



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 26, 2022, at or after 6:00 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 January 26, 2022, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE 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 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

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 December 1, 2021 Meeting Minutes

B. Public Hearings

1. **CUP2201-001: Arise Mandarinina Conditional Use Permit.** A request for approval of a conditional use permit (CUP) to allow multi-family housing in the Transportation Corridor Planning Land Use Area of the Mandarinina Specific Plan, generally located north of Tangerine Road, east of Interstate 10 and west of Mandarinina Boulevard. (Steve Cheslak)

C. Commission Action

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

1. **PCM2201-002 Waiver of Subdivision Requirements for San Luciano Townhomes.** A request for a waiver of the subdivision requirement to underground existing electrical utilities adjacent to a proposed residential development located at the southeast corner of N. Oldfather Road and W. Gilbert Street (Steve Cheslak)

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 01/26/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: January 26, 2022

Subject: **Approval of the December 1, 2021 Meeting Minutes**

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Attachments

December 1, 2021 Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 1, 2021, at or after 6:00 P.M.**

**Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner**

SUMMARY MINUTES

CALL TO ORDER

Vice Chair Hill called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Vice Chair Hill**.

ROLL CALL

Vice Chair Hill directed the commission secretary to call roll. **Chairman Schnee** was excused. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

***Approval of the Regular Planning Commission Meeting Minutes of October 27, 2021.
Motion to approve by Commissioner Flint, seconded by Commissioner Bowen.
Motion passed, 6-0.***

PUBLIC HEARINGS

1. CUP2109-001 Hope of Life Adult Behavioral Health Home. A request for approval of a conditional use permit to allow a group home in the Saguaro Bloom Specific Plan and to allow an Adult Behavioral Health Home transitional housing per Town Code section 17-4-2 for up to ten adults at 9378 W. Spider Agave Road. (Anita McNamara)

Senior Planner, Anita McNamara noted the request is for a conditional use permit for a behavioral health home located at 9378 W. Spider Agave Road. The zoning is Specific Plan - Saguaro Bloom Specific Plan. Under current zoning, any request for a Group Home requires a conditional use permit. Under the Fair Housing Act and Americans with Disabilities Act, disabled persons are a protected class and discrimination is prohibited. Staff is recommending approval subject to the following conditions:

1. The behavioral health home shall be in compliance with all applicable provisions of Town Codes and Ordinances.
2. The behavioral health home shall have a valid permit/license issued by the Arizona Department of Health Services and/or Pima Department of Health.
3. The behavioral health home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
4. All administrative activities including staffing, counseling and other visitations, shall serve only the residents of the behavioral health home.
5. The applicable requirements or provisions of state law, including but not limited to any applicable requirements found in Title 36 of the Arizona Revised Statutes, shall apply in addition to the provisions set forth in the Town Code. To the extent that state law conflicts with the Town Code, state law shall preempt any conflicting term, but shall not affect the remaining provisions of the Town Code.

Setting the framework, **Town Attorney, Jane Fairall** identified the issues related to this item and what the Planning Commission has authority over and what they do not.

The legal framework for dealing with the current application - the Fair Housing Act is a federal law that prohibits discrimination in housing on any protected class; race, gender, religion, or disability. Under both the Fair Housing Act and the Americans with Disability Act, people who are recovering from drug or alcohol addiction are considered to be disabled. Zoning practices that contribute to making housing unavailable or denying housing to people who are disabled can be discriminatory. It has been decided that group homes, such as behavioral health/recovery homes are considered to be residential dwellings under the law, and so are subject to the law. The FHA prohibits discrimination that adversely affects the availability of these types of group homes in any area.

Staff has received several emails and phone calls with concerns from members of the community. One common concern had to do with the credentials of the applicant; background, history, business plan. Those are licensing issues; which the Town or Planning Commission has no authority over. The Arizona Department of Health Services determines if they are eligible for a license. Staff has addressed the credential concerns in #2 and #5 of the recommended conditions in the staff report, identifying that the applicant must have a license from the State of Arizona and must comply with the conditions of that license.

Another concern conveyed to staff were the HOA rules/CC&Rs; which the Town or Planning Commission has no authority over. Granting the conditional use permit does not indicate the applicant is in compliance with the HOA rules. The item before the Commission tonight is a land use decision only.

Commissioner Duncan asked for further information on the facility. **Wayne Swan** – architect – noted this is a 5-bedroom house. Typical bedroom is the same as any other residential home. They are in the process of making the home ADA/Fire Code compliant.

Commissioner Tyson does the applicant have other group homes they are operating in the area? **Dieudonne Nkezabahizi** – applicant – stated no.

Vice Chair Hill opened the Public Hearing. 6:21 p.m. **Jason Angell** noted staff will make note of any questions and once the public hearing has ended, staff and the applicant will address those questions to the Commission.

The following people spoke in opposition of the item with general concerns relating to safety of residents and neighboring children, potential crime, character of visitors, not appropriate fit for the neighborhood, inadequate staff-to-resident ratio, potential risk to community and law enforcement, potential violence of group home residents and staff's restricted ability to restrain group home residents, and nothing to stop group home residents from leaving the premises; Michael Joseph, Amanda Joseph, Laura Backner, Amy Morris-Ehco, Courtney Hyatt, Ashley Elicio, Elizabeth Chipres, John Burton, Terry Neubeck, Jack Neubeck, Scott Linaman, Oscar Caballero, Jessica Caballero-Welchert, Grace Caballero, Jamie Hawk, Sam Netherton, Jeremy Beatty, Ken Hilst, LaTanya Wateland, Richard Schaeffer, Dorian Newberry, Shahin Pena-Serrano, Pamela Thompson, Matthew Bertsch, Ronda Alexander, Justin Tackett, Norma Faras, Peter Aros, Justin Scully, Skyler Connor, Carolyn Quinn, Robert McCorkle, Deborah Strootman, Diana Burton, and Lisa Berndt.

Vice Chair Hill closed the Public Hearing. 8:13 p.m.

Vice Chair Hill asked Mr. Angell how many questions need to be addressed. Mr. Angell noted there were 14 questions total; 8 questions for the applicant and 6 for staff to address. All responses are to be addressed to the Planning Commission.

Questions 1-8 were answered by the applicant; Dieudonne Nkezabahizi and project manager; Brittany Thrasher.

