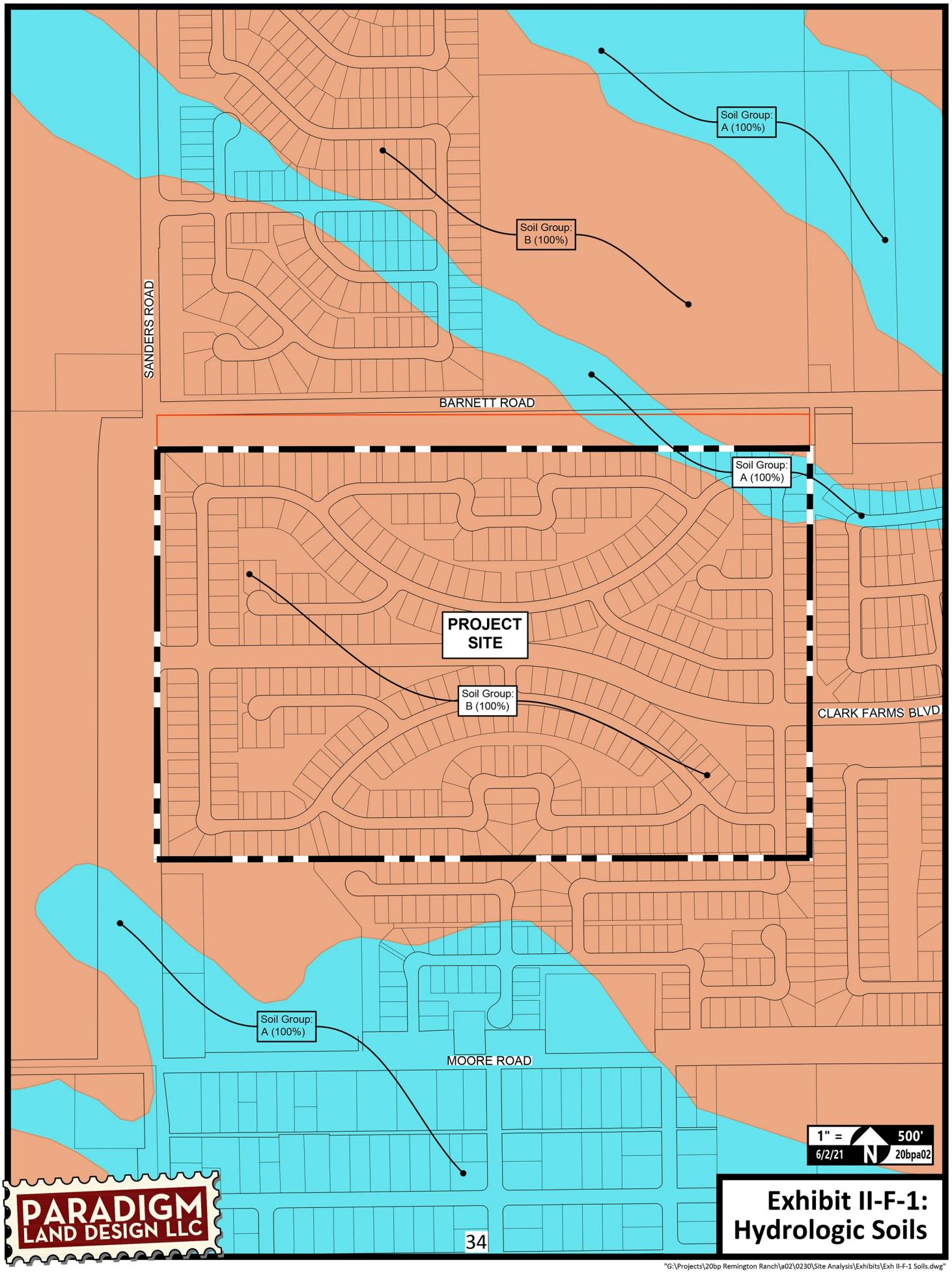
F. SOILS AND GEOLOGY

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."



PARADIGM LAND DESIGN LLC

Exhibit II-F-1: Hydrologic Soils

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh II-F-1 Soils.dwg"

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

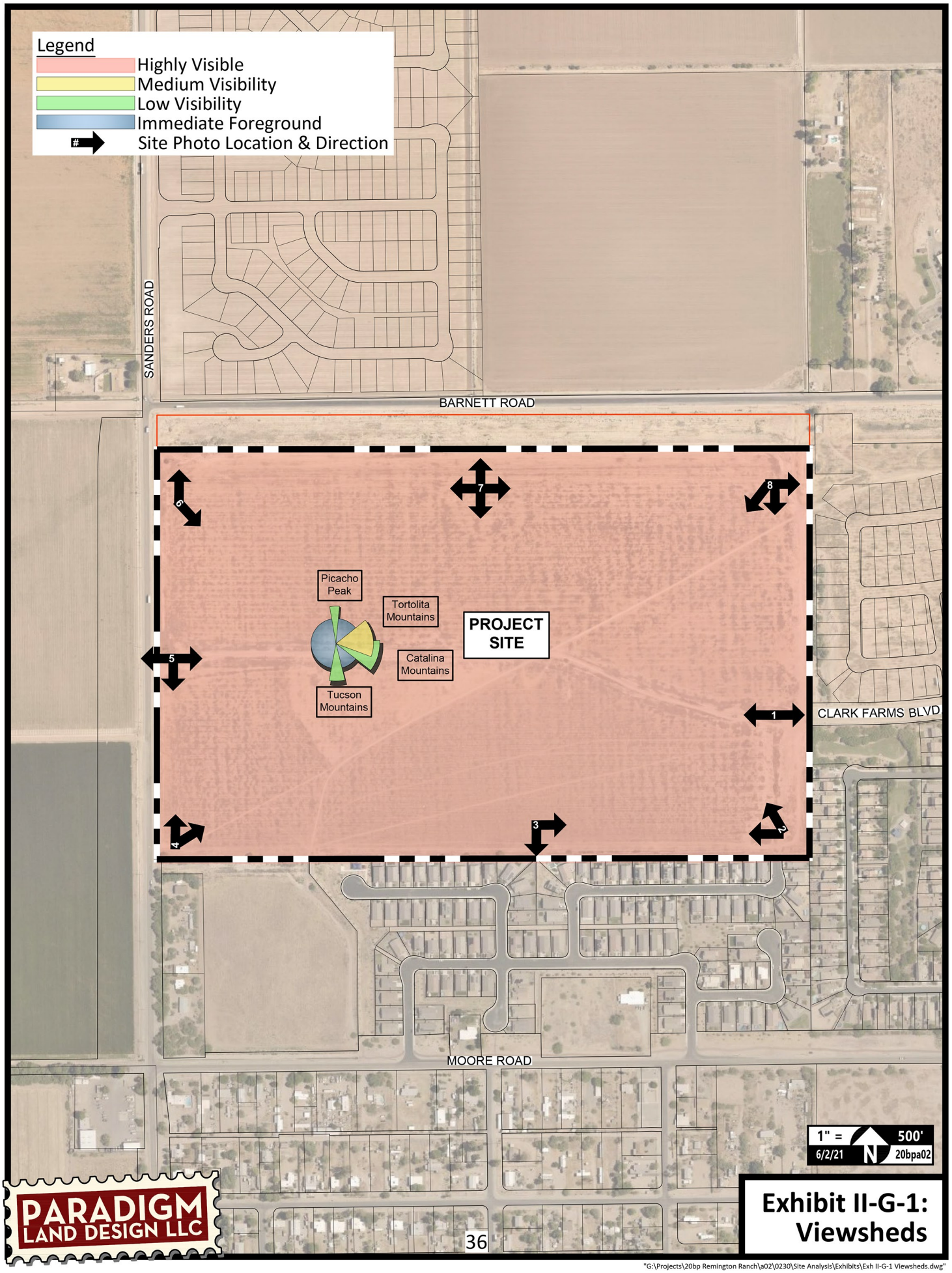


2. Views which may be Blocked by the Proposed Development

   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.



PARADIGM LAND DESIGN LLC

Exhibit II-G-1: Viewsheds

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh 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.

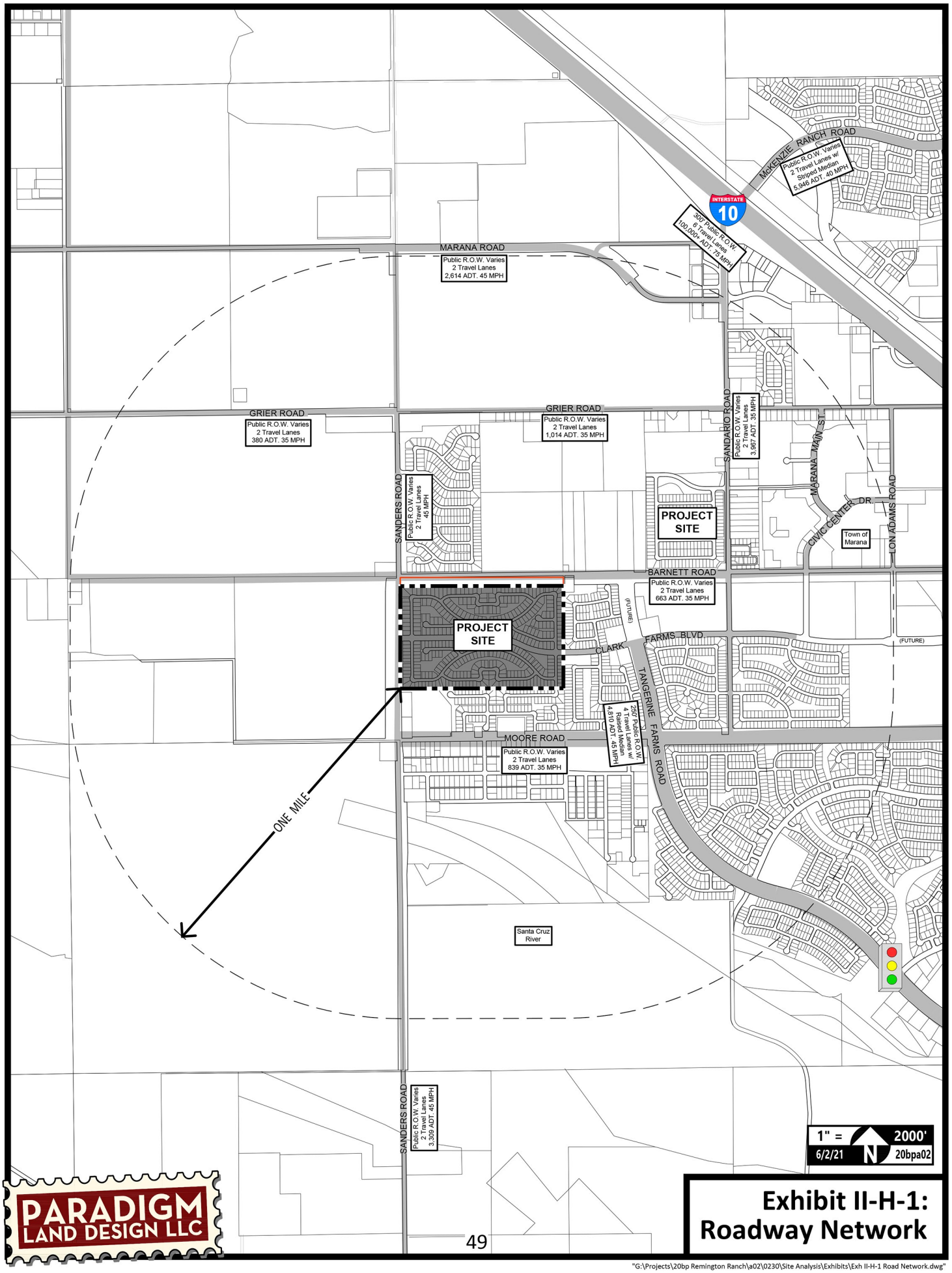
Roadway Name	Planned Right-of-Way Width	Exist. Lanes	Median Type	Speed Limit	General Plan Designation
Barnett Road	60'+	2	None	35 mph	None
Clark Farms Boulevard	90'	3	None	40 mph	Collector
Moore Road	250'	2	None	35 mph	Arterial
Sanders Road	250'	2	None	45 mph	Arterial
Tangerine Farms Road	250'+	4	Raised	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.



PARADIGM LAND DESIGN LLC

Exhibit II-H-1: Roadway Network

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh 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.

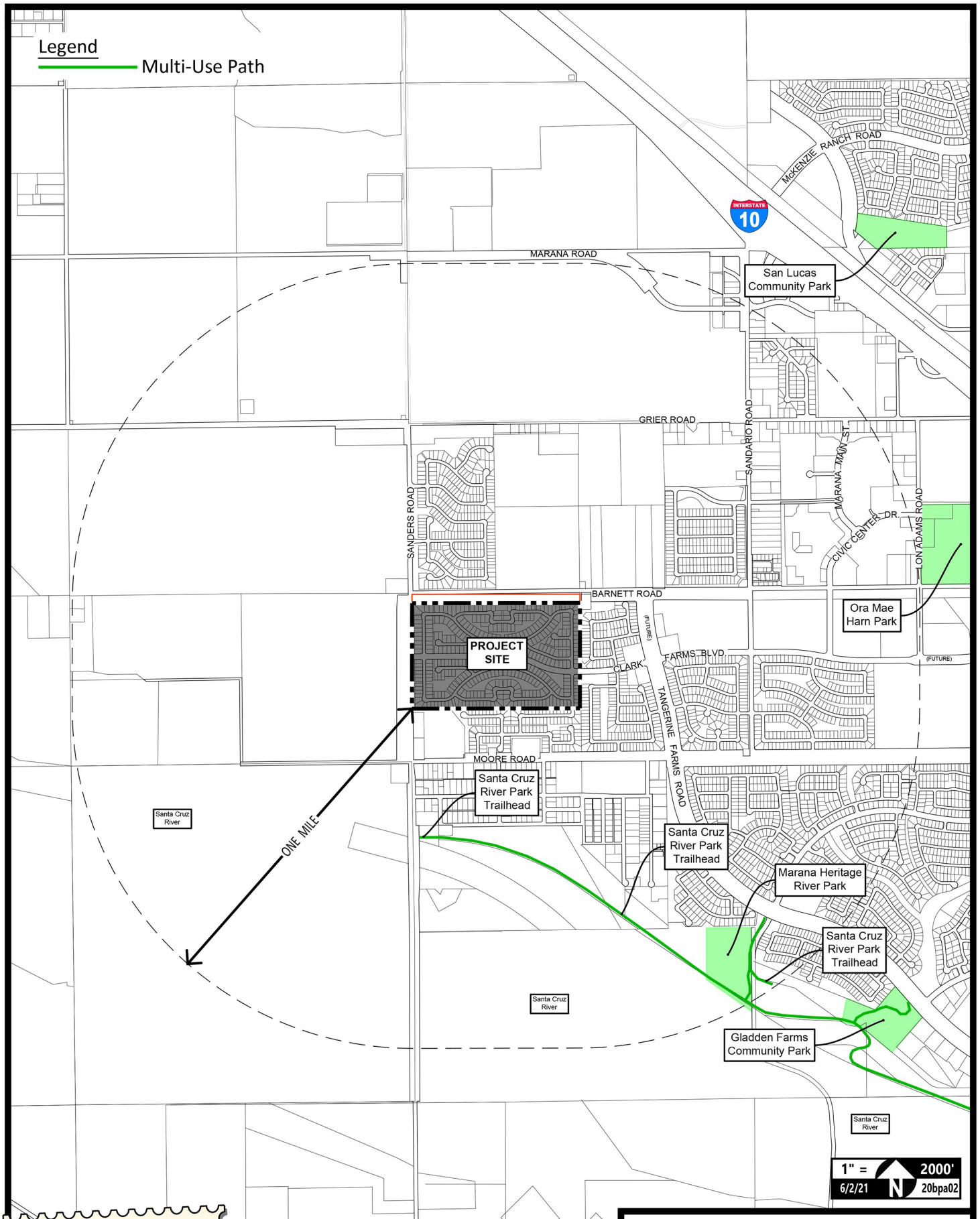


Marana Heritage River Park

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.



PARADIGM LAND DESIGN LLC

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

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh 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

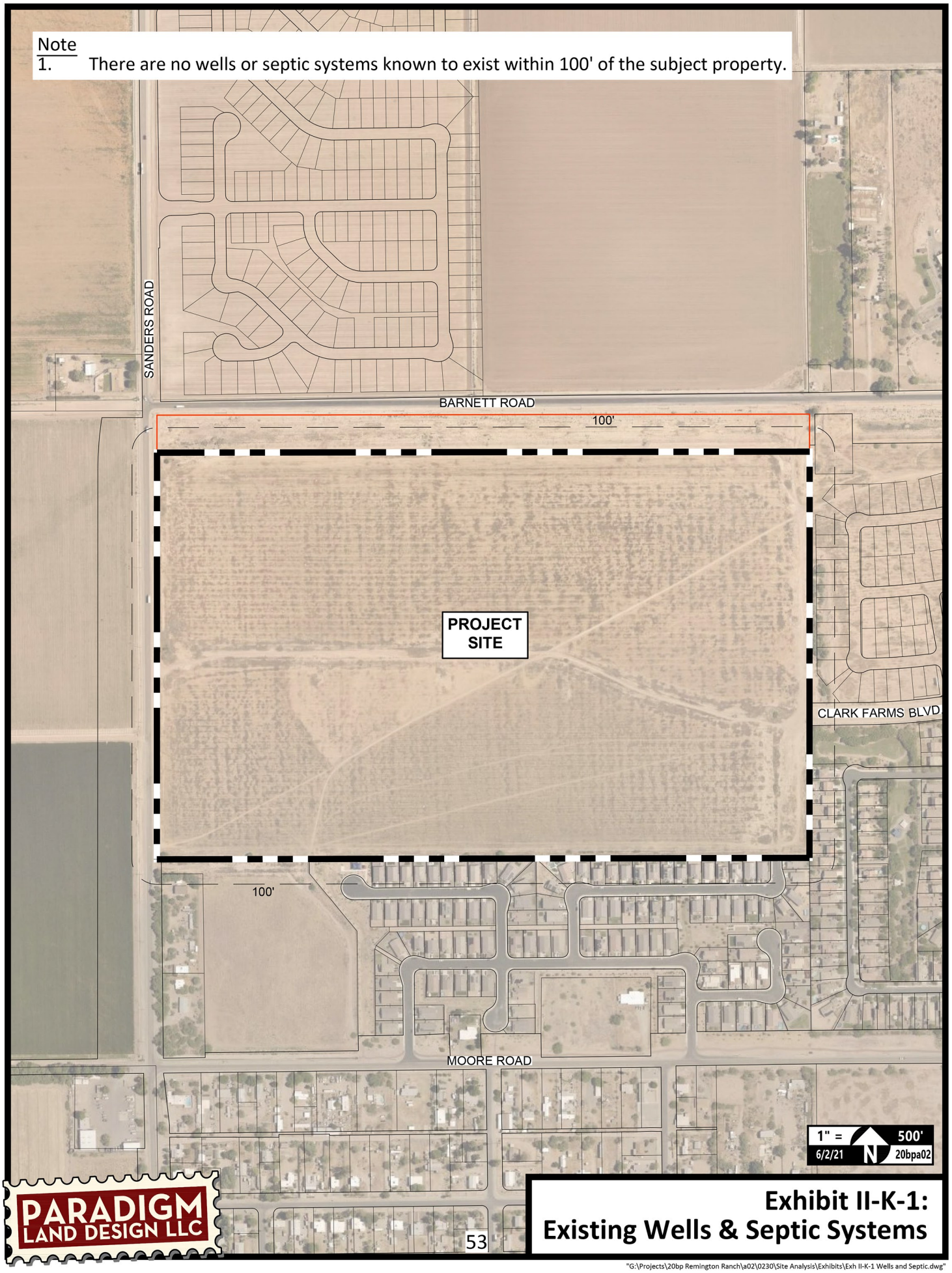
   The property is located within the Tucson Electric Power service area.

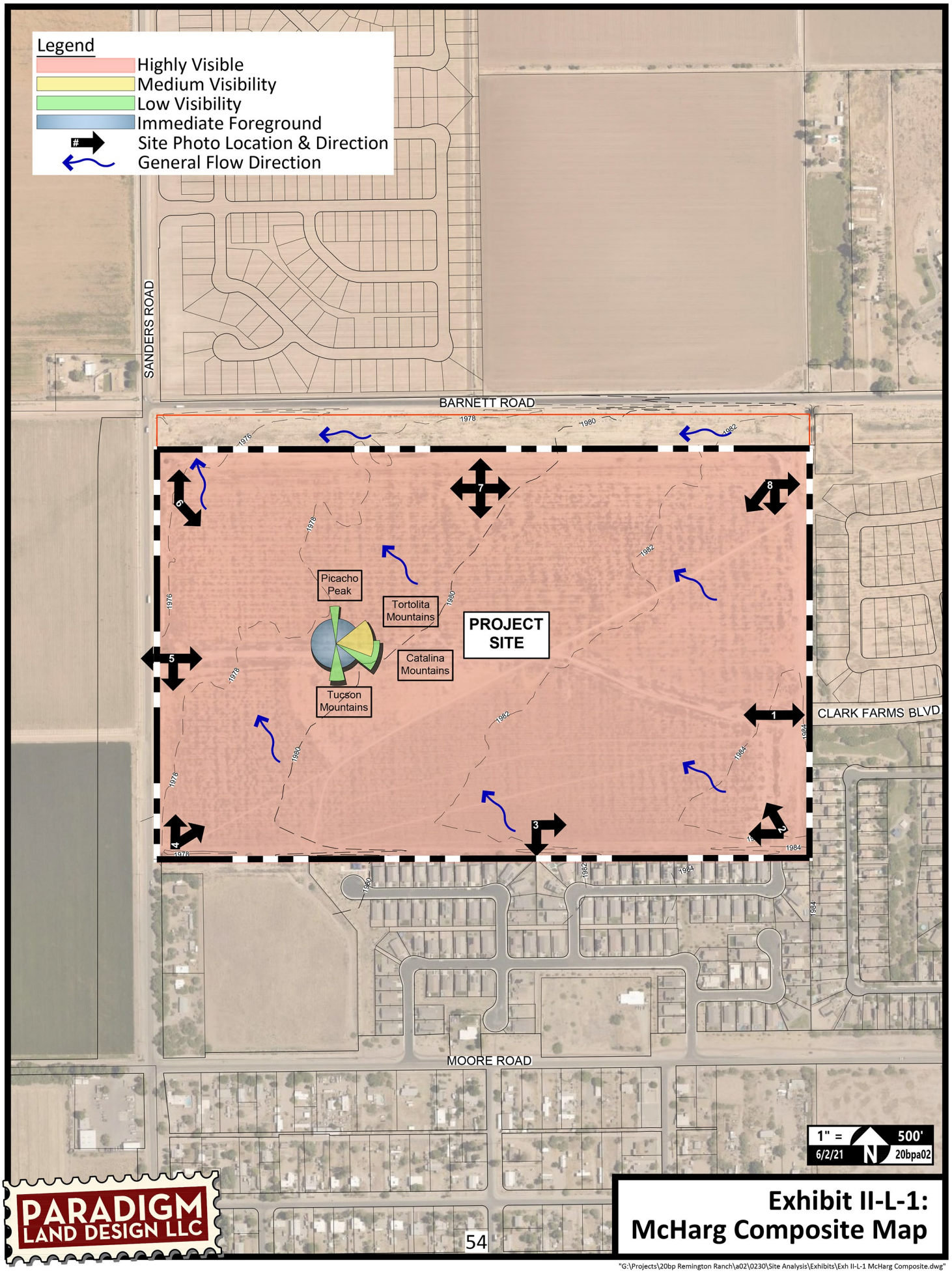
5. Fire Service

   The property is within the Northwest Fire District

6. Police Service

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


Note
1. There are no wells or septic systems known to exist within 100' of the subject property.
SANDERS ROAD
BARNETT ROAD
100'
PROJECT SITE
CLARK FARMS BLVD
100'
MOORE ROAD
1" = 500'
6/2/21
N
20bpa02
PARADIGM LAND DESIGN LLC
Exhibit II-K-1:
Existing Wells & Septic Systems
53
"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh II-K-1 Wells and Septic.dwg"



PARADIGM LAND DESIGN LLC

Exhibit II-L-1: McHarg Composite Map

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh II-L-1 McHarg Composite.dwg"

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.

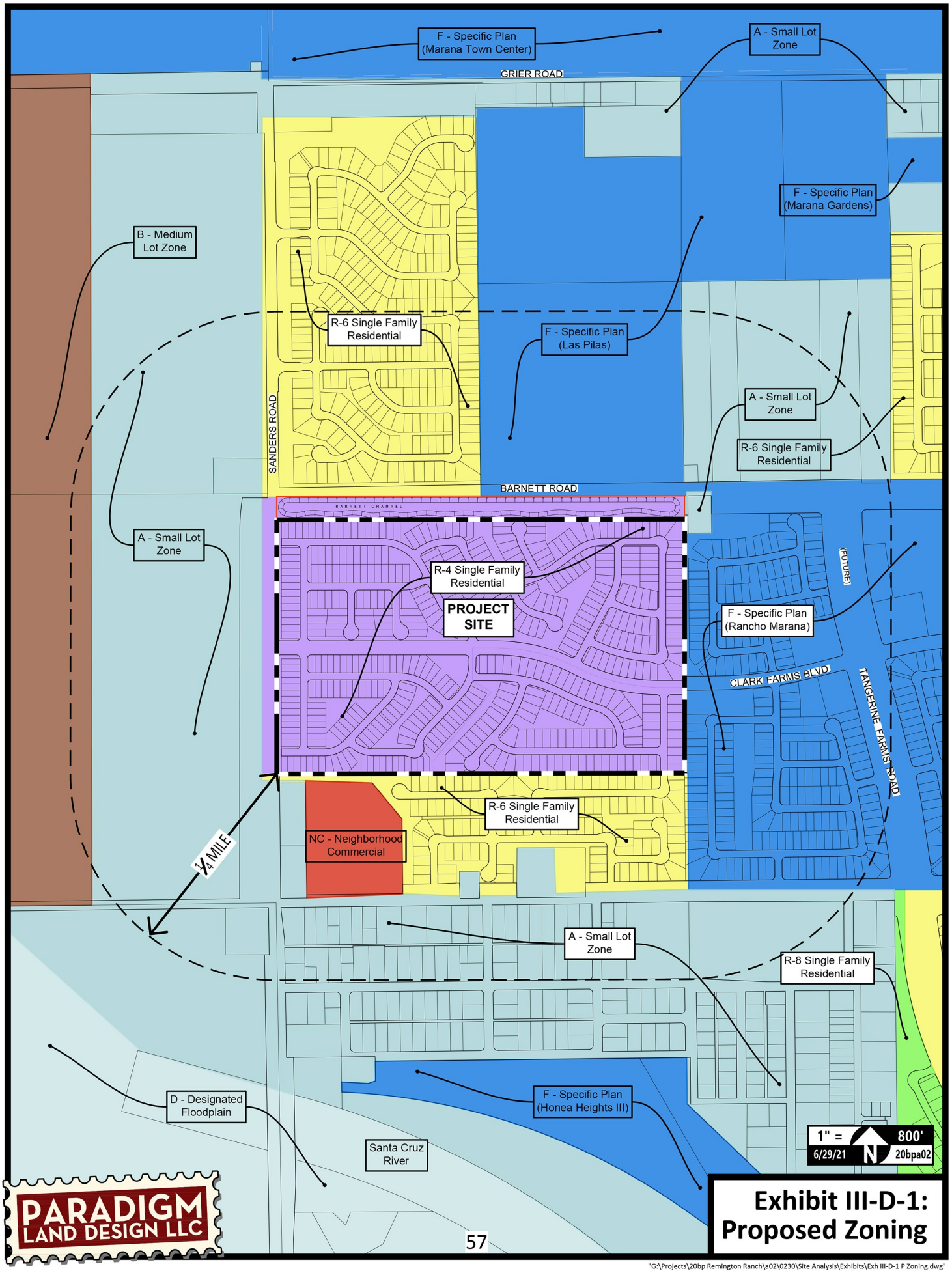
D. LAND USE PROPOSAL

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\0230\Site Analysis\Exhibits\Exh 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.

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

LEGEND

(81.7±) FUTURE ELEVATION

76.6± EXIST. ELEV

BARNETT ROAD (50' WIDE)
PROCEEDING No. 1792 (BK. 14, PG. 21 RAI)

BARNETT ROAD

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'

TOWN OF MARANA
217-43-001A

CLARK FARMS BC
BOOK 59, PAGE 1

N. TOP SUCCESSOR DR.
(PUBLIC)

W. JUDIT CT.
(PUBLIC)

W. FIANCHETTO DR.
(PUBLIC)

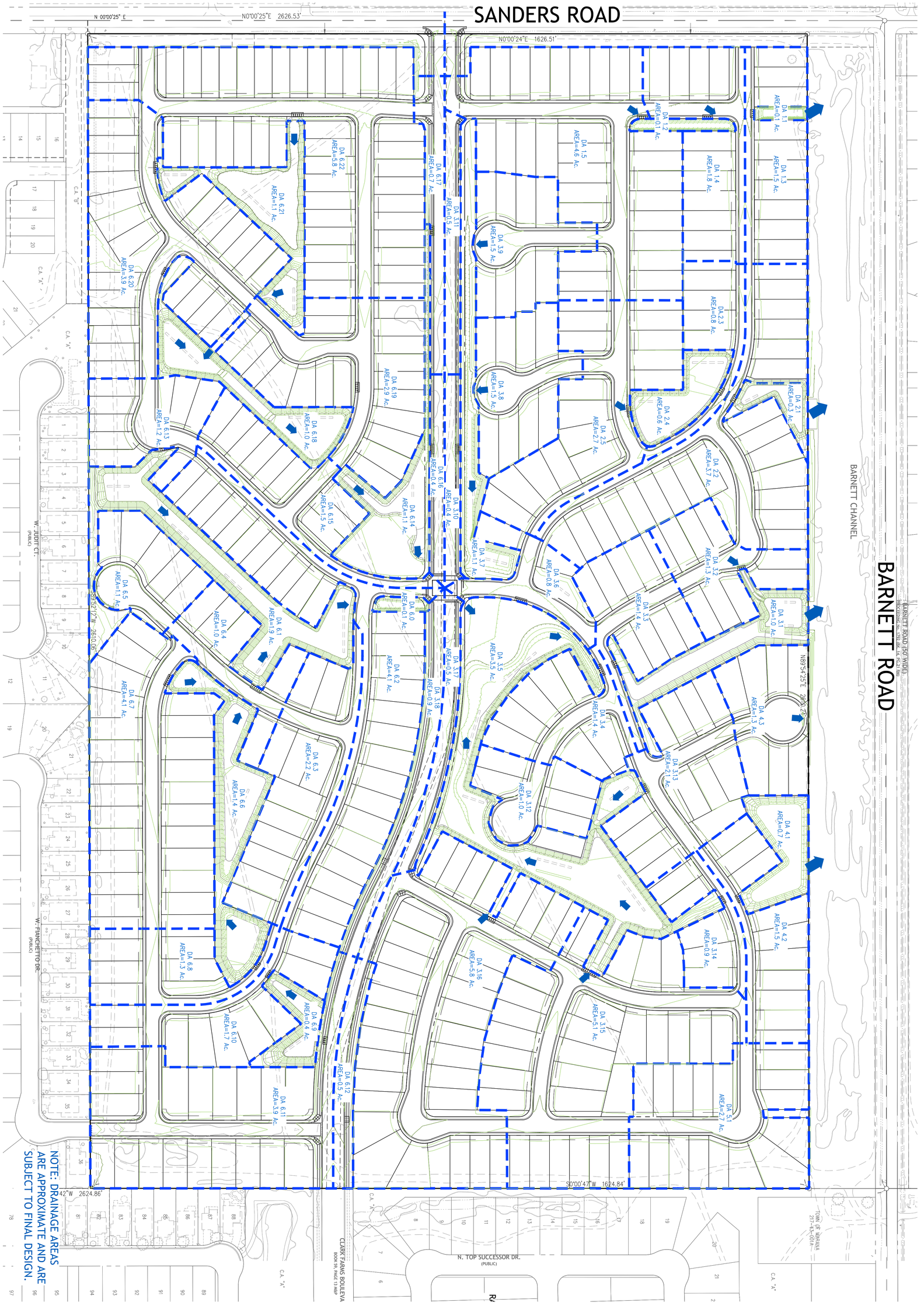
NOTE: GRADES ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN.

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.



NOTE: DRAINAGE AREAS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN.

REMINGTON RANCH
EXHIBIT III-F-1:
POST DEVELOPMENT HYDROLOGY

MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

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.

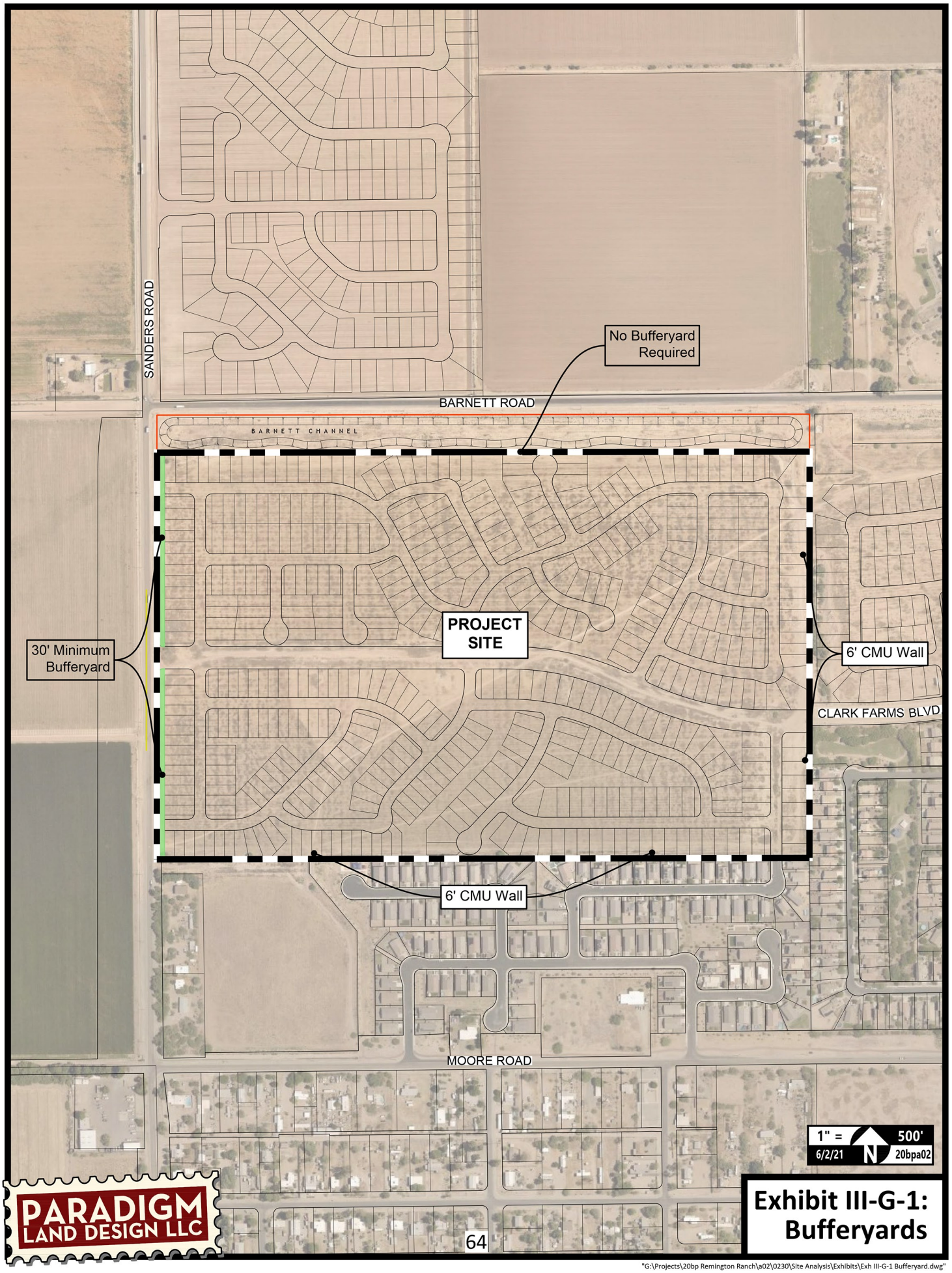


Exhibit III-G-1: Bufferyards

PARADIGM LAND DESIGN LLC

"G:\Projects\20bp Remington Ranch\a02\0230\Site Analysis\Exhibits\Exh III-G-1 Bufferyard.dwg"

H. WILDLIFE

There are no primary wildlife corridors that run through the property.