1. Will the applicant and children reside at the property? Answer: They will not once the business is up and running.
2. How many group homes does the applicant operate in Arizona? Answer: This is the first group home.
3. Explain the staffing levels for this group home. Answer: The staff ratio is 5 residents per 1 staff member per 3 shifts.
4. What is the applicants' ability to comply with condition #3 (The behavioral health home shall not have any person who's tenacity would constitute a direct threat to the health or safety of other individuals which would result in substantial physical damage to the property of others?) Answer: All residents must complete any mandated incarceration; during which their mental health is assessed, and/or any hospital treatments, as well as being deemed "no longer a danger to the community or themselves." Hope of Life, LLC will accept residents with co-occurring disorder of substance abuse and/or addiction, however that doesn't mean that every single resident will have a substance abuse or addiction. Hope of Life, LLC will take into careful consideration, and may decline to admit a resident who otherwise meets the admission criteria if a review of the resident's history and records indicates that they have not responded to therapeutic environment(s), have exhibited dangerous behaviors towards themselves or others, has a history of sexual violence, or has violated their probation. Hope of Life, LLC has the right to terminate any contract with a resident and immediately remove the resident from the premises should they (a) break any house rules that are considered a part of the Single-Offense Termination rule set (b) break any house rules that are not considered a part of the Single-Offense Termination rule set multiple times (c) exhibit dangerous behavior towards themselves, other residents, staff, and/or visitors (d) exhibit any inappropriate sexual behavior, such as unwanted physical contact and/or unwanted sexual comments/advances towards other residents, staff, and/or visitors (e) attempt to interfere with the approved treatment of another resident.
5. How will the applicant prevent someone from "breaking out"? Answer: There is an alarm on the door. If the door is opened, the alarm will sound.
6. Will there be an alarm system installed within the home? Answer: There is currently an alarm system on the doors and windows.
7. What are the applicants' qualifications to run this home? Answer: Dieudonne Nkezabahizi –applicant - currently works in the field as a supervisor and has a background as a nurse.
8. Describe the storage of Narcan and who has the ability to administer it? Answer: Dieudonne Nkezabahizi noted that staff will be trained on how to administer the medication. The nurse will be present to oversee the process.

The following questions were answered by Town staff; Town Attorney, Jane Fairall.

9. Does the FHA cover incarcerated people? Answer: Ms. Fairall noted the FHA does cover people that have formerly been incarcerated.
10. Is there a difference between seeking recovery vs. court-ordered? Answer: Ms. Fairall noted there is no difference under the federal law between whether you voluntarily sought treatment or being court-ordered into treatment.
11. How do we confirm they (group-home residents) meet ADA requirements? Answer: Ms. Fairall noted the application describes that the Hope of Life LLC will provide various services for behavioral health residents who may also have a history with serious mental illness and substance use disorders. The descriptions of people who have serious mental illness and substance use disorders, would qualify as disabilities under both the ADA and FHA.
12. Does the home comply with Pima County housing regulations for no more than 5 non-related individuals in a home? Answer: Ms. Fairall noted those regulations apply to unincorporated Pima County. We (Town of Marana) are not governed by Pima County zoning regulations.
13. Regarding the Prescott ordinance: sober-living homes. Answer: Ms. Fairall noted the Prescott ordinance; relating to sober-living homes was adopted in 2016 and repealed in 2019 due to the state taking over regulation and licensing of sober-living homes in 2018. Sober-living homes are different from a behavioral health home under state law; behavioral health facilities are considered health-care institutions, where sober-living homes have an entirely different licensing process.
14. ADA protections for other neighborhood residents. Answer: Ms. Fairall noted she cannot give legal advice to the general public but the ADA guarantees the right to the use of public accommodations, to employment and the right to housing regardless of a disability.

Vice Chair Hill asked if the applicant does not receive the state license then this request is a moot point? **Jane Fairall** yes. Granting of the conditional use permit doesn't give the applicant the ability to operate this business, until they have their license from the state. Tonight's item is a land use decision only.

Commissioner Flint wanted to confirm that when the home was fully occupied (10 residents) and 2 staff = there will be 12 people will be in the home all the times. Ms. Thrasher correct. **Commissioner Flint** asked if the applicant has obtained their license from the state yet. Mr. Nkezabahizi no.

Commissioner Flint asked if obtaining the license was contingent on getting this conditional use permit approved. **Jason Angell** noted the State of Arizona licensing requirement does show that they have to demonstrate proof from the municipality as part of their licensing. **Commissioner Flint** asked the applicant if he was the owner of Hope of Life LLC or if he had proprietors. Mr. Nkezabahizi stated his wife and his sister were also part of the LLC. **Commissioner Tyson** asked how the supplies would be delivered to the house. Mr. Nkezabahizi stated the he and his wife will shop for the necessary supplies. **Commissioner Parsons** wanted to know why the applicant chose Saguaro Bloom for the group home. Mr. Nkezabahizi he bought the house and would like to use it as an asset. **Commissioner Bowen** asked if the applicant bought the home with the intent on opening a group home. Mr. Nkezabahizi stated no. **Commissioner Duncan** if you (the applicant) bought the home to live in, what changed your mind to convert it to a group home? Mr. Nkezabahizi because he decided to start this business as an investment.

Commissioner Duncan asked if the kitchen was commercial-grade in order to accommodate 30 meals a day. Ms. Thrasher stated the kitchen has not been upgraded and was not ADA compliant. The food will not be prepared in the home. It will be prepared offsite under the advisement of a nutritionist and brought in.

Commissioner Bowen asked the project manager if they had a financial interest in Hope of Life LLC. Ms. Thrasher stated no.

Motion to go into Executive Session by Commissioner Duncan, seconded by Commissioner Tyson. Motion passed unanimously. Time: 8:58 p.m. - 9:41 p.m.

Addressing the audience, **Commissioner Bowen** noted those who were in attendance were passionate, convicted and right; this project should not go in. You are asking the Commission to reject this item on the basis of fears, comments, and concerns. This Commission is dealing only with one particular thing, "Is it legal to do this?" The answer is yes, it is legal. It is not the Commission's duty to look at the fire code, the trash, the staffing...etc. The issue before this Commission is, "Is it legal?" The federal law says it is legal and it is discriminatory to say you can't.

Motion to approve, by Commissioner Duncan, seconded by Commissioner Bowen. Motion fails. 3-3:

Yes - Vice Chair Hill, Commissioner Duncan, and Commissioner Bowen.

No - Commissioner Tyson, Commissioner Parsons, and Commissioner Flint.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Consider changing the date of the December 29, 2021 regular Planning Commission meeting.