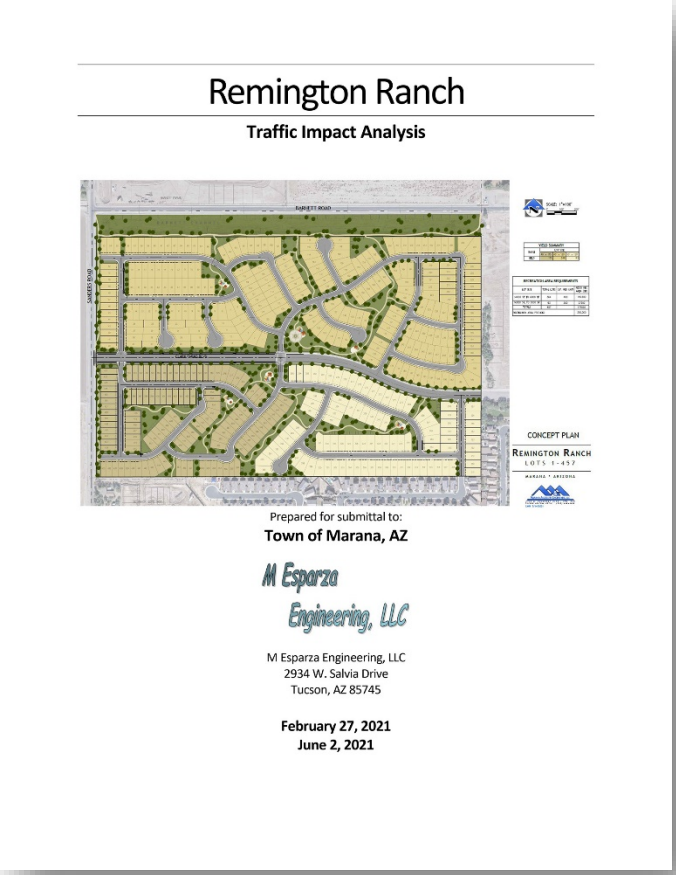
At least 30 days before grading, a 100% area survey must be completed by a qualified wildlife biologist, for the Western Burrowing Owl, with a copy of the survey form send to the Town prior to issuance of a grading permit.

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

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

POINT OF CONNECTION
EXIST. 8" PVC PUBLIC
WATER MAIN

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'

TOWN OF MARANA
217-43-001A

CLARK FARMS BC
BOOK 59, PAGE 1

N. TOP SUCCESSOR DR.
(PUBLIC)

W. SUDUT CT.
(PUBLIC)

W. FIANCHETTO DR.
(PUBLIC)

NOTE: WATER CONCEPT DEPICTED SUBJECT TO FINAL DETAILED DESIGN ANALYSIS.

LEGEND

PLANNED PUBLIC WATER MAIN

EXISTING PUBLIC WATER MAIN

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'

S00°01'47"W 1624.84'

N00°00'24"E 1626.51'

N00°00'25"E 2626.53'

S89°52'12"W 2610.06'

N00°01'42"W 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#4012-55
RIM=1977.56
N. INV.=1966.53
SW. INV.=1966.73

EXIST. MH#10
(G-2004-140)
RIM=1982.12
W. INV.=1969.98
S. INV.=1969.98
E. INV.=1969.95

EXIST. MH#
RIM=1982.66
N. INV.=1972.62
S. INV.=1972.65

PLANNED 8" PVC SEWER (PUBLIC)

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"

W-8"PVC

S-15"PVC

S-12"PVC

W-6"PVC

W-12"PVC

IRR

OHE

S

LEGEND

PLANNED PUBLIC SEWER & MANHOLE

EXISTING PUBLIC SEWER (AS NOTED)

NOTE: SEWER CONCEPT DEPICTED SUBJECT TO FINAL DETAILED DESIGN ANALYSIS.

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.

BARNETT FARMS

BARNETT ROAD

BARNETT CHANNEL

SANDERS ROAD

CLARK FARMS BLVD.

TANCHETTA, LOTS 1-114
DOC. NO. 20080470609, M&P
ZONE: R-36

SC RANCH, LOTS 1-54

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

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2101-001 Silverbell Ridge Rezoning**; A request for a recommendation to the Marana Town Council for approval of a rezoning of approximately 49 acres of land from R-16 (Residential) to R-6 (Residential). The property is located approximately one-quarter mile south of Ina Road on the west side of Silverbell Road. (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 Adjoining 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 Bridlewood West Subdivision to the west, located in Pima County, consists of single-family homes on approximately one-acre lots. Homes to the south are also located in Pima County and 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 vacant 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 Council 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. 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.

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 homes/lots in Silverbell Ridge will be subject to the Town of Marana Subdivision Recreation Standards (Town Code 17-5-3(B)(12)), that 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.

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. 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.

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.

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 Transmissiion 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.

Recommended Findings of Fact:

1. The property is currently zoned R-16 (single-family residential). The proposed change in zoning to R-6 is supported by the Low Density Residential (LDR) 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 Marana Land Development Code and Marana Town Code related to the proposed rezoning 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 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:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ2101-001 based upon the recommended findings and subject to the following conditions:

Recommended Conditions of Approval:

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’ 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.

Suggested Motion:

I move to recommend to the Town Council approval of the Silverbell Ridge Rezoning (PCZ2101-001) subject to the recommended conditions.

Attachments

Application
Location Map
Tentative Development Plan - Exhibit A
Silverbell Ridge Rezoning Document 7.21.21
Applicant Public Outreach Summary (Memorandum)
Impacted Parties Map - Exhibit B
Invasive Non-Native Species To Control - Exhibit C

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

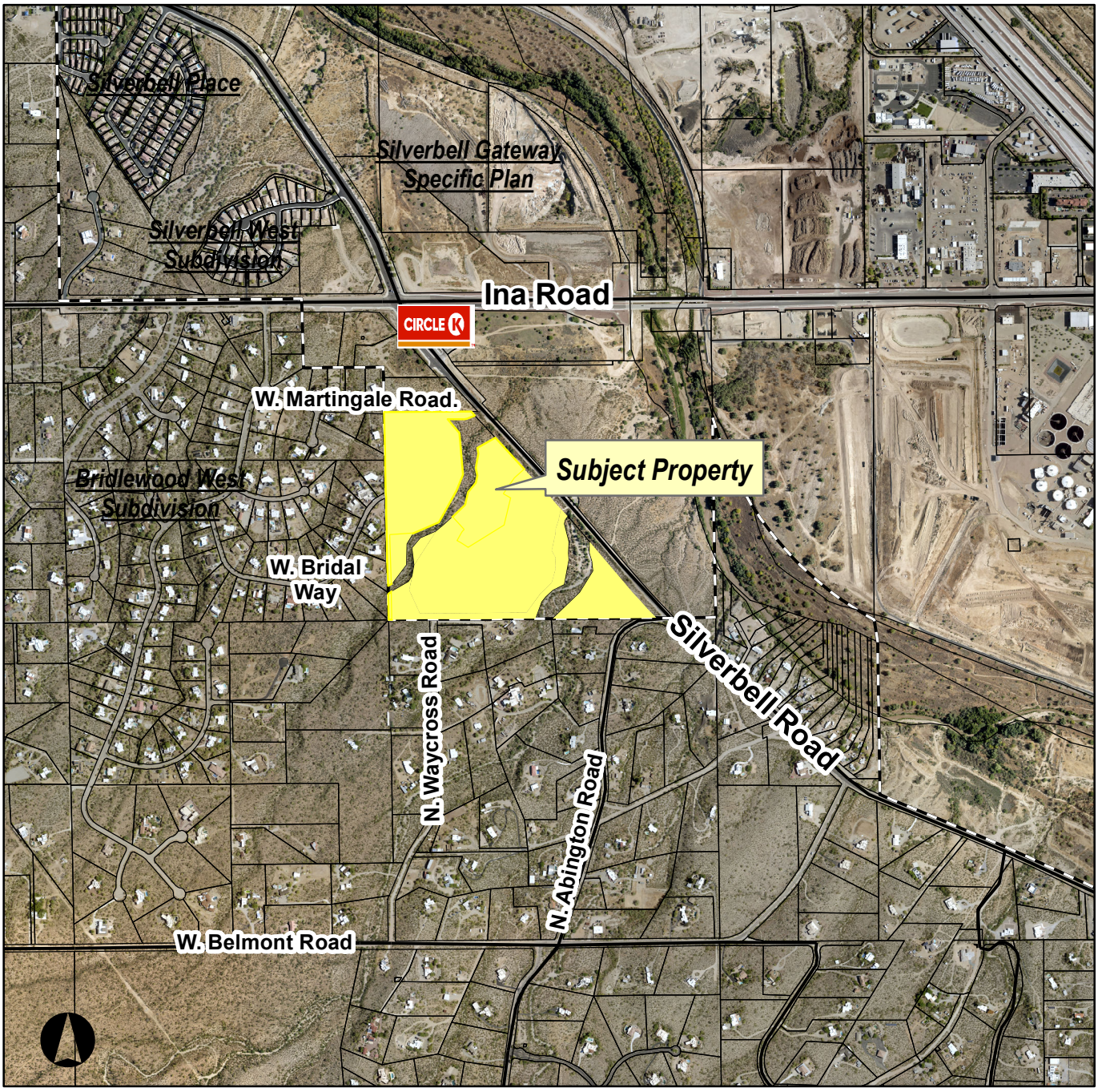
I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization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

Brian Underwood	Brian Underwood	1/4/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. PCZ2101-001 **Date Received** 1/4/2021

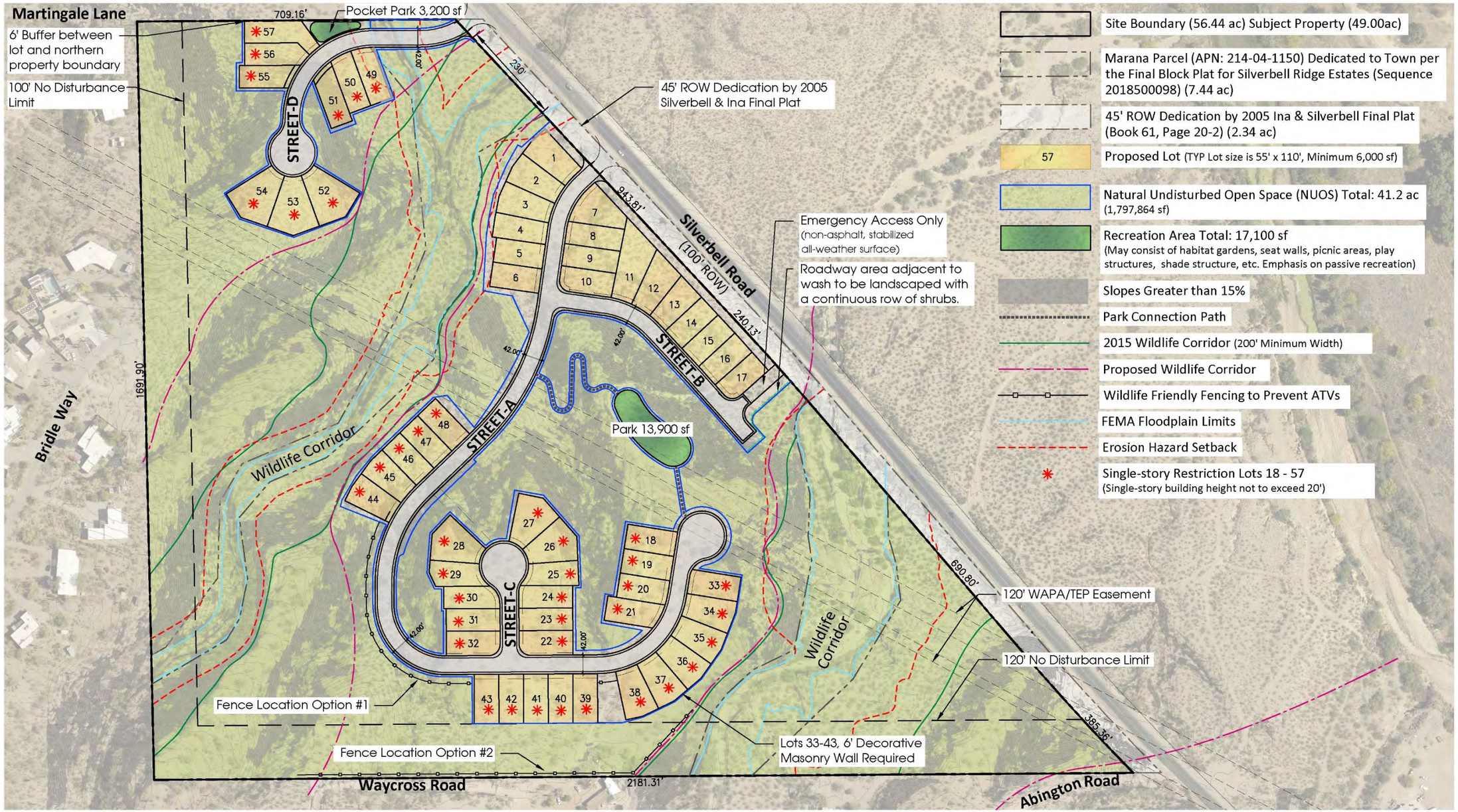
Revision Date 03/29/2019



Data Disclaimer: The Town of Marana provides this map information
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Exhibit A

Exhibit II.D.1: Tentative Development Plan



SILVERBELL RIDGE REZONE

Marana, Arizona

July 2021

Case # PCZ2101-001



THE PLANNING CENTER
a division of TPC 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
Tucson, Arizona 85741
Telephone: (520) 575-0600
Email: bud@theriver.com

Prepared by:

The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6246
Email: bunderwood@azplanningcenter.com

With assistance from:

Baker & Associates Engineering, Inc.
3561 E. Sunrise Dr. 225
Tucson AZ 85718
Telephone: (520) 318-1930
Email: Mike@baetucson.com

July 2021

TABLE OF CONTENTS

INTRODUCTION 1

I. DEVELOPMENT CAPABILITY REPORT 4

A. Location & Land Use 5

B. Information on Properties within a Quarter Mile 8

1. Existing Zoning 8

2. General Plan Land Use 8

3. Surrounding Land Use 8

4. Number of stories for existing structures 8

5. Pending and Conditional Rezoning Cases 12

6. Subdivisions & Development Plans 12

7. Adjacent Architecture 14

C. Wells 14

D. Topography & Slope 16

E. Hydrology 18

F. Vegetation 20

1. Vegetative Communities and Associations On-Site 20

2. Significant Cacti and Groups of Trees & Federally Listed Threatened or Endangered Species 20

3. Vegetative Densities by Percentage of Plant Cover 21

G. Wildlife 26

1. Letter from Habitat Specialist 26

2. AGFD Wildlife Concerns 27

3. Wildlife Crossings 27

H. Soils 28

I. Viewsheds 29

J. Traffic 33

K. Bicycle, Recreation & Trails 35

L. Cultural, Archaeological & Historic Resources 37

M. Existing Infrastructure & Public Facilities 37

1. Police 37

2. Fire 37

3. Schools 37

4. Library 37

5. Water....37
6. Natural Gas....37
7. Electricity....37
8. Wastewater....39
N. Composite Constraints (McHarg) Map....40
II. PROPOSED LAND USE PLAN....42
A. Narrative....43
B. Relationship to Marana General and Strategic Plan....43
C. Compatibility with Adjoining Properties....44
D. Tentative Development Plan....45
E. Proposed Topography....48
F. Proposed Hydrology....50
1. Drainage Concept....50
2. Conformance with Current Policies....51
3. Disturbance....51
4. Erosion Protection....51
5. Effect on Off-site Properties....51
G. Vegetation....53
H. Wildlife....53
I. Viewsheds....53
J. Traffic....53
K. Public Utilities....54
L. Public Service Impacts....59
M. Recreation & Trails....60
N. Cultural, Archaeological & Historic Resources....60
APPENDICES....61
A. Ordinance 2015.003....62
B. AGFD Heritage Data Management System Environmental Report....70

LIST OF EXHIBITS

Exhibit I.A.1: Regional Location....5
Exhibit I.A.2: Location....6
Exhibit I.A.3: On-site Land Use....7

Exhibit I.B.1: Existing Zoning 9
Exhibit I.B.2: General Plan Land Use 10
Exhibit I.B.3: Existing Land Use 11
Exhibit I.B.4: Development 13
Exhibit I.C.1: Wells 15
Exhibit I.D.1: Topography & Slope 17
Exhibit I.E: Existing Drainage 19
Exhibit I.F.1: Vegetation 21
Exhibit I.F.2: Site Resource Inventory 22
Exhibit I.F.2: Site Resource Inventory (continued) 23
Exhibit I.F.2: Site Resource Inventory (continued) 24
Exhibit I.F.2: Site Resource Inventory (continued) 25
Exhibit I.H.1: Soils 28
Exhibit I.I.1: Visibility 29
Exhibit I.I.2: Viewsheds 30
Exhibit I.I.2: Viewsheds (continued) 32
Exhibit I.J.1: Traffic 34
Exhibit I.K.1: Bicycle, Recreation & Trails 36
Exhibit I.M.1: Wastewater 39
Exhibit I.N.1: McHarg Map 41
Exhibit II.D.1: Conceptual Land Use Plan 46
Exhibit II.D.2: Natural Undisturbed Open Space 47
Exhibit II.E.1: Conceptual Grading 49
Exhibit II.F.1: Conceptual Hydrology 52
Exhibit II.K.1: Sewer Capacity Letter 55
Exhibit II.K.2: Will Serve Letters 56
Exhibit II.K.2: Will Serve Letters (cont.) 57
Exhibit II.K.2: Will Serve Letters (cont.) 58

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

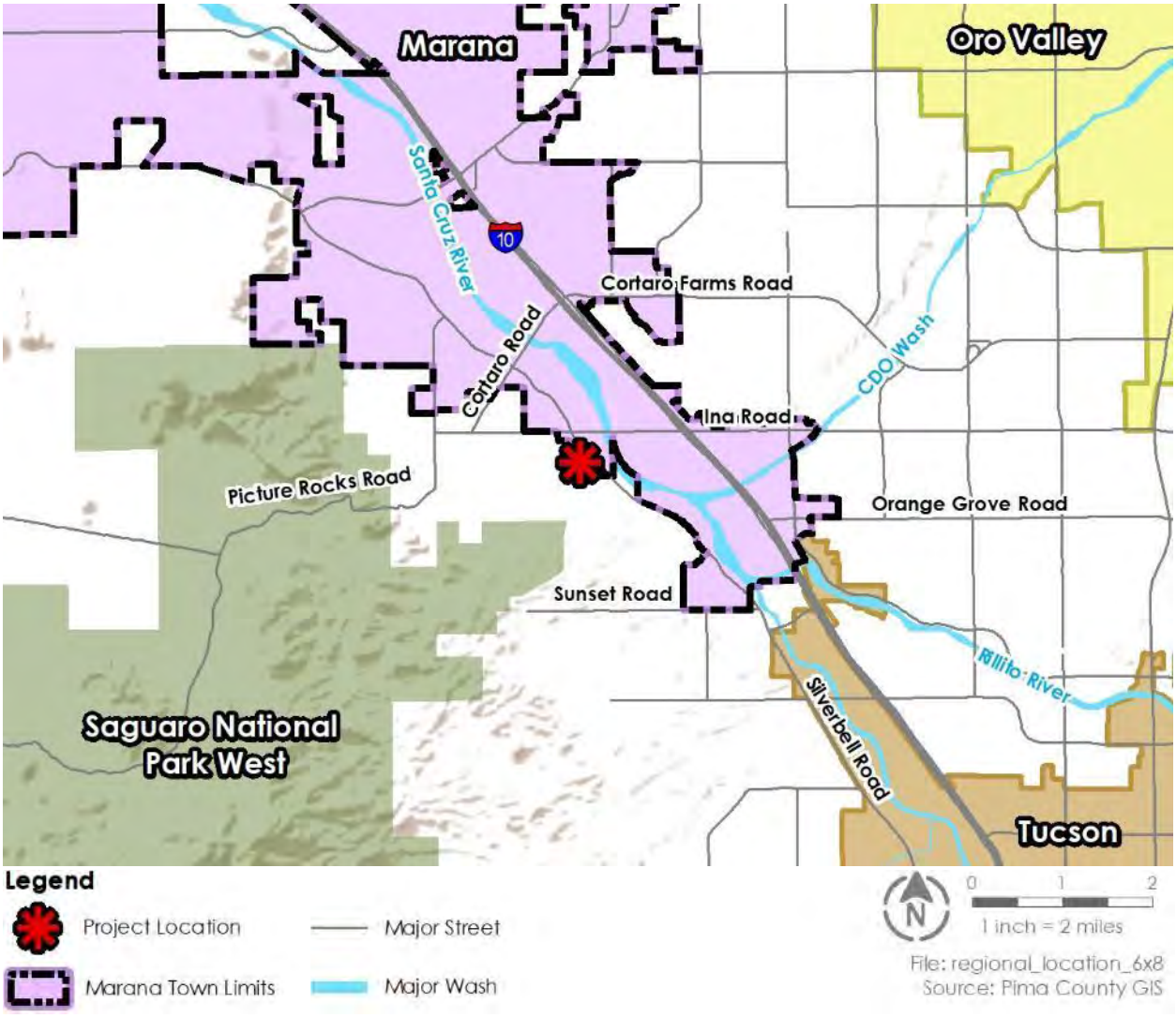


Exhibit I.A.2: Location

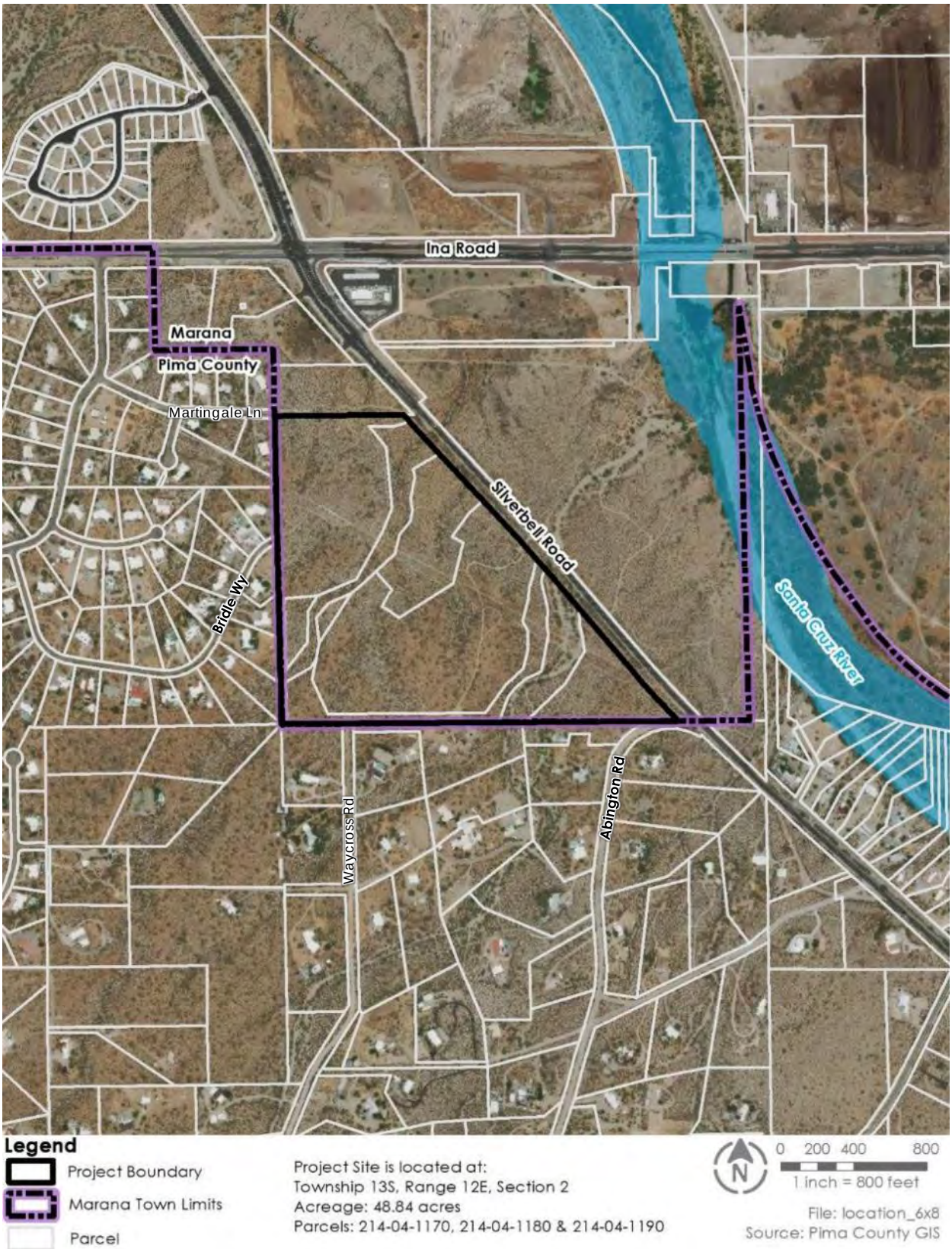
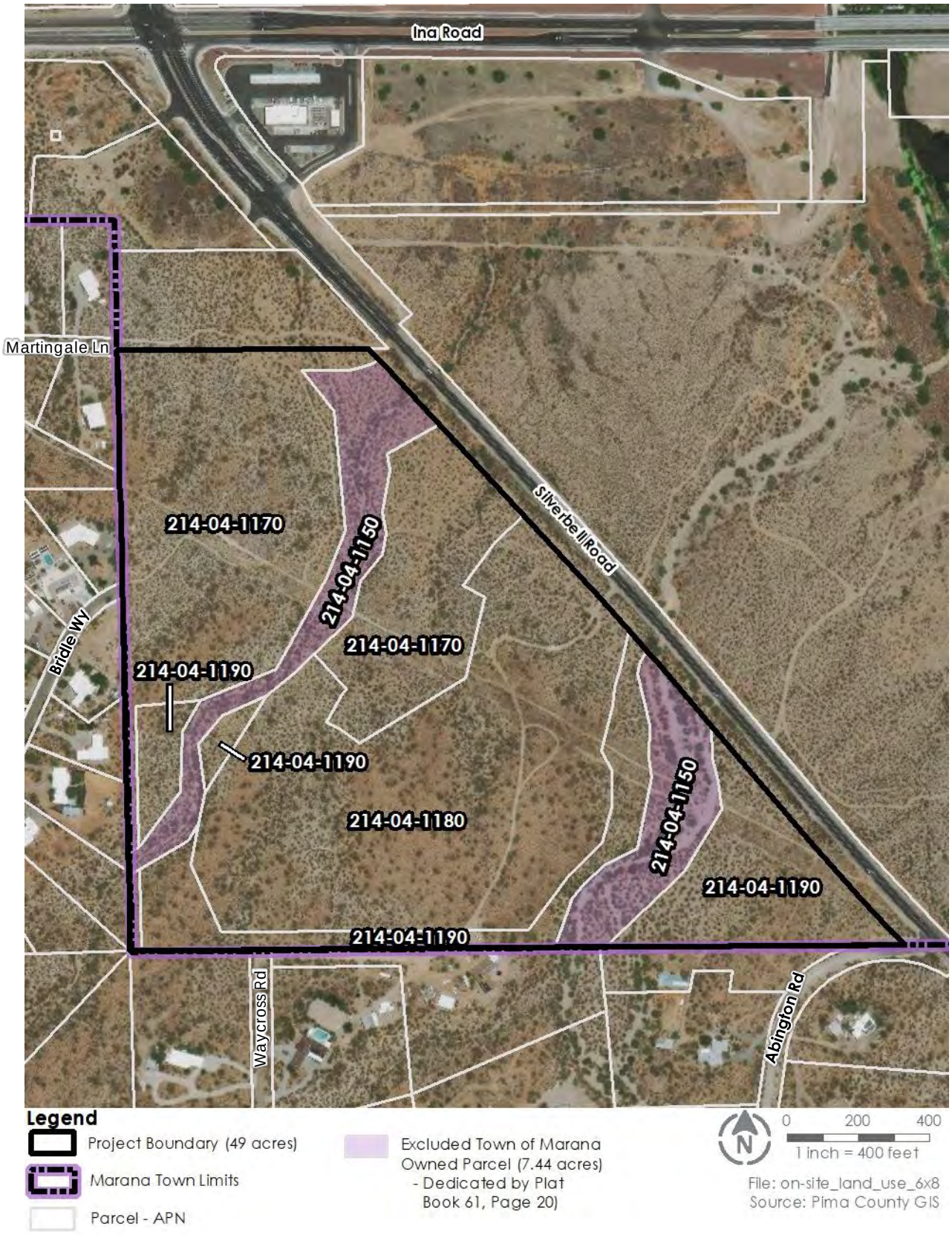


Exhibit I.A.3: On-site Land Use



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

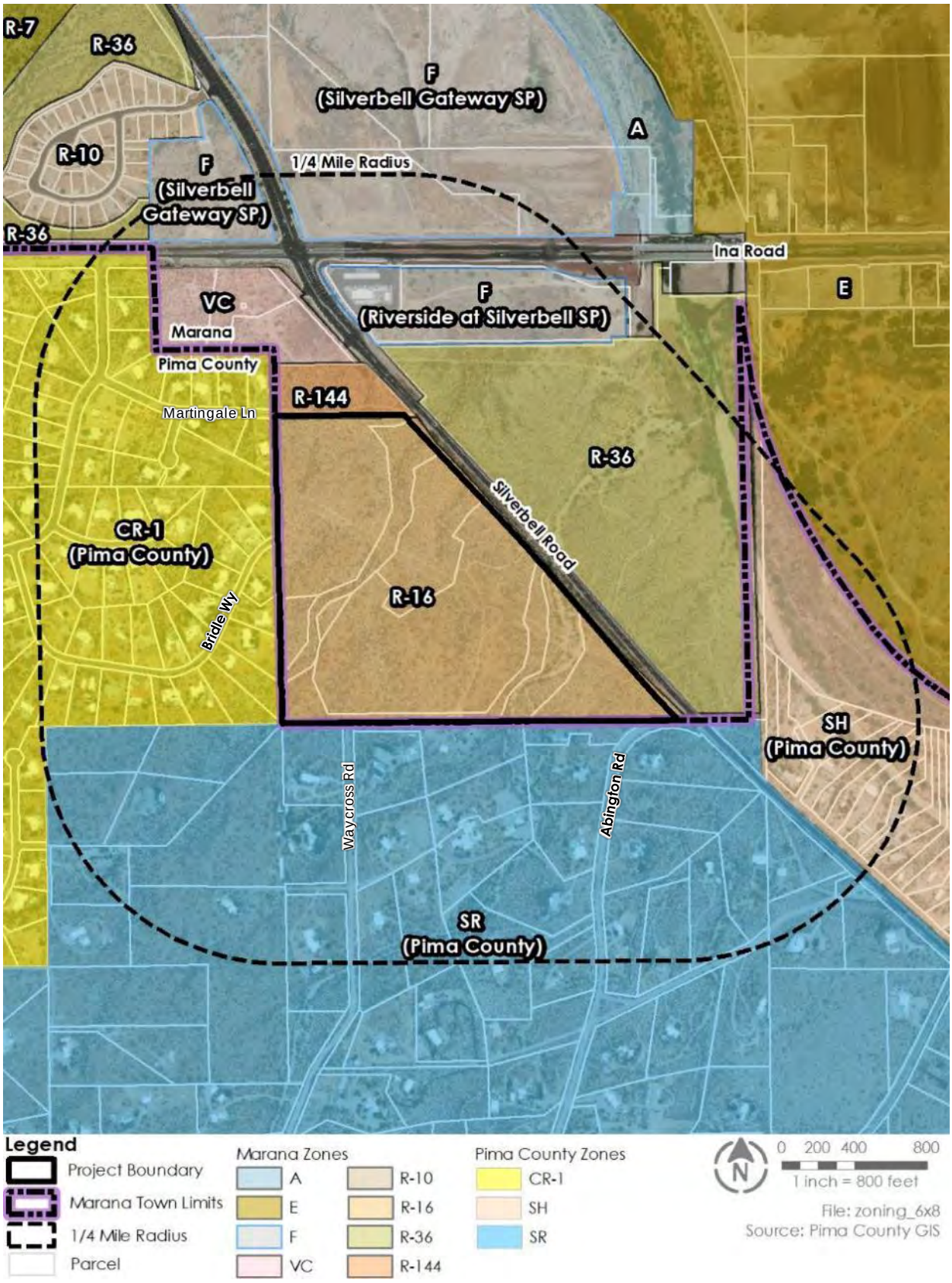


Exhibit I.B.2: General Plan Land Use

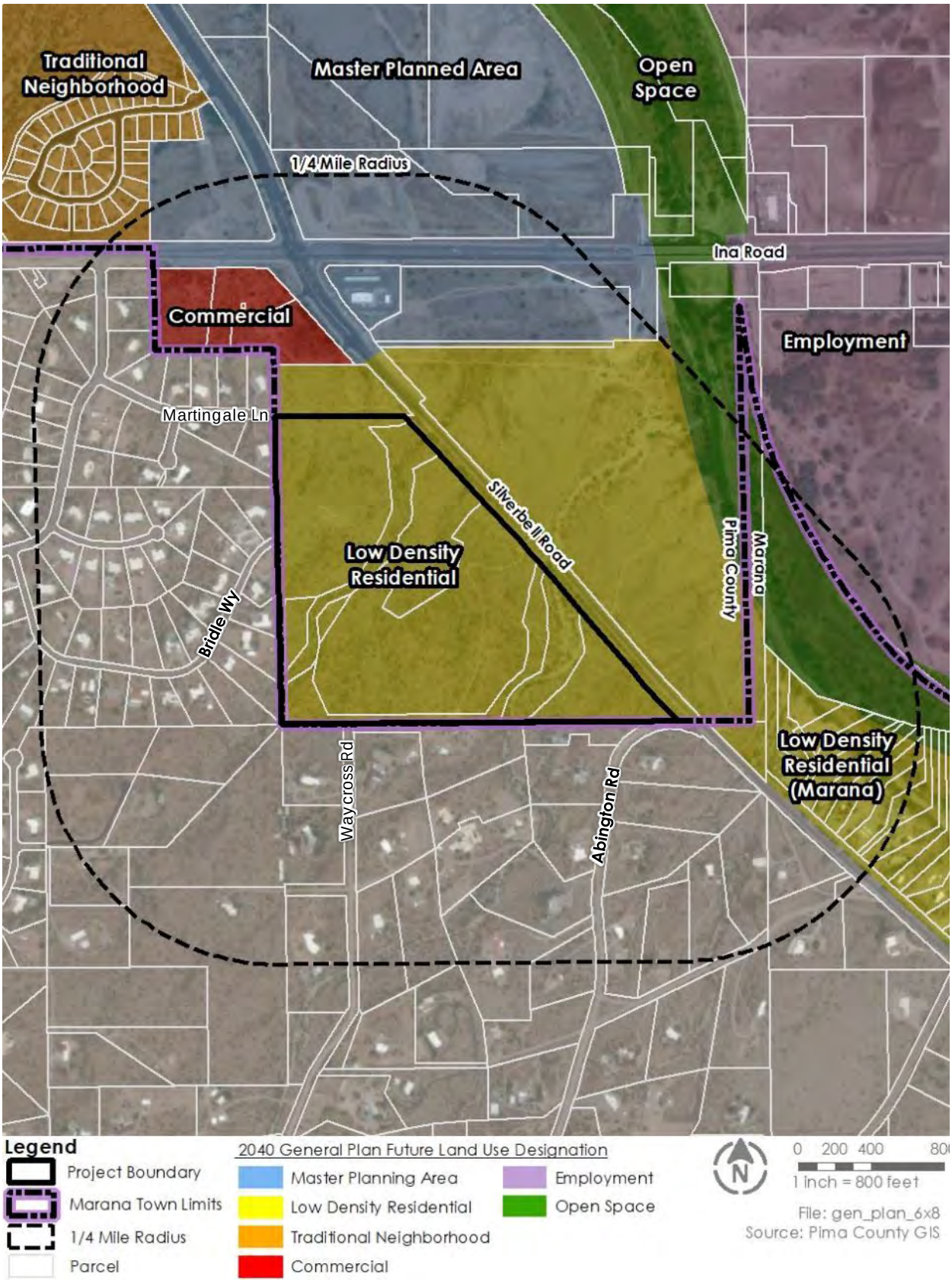
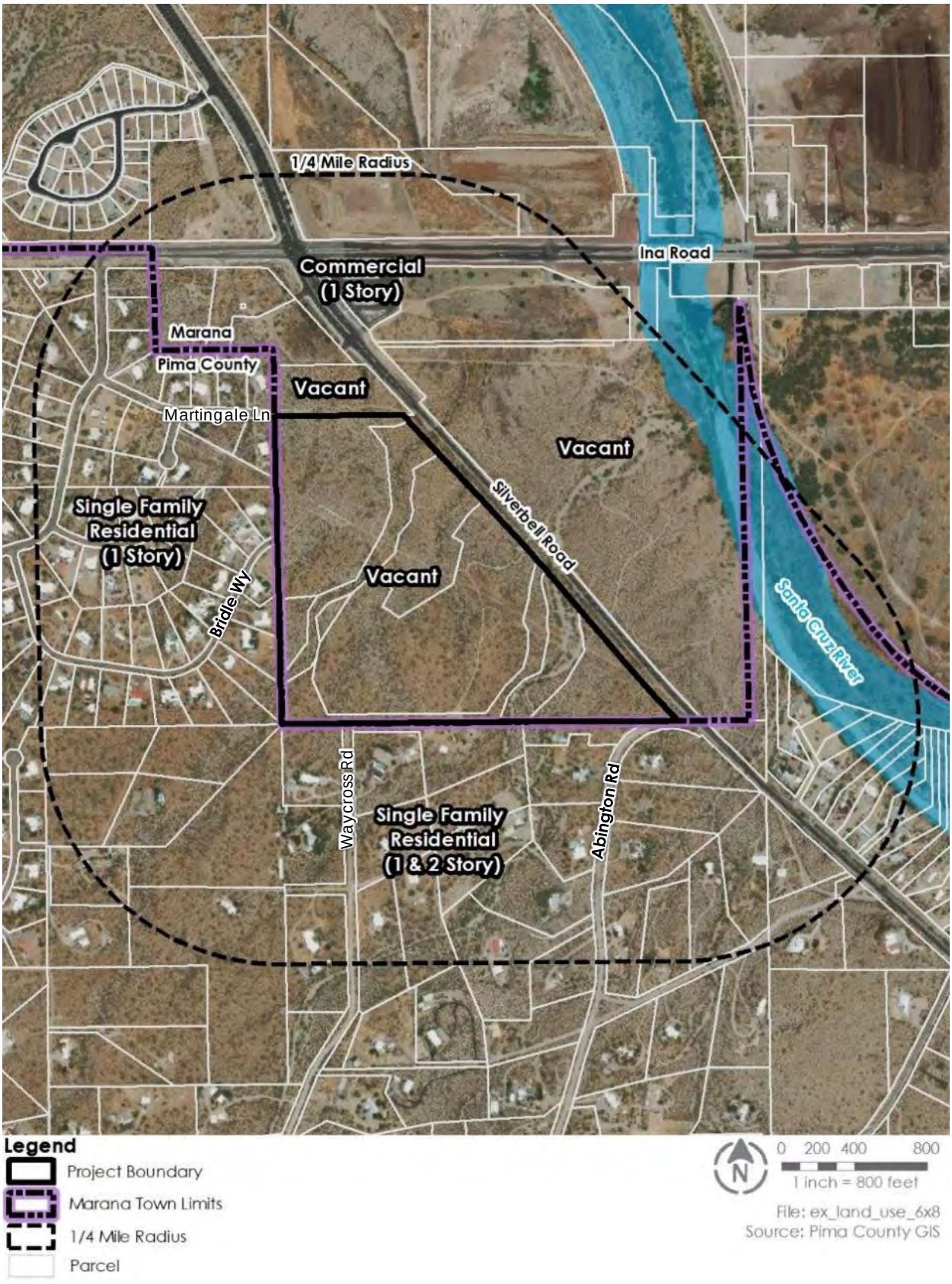


Exhibit I.B.3: Existing Land Use



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.

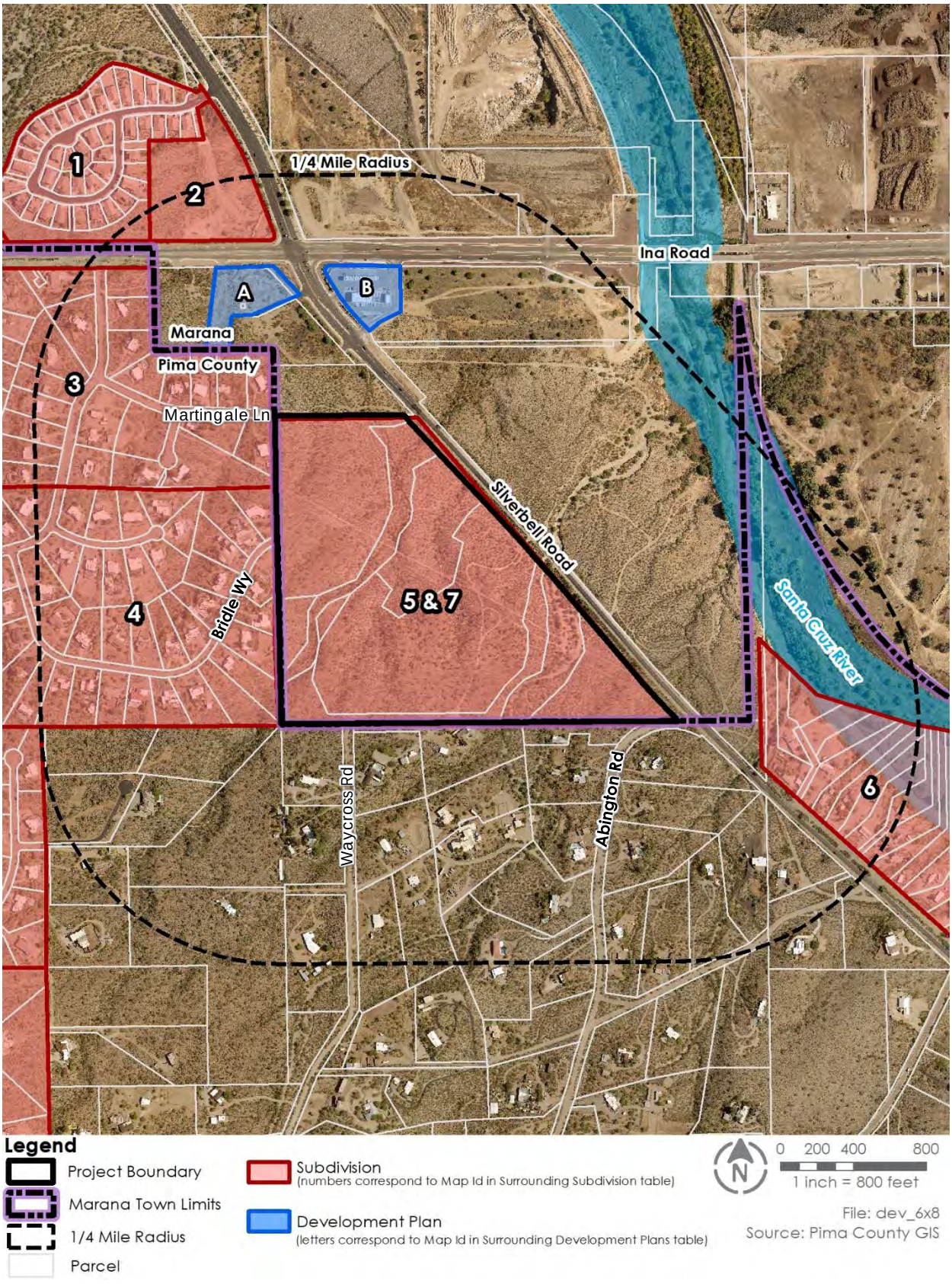
Table I.B.6.a: Surrounding Subdivisions

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.

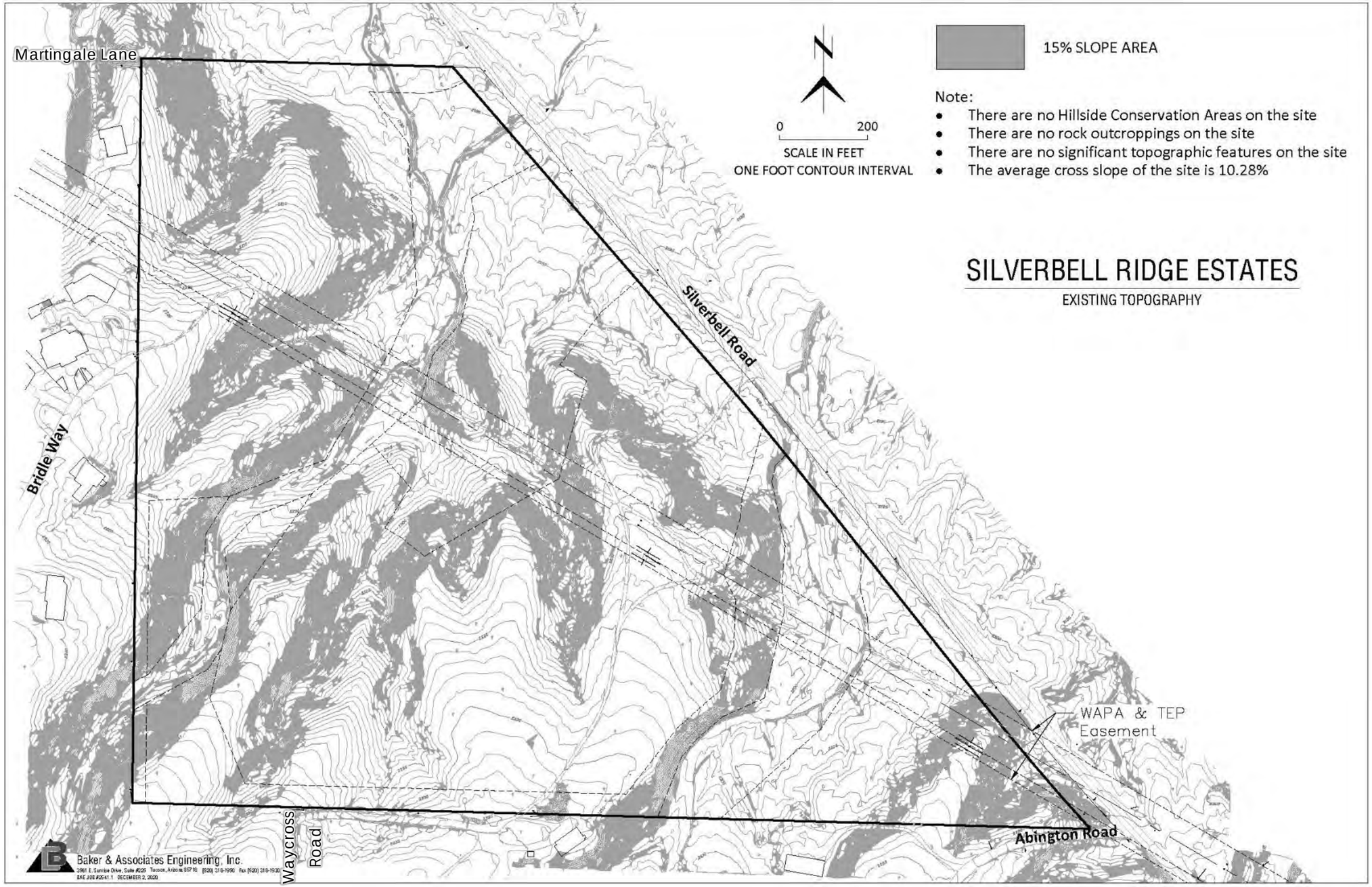
2. Pre-development Cross-slope:
   The contour interval used for the calculation of the average cross-slope is one (1) foot. The formula used to derive the average cross-slope is:

$$\text{Average Cross-slope} = \frac{I \times L \times 0.0023}{A}$$

   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

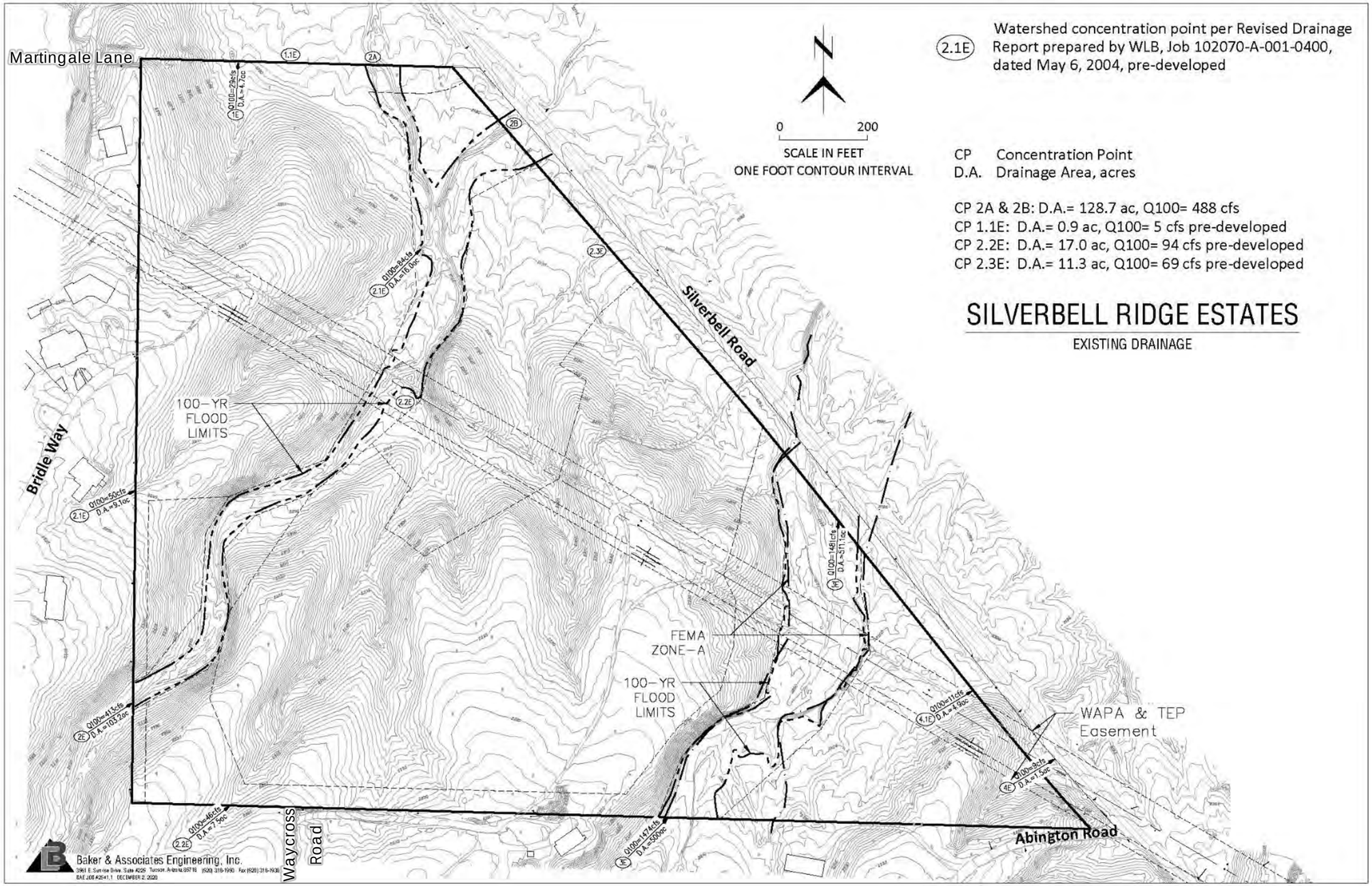
The project site, and all off-site upstream watersheds, generally drain from the south to the northwest, predominately conveyed via two unnamed washes. Stormwater runoff exiting the site currently crosses Silverbell Road through sheet flow and roadway depressions to existing natural channels which convey 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=1477cfs D.A.=500ac
Q100=148cfs D.A.=511.1ac
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.

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

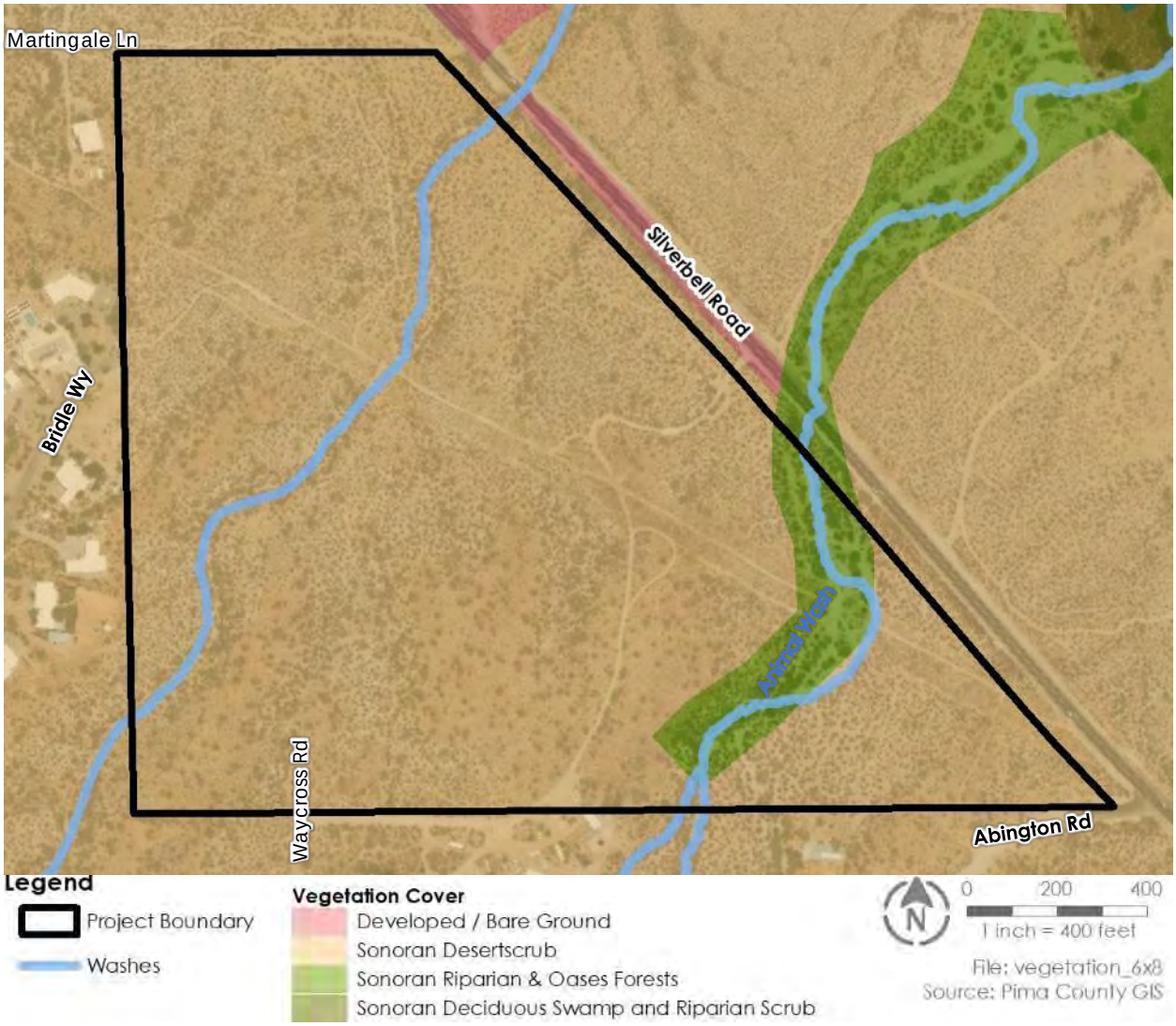
The Saguaro population appears to be healthy and shows all aspects of growth and regeneration from young cacti under one foot in height to fully mature saguaro more than twenty feet in height. Most saguaro are located south of the WAPA lines and significant specimen have been identified on the Site Resource 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

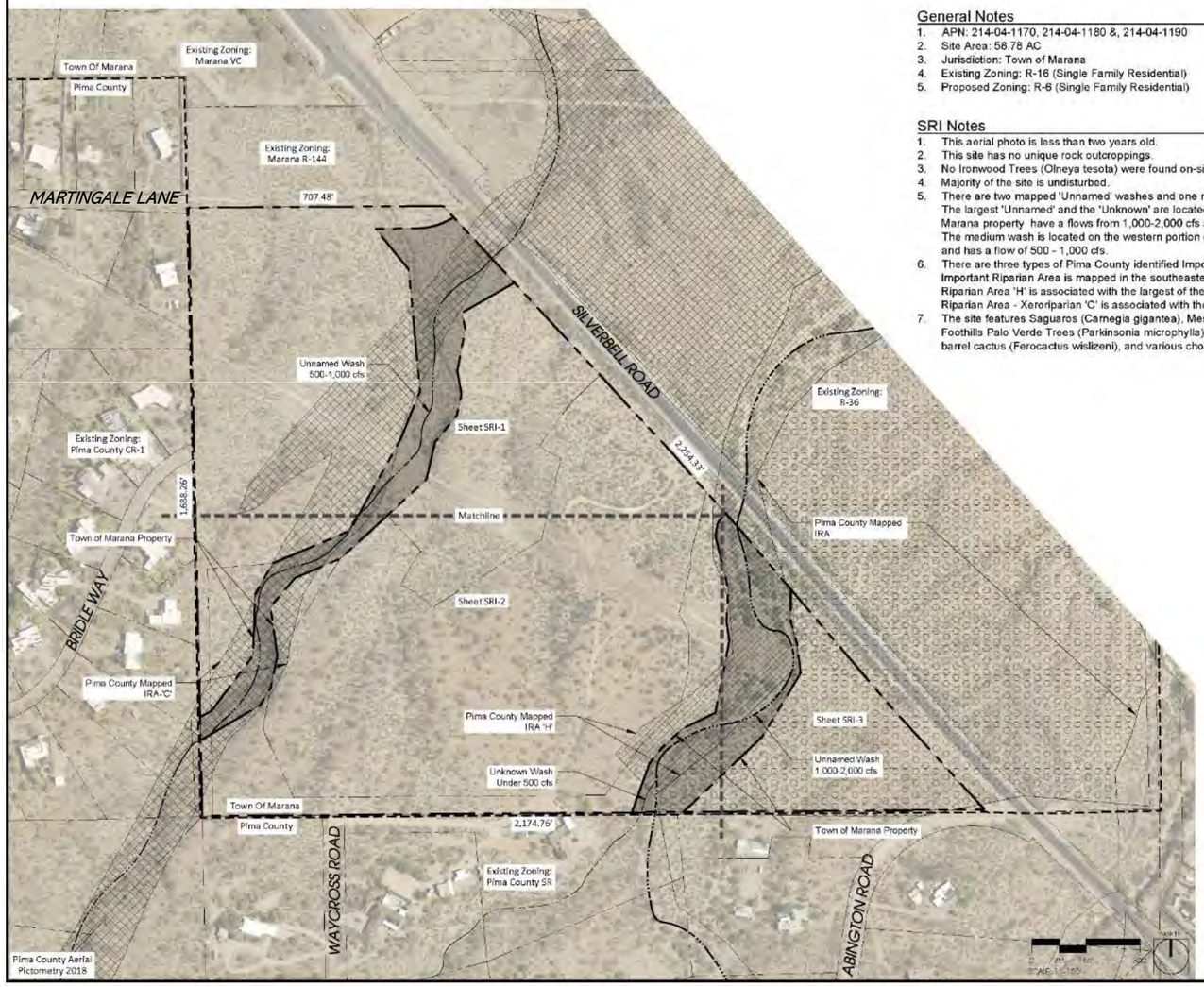
Pima County GIS (2016) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property, which accounts for approximately 39.2 acres, as medium density.

Exhibit I.F.1: Vegetation



SITE RESOURCE INVENTORY

SILVERBELL RIDGE ESTATES

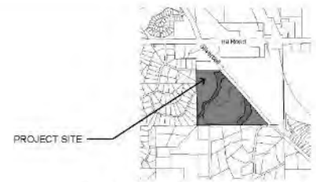


General Notes

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
a division of TPC Group, Inc.
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

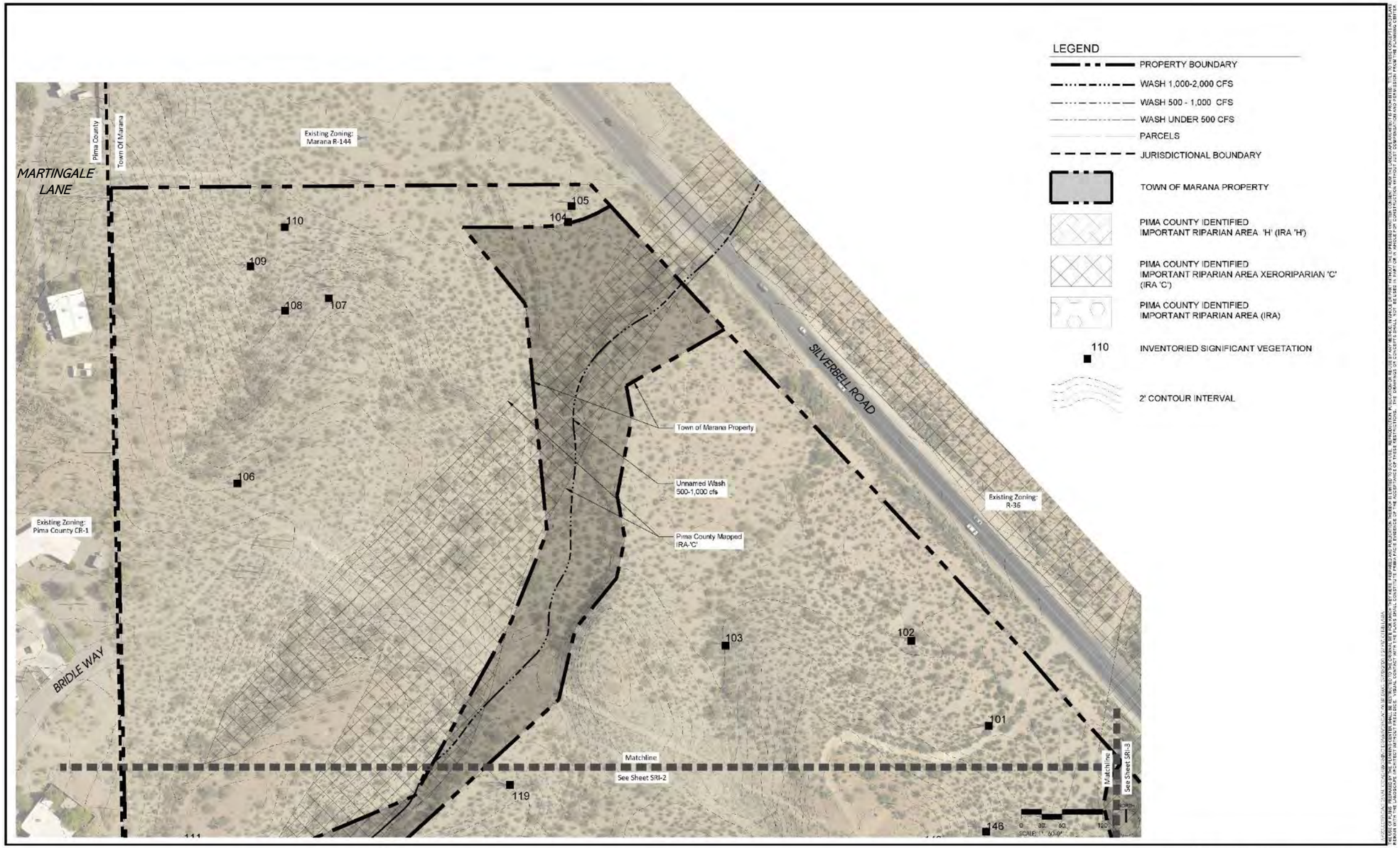
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SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO: —
REFERENCE: —
COVER 1 OF 4

Exhibit I.F.2: Site Resource Inventory (continued)



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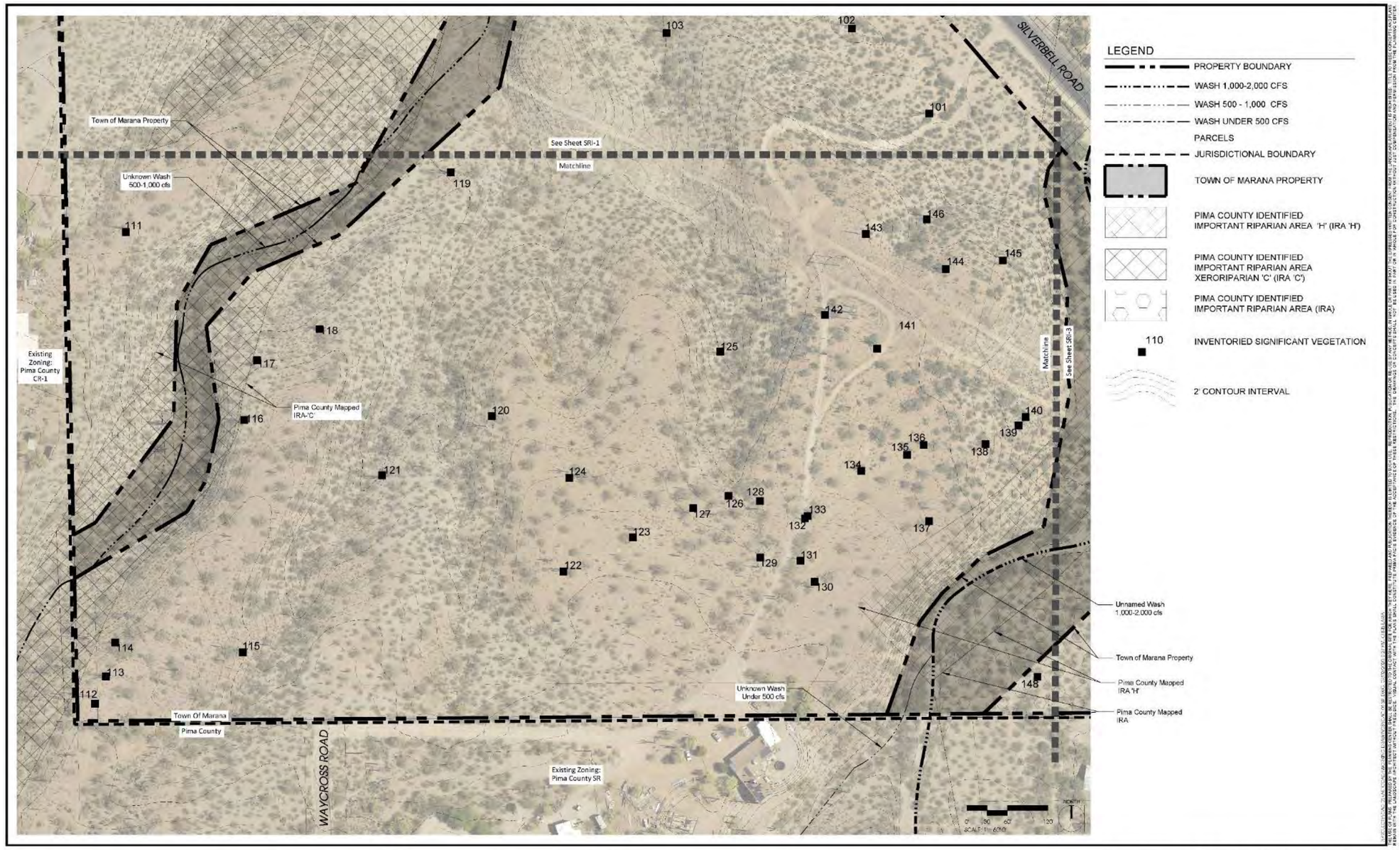
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SILVERBELL RIDGE ESTATES

CASE NO:
REFERENCE:
SRI-1
2 OF 4

Exhibit I.F.2: Site Resource Inventory (continued)



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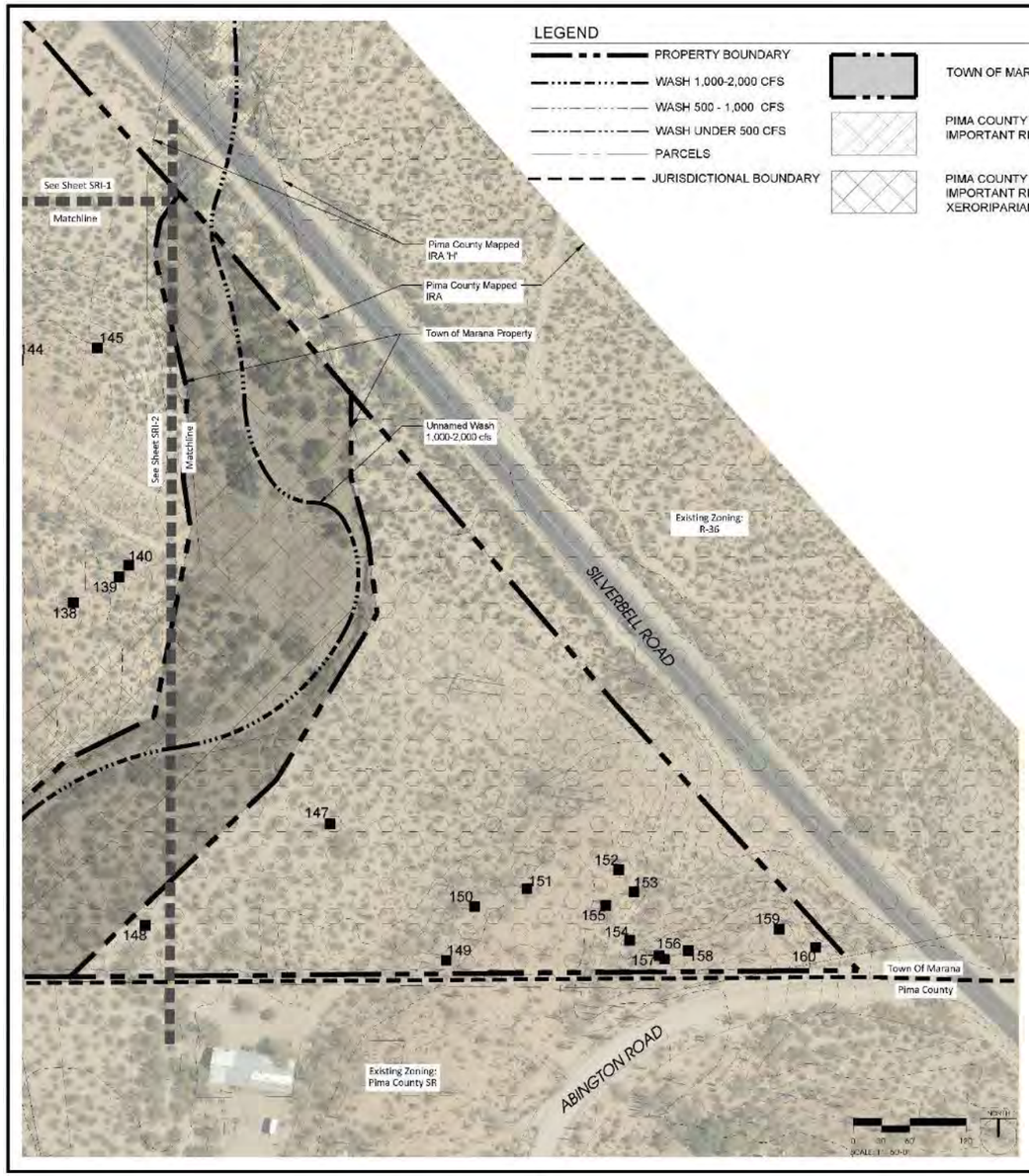
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SIGNIFICANT RESOURCE INVENTORY
SILVERBELL RIDGE ESTATES

CASE NO.
REFERENCE
SRI-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

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	-	-	
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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	-	-	
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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	
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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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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.