Motion to move the December 29, 2021 Planning Commission meeting to January 5, 2022 by Commissioner Flint, seconded by Commissioner Duncan. Motion passed 6-0.

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Hill asked for a motion to adjourn the meeting. Commissioner Duncan, moved and Commissioner Flint second the motion to adjourn the meeting. Meeting adjourned at 9:50 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on December 1, 2021. I further certify that a quorum was present.



Terri Byler, Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 01/26/2022

To: Planning Commission

Submitted For: Steven Cheslak, Principal Planner

From: Anita McNamara, AICP, Long-Range Planner

Date: January 26, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: **CUP2201-001: Arise Mandarinina Conditional Use Permit.** A request for approval of a conditional use permit (CUP) to allow multi-family housing in the Transportation Corridor Planning Land Use Area of the Mandarinina Specific Plan, generally located north of Tangerine Road, east of Interstate 10 and west of Mandarinina Boulevard. (Steve Cheslak)

Discussion:

Project Application Overview

Walcor, LLC, representing the applicant, FDG Acquisitions, LLC, has submitted an application requesting approval of a Conditional Use Permit (CUP) to allow multifamily housing in the Transportation Corridor planning area of the Mandarinina Specific Plan.

The Marana Town Council approved the Mandarinina Specific Plan by the adoption of Marana Ordinance No. 2009.02 on February 17, 2009. Due to modifications to future I-10/Tangerine interchange plans, the Specific Plan was later amended by an administrative change on October 30, 2019. This amendment removed references related to access to the new Interstate 10/Tangerine interchange, amended the land use summary and revised the land use, circulation and trail concept plans accordingly.

Pursuant to Part 3 - Development Standards, paragraph C(1)1.1. b. of the Specific Plan, the development of multi-family housing in the Mandarinina Transportation Corridor planning area requires the approval of a CUP from the Marana Planning Commission. The Mandarinina Specific Plan defines multi-family development as follows: "two or more dwelling units in any configuration, semi-attached, attached or grouped for permanent residency on a rental, lease or are individually owned which are all located on a single lot (such as stacked flats, condominiums, apartments, and similar configurations)." The applicant proposes to develop a 283-unit detached multi-family, rental community. The land area affected by this regulation measures approximately 25.09 acres and is located in the southeastern portion of the Specific Plan area.

Location

The subject property is generally located north of Tangerine Road, east of the Union Pacific Railroad and Interstate 10, and south of Adonis Road in a portion of Section 25, Township 11S, Range 11E.

Existing Land Use and Zoning

The subject property is currently vacant and undeveloped and lies within the Mandarinina Specific Plan Transportation Corridor Land Use Area.

Access and Circulation

Arise Mandarinina's main access point will be from Mandarinina Boulevard and a secondary access (egress only) from Adonis Road.

Public Notice

Public notice for this hearing was completed in accordance with the Arizona Revised Statutes. The public hearing was noticed in The Daily Territorial, and notice was mailed to all owners of property located within 300 feet of the subject property informing of the date, time, and location of the public hearing.

Recommended Findings of Fact

A Conditional Use Permit may be granted only after a determination by the Planning Commission that the proposed use:

1. Will not adversely affect the orderly development and improvement of surrounding property for uses permitted within the zoning district;
2. Will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood;
3. Will not adversely affect the tax base and other substantial revenue sources within the town;
4. Conforms to the character of the neighborhood, within the same zoning district, in which it is located, giving consideration to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site;
5. Is on a proposed site adequate in size and shape to accommodate the intended use and all requirements for the zone district will be met, including but not limited to, the setbacks, walls, landscaping and buffer yards;
6. Will have ingress and egress designed to minimize traffic hazards and to minimize traffic congestion on the public roads;
7. Is consistent with the general plan and other adopted town plans;
8. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
9. Will have adequate utilities, access roads, drainage, fire protection, and other necessary facilities; and
10. Benefits the public interest and welfare to an extent sufficient to outweigh the individual interests adversely affected by the establishment of the proposed use.

Case Review

Ability to comply with Findings 1 through 10 of Section 17-3-2, Conditional Use Permits, of the Marana Town Code.

Staff Recommendation:

The Planning Commission may grant, grant with conditions, or deny the application. If the application is denied, the Planning Commission shall make factual findings on the public record with the reasons for the denial. The Planning Commission may place any conditions which are deemed necessary to mitigate potential impacts and insure compatibility of the use with surrounding development and the Town as a whole.

Staff finds that the request for a conditional use permit complies with Section 17-3-2, Conditional Use Permits, of the Marana Town Code, as well as with the standards and intent of the Mandarin Specific Plan and recommends approval.

Suggested Motion:

I move to approve CUP2201-001, a request for approval of a conditional use permit to allow multi-family housing in the Transportation Corridor Planning Area of the Mandarin Specific Plan.

Attachments

Arise CUP Narrative
Application

Location Map

Pages from Mandarina SP



ARISE MANDARINA

CONDITIONAL USE PERMIT PROJECT NARRATIVE

Applicant:
FDG Acquisitions, LLC.
44801 Village Court, Ste. 104
Palm Desert, CA 92260

Owner Representative:
Waldy Coronado
Walcor, LLC
480-495-8632

INTRODUCTION

FDG Acquisitions, LLC. is pleased to present the Town of Marana, *Arise Mandarin*, a gated, luxury multi-family rental community with 283 units located within the Mandarin Master Plan. The 25.09-acre development will consist of a generous amount of open space allowing for excellent outdoor engagement opportunities and connectivity to the generous amenity features offered at this Master Plan.

Our development team initially met with the Town Staff including the Planning Manager and Deputy Development Services Director to gain a thorough understanding of everyone's objectives. On October 2021 the Pre-application process was completed and a Pre-Application meeting with Town of Marana staff was held on November 10th. We believe *Arise Mandarin* offers a unique housing choice which is congruent with the market demand and will be a complement to the surrounding land uses.

FDG Acquisitions, LLC. is submitting to the Town of Marana this Conditional Use Permit application, in response to the Mandarin Specific Plan requirements, where the CUP process is needed for Residential-Multi-family uses within the Mandarin Transportation Corridor zone where subject project is located.

The following is a narrative with the information requested by the Town's Conditional Use Permit Application Checklist.

A. NEIGHBORHOOD IMPACT

Arise Mandarin is a luxury multi-family rental community of 283 homes all centered around a large central park. The vision for *Arise Mandarin* is to create a unique, professionally maintained community with extensive landscaping throughout which will complement the architecture of the homes and amenity areas. The gated community will consist of ample open space, a centralized park with a community lounge, gym, swimming pool & spa, greenbelts with a series of walking paths and paseos, guest parking, a dog park, and enhanced streetscape.