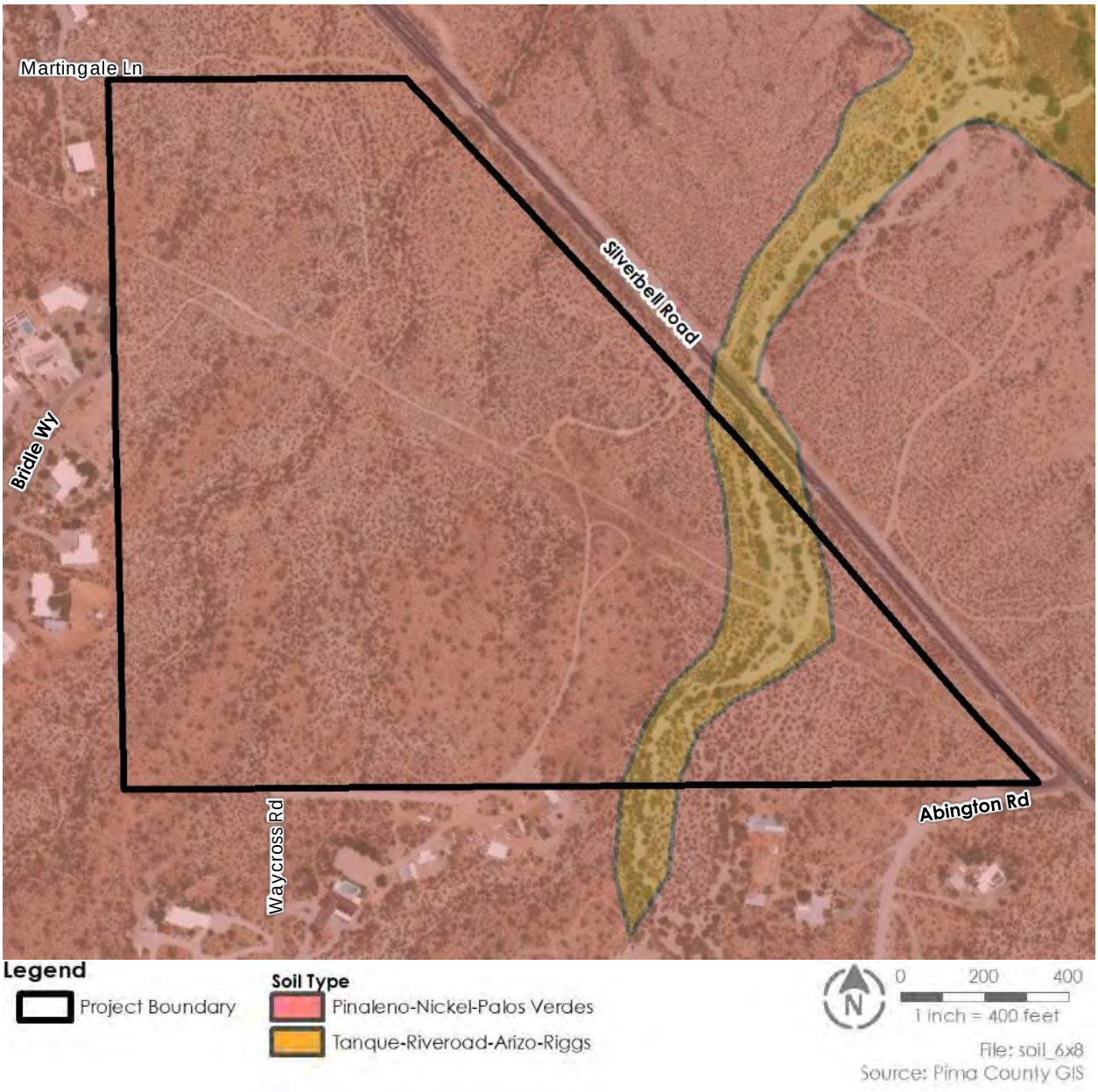
3. Wildlife Crossings

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

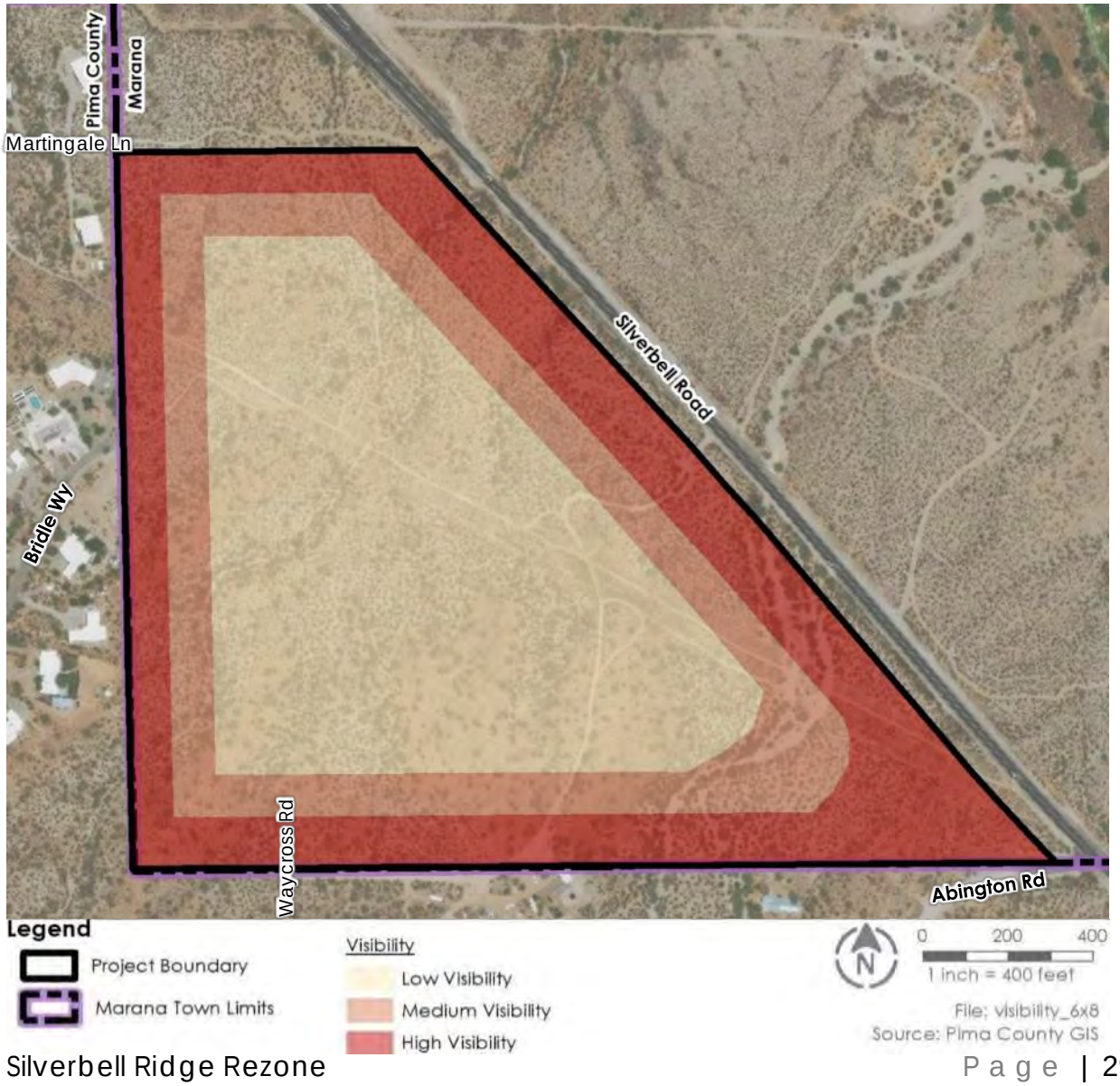


I. Viewsheds

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



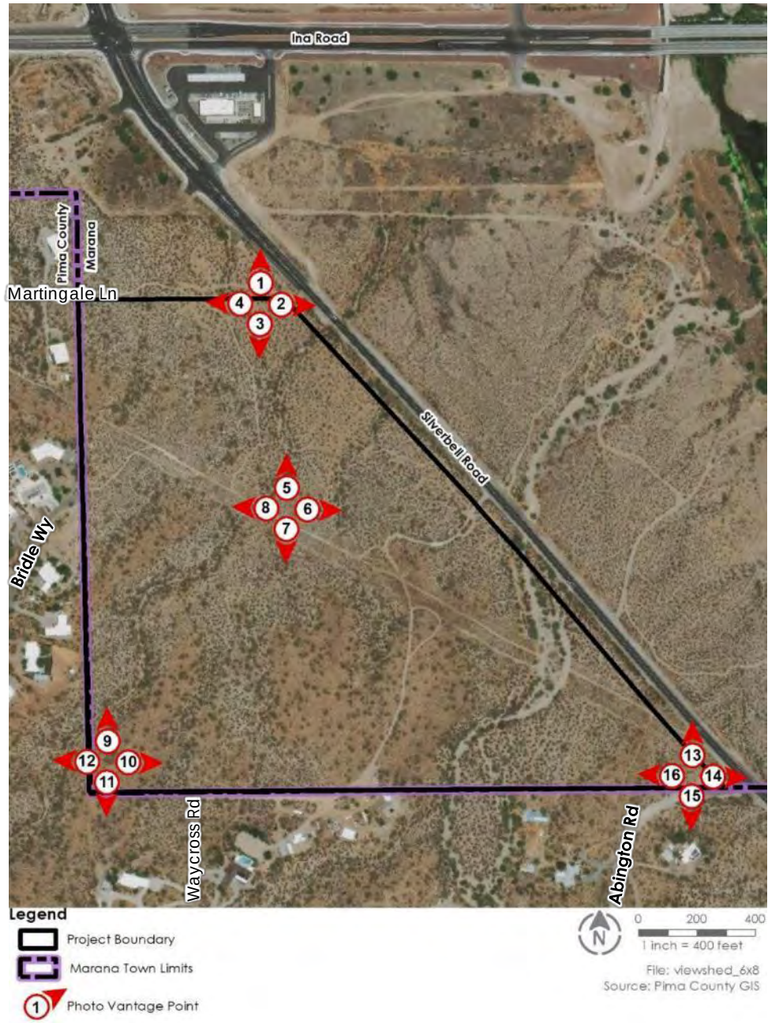
8: View from the center of the property looking west



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*.

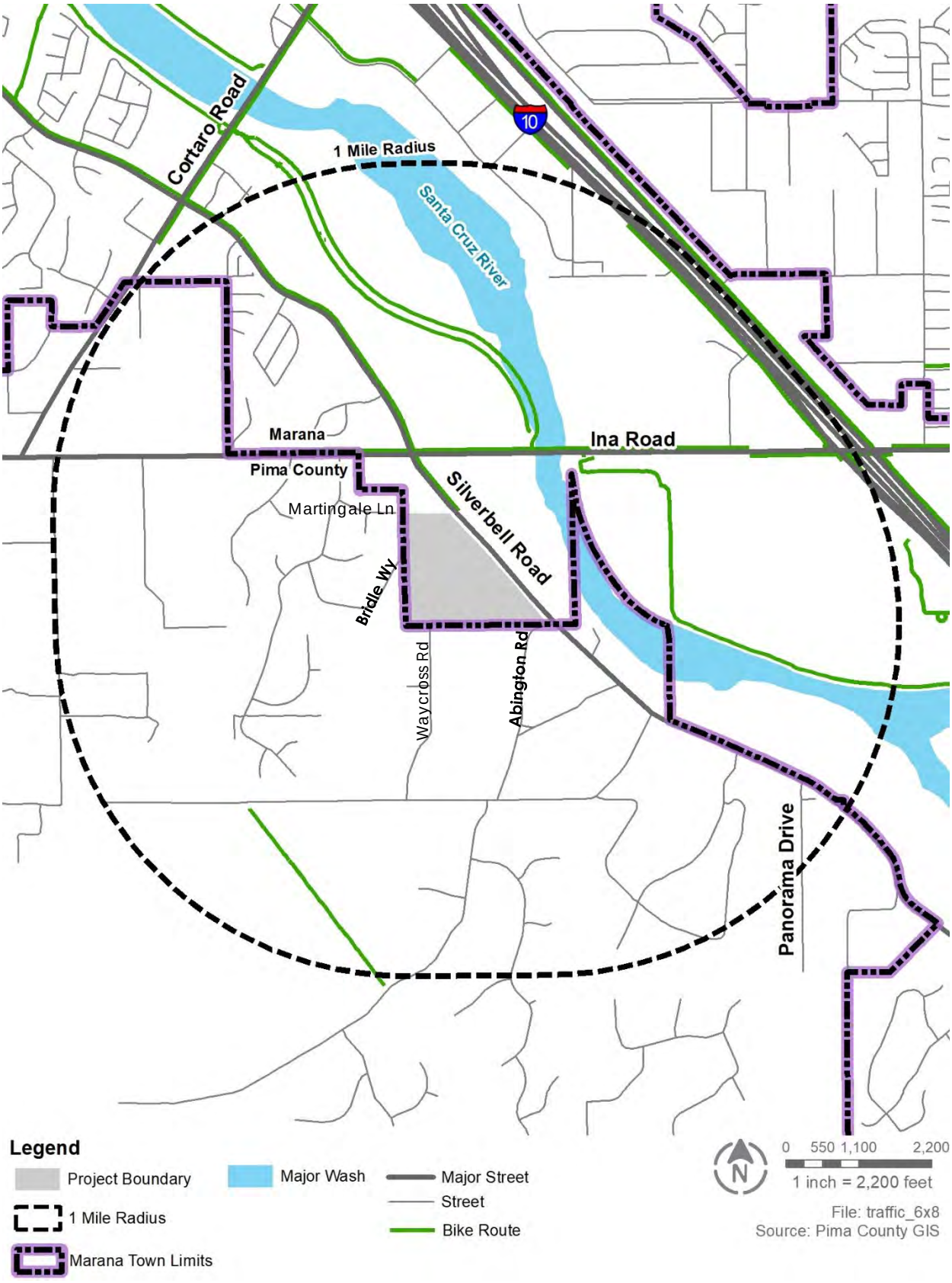
The table below describes the arterial streets within one mile of the property. See also *Exhibit I.J.1: Traffic*.

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



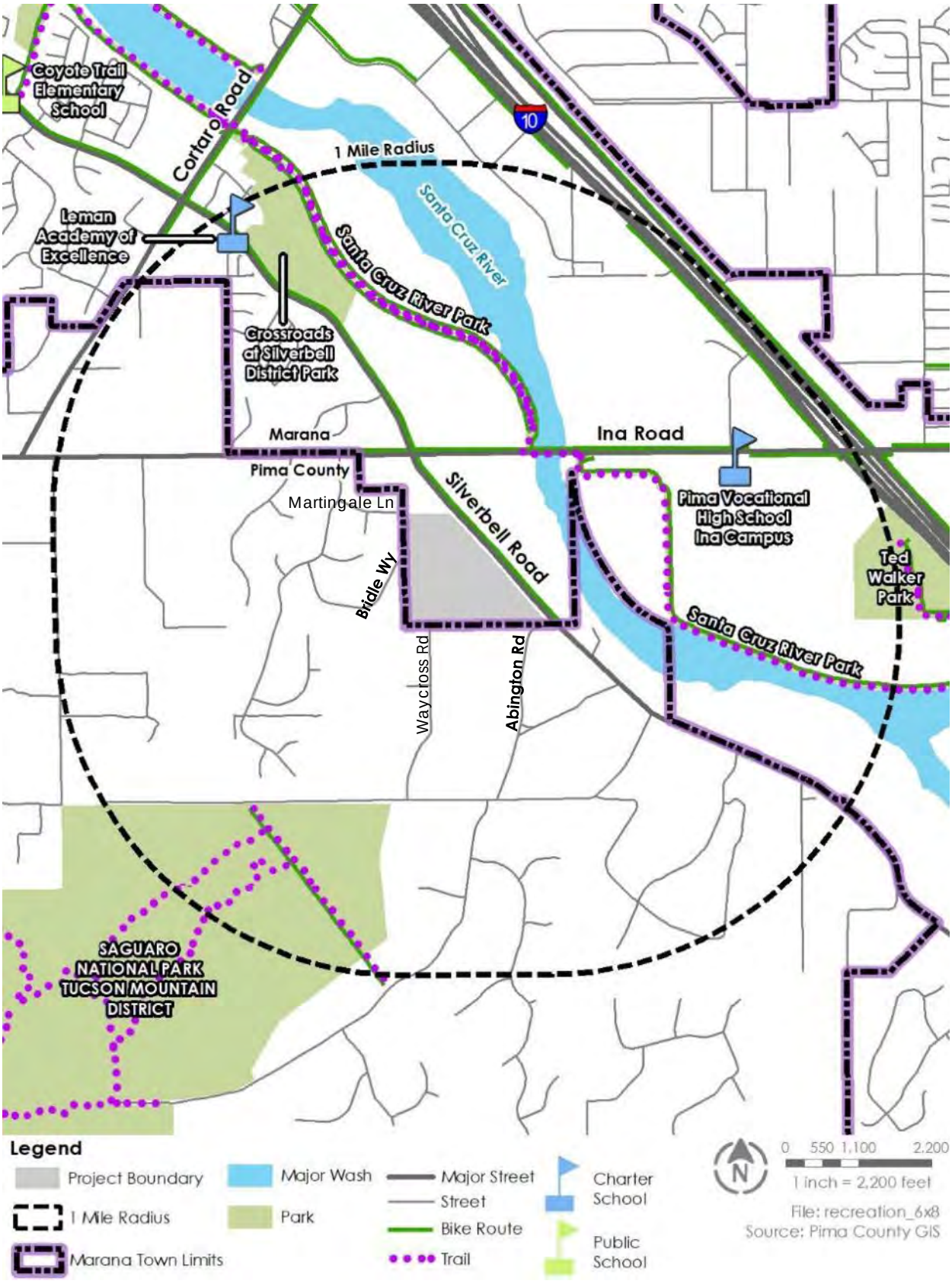
K. Bicycle, Recreation & Trails

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

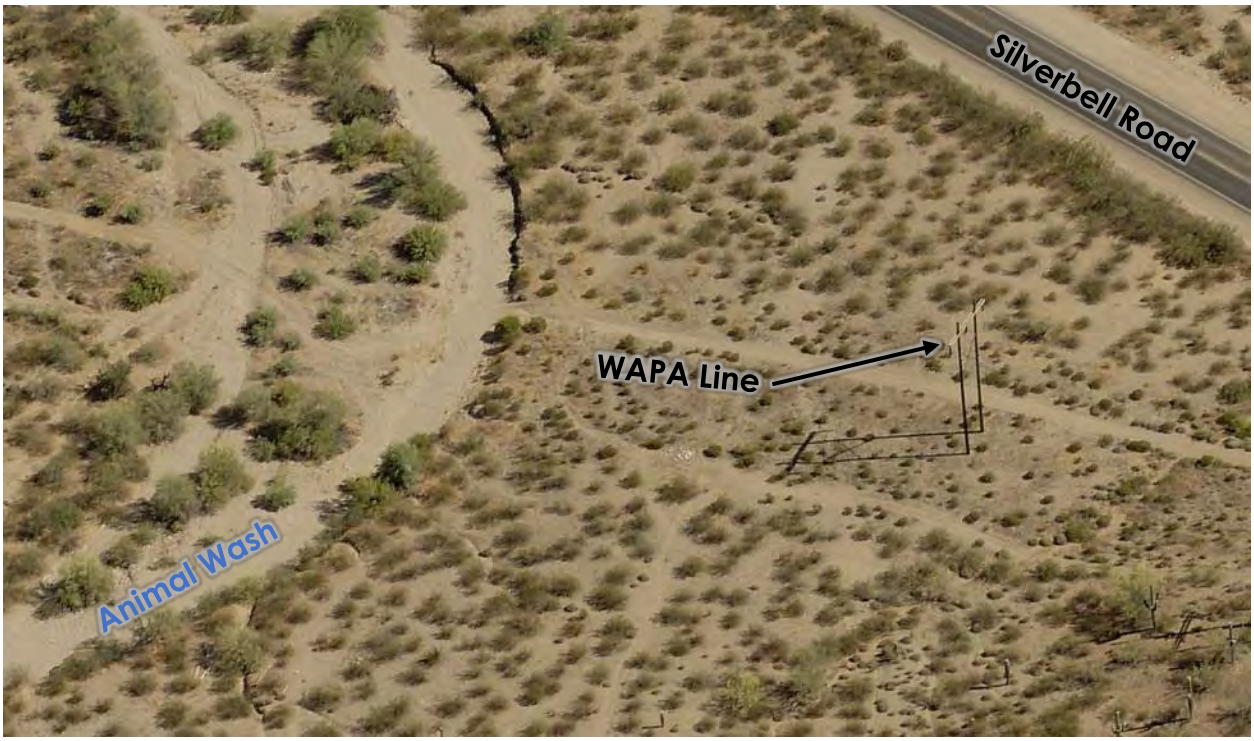
Southwest Gas provides natural gas service to the property.

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.

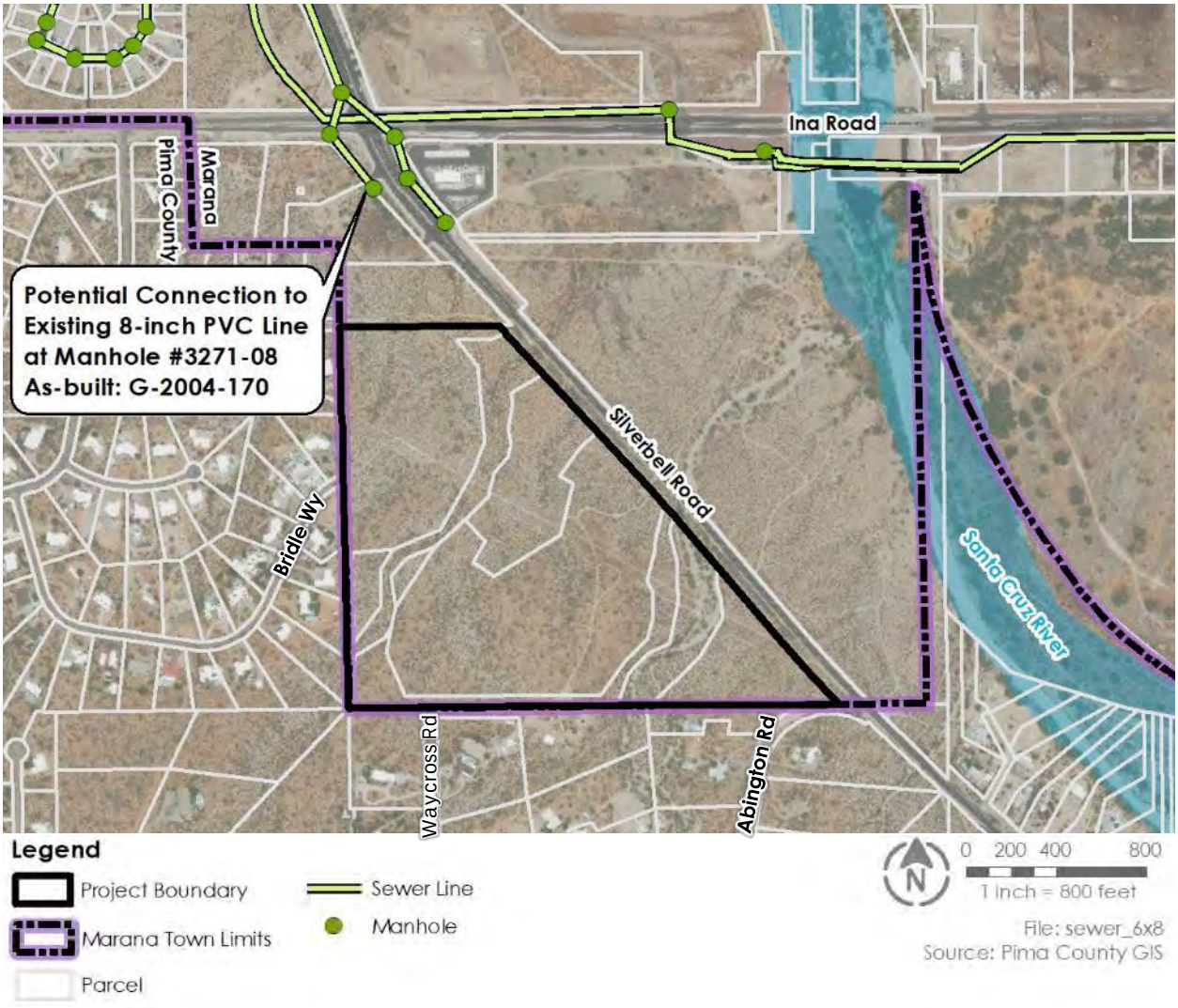




8. Wastewater

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.

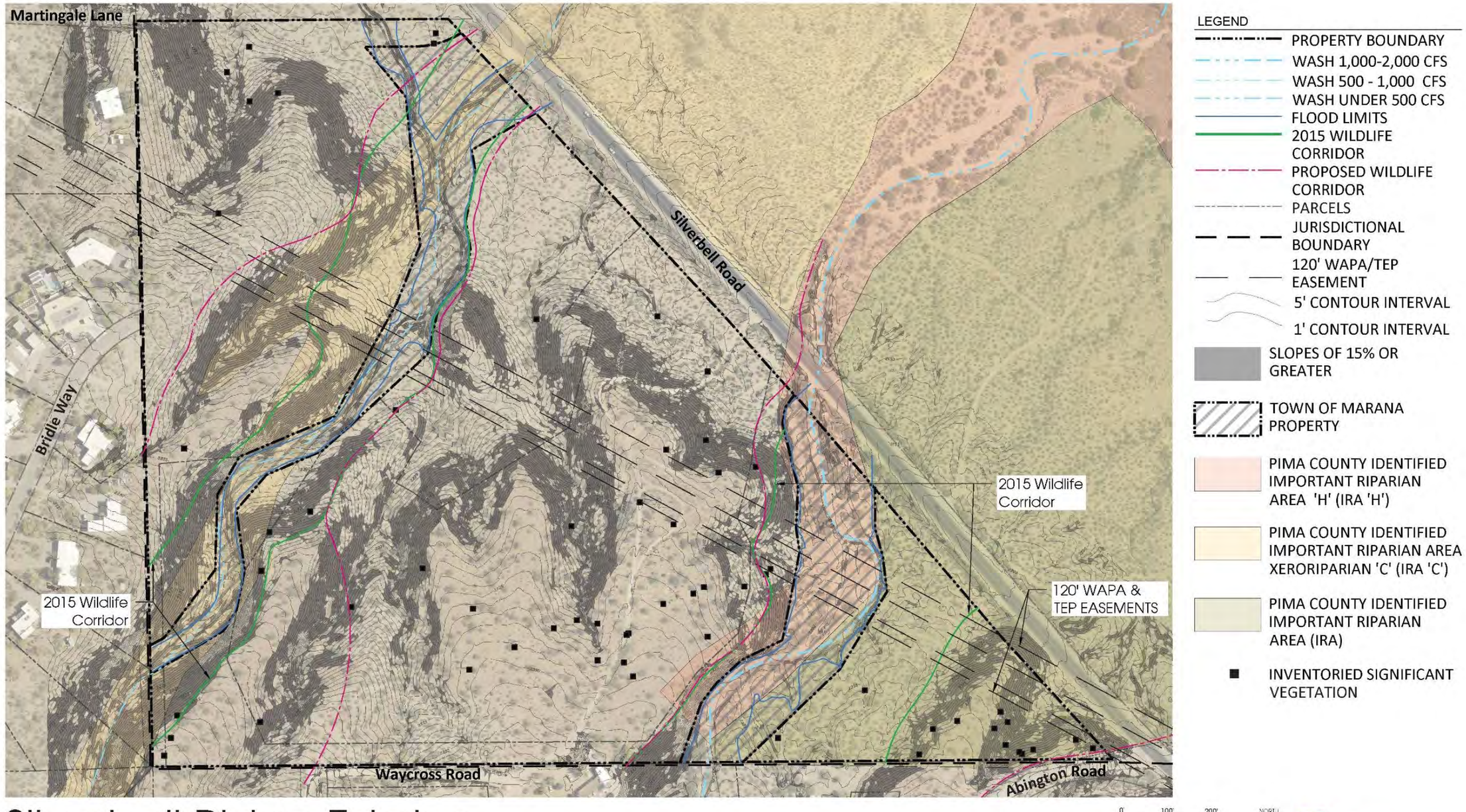
Exhibit I.M.8: Wastewater



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 over 70% 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.

Seventy percent 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 thirty 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

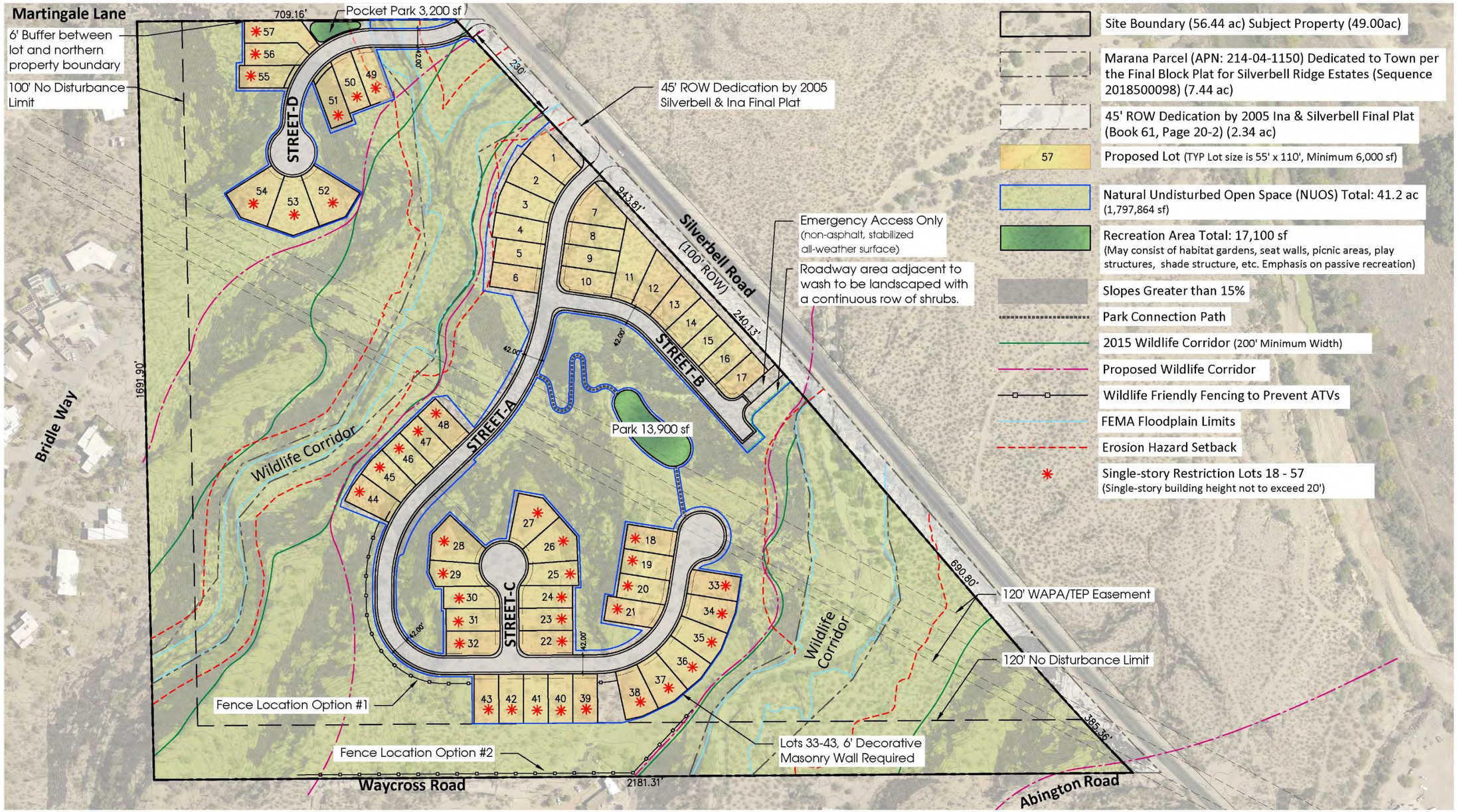
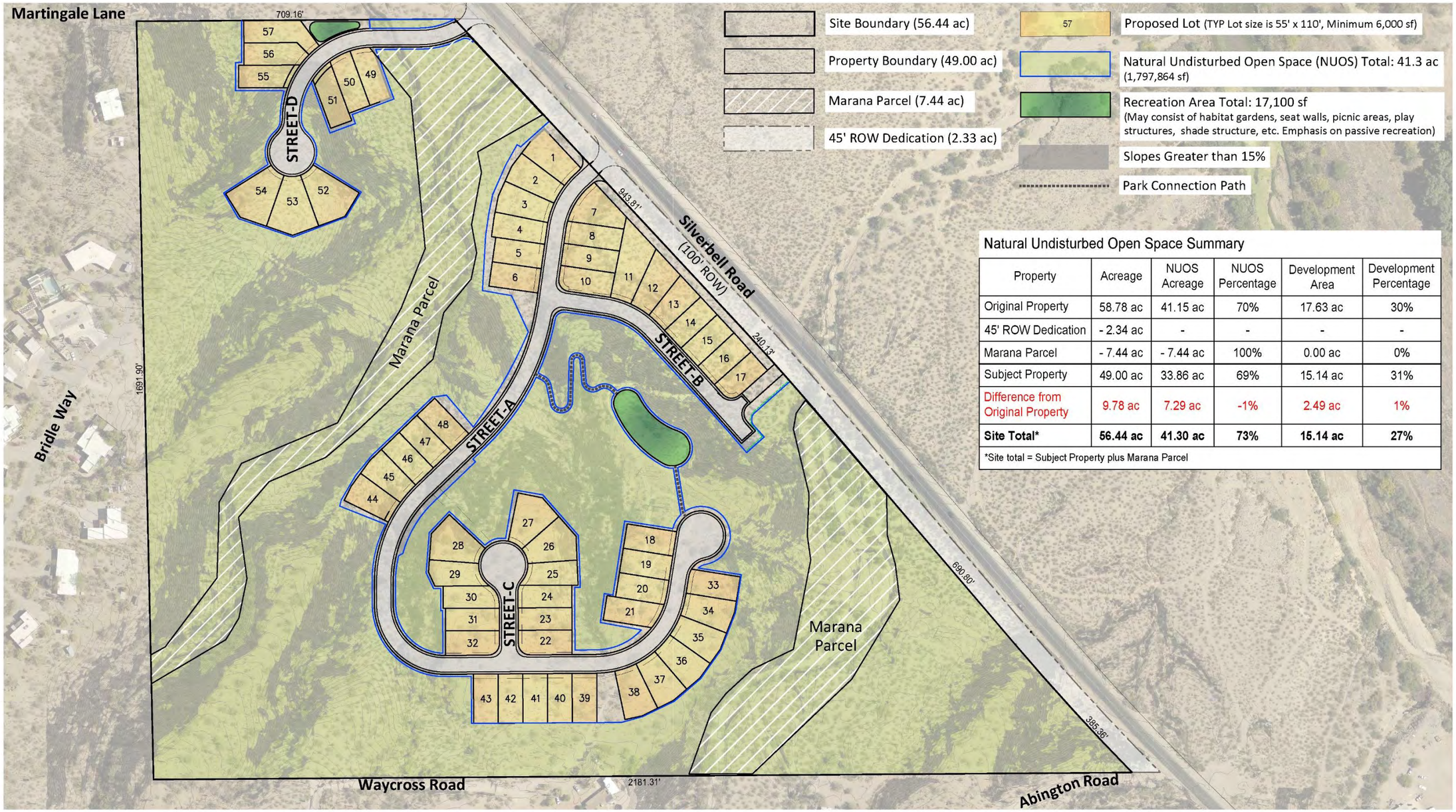