The main entry to the community will be on Mandarin Road with a secondary, egress only, access drive located on Adonis Road. The secondary access will also be used for emergency access and will include a Knox box. Within the community, there will be one main loop road with covered parking bays thoughtfully located off of this street to allow for an open, neighborhood experience for residents and visitors alike.

The proposed residential units will include 1, 1.5 and 2-bedroom residences all with bright kitchens that open to large great rooms, 1-to-2 baths, and convenient indoor laundry rooms. With 10-foot ceiling heights, granite countertops, plentiful cabinets, resilient flooring and upgraded fixtures, all details are commensurate with single-family homes. Each unit at *Arise Mandarin* also includes a private yard that is perfect for pets, barbecues and enjoying the outdoors.

Arise Mandarin will use the Property in a way that will fit within the allowed uses surrounding the subject site as shown in the following table:

ADJACENT PROPERTY	ZONING
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North	Mandarina Village Center per Mandarin Specific Plan amended on October 30, 2019
East	Mandarina Transportation Corridor per Mandarin Specific Plan amended on October 30, 2019
South	Tangerine Commerce Park Specific Plan and Crossroads at Gladden Specific Plan
West	Mandarina Transportation Corridor per Mandarin Specific Plan amended on October 30, 2019

The Property's location on Mandarin Boulevard is ideal, as it is one of the main entrances to the Mandarin master development which will consist of a variety of residential communities and commercial sites (refer to exhibit A). The site location will provide the perfect buffer in between the I-10 freeway and the future residential communities that will be constructed to the north of the Property. Arise Mandarin proposed use as a multi-family development fits within the allowed uses listed on the Mandarin Specific Plan.

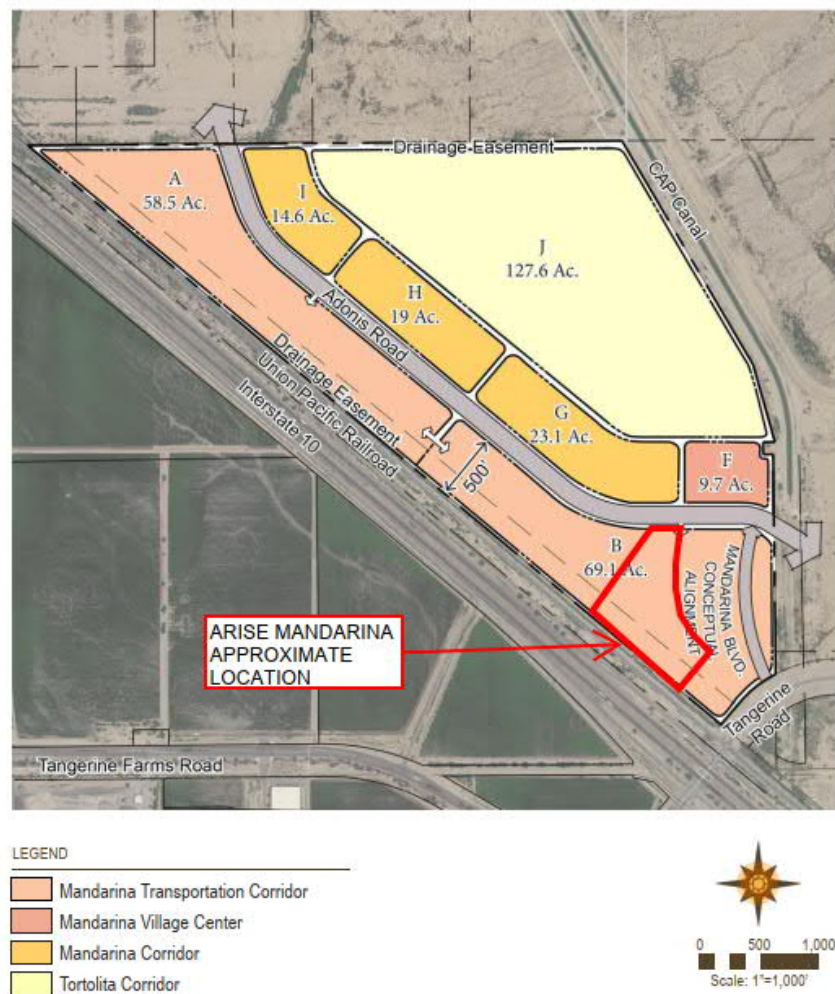


**EXHIBIT A: LAND USE MAP PER MANDARINA SPECIFIC PLAN
AND ARISE MANDARINA LOCATION**

Arise Mandarinina design is in conformance with the Site Development Standards provided by the Mandarinina Specific Plan:

	MULTI FAMILY REQUIRED	PROPOSED ARISE MANDARINA
Minimum Lot Size (SF)	N/A	1,092,920
Maximum Building Height	150'	18'
Maximum Lot Coverage	90%	Comply
MINIMUM SETBACKS REQUIRED		
Arterial Street	30'	30'
Street (structure)	10'	20'
Street Facing Garage Face	20'	N/A
Non-Street Facing Garage Face	N/A	N/A
Street	10'	20'
Rear	5'	15'
Side	5'	15'
Building Separation	10'	10'
Accessory Structure	5'	5'

B. HOURS OF OPERATION

Arise Mandarinina will have a leasing office, which will have the following schedule:

Before the community is stabilized

Monday to Friday: 9am to 6pm

Saturday: 10am to 5pm

Sunday: 12pm to pm

After the community is stabilized

Monday to Friday: 9am to 6pm

The residents will be able to access the entire Arise Mandarinina community 24/7.

C. NUMBER OF EMPLOYEES AND SHIFTS

The leasing office for Arise Mandarinina will have 3 Leasing Agents, as well as a full-time Maintenance Manager. The working shifts will be as follows:

Leasing Agents before the community is stabilized

Monday to Friday: 9am to 6pm

Saturday: 10am to 5pm

Sunday: 12pm to pm

Leasing Agents after the community is stabilized

Monday to Friday: 9am to 6pm

Maintenance Manager

Monday to Friday: 7am to 4pm

D. TIMES WHEN OPERATIONS OR ACTIVITIES MAY VARY

As listed before in this document, there will be a change in the Leasing office schedule once the community is stabilized, however, the type of activities and the number of employees won't be affected by the change.

E TYPES AND VOLUME OF TRAFFIC GENERATED

Arise Mandarinina traffic will mainly consist of the residents coming into the subject Property. A Traffic Impact Analysis (TIA) for Mandarinina was submitted to Town of Marana on December 3rd, 2021 for 1st review; TIA was prepared by CivTech and was dated December 2021. Said TIA covers Arise Mandarinina in the analysis.

Based on the above information, the request to use the subject Property as a multi-family development is reasonable and in conformance with the Mandarinina Specific Plan, therefore, we respectfully request that the Planning Commission approves this request.

Please let us know if you need any additional information. As always, thank you for your time and assistance with this request.

Sincerely,

Waldy Coronado on behalf of FDG Acquisitions, LLC.



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: Arise Mandarin

Description of Project: Single family detached home for rent with 283 unit

Number of Lots: 1 lot, 283 units

Parcel No.(s): Not assigned yet

Gross Area (Acres): 25.09

Project Address: Not assigned yet

Ref. Project No.:

CONTACT INFORMATION

Owner: Bela Flor

Contact Name: Hudd Hassell

Address: 1635 N. Greenfield Road, Ste. 115

City: Mesa

State: AZ

Zip: 85205

Email: hudd@belaflor.com

Phone No.: (602) 525-0000

Applicant: FDG Acquisitions, LLC

Contact Name: Rudy Herrera/Waldy Coronado

Address: 44801 Village Court, Ste. 104

City: Palm Desert

State: CA

Zip: 92260

Email: waldy.coronado@walcor.org (owner's rep)

Phone No.: (760) 900-8989

Consultant/Engineer: Walcor, LLC

Contact Name: Waldy Coronado

Address: 3548 S. Payton

City: Mesa

State: AZ

Zip: 85212

Email: waldy.coronado@walcor.org

Phone No.: (480) 495-8632

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.)

Rudy Herrera

Rudy C. Herrera

12/16/2021

Applicant Name (PRINT)

Signature

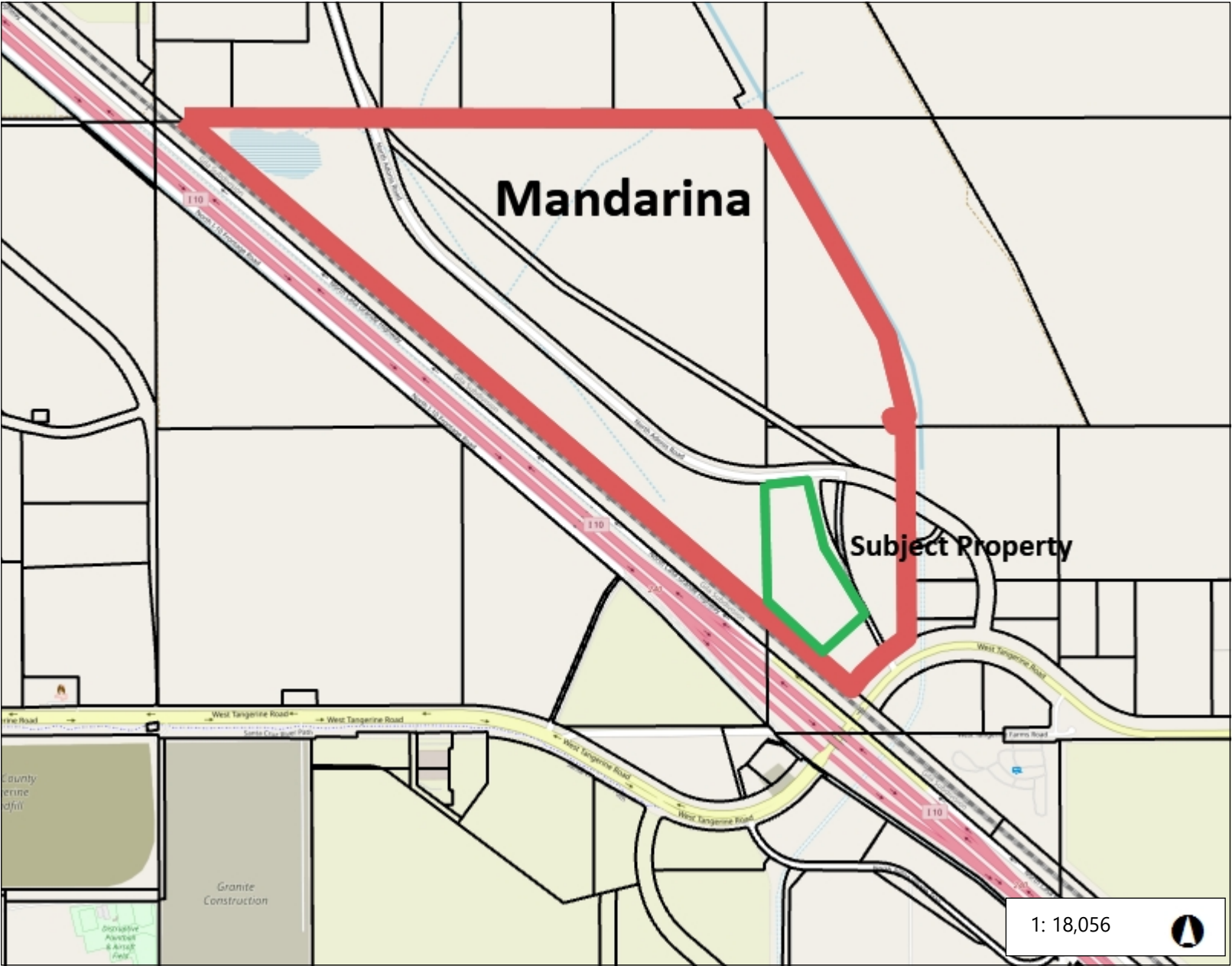
Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Legend