Exhibit II.D.2: Natural Undisturbed Open Space



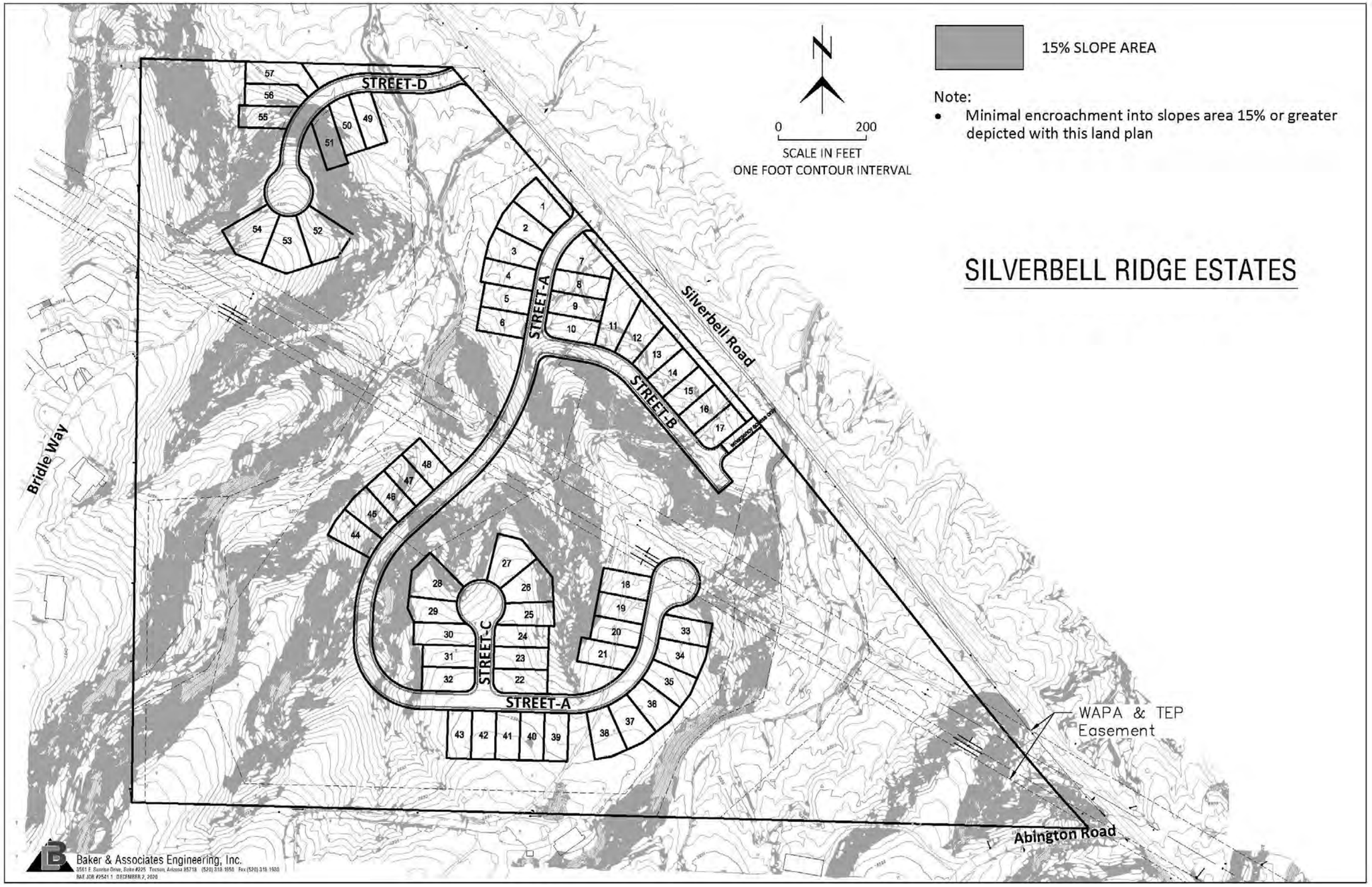
Natural Undisturbed Open Space Summary

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	33.86 ac	69%	15.14 ac	31%
Difference from Original Property	9.78 ac	7.29 ac	-1%	2.49 ac	1%
Site Total*	**56.44 ac**	**41.30 ac**	**73%**	**15.14 ac**	**27%**

*Site total = Subject Property plus Marana Parcel

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
Abington Road
WAPA & TEP Easement
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

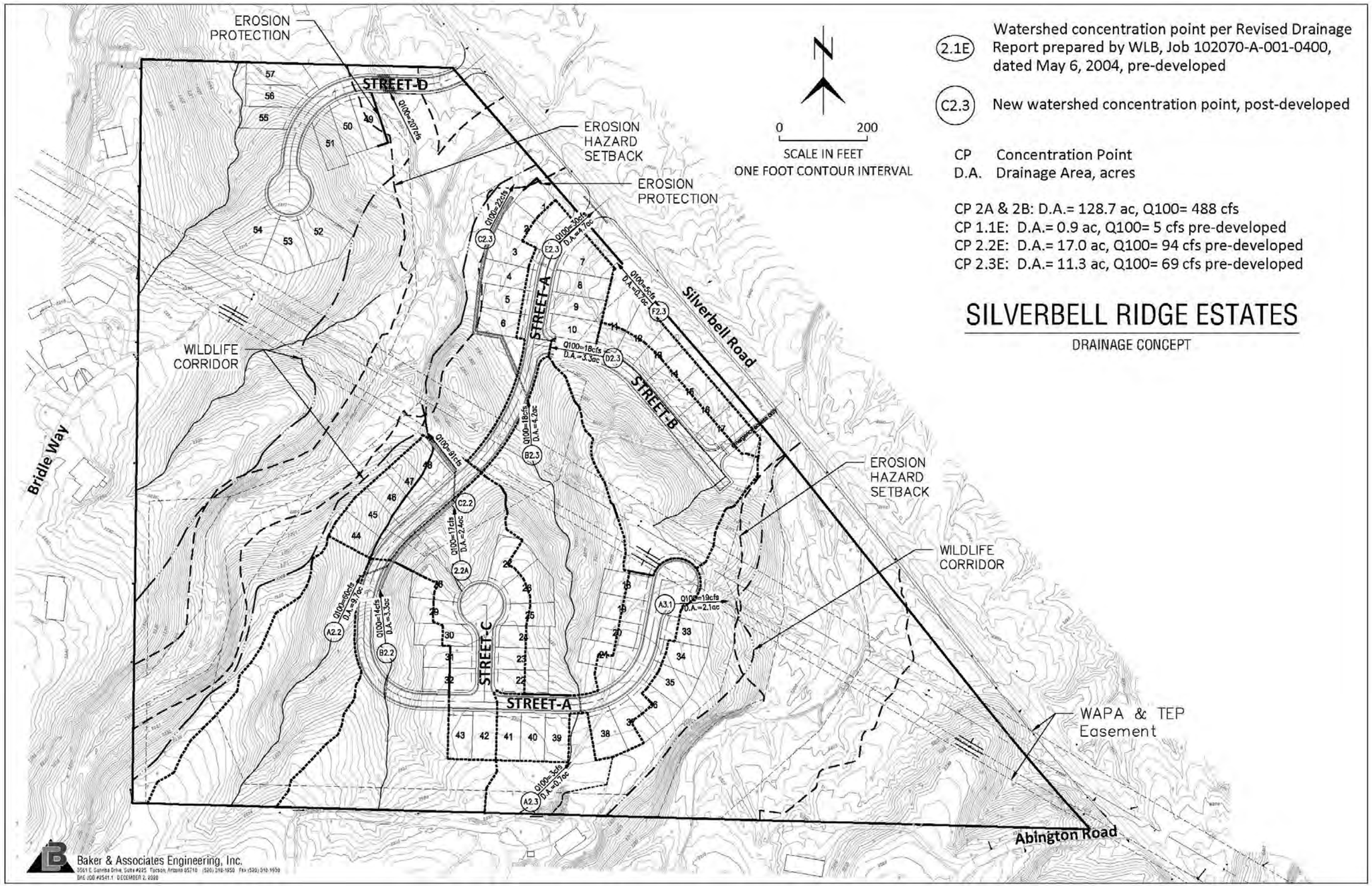
As stated above, grading is restricted to areas outside the previously established wildlife corridor. Therefore, encroachment into the 100-year flood limit of the significant washes is avoided.

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.=4.7ac
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.

G. Vegetation

With at least seventy percent of the 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

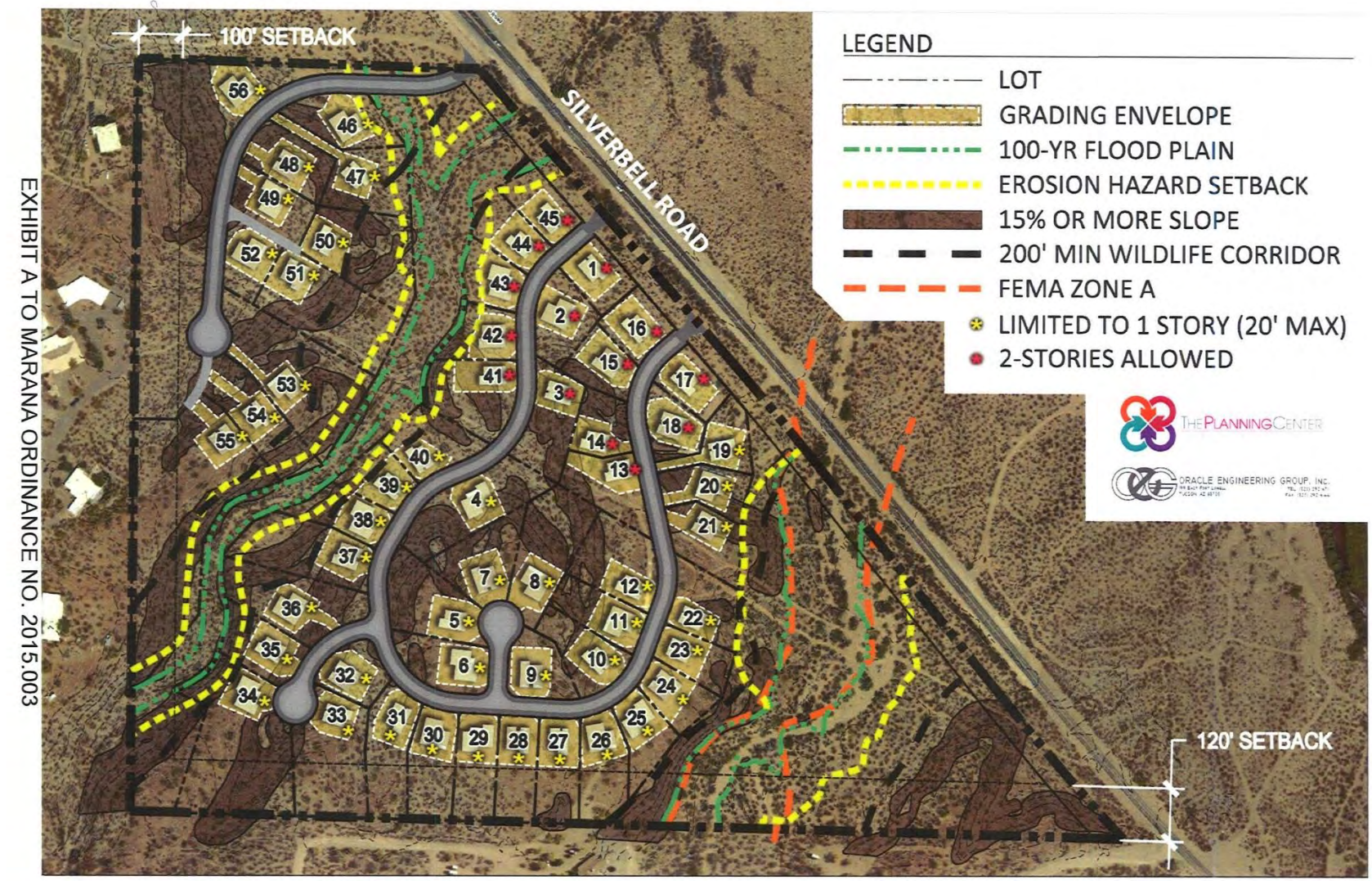

EXHIBIT A TO MARANA ORDINANCE NO. 2015.003
100' SETBACK
SILVERBELL ROAD
120' SETBACK
LEGEND
LOT
GRADING ENVELOPE
100-YR FLOOD PLAIN
EROSION HAZARD SETBACK
15% OR MORE SLOPE
200' MIN WILDLIFE CORRIDOR
FEMA ZONE A
LIMITED TO 1 STORY (20' MAX)
2-STORIES ALLOWED
THE PLANNING CENTER
ORACLE ENGINEERING GROUP, 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.

Page 1 of 12

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.

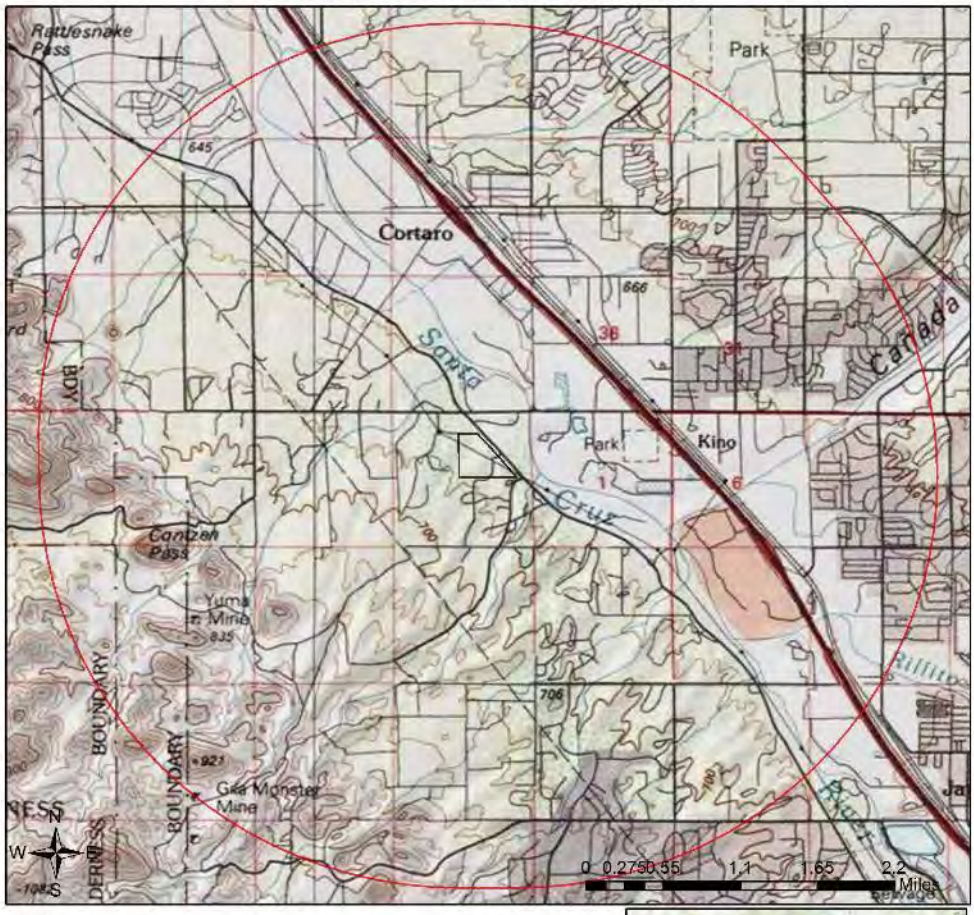
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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

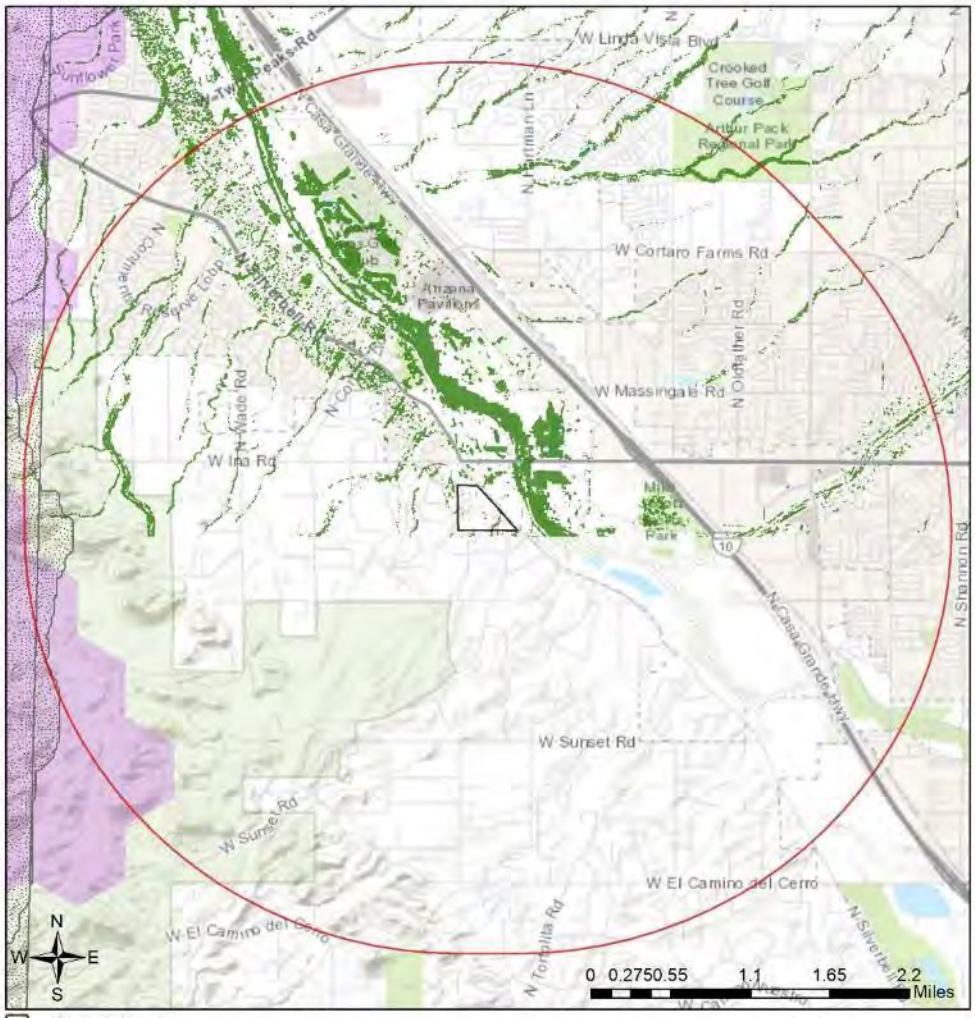
Township/Range(s): T13S, R12E

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
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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, Newconstruction

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.

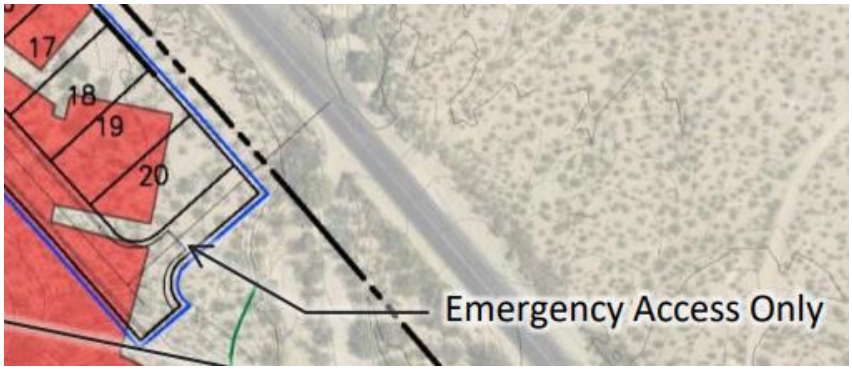
As the dates of the emails included with this memo show, public outreach has been ongoing since November 2020. It has taken the form of emails and phone calls, as well as virtual meetings with the Coalition on November 12 and December 16 of 2020. An additional virtual meeting with the Coalition may occur 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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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
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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 concerning development at Ina and Silverbell area

I like your style. ☺

Looking forward to chatting with you.

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: 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
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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
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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

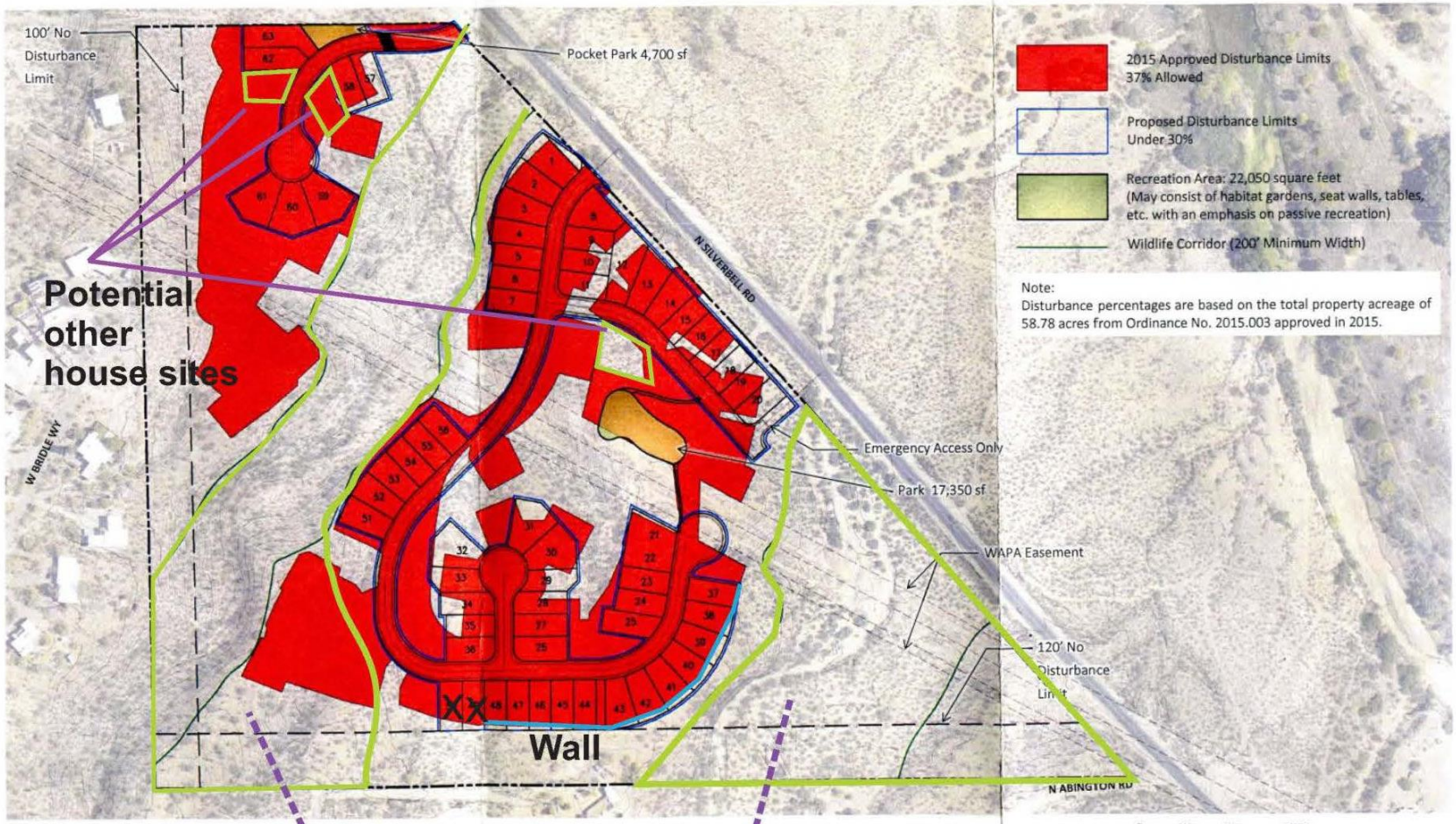
Marcia Lincoln and Victor Ong

Frank and Martha Venos

Tammy Henderson

Kurt Venos

Jim Danhof



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.

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o 520.623.6146
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w azplanningcenter.com

Thanks,
Brian

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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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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
THE PLANNING CENTER
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
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: 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
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: 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
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, 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
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628

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
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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

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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.

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

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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: 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,

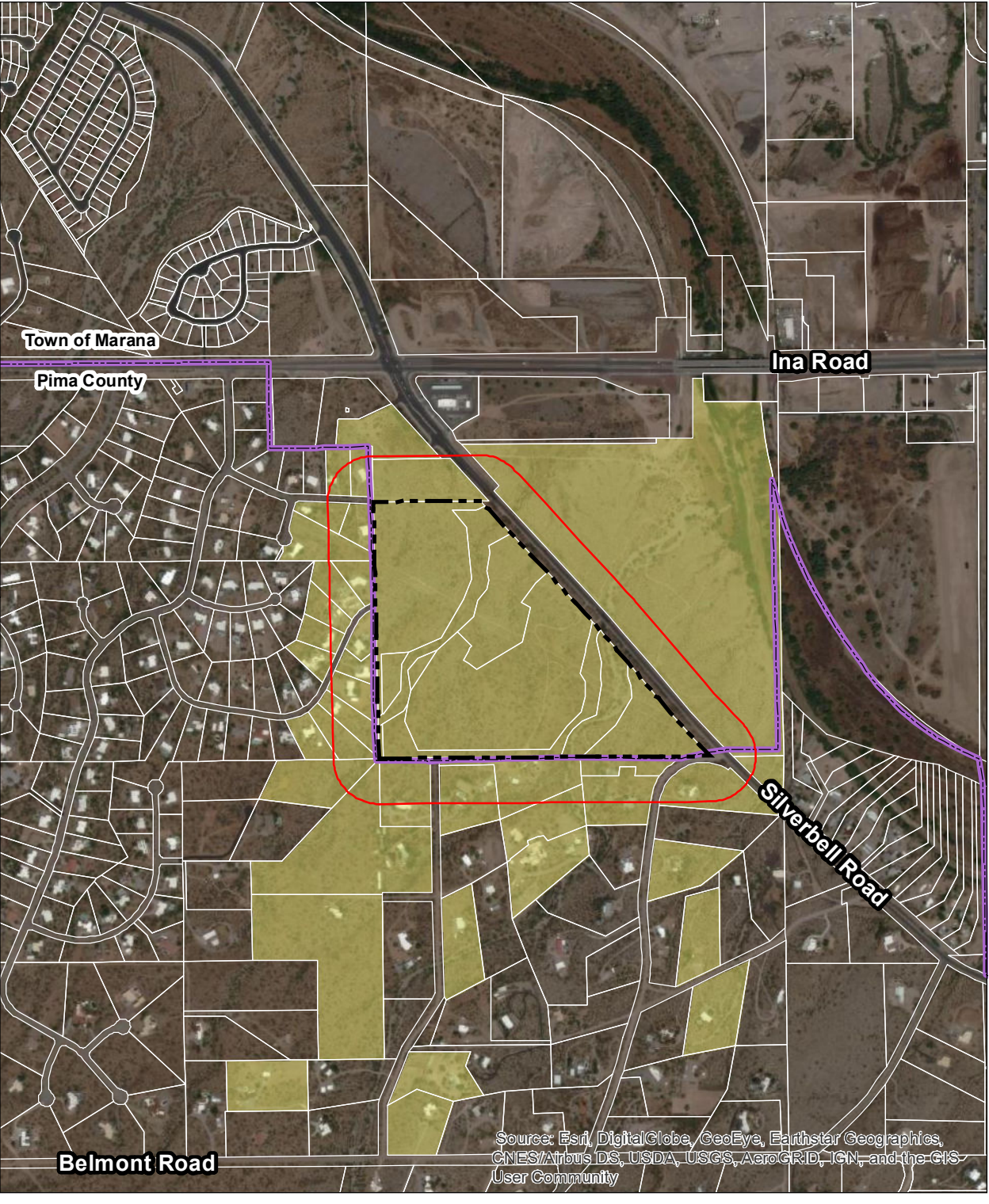
Brian

BRIAN UNDERWOOD | Director of Planning
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--

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: Approx. 49 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.

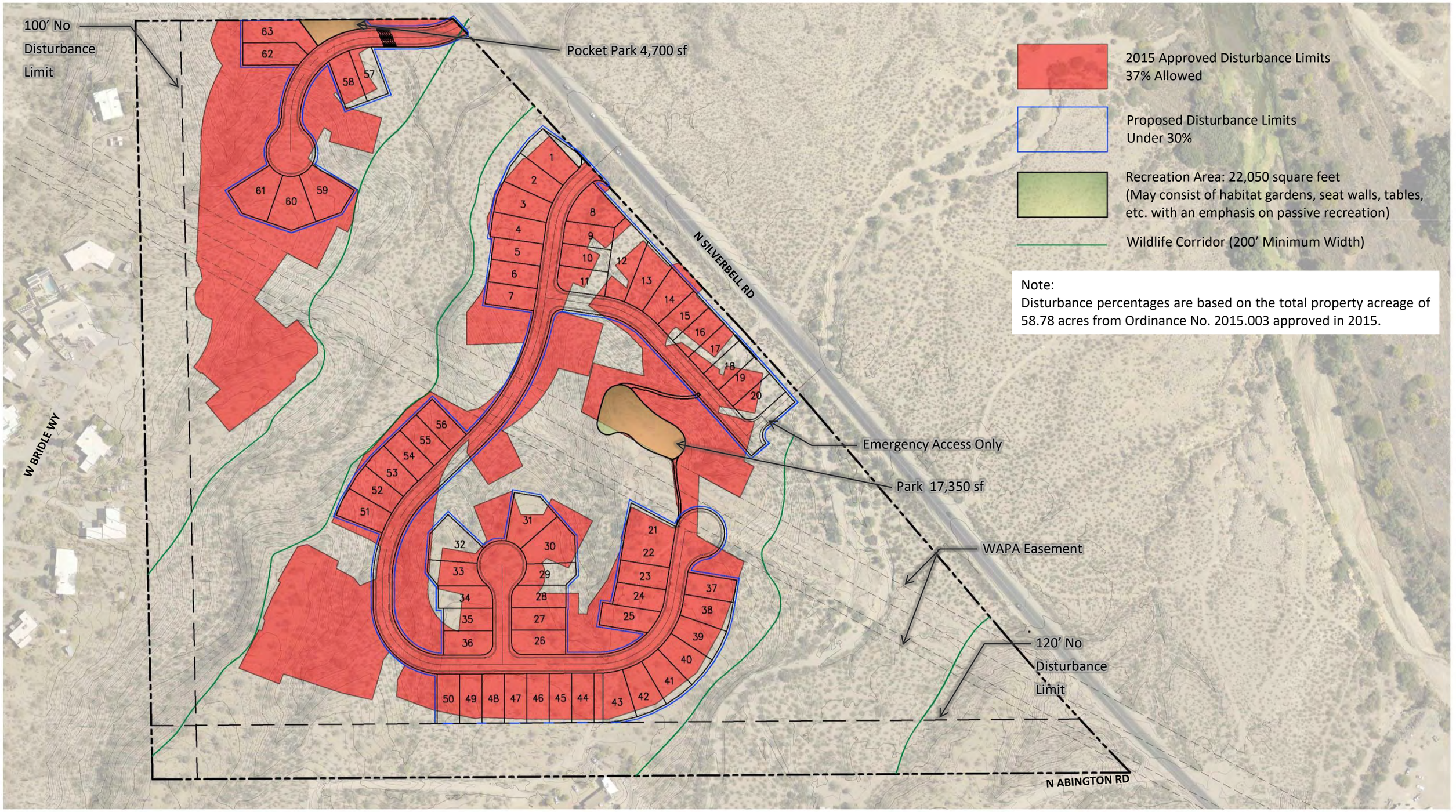
Thank you for your time. We look forward to hearing from you.

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.



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
TUCSON, AZ 85701-1317

ROBERTSON WESLEY TY & MYA CP/RS
2718 W CALLE SAN MANUEL
TUCSON, AZ 85742-1118

SAMUELSON JOAN
5800 W MARTINGALE LN
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5861 W BRIDLE WAY
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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
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6745 N ABINGTON RD
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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.

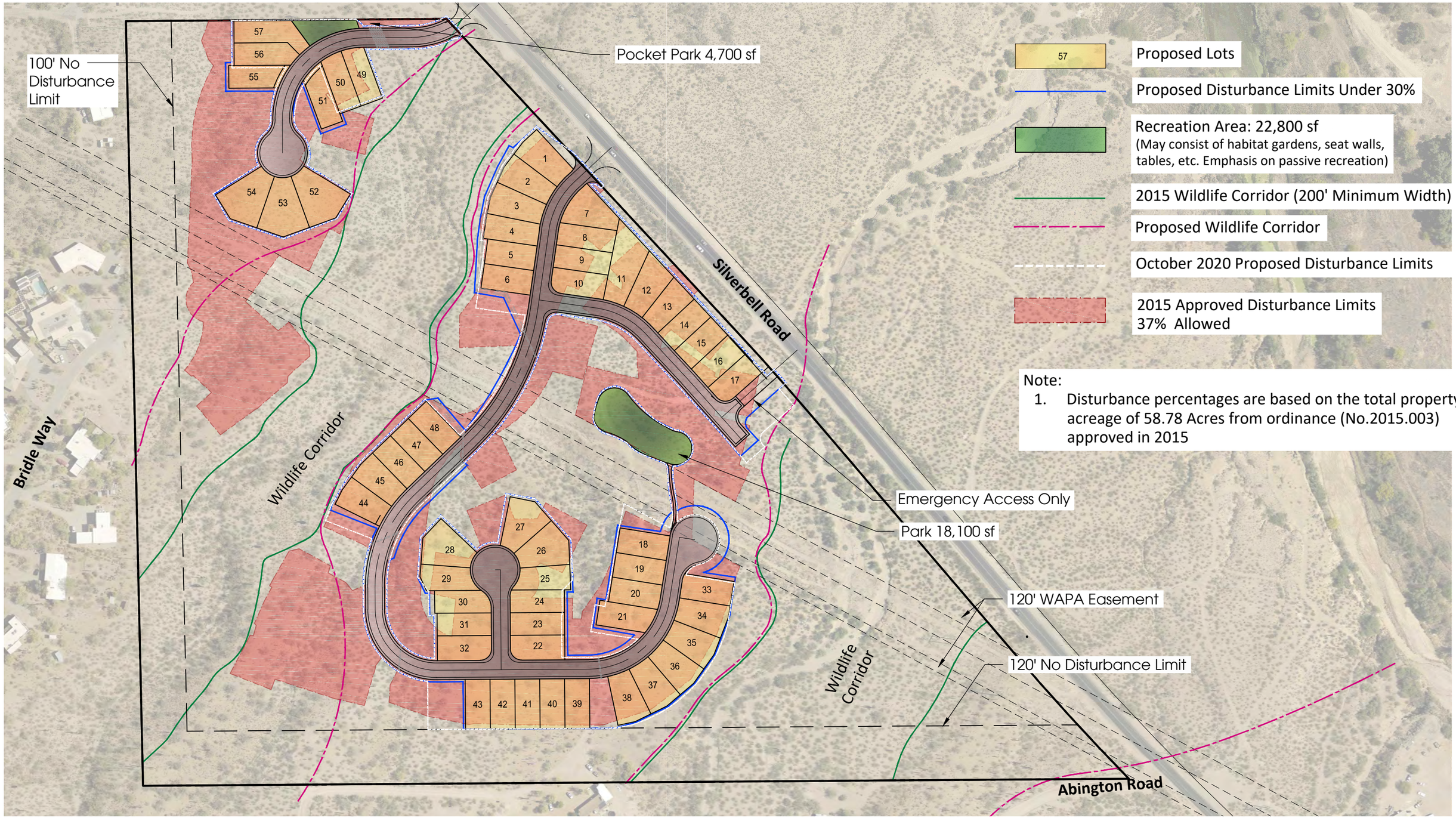
Thank you for your time. We look forward to hearing from you.

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 TPC Group, inc.
2 e congress ste 600 tucson az 85701

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

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
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5660 W ABINGTON LN
TUCSON, AZ 85743-9655

GARDNER HELEN & ROBERT TR
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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ATTN: ERIC W JENNESS & KAREN J SHIELDS
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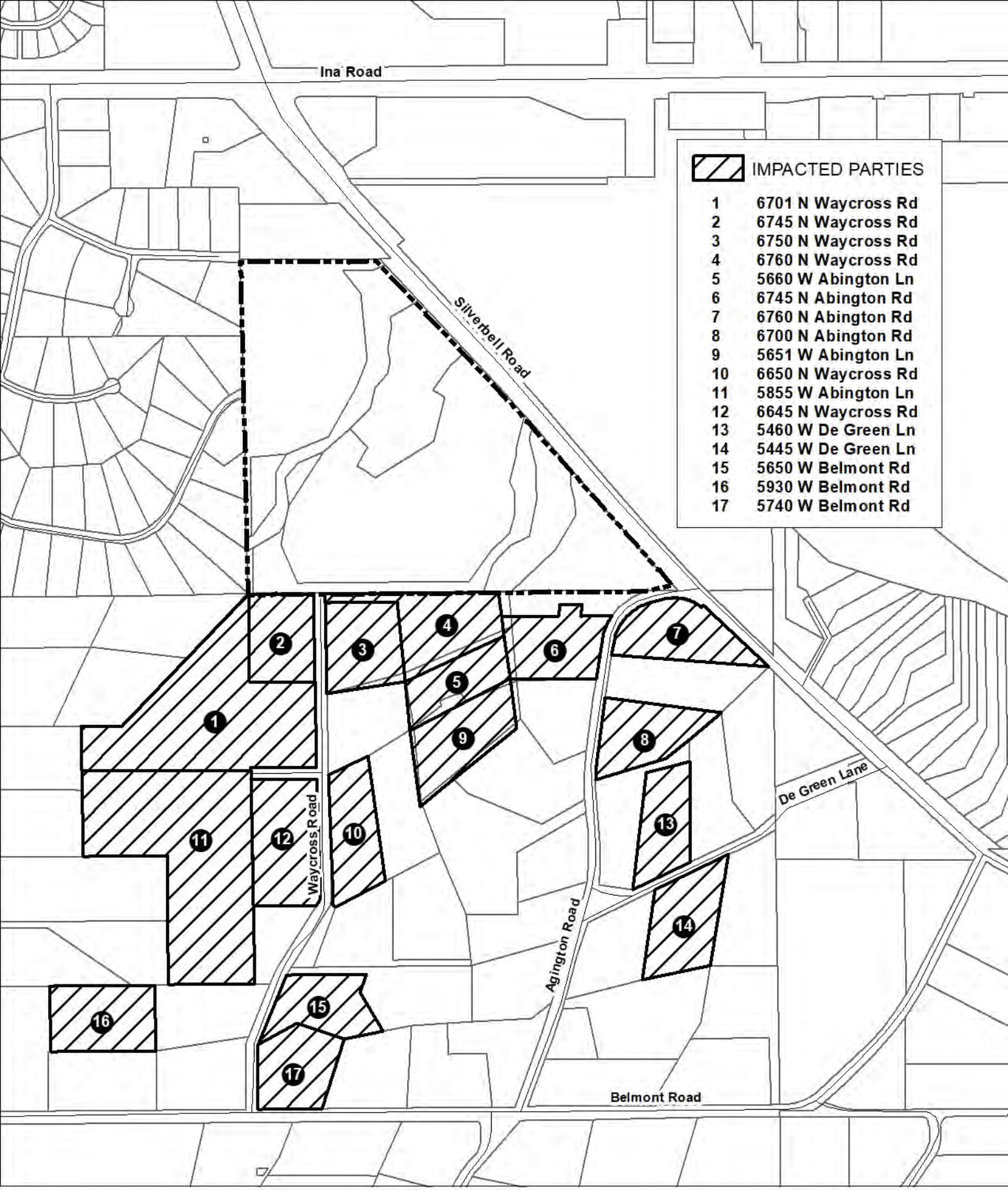
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WHITE MATTHEW & LASHONDRA JT/RS
5841 W BRIDLE WAY
TUCSON, AZ 85743-9522



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*

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2104-002: Crossroads at Gladden Specific Plan;** A request to rezone approximately 281 acres of land from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to F-Specific Plan: Crossroads at Gladden Specific Plan for the purpose of establishing the Crossroads at Gladden Specific Plan, a master-planned development. The property is located approximately 575 feet northwest of the Tangerine Road interchange on the west side of Interstate 10 in Section 36, Township 11 South, Range 11 East. (Cynthia Ross)

Discussion:

Request
Westcor Marana LLC is requesting a recommendation to the Marana Town Council for approval to rezone approximately 281 acres of land from F-Specific Plan: Shops at Tangerine & 1-10 Motorplex Specific Plan to F-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 approximately 575 feet northwest of the Tangerine Road Interchange between Tangerine and Moore Roads, east of Gladden Farms in Section 36, Township 11 South, Range 11 East.