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

Notes

0.6 0 0.28 0.6 Miles

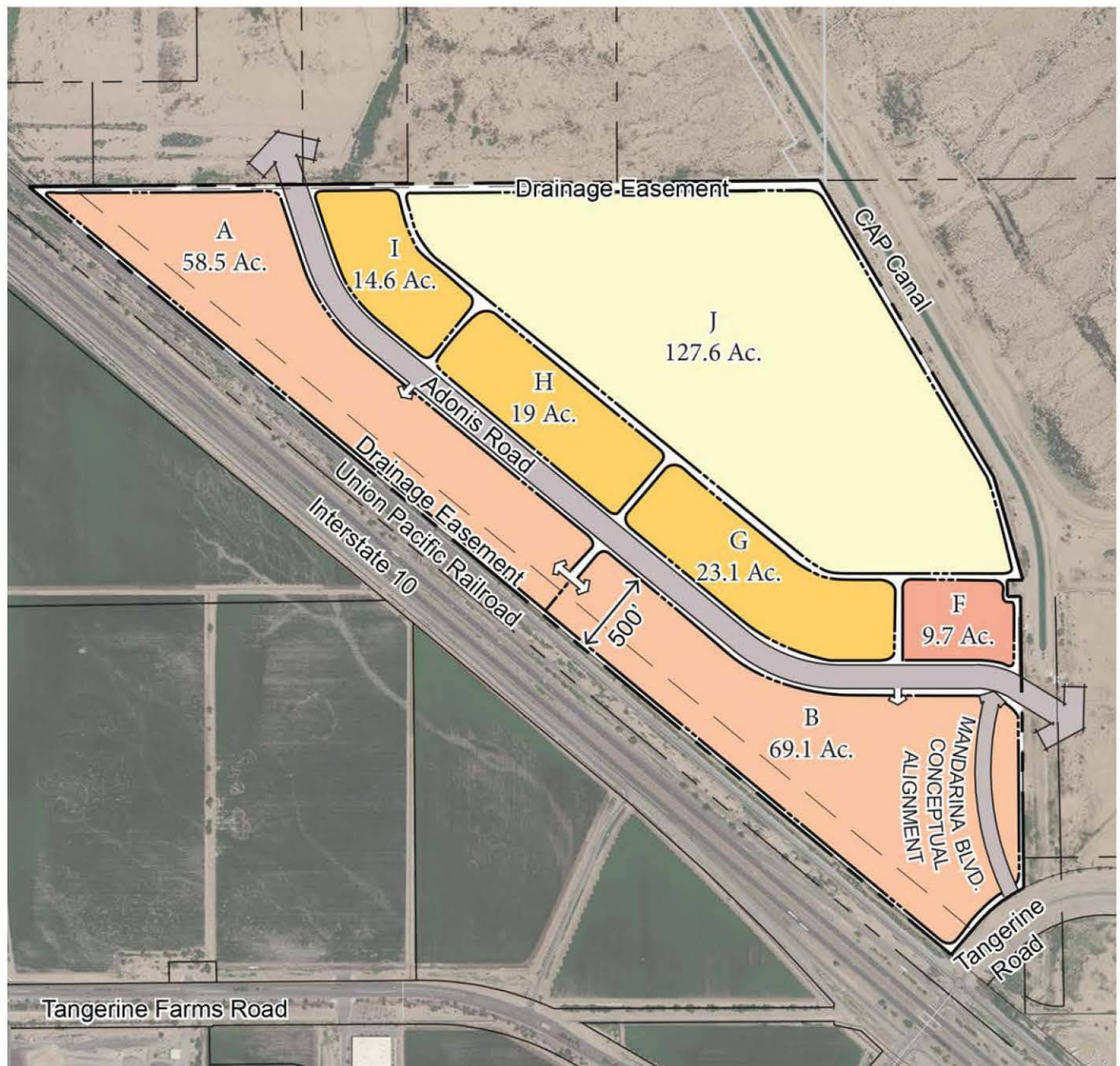
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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



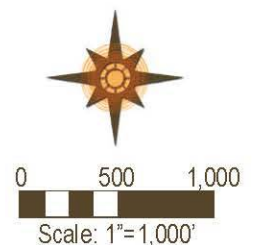
Specific Plan
PCZ-08049

February 2009



LEGEND

- Mandarinina Transportation Corridor
- Mandarinina Village Center
- Mandarinina Corridor
- Tortolita Corridor



Mandarina Boulevard. The location of the Mandarin Village Center makes it the central core of the Mandarin community as well as a gateway to Oro Valley, Northwest Tucson and the communities east of the interstate. A broad range of retail and employment opportunities shall create a vibrant regional destination. Its pedestrian orientation shall create an exciting walkable hub with a vibrant sense of community. Homes may be integrated into this area, offering residents myriad opportunities for work and play.

1.3 Mandarin Corridor (MC)

The Mandarin Corridor holds a prime position adjacent to Adonis Road. The Mandarin Corridor area shall support uses that benefit from the proximity to a major arterial. Uses in this planning area may be related to those within the Mandarin Transportation Corridor, taking advantage of the vehicle traffic generated by the Mandarin Transportation Corridor uses.

1.4 Tortolita Corridor (TC)

The Tortolita Corridor is uniquely situated to take advantage of both the natural beauty of the area and the proximity to the shops, employment and services that are proposed in the other Planning Areas. Nearby open space, regional and local trails and the planned CAP Canal Trail shall provide visitors and residents with easy access to recreational opportunities and breathtaking views of the region's mountains. Uses proposed for this Planning Area are likely to be less intense, incorporating the dramatic backdrop of the open space into its unique character.

2. Land Use Summary

Parcels and their respective acreage are identified for each Planning Area in Table A.

Table A: Land Use Summary		
Parcel	Planning Area	Area (Acres)
A	MTC	58.5
B	MTC	69.1
F	MVC	9.7
G	MC	23.1
H	MC	19.0
I	MC	14.6
J	TC	127.6
Adonis Road		20.6
TOTAL		342.2

Part 3 - Development Standards

A. Introduction

Mandarina Development Standards are intended to encourage design innovation in land development. The development standards permit the integration of commercial, flex space, retail, office, industrial, residential, open space and recreational land uses in a manner that shall be consistent with the Mandarin community character and the Town of Marana General Plan 2007. As set forth in the Development Plan section of this document, the land use designations (Planning Areas) within the Mandarin Specific Plan are (1) Mandarin Transportation Corridor, (2) Mandarin Village Center, (3) Mandarin Corridor and (4) Tortolita Corridor. Within each Planning Area, land uses and appropriate standards shall be applied to assure quality development and transitions between uses.

(See Exhibit 2.C.1 - Land Use Concept, p.10)

B. General Provisions

1. Applicability of Town of Marana Land Development Code

Development standards herein supersede all requirements of Title 8, General Development Regulations, in its entirety, unless otherwise noted. If an issue, condition or situation arises or occurs that is not set forth in this Specific Plan, the applicable portions of the Town of Marana Land Development Code as adopted at time of approval of this Specific Plan shall apply.