Marana General Plan
The Marana 2040 General Plan designates the site as a Master Planned Area, based on the existing Shops at Tangerine & I-10 Motorplex Specific Plan zoning, and will not change with the proposed rezoning.

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 western portion of 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 are reflective of design considerations and planning in the Gladden Farms subdivisions.

The Crossroads at Gladden is comprised of three land use designations/planning areas (Transitional, Commercial, and Commerce Park) that create a gradual transition of land use intensity as you move east from the 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 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 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. 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 currently under construction that will help provide water to future site development. The 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.

Recommended Findings of Fact

1. The property is currently zoned F (Specific Plan). The proposed change from Zone F (Specific Plan: Shops at Tangerine & I-10 Motorplex) to Zone F (Specific Plan: The Crossroads at Gladden) is supported by the Specific Plan (F) 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 Marana Town Code related to the proposed rezoning 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 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:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ2104-002 based upon the recommended findings and subject to the following conditions:

Recommended Conditions of Approval

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 after Council adoption of this ordinance, the Property Owners shall pay to the Town of Marana the costs and payment conditions attributable to Westcor Marana LLC 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 LLC, in the amount of $321,503.77. If the Property Owners do not make the required payment within the 60-day time period, the Town may initiate the necessary action to revert the Rezoning Area to the previous zoning upon action by the Town Council.

3. The ultimate development proposed by this Rezoning shall be consistent with a Development Agreement which shall be adopted prior to Town Council approval of the first final plat or development plan.
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. Pursuant to the Development Agreement required by condition #3 above, 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 a preliminary plat or development plan for any portion of the Rezoning Area. The TIA may identify additional traffic improvements, and the Development Agreement 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, the Property Owners 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 a traffic study to be submitted by the developer.
   b. Design and construct Clark Farms Boulevard from Tangerine Road to Mike Etter Boulevard as a 4 lane divided road compliant with Town standard 120-1. Improvements to be 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 TIA, which shall be approved by the Town, identifying additional traffic improvements that shall be in place prior to any Certificate of Occupancy issued for 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. A sewer service agreement and master sewer plan must be submitted by the Property Owners and accepted by the Town prior to the approval of the final block plat by the Town Council.
10. Installation of a non-potable system shall be required to serve the common open space areas and other landscaped amenities, as accepted by the Cortaro Marana Irrigation District.
11. 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 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.
12. 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 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.
13. 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.
14. The Property Owner shall record an avigation easement with the recording of the final block plat or by separate instrument if a plat is not processed.
15. 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.

16. 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.
17. 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.
18. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
19. 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.
20. 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.
21. 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.

Suggested Motion:

I move to recommend to the Town Council approval of the Crossroads at Gladden (PCZ2104-002) subject to the recommended conditions.

Attachments

Application

Location Map

Crossroads Conceptual Land Use Plan

Crossroads at Gladden Specific Plan

Applicant Public Outreach Summary

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:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
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:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

OWNER/APPLICANT AUTHORIZATION

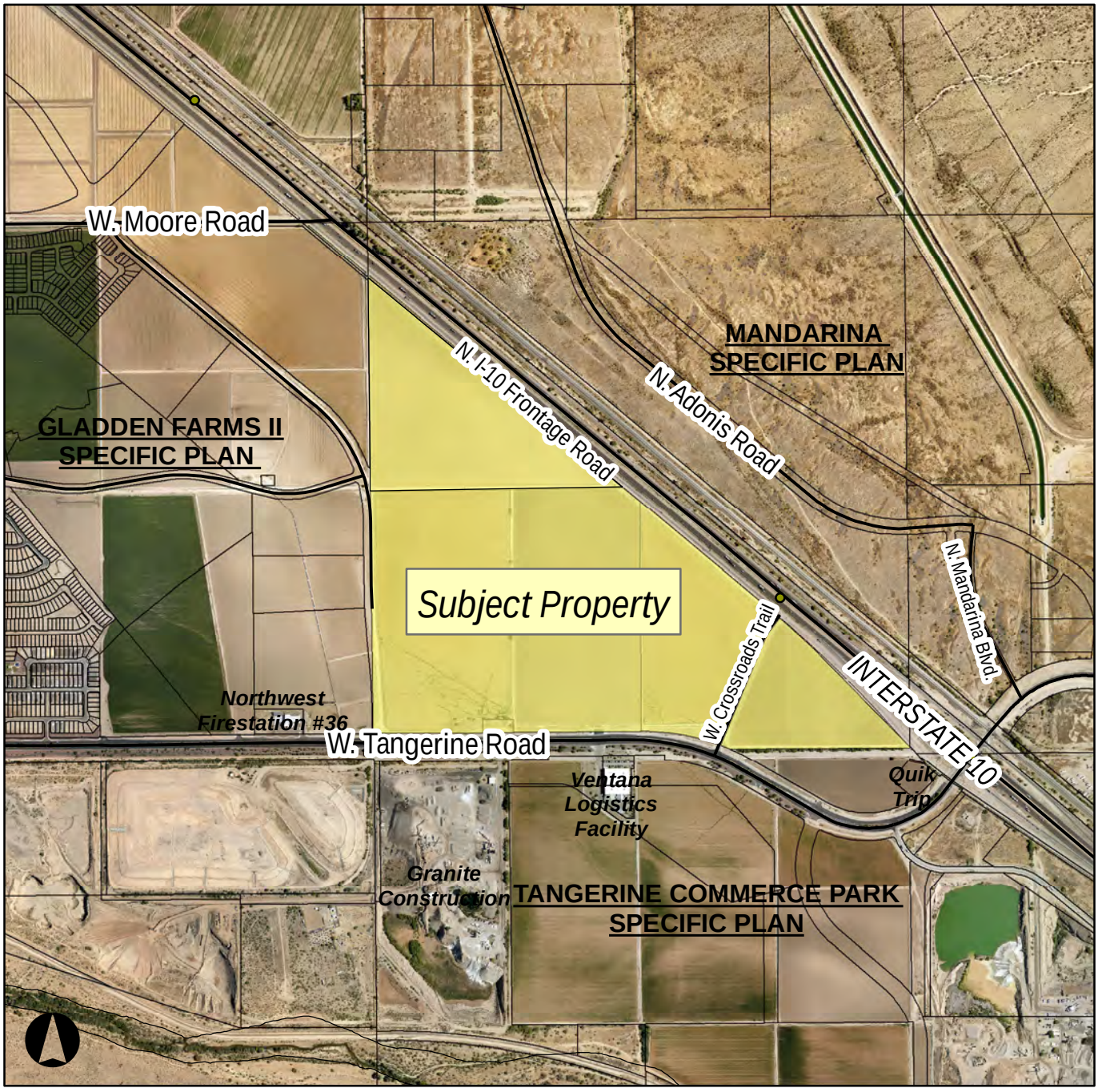
I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization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

Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

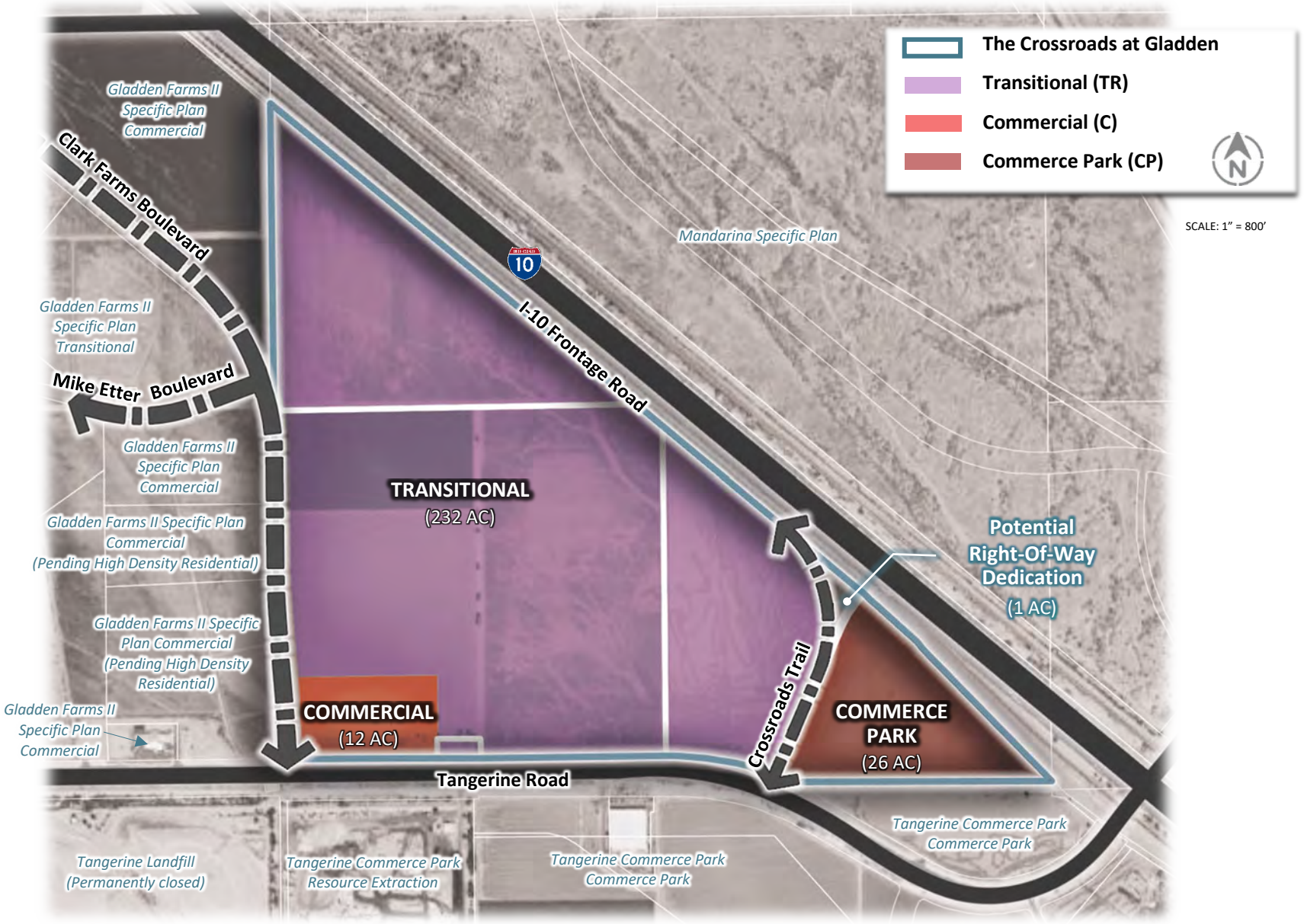
Project No._____ **Date Received**_____

Revision Date 03/29/2019



Data Disclaimer: The Town of Marana provides this map information
"As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In noevent shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

Exhibit II.D: Conceptual Land Use Plan





THE CROSSROADS AT GLADDEN
SPECIFIC PLAN

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:

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TABLE OF CONTENTS

Part I. Specific Plan Introduction 1

A. Project Overview 2
B. Location 5
C. Scope and Authority 6

Part II. Development Plan 7

A. Introduction 8
B. Adherence to Adopted Plans 9
    1. Marana General Plan – Make Marana 2040 9
    2. Marana Strategic Plan (Updated 2017) 10
    3. Adjacent Specific Plans 10
C. Compatibility with Adjoining Properties 11
    1. Gladden Farms I and Gladden Farms II Specific Plan 11
    2. Tangerine Commerce Park 11
    3. Rancho Marana Specific Plan (Vanderbilt Farms) 12
D. Conceptual Land Use Plan 13
    1. Transitional (TR) 14
    2. Commercial (C) 15
    3. Commerce Park (CP) 15
E. Conceptual Circulation Plan 17
F. Conceptual Open Space & Recreation Plan 21
G. Conceptual Landscape Plan 22
H. Conceptual Drainage Plan 23
I. Viewsheds 23
J. Traffic 23
K. Wildlife 24
L. Public Utilities 24
    1. Sewer 24
    2. Water 24
    3. Cortaro-Marana Irrigation District 24
M. Private Utilities 24
    1. Natural Gas 24

2. Communications 24
3. Electricity 24
N. Public Service Impacts 25
1. Fire 25
2. Police 25
3. Schools 25
O. Cultural, Archaeological & Historic 25

Part III. Development Regulations 26

A. Introduction 27
B. General Provisions 27
1. Applicability of Adopted Town of Marana Codes 27
2. Additional Uses 27
C. Development Standards 27
1. Transitional (TR) 28
a. Permitted Uses 28
b. Accessory Uses 28
c. Conditional Uses 28
d. Prohibited Uses 29
e. Development Standards 29
2. Commercial (C) 31
a. Permitted Uses 31
b. Prohibited Uses 31
c. Development Standards 31
3. Commerce Park (CP) 32
a. Permitted Uses 32
b. Prohibited Uses 32
c. Development Standards 32

Part IV. Design Standards 33

A. Introduction 34
1. Town Enforced Residential Design Standards 34
a. General 34
b. Layout 35
c. Design – Single Family Detached 35
d. Design – Single Family Attached and Multi-Family 36

e. Garages 36
2. Master Developer Enforced Residential Design Standards 36
a. General 36
b. Layout 36
c. Design - Single Family Detached 36
d. Design—Single-Family Attached and Multi-Family 37
e. Garages 37
f. Roof 37
3. Town Enforced Non-Residential Design Standards 37
a. Layout 37
b. Design 37
c. Roofs 38
d. Exterior Finish Materials 38
e. Storage 38
f. Off-Street Loading and Service Areas 38
g. Mechanical Equipment 38
h. Refuse Containers 38
4. Master Developer Enforced Non-Residential Design Standards for Office and Retail 39
a. Layout 39
b. Design 39
c. Exterior Finish Materials 39
5. Streets 40
a. Clark Farms Boulevard 40
b. Crossroads Trail 41
c. Internal Streets 41
6. Open Space 41
a. Multi-Use Trail 41
b. Common Areas 41
c. Drainage 42
d. Irrigation 42
e. Outdoor Furniture 42
7. Landscape Standards 42
a. General 42
b. Residential 43
c. Non-residential 43
d. Buffers 43

e. Common Areas 43
f. Irrigation 44
8. Monumentation 44
a. Project Entry 44
b. Residential Developments 44
c. Non-Residential Developments 45
9. Signs 45
10. Walls and Fencing 45

Part V. Implementation & Administration 46

A. Introduction 47
1. Changes to Zoning Ordinance 47
2. General Implementation Responsibilities 47
3. Development Review Procedure 47
4. Phasing 48
5. Specific Plan Administration 48
a. Enforcement 48
b. Amendments 48
6. Interpretation 48
7. Fees 48

Part VI. Appendix – Development Capability Report 49

A. Introduction 50
B. Location and Land Use 50
C. Information on Properties within a Quarter Mile 51
1. Existing Zoning 51
2. General Plan Land Use 52
3. Existing Land Use 53
4. Existing Wells 54
5. Topography 55
6. Hydrology 56
a. Off-site Watersheds 56
b. Off-site features that may affect or be affected by the site 56
a. On-site Hydrology 57
7. Vegetation 58
8. Wildlife 59

9. Soils and Geology 60
10. Viewsheds 61
11. Traffic 64
12. Recreation and Trails 66
13. Cultural, Archaeological, and Historic Resources 67
14. Existing Infrastructure and Public Facilities 67
    a. Sewer 67
    b. Water 67
    c. Fire Service 67
    d. Police 67
    e. Schools 67
    f. Public Utilities 67
15. Composite Constraints (McHarg) Map 69

List of Exhibits

Exhibit II.D: Conceptual Land Use Plan 16
Exhibit II.E.1: Conceptual Circulation Plan 19
Exhibit II.E.2: Tangerine Road Improvements 20
Exhibit VI.C.1: Zoning 51
Exhibit VI.C.2: General Plan Land Use Designations 52
Exhibit VI.C.3: Existing Land Use 53
Exhibit VI.C.4: Well Locations 54
Exhibit VI.C.5: Existing Topography 55
Exhibit VI.C.7: Vegetative Communities 58
Exhibit VI.C.9: Soil Classifications 60
Exhibit VI.C.10.a: Photo Key Map 61
Exhibit VI.C.11: Street Network 64
Table VI.C.11: Characteristics of Arterial Streets (Planned and Future) Directly Serving the Site 65
Exhibit VI.C.12: Existing and Planned Recreation 66
Exhibit VI.C.14: Existing CMID Canal 69



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

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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.

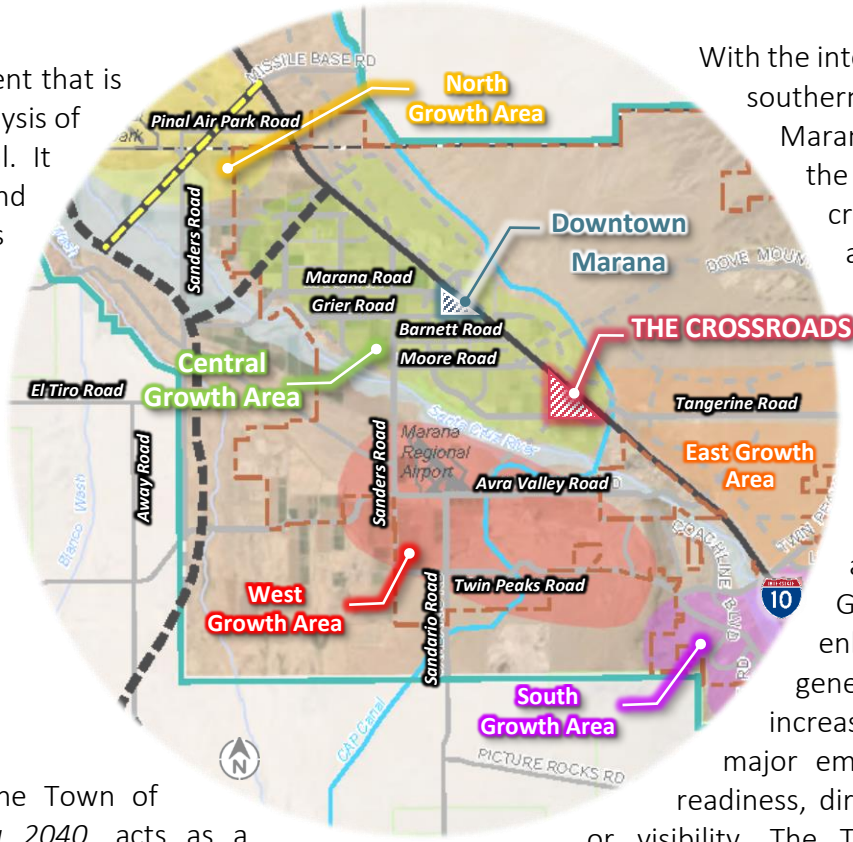
The Crossroads will function as a governing document by which the project must adhere to as it moves forward and is designed, approved, and developed. This affords the Town of Marana control of the land use and general layout over the course of buildout subject to the development standards and guidelines 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.



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).*

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.

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)

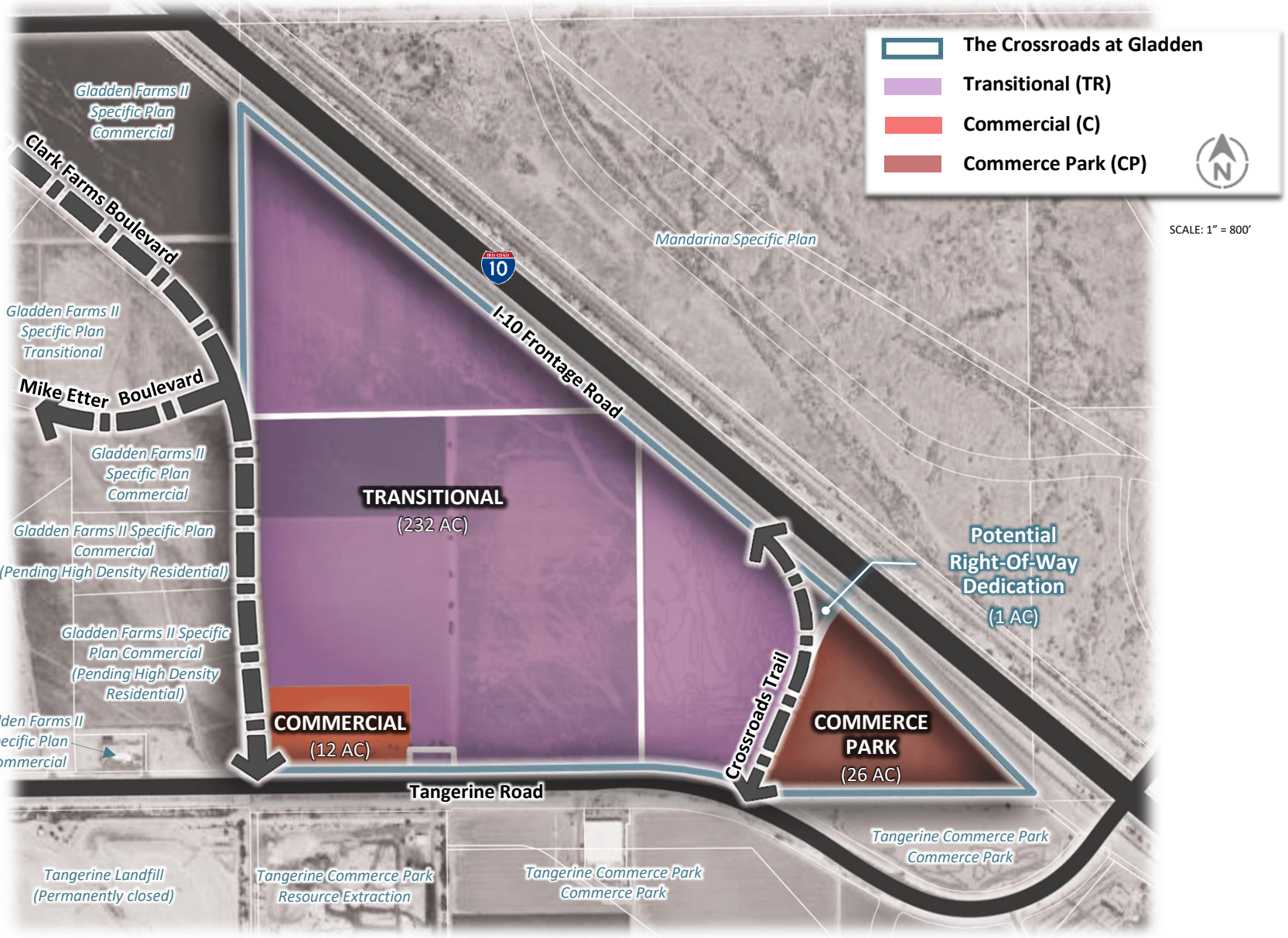
As depicted in *Exhibit II.D: Conceptual Land Use Plan*, the C land use designation occupies an approximately 12-acre area located at the northeast corner of Tangerine Road and Clark Farms Boulevard. This land use designation aims to provide opportunities for commercial uses that primarily serve the 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.



Exhibit II.D: Conceptual Land Use Plan



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

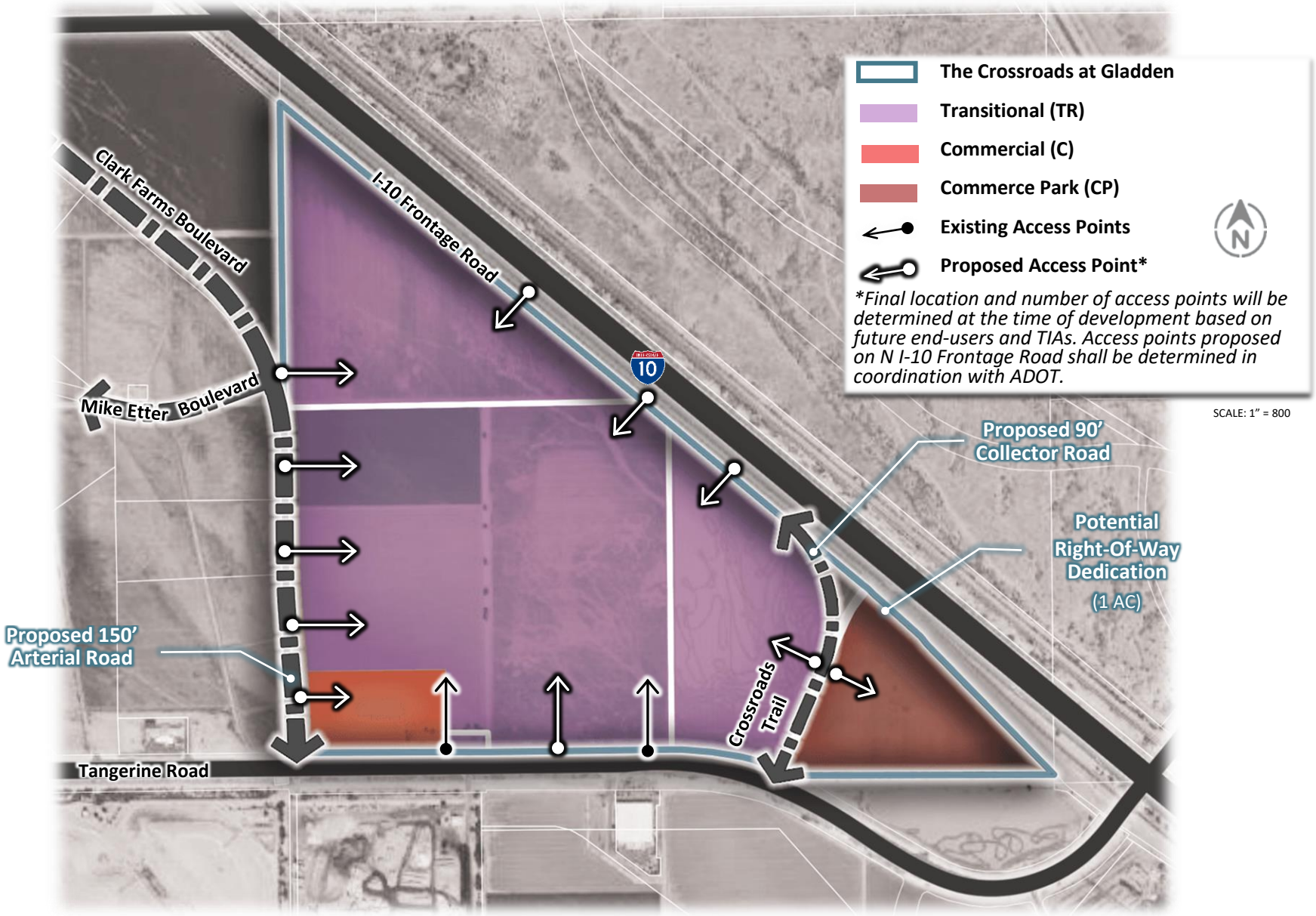
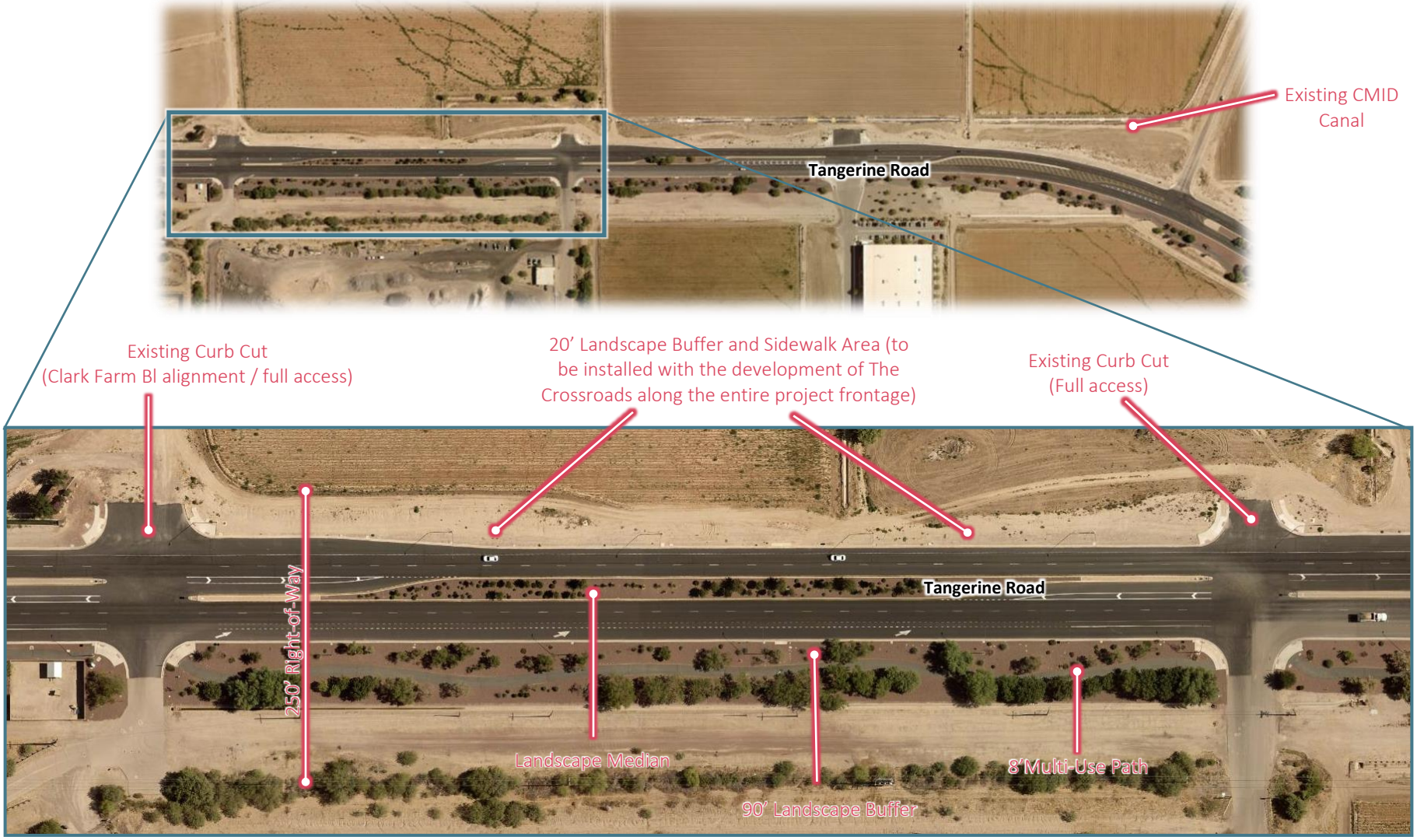


Exhibit II.E.2: Tangerine Road Improvements

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

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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

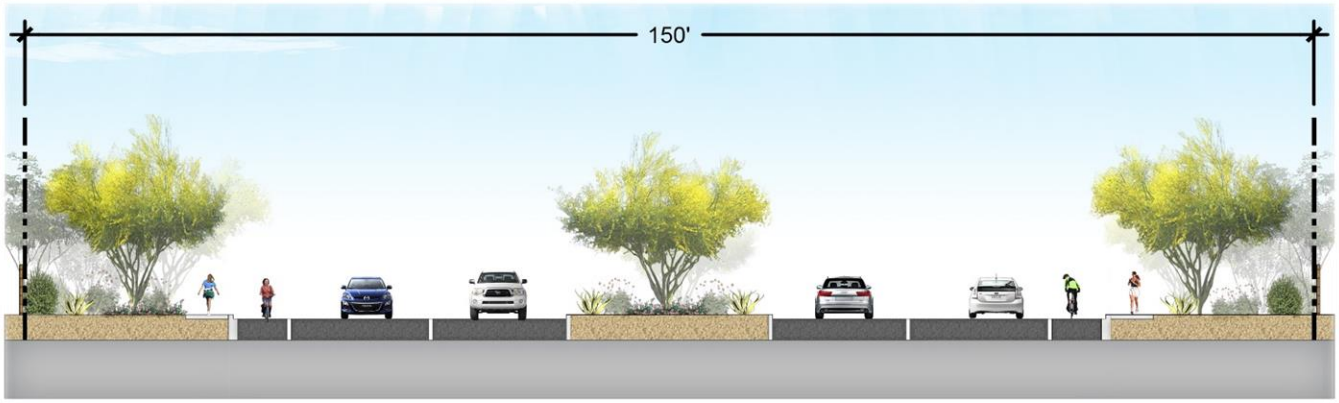
- Windows should be of lightly reflective glass, tinted bronze, blue, or green, or transparent glass.
- Reflective glass may be used to limit the transfer of heat while maximizing available sunlight for interior illumination.
- Building materials and landscaping shall be consistent with adjacent, non-residential 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

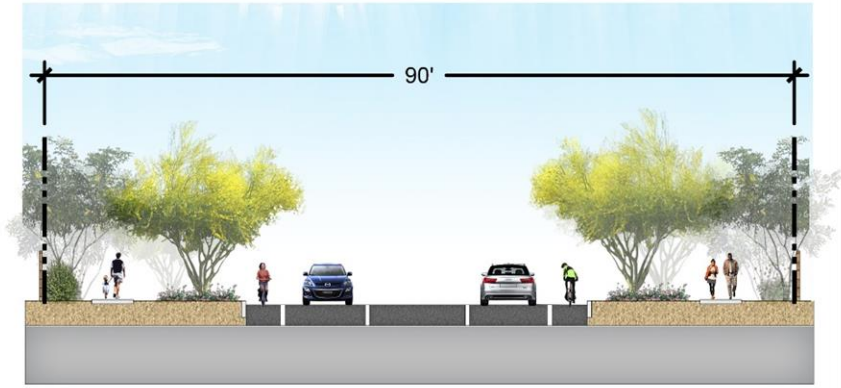
Clark Farms Boulevard will be constructed by the Master Developer from Moore Road to the point where it reaches the eastern property boundary until it terminates at Tangerine Road. Clark Farms Boulevard will have a 150-foot right-of-way to accommodate four lanes of traffic, ADA compliant sidewalks that 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*

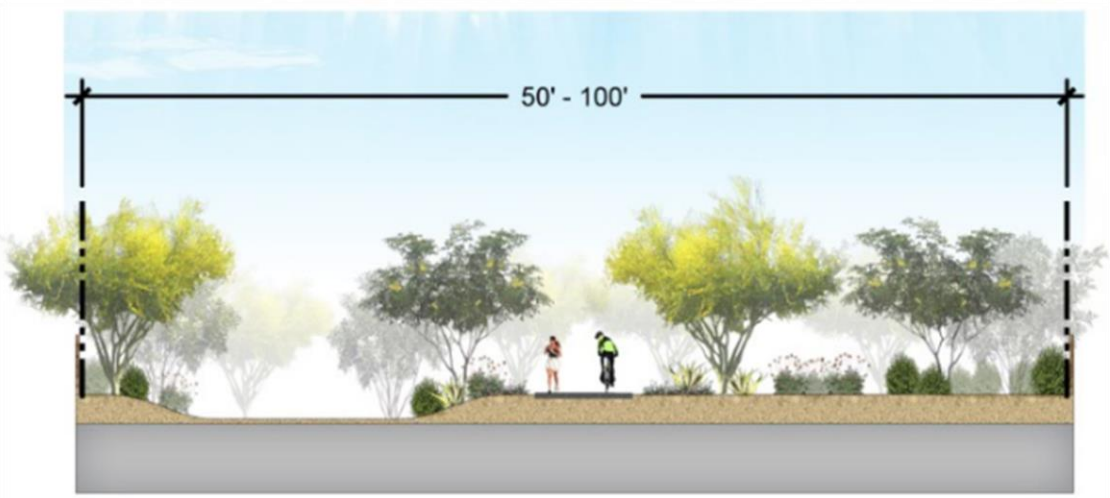
Paseo systems provided within residential developments will feature a multi-use trail. The multi-use trail will provide critical linkage opportunities to regional trail systems and that the existing Paseo network in Gladden II for pedestrian and bicycle users. Multi-use trails shall be a minimum of 12-feet 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.
- 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.
- 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 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
a division of TPC Group, Inc.