2. Building Codes

All construction within the Mandarin Specific Plan area shall comply with the current locally adopted versions of the International Building Code, the International Mechanical Code, the Uniform Plumbing Code, the National Electric Code, the International Residential Code, the Town of Marana Outdoor Lighting Code, and the local fire code as applicable for the specific project at the time of permitting.

3. Additional Uses

Whenever a land use has not been listed as being a permitted use in the development standards within this Specific Plan, it shall be the duty of the Town of Marana Planning Director to determine if said use is: (1) consistent with the intent of the planning area and (2) compatible with other listed permitted uses and/or existing uses. If said use is deemed compatible it shall be approved as an administrative change.

4. Maximum Number of Residential Units

Forms of residential development may occur throughout Mandarin, and may include single family detached, single family attached, and multi-family residential units. The maximum number of residential units (single family detached, single family attached, and multi-family) will be 2500.

C. Community Development Standards

Mandarina's Community Development Standards outline the Planning Area Uses and Planning Area Standards for the community. The designated Planning Areas permit a variety of land uses, including commercial, office and retail uses of various scales, a mix of residential densities and housing types, and open space. The intent is to design a community that responds to market demands by offering a wide range of opportunities for residents and visitors. Comprehensive planning standards ensure continuity of design and intent across Planning Areas. Sustainable energy conscious design is encouraged in all Planning Areas.

1. Planning Area Uses

Each Planning Area, with its respective allowed uses, is outlined in this section. The intent is to provide for a mix of uses which shall enliven the community.

1.1 Planning Area Uses—Mandarina Transportation Corridor (MTC)

a. Permitted Uses

- Animal services, such as pet day care, small animal boarding and grooming, small animal rescue facility, veterinary care, and similar uses
- Artisan uses, such as photo studios and galleries
- Assisted living facility / Adult daycare / Nursing home / Continuing care facility
- Attached or free standing parking structures, publicly or privately managed
- Civic, cultural & educational facilities, such as amphitheater, art gallery, public and private educational facilities, library, museum, performance theater, fire station, police station, community meeting center and similar uses
- Clubs, such as health, fitness, sporting, lodge, fraternal organization, and similar uses
- Food, beverage and merchandise kiosks
- Funeral home / Mortuary / Crematorium
- Health care facilities, such as hospital, medical office, out-patient clinic, ambulance services and similar uses
- Heliport
- Indoor entertainment facilities, such as movie theater, bowling alley, and similar uses
- Lodging facilities, such as hotel / motel and similar uses
- Monumentation (major and minor), community signage and wayfinding
- Movie, TV and radio studios
- Office, such as financial services, governmental, professional, high tech, and similar uses
- Open air markets, such as farmer's markets, art shows, street fairs
- Outdoor entertainment facilities, such as amusement park, water park, mini-golf course, go-kart track and similar uses
- Parks / Open space / Recreation facilities
- Personal storage warehouse facilities

- Public and private education facilities
- Public spaces
- Public utilities facilities required for local service, such as a well site or pump station
- Rehabilitation clinic with boarding facilities
- Religious facilities, such as church and other religious institution
- Research and Development / Technical / Flex Space / Light Industrial Uses / Manufacturing. Excludes freestanding machine shops. All facilities and activities shall be enclosed.
- Restaurant sales and services, such as coffee shop, fast-food restaurant, dine-in restaurant, bar, tavern, night club and similar uses
- Retail sales, such as, home improvement center, specialty retail store, wholesale and retail warehouse, department store, showroom, drug store, convenience store, discount store, grocery store, supermarket, pharmacy, liquor store, specialty retail store, and similar uses
- Retail showroom / Warehouse and similar uses
- Sales, service and storage for passenger vehicles, commercial vehicles, motorcycles, ATVs, boats, trailers RVs and similar uses
- Sales and services with drive up and through facilities such as bank, coffee shop, dry cleaner, fast-food, liquor store, pharmacy, restaurant, and similar uses
- Seasonal uses such as Christmas tree lots (subject to Town of Marana special event permit requirements)
- Services, such as automobile services (service station, detailing, repair or restoration, equipment and supplies, brake shop, tire shop, and similar uses), car wash, gas pumps as primary or accessory use, bank, child care facility, laundromat, salon, spa, and similar uses
- Special event shows (subject to Town of Marana special event permit requirements)
- Sustainable energy conscious design and alternative power generation appurtenances
- Temporary uses, such as construction office, sales office, welcome center and similar uses
- Uses related to local and regional multi-modal transit and facilities
- Uses related to sports and or entertainment complexes and facilities
- Wireless communications facilities. In conformance with Town of Marana Land Development Code Title 23, Wireless Communication Facilities. Subject to MDRC and Planning Director approval.
- Other similar uses approved by the Planning Director

b. Conditional Uses

- Residential - Single family attached
- Residential - Multi-family

- c. Not Permitted
 - Residential - Single family detached

1.2 Planning Area Uses—Mandarina Village Center (MVC)

a. Permitted Uses

- Animal services, such as pet day care, small animal boarding and grooming, small animal rescue facility, veterinary care, and similar uses
- Artisan uses, such as photo studios and galleries
- Assisted living facility / Adult daycare / Nursing home / Continuing care facility
- Attached or free standing parking structures, publicly or privately managed
- Civic, cultural & educational facilities, such as amphitheater, art gallery, public and private educational facilities, library, museum, performance theater, fire station, police station, community meeting center and similar uses
- Clubs, such as health, fitness, sporting, lodge, fraternal organization, and similar uses
- Food, beverage and merchandise kiosks
- Health care facilities, such as hospital, medical office, out-patient clinic, ambulance services and similar uses
- Indoor entertainment facilities, such as movie theater, bowling alley, and similar uses
- Lodging facilities, such as hotel / motel and similar uses
- Monumentation (major and minor), community signage and wayfinding
- Movie, TV and radio studios
- Office, such as financial services, governmental, professional, high tech, and similar uses
- Open air markets, such as farmer's markets, art shows, street fairs
- Parks / Open space / Recreation facilities
- Public and private education facilities
- Public spaces
- Public utilities facilities required for local service, such as a well site or pump station
- Rehabilitation clinic with boarding facilities
- Religious facilities, such as church and other religious institution
- Research and Development / Technical / Flex Space / Light Industrial Uses / Manufacturing. Excludes freestanding machine shops. All facilities and activities shall be enclosed.
- Residential - Single family attached
- Residential - Single family detached (Parcel F only)
- Residential - Multi-family
- Restaurant sales and services, such as coffee shop, fast-food restaurant, dine-in restaurant, bar, tavern, night club and similar uses
- Retail sales, such as, home improvement center, specialty retail store, wholesale