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 AT GLADDEN SPECIFIC PLAN

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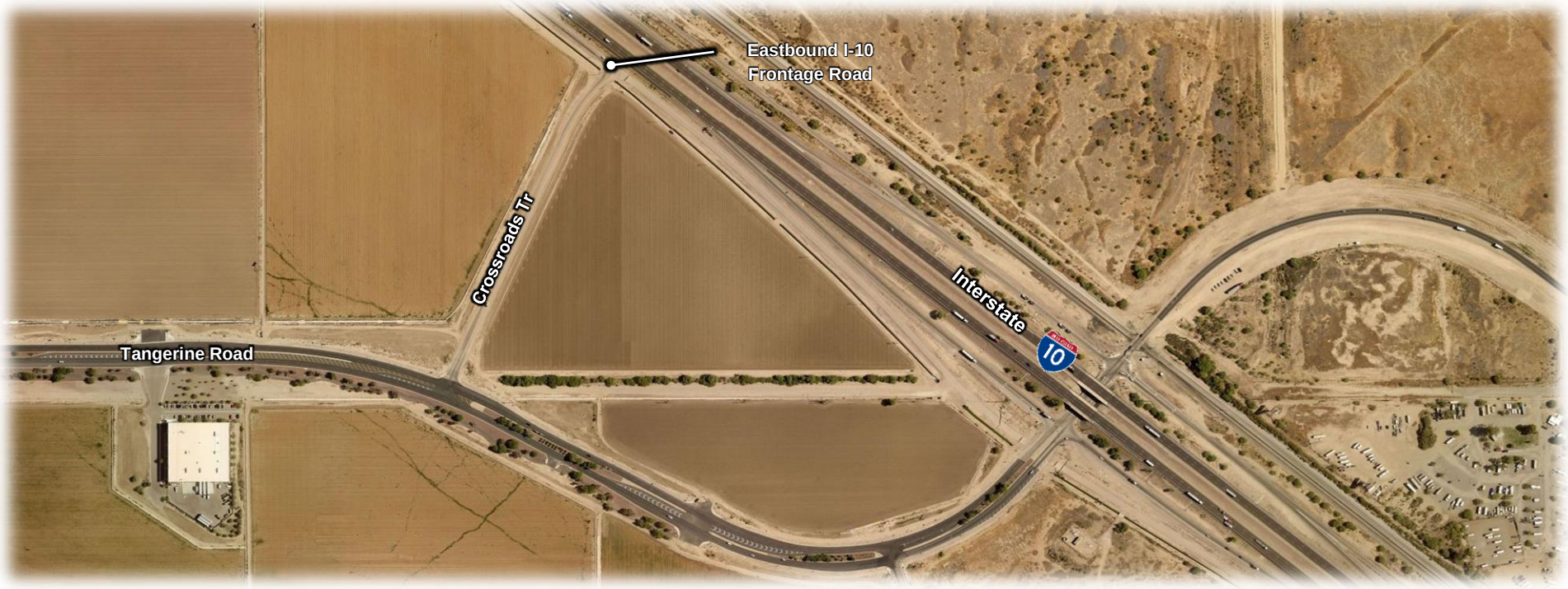
PART VI: APPENDIX - DEVELOPMENT CAPABILITY REPORT

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

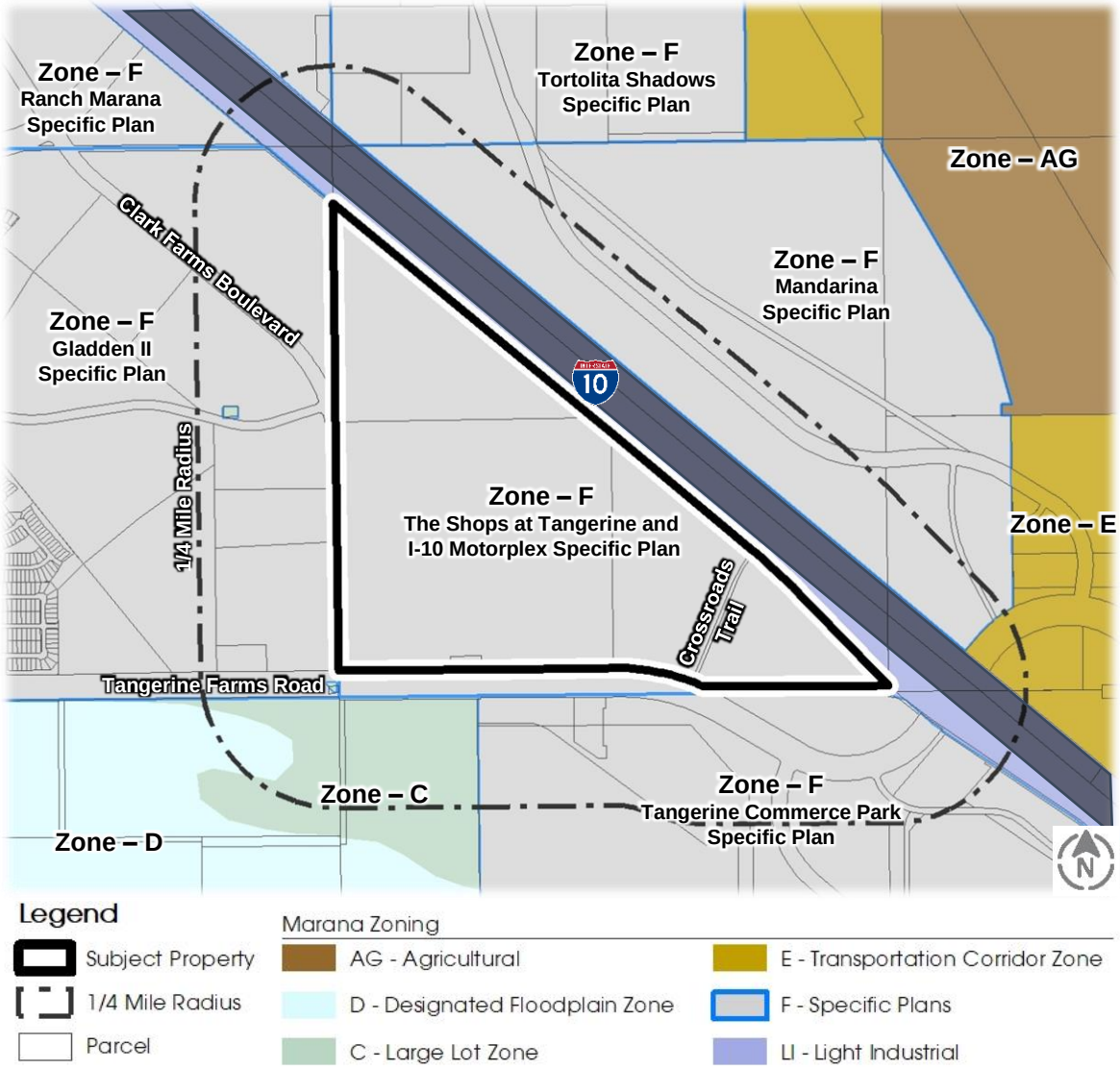
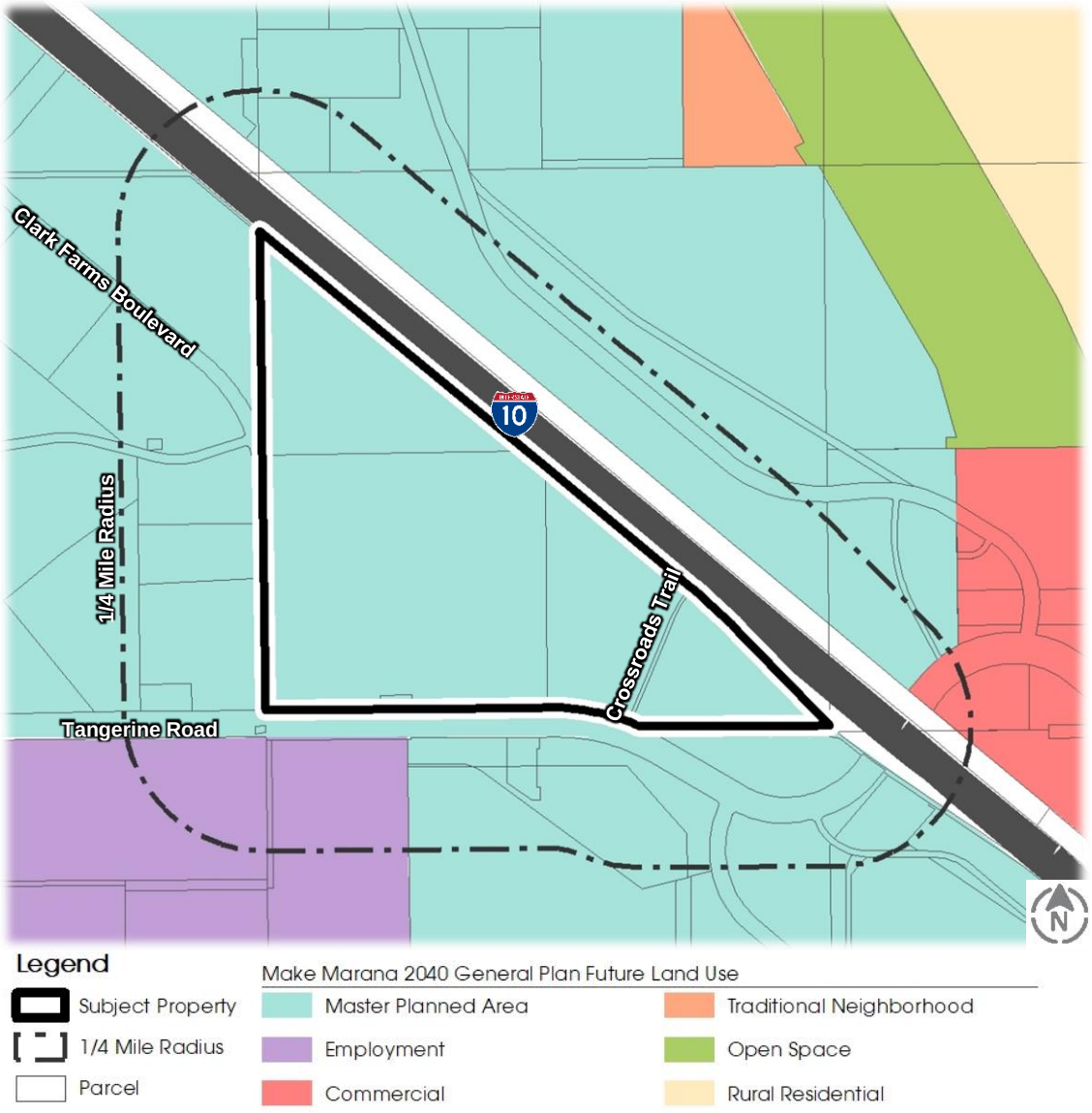


Exhibit VI.C.2: General Plan Land Use Designations



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

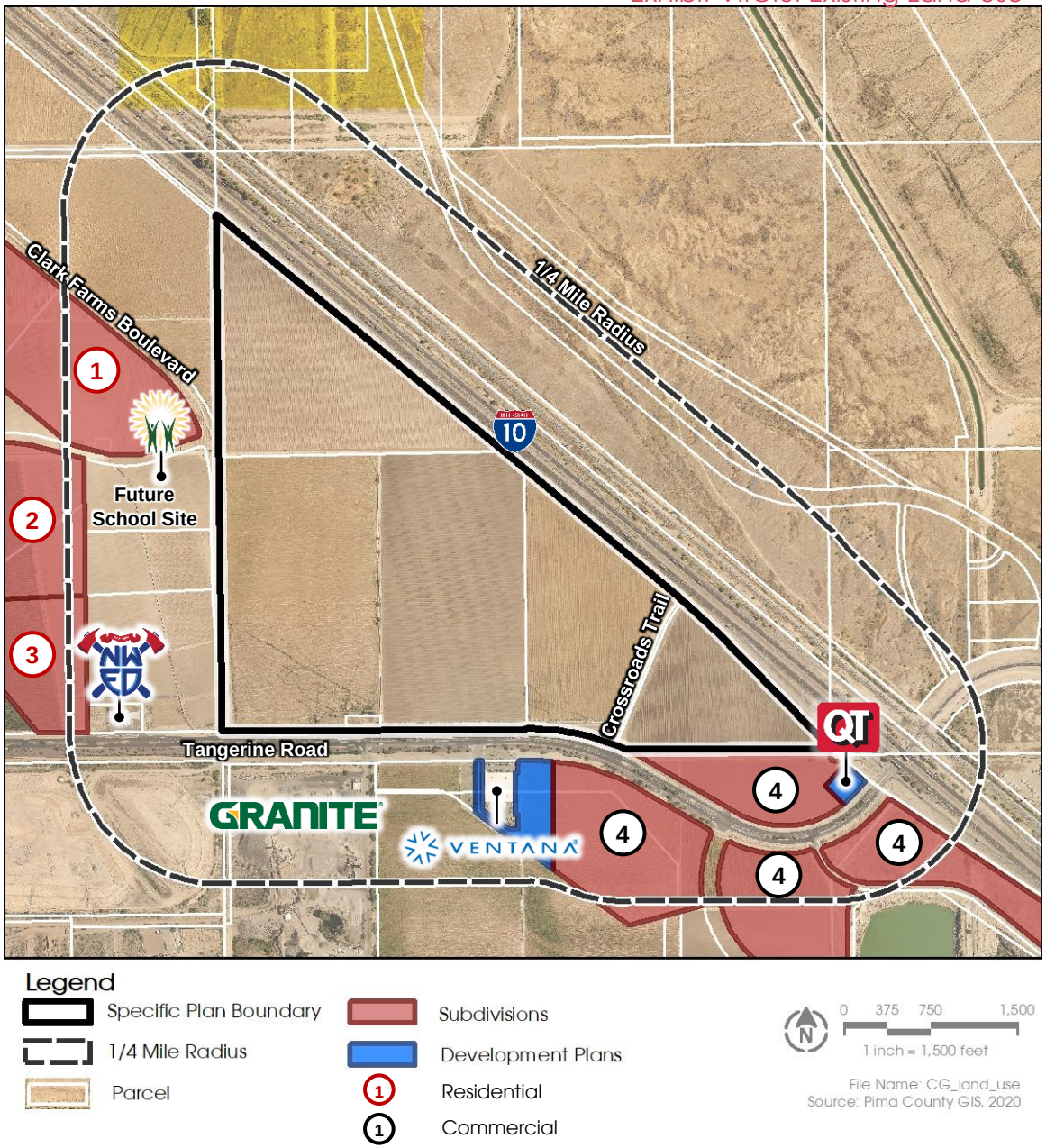


Exhibit VI.C.4: Well Locations



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:

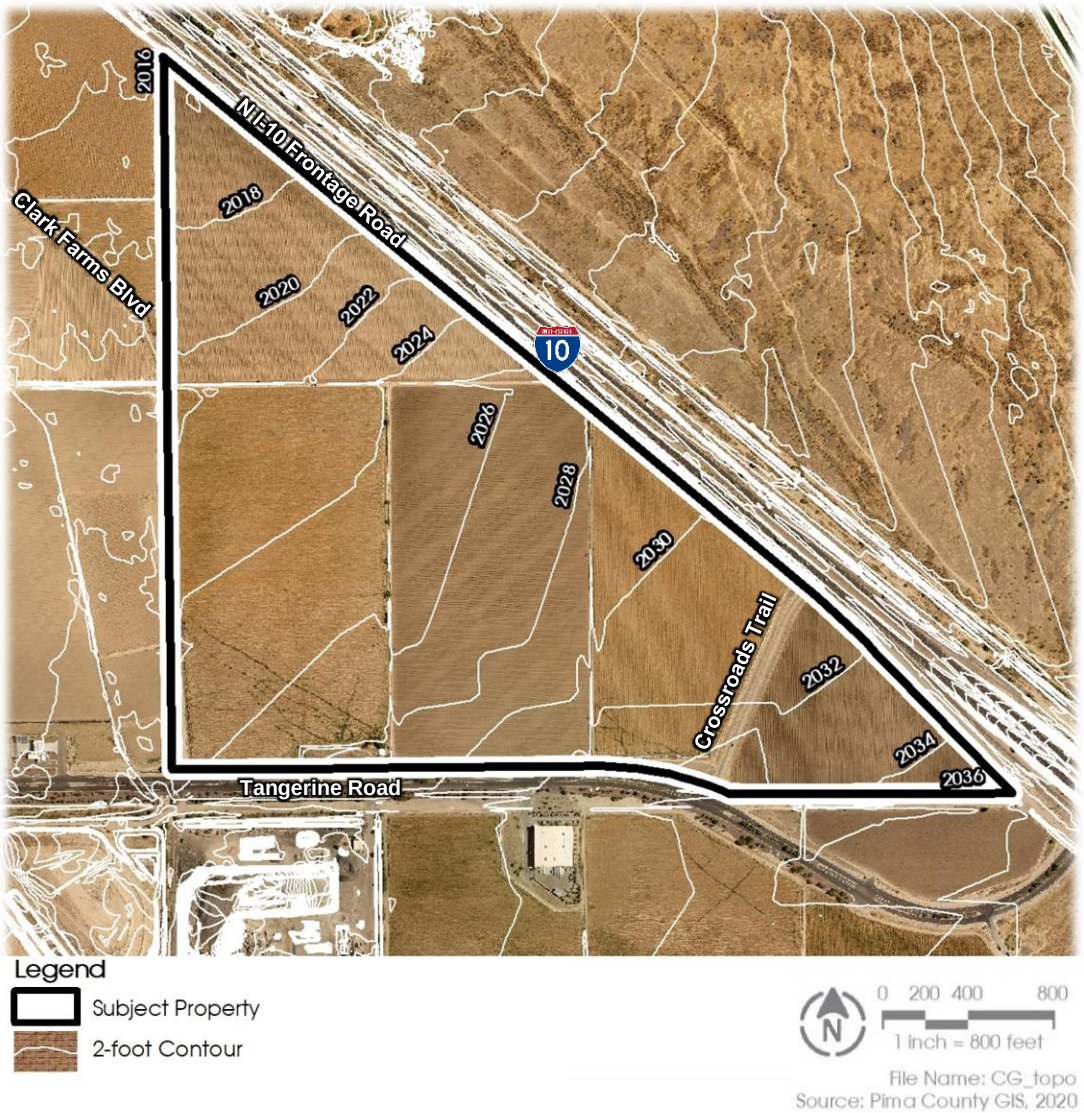
$$ACS = \frac{I \times L \times 0.0023}{A}$$

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.

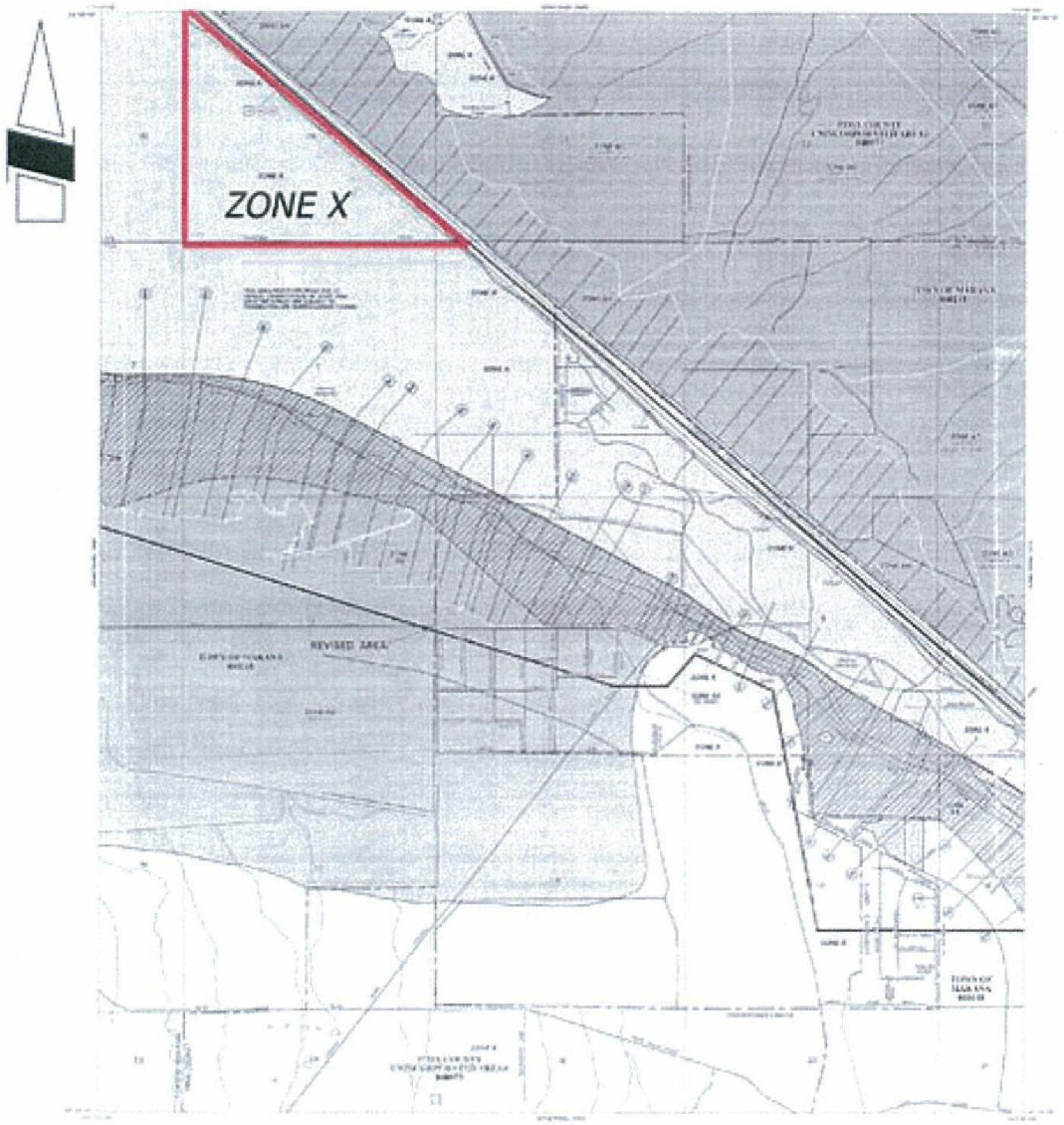


Exhibit VI.C.7: Vegetative Communities



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

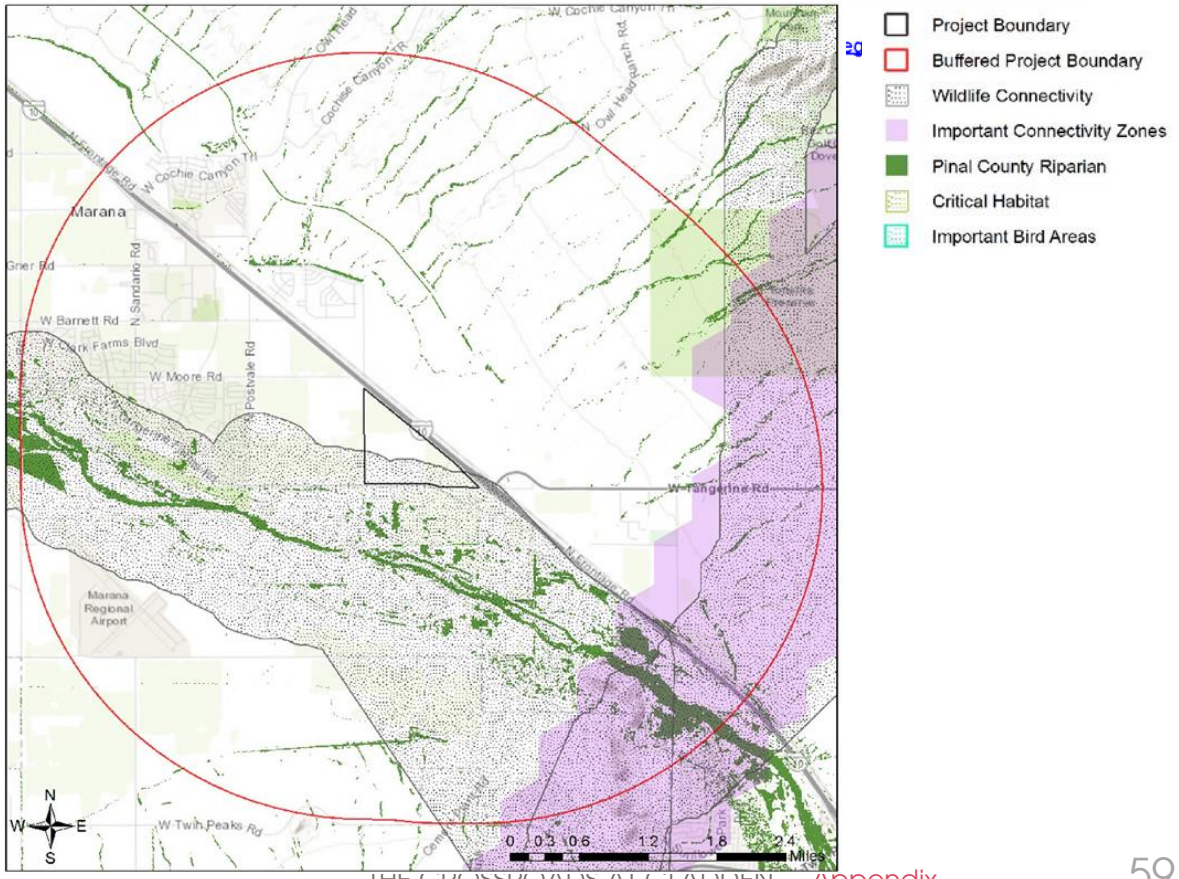
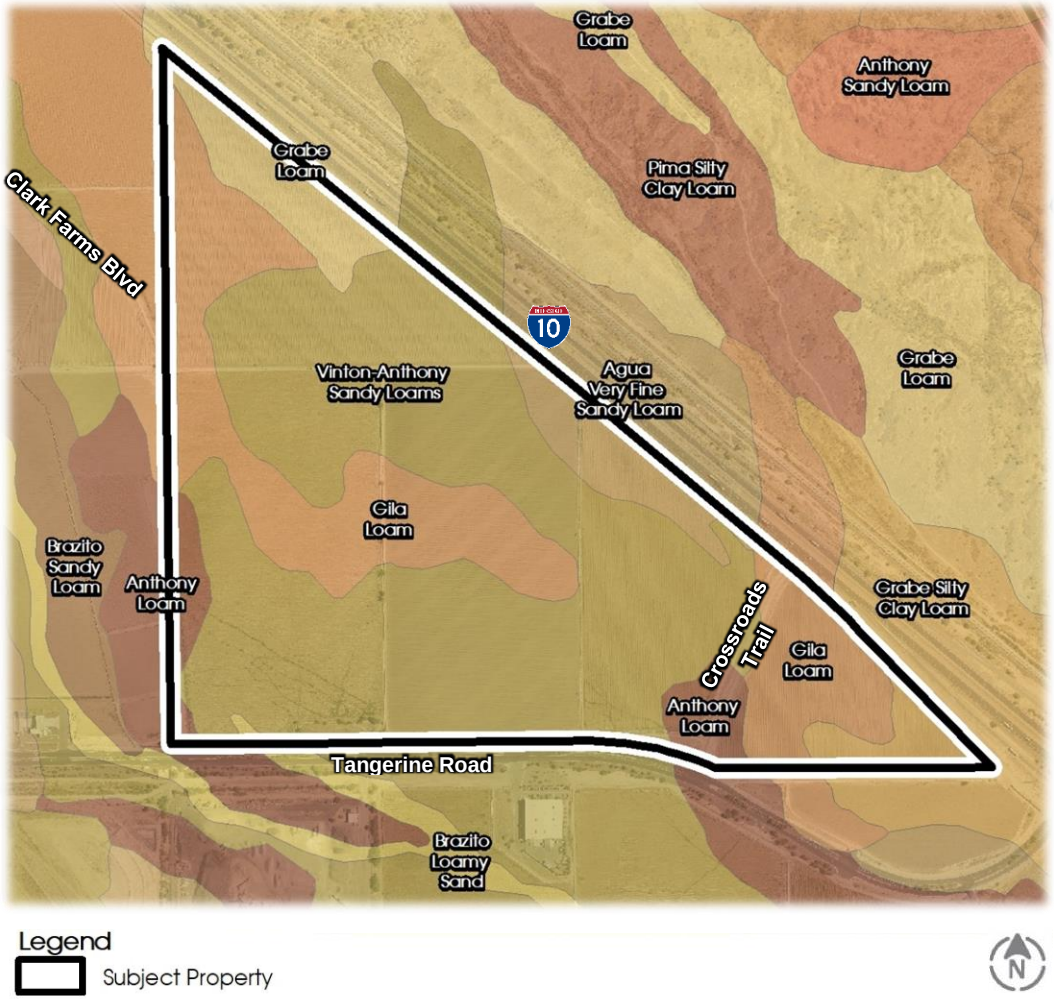


Exhibit VI.C.9: Soil Classifications



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

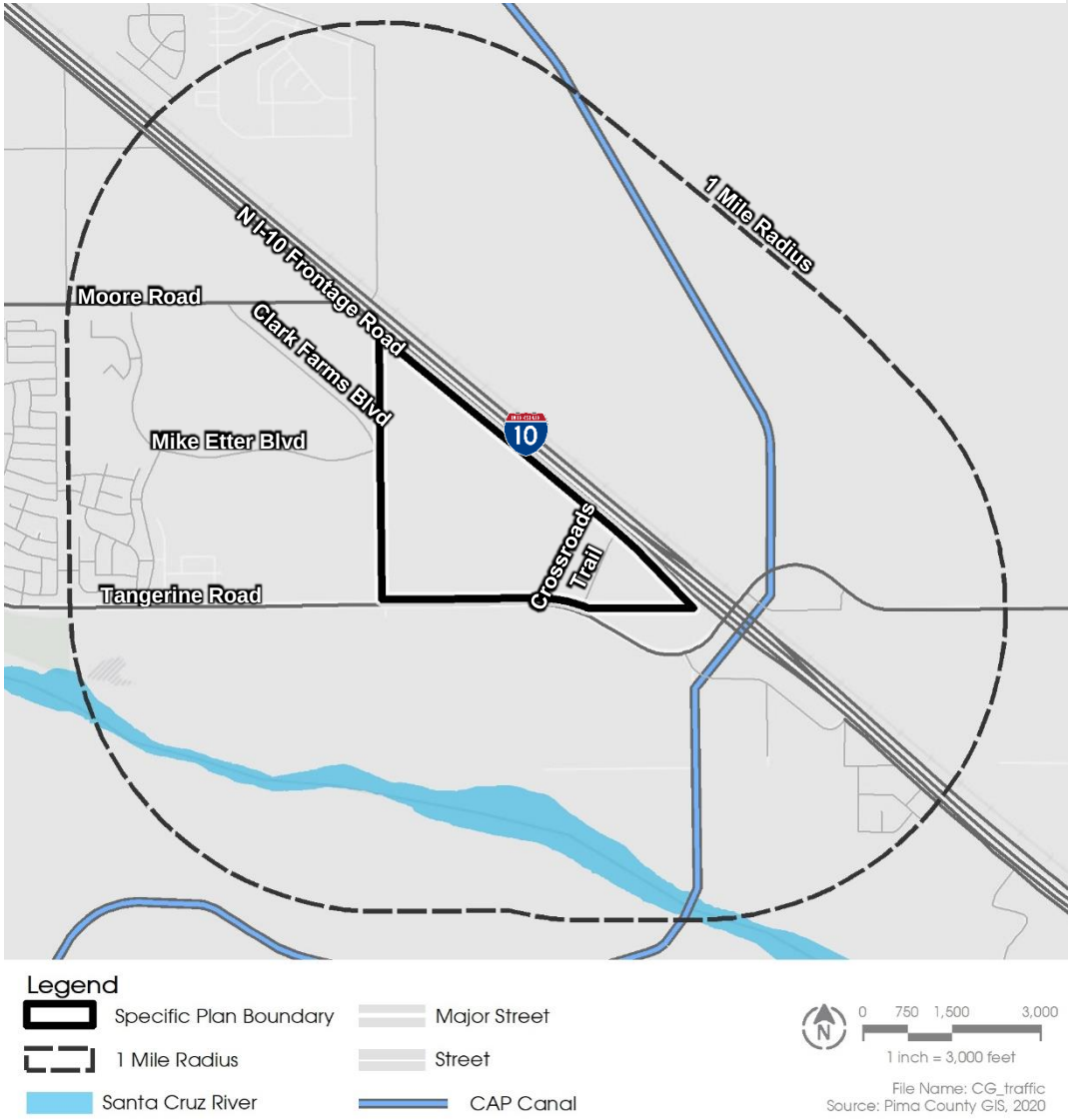


7 - Crossroads Trail and I-10 Frontage Road looking northwest



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.

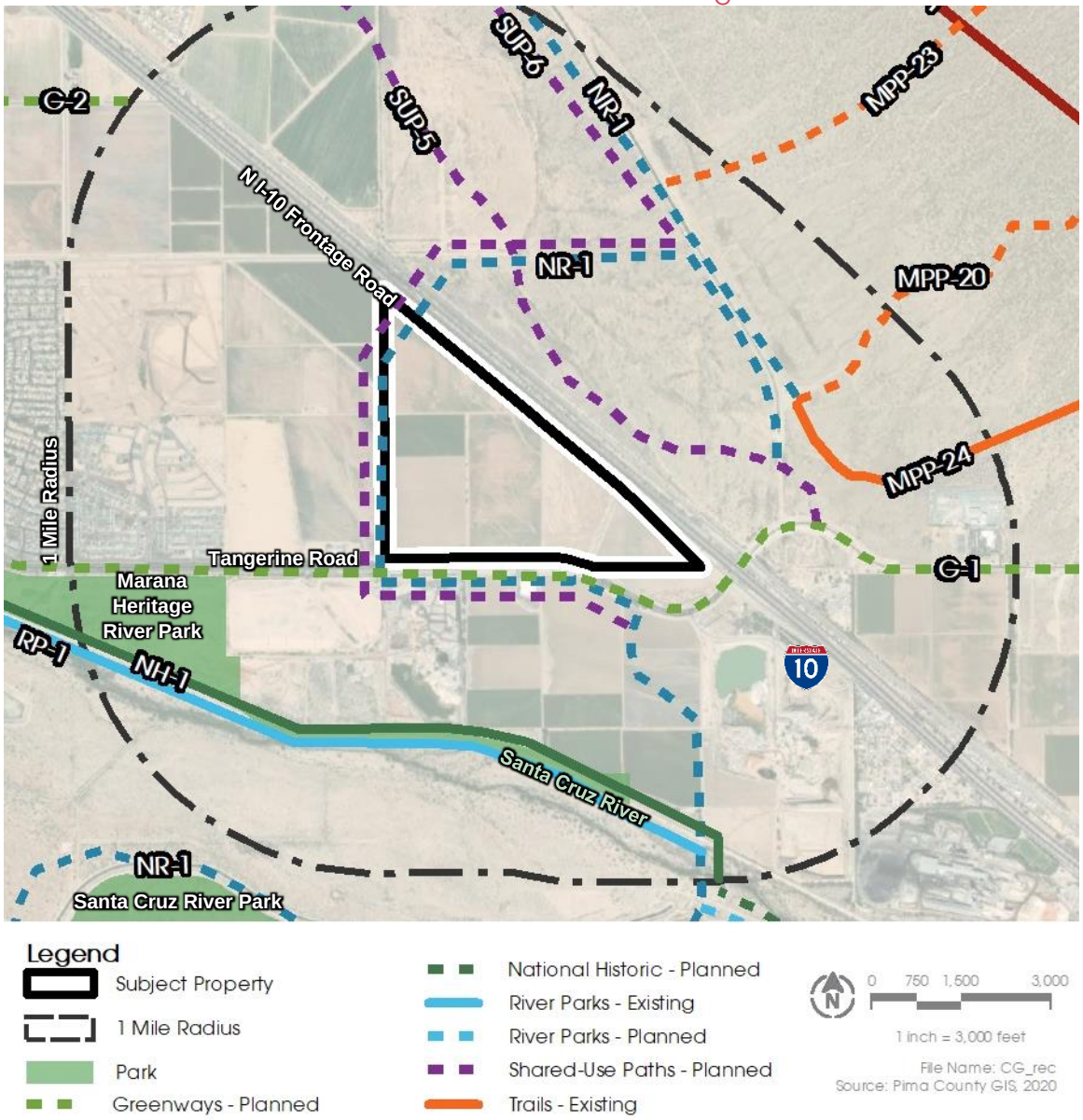
Marana Heritage River Park is located west of the subject property along Tangerine Road.

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.

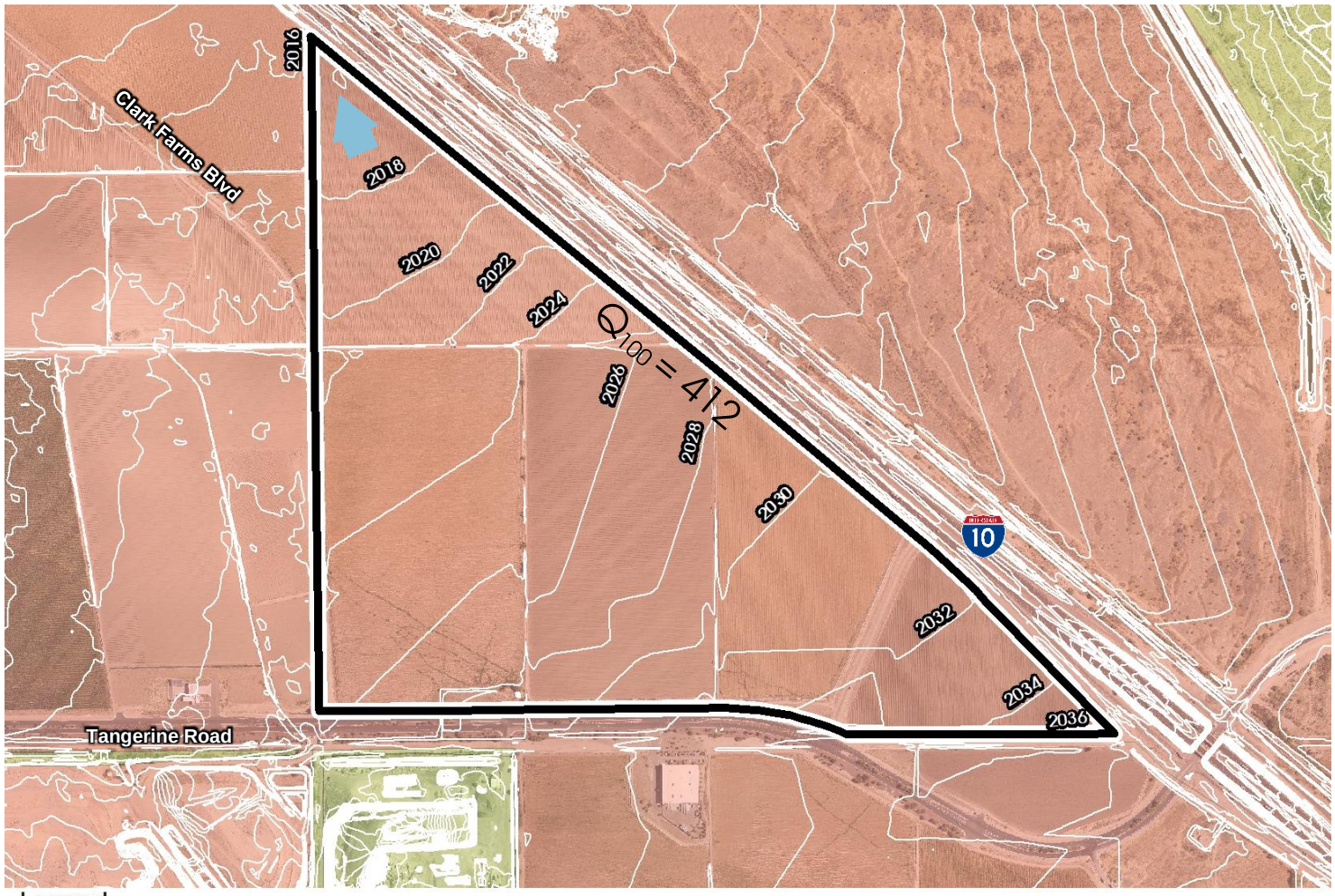
- Communications – CenturyLink and Comcast both service the area with internet and communications infrastructure.
- Electricity – The site is served by Tucson Electric Power.

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

THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date: July 14, 2021 **Job No:** CNW-01

To: Cynthia Ross, AICP

From: Lexy Wellott, AICP

Project: The Crossroads at Gladden Specific Plan – Public Outreach Summary

The following provides a summary of the 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 (utilizing parcel data provided by the Town of Marana), inviting them to comment on the proposed project (see attached Notification Letter and Mailing Labels). As of date, none of the notified property owners have provided commentary on the proposed specific plan. Should I hear from any adjacent property owners, an update will be provided to the Planning Commission before or at the scheduled hearing.

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

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

July 9, 2021

Dear Neighbor:



On behalf of Crown West Land Group, The Planning Center is pleased to present The Crossroads at Gladden, a master-planned area that contemplates various uses ranging from high-density residential and commercial to distribution and warehousing. This plan proposes a change of zoning for the approximately 281-acre property located along Tangerine Road and Interstate 10, approximately 575 feet northwest of the Tangerine Road/I-10 Traffic Interchange (see location map to the right).

The proposed request will replace the existing specific plan, The Shops at Tangerine Road and I-10 Motorplex, which contemplates an auto mall and regional retail center, with a new specific plan that integrates a mix of uses. Unlike conventional zoning, a specific plan is a zoning tool that provides a set of standards and guidelines to allow for a unique mix of uses and architectural styles.

The Crossroads at Gladden proposes three land-use categories: Transitional (TR), Commercial (C), and Commerce Park (CP). The TR designation aims to provide a variety of uses that promote commerce, job creation, and a range of housing types (single-family residential to multi-story apartments) while providing logical transitions in scale and intensity moving away from the interstate. The C designation provides commercial business opportunities aimed at primarily serving the existing residents of the Gladden Farms community and the future residents of The Crossroads. The CP designation provides opportunities for regional and local commercial businesses, major employers, medical offices, and limited manufacturing uses.

As an adjacent property owner, The Planning Center invites you to provide commentary on the proposed rezoning. Representatives of the project are available to discuss the specific plan and can address any questions or comments you may have via telephone or email. Should you wish to discuss the proposed rezoning, don't hesitate to get in touch with Lexy Wellott at (520) 623-6146 or lwellott@azplanningcenter.com.

Comments on this proposal may also be submitted to Cynthia Ross at the Town of Marana Development Services Department via telephone or email at (520) 382-2600 / cross@MARANAAZ.GOV or at the upcoming Planning Commission Public Hearing scheduled for July 28, 2021.

Thank you,
THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager

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

TANGERINE I-10 LLC
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

QUICK TRIP CORPORATION
ATTN: PROPERTY TAX DEPARTMENT
PO BOX 3475
TULSA, OK 74101-3475

GRANITE CONSTRUCTION CO
PO BOX 50085
WATSONVILLE, CA 95077-5085

INTERNATIONAL CENTER TUCSON LLC 85% &
SECUNDUS TUCSON LLC 15%
1600 A ST STE 110
ANCHORAGE, AK 99501-5146

TANGERINE/I-10 LLC
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

THE PLANNING CENTER
2 E CONGRESS STREET, STE 600
TUCSON, AZ 85701

TANGERINE/I-10 LLC
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

NORTHWEST HOSPITAL LLC
ATTN: PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK, KS 66223-2989

FIDELITY NATIONAL TITLE TR 60423
ATTN: CROWN WEST REALTY LLC
3808 N SULLIVAN RD BLDG N15-202
SPOKANE VALLEY, WA 99216-1615

FIDELITY NATIONAL TITLE TR 60512
ATTN:MARANA UNIFIED SCHOOL DISTRICT
11279 W GRIER RD
MARANA, AZ 85653-9609

WESTCOR MARANA LLC
ATTN: MACERICH RET
PO BOX 4085
SANTA MONICA, CA 90411-4085

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Jane Fairall, Town Attorney

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2107-001: Request for recommendation to the Town Council 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)

Discussion:

The Mayor and Council adopted Ordinance No. 2011.19 on August 2, 2011, approving a rezoning of approximately 78 acres of land to "F – Specific Plan" creating the Rancho Palomitas Specific Plan ("Rancho Palomitas"), located south of Tangerine Road, approximately 1.8 miles east of I-10. The rezoning ordinance included a condition that required the developer to design and construct the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets.

The developer has not yet constructed the required turn lanes on Tangerine Road. Meanwhile, the Regional Transportation Authority (RTA) plan includes funding for a roadway corridor improvement project for the widening of Tangerine Road, including the portion of Tangerine Road adjacent to Rancho Palomitas, currently scheduled to begin design in fiscal year 2022 and construction in fiscal year 2023. Construction of the RTA Tangerine Road project would result in the removal and replacement of any turn lanes designed and constructed by the developer on Tangerine Road within a relatively short time period. The developer requested that Town staff consider an in-lieu contribution toward the turn lanes.The proposed ordinance would modify Ordinance No. 2011.19, Section 3, condition 6 to allow the developer to contribute to the cost of design and construction of the turn lanes, rather than designing and constructing turn lanes that will be removed and replaced in the near future. The amount of $275,694.84 is based on an estimate provided by the developer and approved by the Town Engineer.

Staff Recommendation:

Staff recommends approval of the ordinance, modifying Ordinance No. 2011.19 to allow the developer to contribute a fee toward design and construction of turn lanes on Tangerine Road, rather than designing and constructing them.

Suggested Motion:

I move to recommend to the Town Council approval of a modification of a rezoning condition of Marana Ordinance No. 2011.19 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.

Attachments

MARANA ORDINANCE NO. 2021.XXX

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

WHEREAS the Mayor and Council of the Town of Marana adopted Ordinance No. 2011.19 on August 2, 2011, approving a rezoning of approximately 78 acres of land to "F – Specific Plan" creating the Rancho Palomitas Specific Plan ("Rancho Palomitas"); and

WHEREAS approval of the rezoning was subject to a number of conditions, including condition 6 which provides that the developer/owner is responsible for the design and construction of the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets; and

WHEREAS the developer/owner of Rancho Palomitas has not yet constructed the required turn lanes on Tangerine Road; and

WHEREAS the Regional Transportation Authority (RTA) plan includes funding for a roadway corridor improvement project for the widening of Tangerine Road, including the portion of Tangerine Road adjacent to Rancho Palomitas, currently scheduled to begin design in fiscal year 2022 and construction in fiscal year 2023; and

WHEREAS construction of the RTA Tangerine Road project would result in the removal and replacement of any turn lanes designed and constructed by the developer/owner on Tangerine Road; and

WHEREAS it is more efficient for the developer/owner to contribute to the cost of design and construction of the turn lanes in satisfaction of Ordinance No. 2011.19, Section 3, condition 6, rather than designing and constructing turn lanes that will be removed and replaced in the near future; and

WHEREAS the Marana Planning Commission held a public hearing on July 28, 2021, and voted _____ to recommend that the Town Council approve the requested modification; and

WHEREAS the Mayor and Council of the Town of Marana find that the modification adopted by this ordinance is 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, Arizona, as follows:

Section 1. Marana Ordinance No. 2011.19, Section 3, condition 6 is hereby amended as follows (with deletions shown with ~~strikethroughs~~ and additions shown with double underlining):

> ~~The developer/owner shall be responsible for the~~ In lieu of design and construction of the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets, the developer/owner shall pay to the Town a contribution of $275,694.84 toward the design and construction costs for the described improvements.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed as of the effective date of this ordinance; provided, however, that this repeal shall not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

Section 3. 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.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of August, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Planning Commission Meeting

Meeting Date: 07/28/2021

To: Planning Commission

From: Jane Fairall, Town Attorney

Date: July 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2107-002: Planning Commission Rules and Procedures**. Approval of revised Planning Commission Rules and Procedures (Jane Fairall)

Discussion:

Marana Town Code Section 17-2-1 authorizes the Planning Commission to "adopt rules for its own organization and for the transaction of its business" that do "not conflict with other sections of [the Town] Code or other Ordinances of the Town of Marana or with the laws of the State of Arizona." On December 19, 2012, the Planning Commission adopted the current version of the Planning Commission Rules and Procedures.

The proposed revised Rules and Procedures include two substantive revisions:

- Section II(1)(A): Revise the time of regular Commission meetings to begin at 6:00 P.M., rather than 6:30 P.M.
- Section II(C)(3): Provide that executive sessions are <u>not</u> to be tape recorded. This is consistent with requirements that executive sessions are to be confidential and is consistent with the approach used for Town Council executive sessions.

The remaining suggested changes include updating references to Town Code sections; changing references to the "Planning Director" to the "Development Services Director"; and updating the Town logo on the document. Both a clean version of the updated Rules and Procedures and a version showing the changes (with deletions shown in strike through and additions shown with double-underlining) are included in the packet.

Staff Recommendation:

Staff recommends approval of the revised Planning Commission Rules and Procedures.

Suggested Motion:

I move to approve the revised Planning Commission Rules and Procedures.

Attachments

Revised Planning Commission Rules and Procedures - Clean

Revised Planning Commission Rules and Procedures - Redline

TOWN OF MARANA
PLANNING COMMISSION
RULES AND PROCEDURES

These rules and procedures are adopted pursuant to Marana Town Code Section 17-2-1, which authorizes the Planning Commission (the "Commission") to "adopt rules for its own organization and for the transaction of its business" that do "not conflict with other sections of [the Town] Code or other Ordinances of the Town of Marana or with the laws of the State of Arizona." These rules and procedures shall be posted on the Town of Marana's website.

I. ORGANIZATION

A. Responsibilities

1. The Commission makes unbiased recommendations on issues related to planning and zoning, including but not limited to:

a. Applications for rezoning

b. Requests for modification of conditions of rezoning

c. Applications for significant land use changes

d. The Marana General Plan (adoption and amendment)

e. The regulation of subdivisions

f. The approval of subdivision plats

g. The approval of development plans in geographic areas governed by specific plans or other governing documents that require Commission approval of development plans

h. The adoption and amendment of zoning code text

i. The adoption and amendment of development regulations

2. The Commission makes unbiased decisions on applications for conditional use permits.

3. Commission members are expected to study the agenda and accompanying materials (Commission packet), and if necessary familiarize themselves with the issues, visit case sites before each meeting, and educate themselves on planning issues.

B. Priority of Governing Documents

1. The Commission is governed by the following documents, in the following order of priority:

a. Arizona Revised Statutes (A.R.S.)

b. Marana Land Development Code (i.e., the portions of the Marana Town Code devoted to land development)

c. The remainder of the Marana Town Code

d. These rules and procedures

C. Commission Officers and Staff

1. The Commission shall elect a Chair and Vice Chair from among the appointed members at the first meeting held in July. The Chair and Vice Chair shall assume office immediately following the election.

a. The term of Chair and Vice Chair shall be one year and any member serving as Chair or Vice Chair shall be eligible for reelection.

b. The Vice Chair shall act as Chair in the Chair's absence. In the absence of the Chair and Vice Chair, the senior member, based upon years of membership, shall act as Chair. In the event more than one senior member shares equal tenure, the members present shall select which member shall act as Chair from among the senior members by majority vote.

c. Any vacancy for Chair or Vice Chair, as may occur for any reason, shall be filled for the remainder of the term from the Commission membership by majority vote of the Commission at the next meeting where a quorum of the full Commission is present.

d. The Chair or Vice Chair may be removed from office at any time by a concurring vote of four Commission members.

2. The Chair shall preside at all meetings and hearings of the Commission, decide all points of order and procedure, and perform any duties required by law, ordinance or these Rules & Procedures.

a. The Chair shall have and exercise all rights of Commission members, including the right to vote on all matters before the Commission and the right to make and second motions.

3. The Marana Development Services Director, or his/her designee, shall serve the Commission as Secretary. The Planning Department staff shall furnish professional and technical advice to the Commission.

4. The Marana Town Attorney, or his/her designated representative, shall have the responsibility of furnishing such legal advice, and advice on all points of order, procedure, or other matters as may be requested from time to time.

5. The Chair may appoint a commissioned peace officer as Sergeant-at-Arms at Commission meetings who shall carry out all orders and instruction of the Chair for the purpose of maintaining order and decorum at the Commission meetings. Upon instructions of the Chair, the Sergeant-at-Arms shall have removed any person who violates the order and decorum of the meeting.

D. Commission Members

1. The term of Commission members shall be four years pursuant to Marana Town Code § 2-6-3 (A), ending in June, although members shall continue to serve until replaced pursuant to Arizona law.
2. It is the responsibility of the Commission members to attend all regular and special meetings.
3. The Commission may recommend to the Town Council the removal of any member who fails to attend three consecutive regular meetings or a majority of the Commission meetings held over any consecutive 12-month period. The recommendation for removal shall be made upon the concurring vote of a majority of those Commission members present, and the agenda item to consider removal of the member shall comply with the Arizona Open Meeting Law.
4. No member of the Commission shall leave the Commission chambers during session without the permission of the Chair.
5. While the Commission is in session, members of the Commission shall preserve order and decorum. Commission members shall not delay or interrupt, by conversation or otherwise, the proceedings or the peace of the Commission, nor disturb any member while speaking, or refuse to obey the orders of the Commission or Chair, except as otherwise provided in these Rules & Procedures.

E. Subcommittees

1. All subcommittees shall consist of at least three members.
2. Subcommittees appointed by the Commission for the purpose of advising the Commission shall follow the notice provisions of the Arizona Open Meetings Law.
3. The subcommittee members shall select a Chair from amongst themselves at the first meeting.
4. The subcommittee Chair shall preserve order and decide all points of order during subcommittee meetings.
5. The Commission Chair shall set the date, time and place of the first subcommittee meeting. The subcommittee Chair shall set all subsequent meetings.

6. The subcommittee Chair shall bring all actions and recommendations to the Commission.

7. All active subcommittees shall be placed on regular meeting agendas for a report on the status of work in progress.

II. MEETINGS

A. Regular Meetings

1. Regular meetings shall be held on the last Wednesday of each month at 6:00 p.m., although the actual dates, times and locations of the meetings may be changed from time to time. Whenever a legal holiday is the same day as a meeting, such meeting shall either be cancelled or rescheduled by motion and majority vote of the Commission.

2. Regular meetings of the Commission shall be open to the public and the minutes of the proceedings, showing the vote of each member and records of its examinations and other official actions, shall be filed in the Office of the Town Clerk as a public record. For any matter under consideration, any persons may speak to the issue upon being recognized by the Chair and stating their names and addresses and the names of any persons on whose behalf they are appearing.

3. The Commission may, by a single motion, approve any number of applications or agenda items other than those requiring a public hearing believed by the Chair and Planning Department staff to be routine and non-controversial in nature. Upon the request of any member of the Committee, the Chair shall move an item from the Consent Agenda to another appropriate location on the agenda. In the event the Consent Agenda is not passed by an affirmative vote, the Commission may discuss and vote upon each item listed on the Consent Agenda immediately thereafter.

4. Regular meetings of the Commission shall be held in the Council Chambers of the Marana Municipal Complex, 11555 E. Civic Center Drive, Marana, Arizona, unless advertised differently.

B. Study Sessions

1. Study sessions may be held for any purpose upon the call of the Chair or the request of three or more Commission members, and may be requested by staff, giving notice to all Commission members by phone or personal delivery, or by verbal comment during a regular or special meeting of the Commission, all at least 24 hours before the meeting. At least 24 hours' notice shall be given to the general public by posting such notice at the Marana Municipal Complex, and otherwise in conformance with the Arizona Revised Statutes. The call and notice shall specify the time and place of the study session, and an agenda of the business to be transacted.

2. Study sessions may be held before or after any regular meeting, subject to providing notice as provided herein. When a matter is set for a study session, public testimony may be barred or limited to particular persons at the discretion of the Chair.

C. Executive Sessions

1. The Commission may hold an executive session closed to the public during a regular, special, or emergency meeting, or a study session, to consider matters permissible in executive sessions pursuant to the Arizona Revised Statutes.

2. Under normal circumstances, executive sessions shall be attended by only Commission members, Development Services Director, and Town Attorney. A majority of the Commission may vote to have other individuals attend the executive session, if their attendance is permitted under Arizona law.

3. Executive sessions are not to be tape recorded. The Chair shall appoint an individual to take written minutes of executive sessions to document the nature and extent of the discussion. All minutes of executive sessions shall be sealed and retained by the Town Clerk. Only those individuals who were present at a particular executive session may review the minutes of that session. Attendees shall not disclose information discussed during an executive session except as required by law.

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E. Emergency Meetings. Emergency meetings shall be held only upon the call of the Chair, either upon the Chair's initiative or upon the request of three or more Commission members, for a purpose authorized by Arizona Revised Statutes, and after consultation with the Town Manager and the Town Attorney, if available. The agenda shall be limited to the items deemed to be an emergency. Arizona law shall govern the procedures of an emergency meeting.

F. Notice of Meeting and Hearings. Written notice of all regular or special meetings or study sessions shall be delivered to Commission members at least 24 hours before the date and time of the meeting, or deposited in the US Mail at least 72 hours before the date and time of the meeting. All reasonable means shall be used to notify members of an emergency meeting. In the event an

emergency meeting is called, public notice shall be made as soon as is reasonable under the circumstances.

G. Quorum. Four members of the Commission shall constitute a quorum for transacting business at any meeting. No action shall be taken at any meeting in the absence of a quorum other than to adjourn the meeting to a subsequent date, except as follows. If the agenda includes one or more public hearings concerning which members of the public wish to testify, the Commission shall hear the testimony prior to adjournment. Detailed notes or minutes of the testimony shall be provided to those Commission members not present. The Commission members who were not present shall familiarize themselves with this testimony prior to voting on the item.

H. Agenda

1. The Secretary shall prepare the agenda, in consultation with the Chair, for each meeting or study session of the Commission. The agenda shall include the various matters of business as scheduled for consideration by the Commission. Commission members may request that the Chair include items on the agenda. Notwithstanding the Chair's discretion of what items to place on the agenda, if three or more Commission members request an item to be placed on the agenda, it must be placed upon the agenda for the next regular Commission meeting after the date of the request.

2. The Chair may call items in a different order if the Chair believes it to be in the best interest of the Town or the public. Items for which there is a large number of speakers, presenters, or members of the public should be called earlier on the agenda.

I. Withdrawal of Request. Any request may be withdrawn upon request to the Secretary from the person requesting that the item be placed on the agenda, but no request shall be withdrawn after posting of the meeting notice or publication of legal notice prior to the public hearing thereon without formal consent of the Commission.

J. Field Trips. The Commission may take field trips to view property or for other purposes relevant to a public hearing or other matter under consideration. All Commission field trips shall be taken as part of a regular or special meeting, and all interested persons shall be afforded the opportunity to be present to view the property and hear any reports or comments. A record of the field trips shall be entered into the minutes, so that the record shall indicate that the field trip was taken in consideration as evidence. Nothing in this paragraph shall prevent less than a quorum of the Commission, or Commission members individually at their own convenience, from taking field trips to view property which is the subject of an application or other matter being considered.

III. ORDER OF BUSINESS

A. Parliamentary Procedure

1. The Chair shall call the Commission to order and the Secretary shall record the members present and absent. Absent members who have notified the Chair or the Secretary prior to the meeting of the inability to attend due to a reasonable cause shall be listed as an excused absence; all other absences shall be listed as an unexcused absence.

2. The Chair, or at the direction of the Chair, the Secretary, shall call each matter of business in the order filed and shall announce the name of the applicant, the location of the property involved, and the nature of the applicant's request. Supporting evidence for and against each matter shall be presented to the Commission.

3. The conduct of meetings shall generally follow the most recent edition of Robert's Rules of Order unless such rules are suspended by majority vote of the Commission. The Chair shall direct questions to the applicant or any person speaking, in order to bring out all the relevant facts, circumstances, and conditions affecting the matter being considered, and then call for questions from other members of the Commission and from Town staff.

4. No member shall interrupt another member except to call to order or to correct a mistake.

B. Hearing Conduct

1. Any relevant evidence may be considered if it is the sort of evidence which responsible persons are accustomed to relying upon in the conduct of serious affairs.

a. The Chair may exclude irrelevant or redundant testimony and make such other rulings as may be necessary for the orderly conduct of the proceedings, while ensuring basic fairness and a full airing of the issues involved.

b. Any evidence supporting the granting or denial of an application shall be submitted to the Planning Department prior to the meeting or to the Commission during the public meeting.

2. The Commission may continue the hearing up to 45 days on any application or other matter for which the applicant fails to appear unless the applicant has requested in writing that the Commission act without the applicant being present at the hearing; provided, however, the Commission may hear those persons requesting to speak in response to the notice of hearing.

3. Members who are absent from any portion of a hearing conducted by the Commission may vote on the matter, provided that they have listened to the tape recording or reviewed the minutes of any portion of the hearing from

which they were absent. They should state prior to the vote that they are familiar with the record. Members who miss only the staff presentation may vote if they state that they have read the staff report.

4. In order to expedite the conduct of the hearing or other agenda item, the Chair may limit the amount of time which a person may use in addressing the hearing body. The Chair may also limit the number of speakers or length of testimony upon a particular issue in order to avoid repetitious and cumulative evidence.

5. The burden of proof on all legal prerequisites to granting of the relief or action sought shall be upon the party requesting such relief or action.

C. Voting

1. After all evidence has been submitted to the Commission, each case shall be heard, considered, and acted upon in public meeting.

2. In taking action on any application or other matter, the Commission may grant approval, grant approval with conditions, modify the request so as to make more restrictions, or deny the item altogether. In these actions, the Commission shall be guided by the provisions of the Arizona Revised Statutes, the Marana Town Code, the Marana Land Development Code, the Marana General Plan, and other development standards, policies and area plans adopted by the Town.

3. Unless otherwise restricted by law, the Commission may defer action by majority vote on any matter when it concludes that additional time for further study or input is necessary. If continued, any public hearing shall be continued to a certain date; if tabled, any public hearing shall be subject to the requirements of advertising and notice, as if a new application were being considered, and upon majority vote by the Commission to remove it from the table.

4. A majority vote of those Commission members present and voting shall be required to take official action, including but not limited to, the adopting of resolutions, policy, or submitting recommendations, unless a larger percentage is required pursuant to law or these Rules & Procedures. In the event of a tie in votes on any motion, the motion shall be considered defeated. In the event that there is no motion, or the motion dies for lack of a second, it shall be entered into the minutes as a denial of the application being considered. Nothing in this paragraph shall prevent any member from making a subsequent motion on any matter where a prior motion is not approved by a majority vote of all members present.

5. Commissioners shall declare a conflict of interest and disqualify themselves at the time an agenda item is called, or as soon thereafter as a conflict of interest is recognized, shall leave the room, and shall abstain from discussion

of the item with members, testimony, and voting whenever they have a conflict of interest in the case under consideration, as described and provided by the Arizona Revised Statutes (A.R.S. § 38-501, et seq.).

6. Each member attending shall be entitled to one vote. Voting on public hearings shall be by roll call vote. Votes on other action may be made by voice vote, or at the request of any member, by roll call vote. The minutes of the proceedings shall indicate the vote of each member on every matter acted upon, and shall indicate any absence or failure to vote.

7. No member shall be excused from voting except on matters involving the consideration of their own official conduct or involving a declared conflict of interest or office as provided above.

8. A motion to adopt or approve staff recommendations or simply to approve the action under consideration shall, unless otherwise particularly specified, be deemed to include adoption of all proposed findings and execution of all actions recommended in the staff report on file in the matter.

D. Recommendation to the Town Council. The Commission shall forward a recommendation to the Town Council of its findings and/or actions in writing with respect to the merits of the application within 45 days of the conclusion of the public meeting.

IV. OFFICIAL RECORDS

A. Retention of Files. The official records of the Commission shall include these Rules & Procedures, administrative rules of procedure, minutes of meetings, resolutions, and the Commission's adopted reports, all of which shall be deposited with the Office of the Town Clerk and which, other than notes of the Executive Session and other confidential items, shall be available for public inspection during customary office hours. (Minutes of executive sessions shall be filed as stated above.) All applications and other matters coming before the Commission shall be filed in the Planning Department in accordance with the Department's general file system. Records shall be retained in a manner consistent with the Arizona Public Records laws and schedules approved by the Arizona Department of Libraries, Archives, and Public Records.

B. Recording of Meetings. All public meetings of the Commission may be recorded by electronic device. Any person desiring to have a meeting recorded by an electronic device or by a stenographic reporter, at his/her own expense, may do so, provided that the person consults the Commission's Secretary to arrange facilities for such recording prior to the commencement of the meeting, and does not disrupt the proceedings.

V. SEVERABILITY

It is the intent of the Commission that these Rules & Procedures be read as broadly as permitted by law, that each provision be read in a manner consistent with Arizona law, and that any provision that exceeds the Commission's authority remain effective to the fullest extent permitted by law. In the event any provision or portion of a provision of these Rules & Procedures is determined by a court to be invalid for any reason, the remaining provisions of the Rules & Procedures shall continue in full force and effect.

VI. AMENDMENTS

These Rules & Procedures may be amended by majority vote of the Commission members at any meeting of the Commission provided that notice of the proposed amendment is given to each member in writing at least five days prior to the meeting, and placed on the Commission agenda. The amendment shall become effective at the next meeting of the Commission at least 30 days following the majority vote, unless during that time the Town Council passes, by majority vote, a resolution nullifying the amendment.

TOWN OF MARANA
PLANNING COMMISSION
RULES AND PROCEDURES

These rules and procedures are adopted pursuant to Marana ~~Land Development~~ Town Code Section 17-2-1 ~~02.02.02~~, which authorizes the Planning Commission (the "Commission") to "adopt rules for its own organization and for the transaction of its business" that do "not conflict with other sections of [the Town ~~Land Development~~] Code or other Ordinances of the Town of Marana or with the laws of the State of Arizona." These rules and procedures shall be posted on the Town of Marana's website.

I. ORGANIZATION

A. Responsibilities

1. The Commission makes unbiased recommendations on issues related to planning and zoning, including but not limited to:

a. Applications for rezoning

b. Requests for modification of conditions of rezoning

c. Applications for significant land use changes

d. The Marana General Plan (adoption and amendment)

e. The regulation of subdivisions

f. The approval of subdivision plats

g. The approval of development plans in geographic areas governed by specific plans or other governing documents that require Commission approval of development plans

h. The adoption and amendment of zoning code text

i. The adoption and amendment of development regulations

2. The Commission makes unbiased decisions on applications for conditional use permits.

3. Commission members are expected to study the agenda and accompanying materials (Commission packet), and if necessary familiarize themselves with the issues, visit case sites before each meeting, and educate themselves on planning issues.

B. Priority of Governing Documents

1. The Commission is governed by the following documents, in the following order of priority:

a. Arizona Revised Statutes (A.R.S.)

b. Marana Land Development Code (i.e., the portions of the Marana Town Code devoted to land development)

c. The remainder of the Marana Town Code

d. These rules and procedures

C. Commission Officers and Staff

1. The Commission shall elect a Chair and Vice Chair from among the appointed members at the first meeting held in July. The Chair and Vice Chair shall assume office immediately following the election.

a. The term of Chair and Vice Chair shall be one year and any member serving as Chair or Vice Chair shall be eligible for reelection.

b. The Vice Chair shall act as Chair in the Chair's absence. In the absence of the Chair and Vice Chair, the senior member, based upon years of membership, shall act as Chair. In the event more than one senior member shares equal tenure, the members present shall select which member shall act as Chair from among the senior members by majority vote.

c. Any vacancy for Chair or Vice Chair, as may occur for any reason, shall be filled for the remainder of the term from the Commission membership by majority vote of the Commission at the next meeting where a quorum of the full Commission is present.

d. The Chair or Vice Chair may be removed from office at any time by a concurring vote of four Commission members.

2. The Chair shall preside at all meetings and hearings of the Commission, decide all points of order and procedure, and perform any duties required by law, ordinance or these Rules & Procedures.

a. The Chair shall have and exercise all rights of Commission members, including the right to vote on all matters before the Commission and the right to make and second motions.

3. The Marana ~~Planning~~ Development Services Director, or his/her designee, shall serve the Commission as Secretary. The Planning Department staff shall furnish professional and technical advice to the Commission.

4. The Marana Town Attorney, or his/her designated representative, shall have the responsibility of furnishing such legal advice, and advice on all points of order, procedure, or other matters as may be requested from time to time.

5. The Chair may appoint a commissioned peace officer as Sergeant-at-Arms at Commission meetings who shall carry out all orders and instruction of the Chair for the purpose of maintaining order and decorum at the Commission meetings. Upon instructions of the Chair, the Sergeant-at-Arms shall have removed any person who violates the order and decorum of the meeting.

D. Commission Members

1. The term of Commission members shall be four years pursuant to Marana Town Code § 2-6-3 (A) ~~§ 2-8-3 (B)~~, ending in June, although members shall continue to serve until replaced pursuant to Arizona law.
2. It is the responsibility of the Commission members to attend all regular and special meetings.
3. The Commission may recommend to the Town Council the removal of any member who fails to attend three consecutive regular meetings or a majority of the Commission meetings held over any consecutive 12-month period. The recommendation for removal shall be made upon the concurring vote of a majority of those Commission members present, and the agenda item to consider removal of the member shall comply with the Arizona Open Meeting Law.
4. No member of the Commission shall leave the Commission chambers during session without the permission of the Chair.
5. While the Commission is in session, members of the Commission shall preserve order and decorum. Commission members shall not delay or interrupt, by conversation or otherwise, the proceedings or the peace of the Commission, nor disturb any member while speaking, or refuse to obey the orders of the Commission or Chair, except as otherwise provided in these Rules & Procedures.

E. Subcommittees

1. All subcommittees shall consist of at least three members.
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3. The subcommittee members shall select a Chair from amongst themselves at the first meeting.
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A. Regular Meetings

1. Regular meetings shall be held on the last Wednesday of each month at 6:00 ~~6:30~~ p.m., although the actual dates, times and locations of the meetings may be changed from time to time. Whenever a legal holiday is the same day as a meeting, such meeting shall either be cancelled or rescheduled by motion and majority vote of the Commission.

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emergency meeting is called, public notice shall be made as soon as is reasonable under the circumstances.

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which they were absent. They should state prior to the vote that they are familiar with the record. Members who miss only the staff presentation may vote if they state that they have read the staff report.

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of the item with members, testimony, and voting whenever they have a conflict of interest in the case under consideration, as described and provided by the Arizona Revised Statutes (A.R.S. § 38-501, et seq.).

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D. Recommendation to the Town Council. The Commission shall forward a recommendation to the Town Council of its findings and/or actions in writing with respect to the merits of the application within 45 days of the conclusion of the public meeting.

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A. Retention of Files. The official records of the Commission shall include these Rules & Procedures, administrative rules of procedure, minutes of meetings, resolutions, and the Commission's adopted reports, all of which shall be deposited with the Office of the Town Clerk and which, other than notes of the Executive Session and other confidential items, shall be available for public inspection during customary office hours. (Minutes of executive sessions shall be filed as stated above.) All applications and other matters coming before the Commission shall be filed in the Planning Department in accordance with the Department's general file system. Records shall be retained in a manner consistent with the Arizona Public Records laws and schedules approved by the Arizona Department of Libraries, Archives, and Public Records.

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These Rules & Procedures may be amended by majority vote of the Commission members at any meeting of the Commission provided that notice of the proposed amendment is given to each member in writing at least five days prior to the meeting, and placed on the Commission agenda. The amendment shall become effective at the next meeting of the Commission at least 30 days following the majority vote, unless during that time the Town Council passes, by majority vote, a resolution nullifying the amendment.