Planning Commission Regular Meeting

Meeting Date: 01/26/2022

To: Planning Commission

From: Steven Cheslak, Principal Planner

Date: January 26, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: **PCM2201-002 Waiver of Subdivision Requirements for San Luciano Townhomes.** A request for a waiver of the subdivision requirement to underground existing electrical utilities adjacent to a proposed residential development located at the southeast corner of N. Oldfather Road and W. Gilbert Street (Steve Cheslak)

Discussion:

Request

San Luciano Townhomes, LLC, requests a waiver from the requirement to underground existing electrical utilities adjacent to the proposed San Luciano Townhomes residential development located at the southeast corner of N. Oldfather Road and W. Gilbert Street. Per 17-5-3.B.15 of the Marana Town Code, electric power (except electrical transmission lines carrying 48 kV or more) shall be located underground except where the subdivider can show the Planning Commission that underground installation is not technically feasible. For purposes of this subsection, economic feasibility is not considered.

Waiver

The applicant is requesting a waiver from the requirement to underground existing electrical utilities due to the following conditions:

1. Based on discussions with Tucson Electric Power (TEP), the undergrounding of a limited stretch of the existing line will have significant impacts on the surrounding TEP facilities and will unnecessarily increase burdens on the adjacent right-of-way. TEP supports the request to leave the existing line above ground.

Staff Recommendation:

Planning staff has no objection to the Planning Commission approving this waiver.

Suggested Motion:

I move to approve case number PCM2201-002 to waive the subdivision requirement to underground existing electrical utilities adjacent to the proposed San Luciano Townhomes residential development.

Attachments

Project Narrative

Application

Location Map

January 19, 2022

Planning Commission
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653

Re: Waiver for Underground Utility Pole, San Luciano Townhomes Project

Dear Commission Members:

Thank you for the opportunity to present this waiver request for underground utilities for the San Luciano Townhomes multi-family project (“Project”) at the southeast corner of Oldfather Dr. and Gilbert St. (“Property”) in the Town of Marana (“Town”). *See Enclosure 1*, Property Map. The Town Code (“Code”), § 17.5.3.B.15 requires electric power utilities to be placed underground unless the Planning Commission (“Commission”) grants a waiver upon request. This letter and application serve as the request of the Property owner, San Luciano Townhomes, LLC (“Owner”), to waive the requirement to underground electric transmission lines and poles, as described below.

I. Property Overview

The Property is located on the Town’s northern boundary and is adjacent to unincorporated Pima County (“County”). The adjacent right-of-way (“ROW”) next to the Property is in two jurisdictions: half of Oldfather Dr. is in the Town, and the other half of Oldfather Dr. and all of Gilbert St. are in the County. *See Enclosure 1*. The Oldfather ROW is approximately 90 feet wide in front of the Property and includes vehicle and bicycle lanes and a wide median, which results in a relatively narrow strip of ROW adjacent to the Property.

The Project will be a 50-unit multi-family development with all new onsite utilities being located underground. The Project’s electric service will tie into an existing Tucson Electric Power (“TEP”) overhead line (“Existing Line”) that runs along the east side of Oldfather Dr. (i.e., the western edge of the Property). *See Enclosure 2*, Pole Location Map. There are two existing poles that are adjacent to the Property: one at the Property’s southwest corner in the Town’s right-of-way (“ROW”), and the other approximately 200 ft. to the north in the County ROW. *See Enclosure 3*, Line Photo. The Existing Line is part of a long stretch of above-ground service that originates from the commercial development on Ina Rd. south of the Property. The Existing Line then extends adjacent to the Property and continues the north approximately 500 ft. into the residential area in the County. Because the ROW next to the Property is owned by both the Town and County, only one pole and approximately 200 linear feet of the Existing Line is within the Town’s limits. To the south of the Property is a pole for the Existing Line that is only +/- 40 feet from the Property’s south pole.

If the Town requires the Existing Lines to be placed underground, it will result in a patchwork of above ground and underground power lines in this area. A small portion of the line will be

underground adjacent to the Property, while the Existing Line both north and south of the Property will remain above ground.

II. Waiver Request

The Code allows the Commission to grant an applicant's waiver to underground utility lines if that underground installation is not feasible. Here, we ask the Commission to grant the Project a waiver to allow the Existing Lines to remain above ground for several reasons. We have spoken with TEP and it supports this waiver because undergrounding the Existing Line will cause a disparate impact to TEP's infrastructure and will place additional power infrastructure burdens on the Town/County ROW. TEP explained that requiring the Existing Line to be placed underground next to the Property will have a broad impact and affect five poles in this area (not just the two adjacent to the Property). This includes the complete replacement of two poles that will need to be upsized to accommodate this change. Furthermore, undergrounding will require additional TEP infrastructure to be added in the Town and County ROW. Adding this infrastructure, including a transformer and up to two underground cabinets, will be a significant burden on the narrow area of ROW between the Property line and Oldfather Dr.

Placing the Existing Line underground could also create maintenance complications for TEP, as it has different maintenance crews for underground and above ground lines. In addition, the poles that contain the risers that direct the power lines below ground create potential "risk points" where service can be interrupted either by accident or intentional acts. Leaving the Existing Line overhead will eliminate this potential risk. To avoid the burdens caused by all the above factors, TEP supports our request to leave the Existing Line above ground.

These impacts on the TEP facilities will provide little aesthetic benefit to the area. The Existing Line adjacent to the Property and under the Town's jurisdiction is only about 200 feet long and includes only one pole. The result will be a small area of underground line bookended by the overhead Existing Line, which will provide little if any visual improvement. Finally, the poles on Oldfather serve the adjacent properties across the street, which will require undergrounding of one or two unrelated third-party service connections, and potentially require third-party easements. Placing these lines underground will also require cuts through the Marana and County ROW sections, again for limited benefit. All of these are significant burdens that would be done for little aesthetic benefit to the area.

III. Conclusion

We request the Commission grant this waiver because requiring the undergrounding of a limited stretch of the Existing Line will have significant impacts on the surrounding TEP facilities and will unnecessarily increase burdens on the adjacent ROW. These impacts and burdens will provide little visual benefit to the Town, the Project, and the surrounding neighbors. Because undergrounding this line is infeasible and impractical, we request the Commission grant this waiver for underground utility installation.

Thank you for your consideration to this request.

Sincerely,

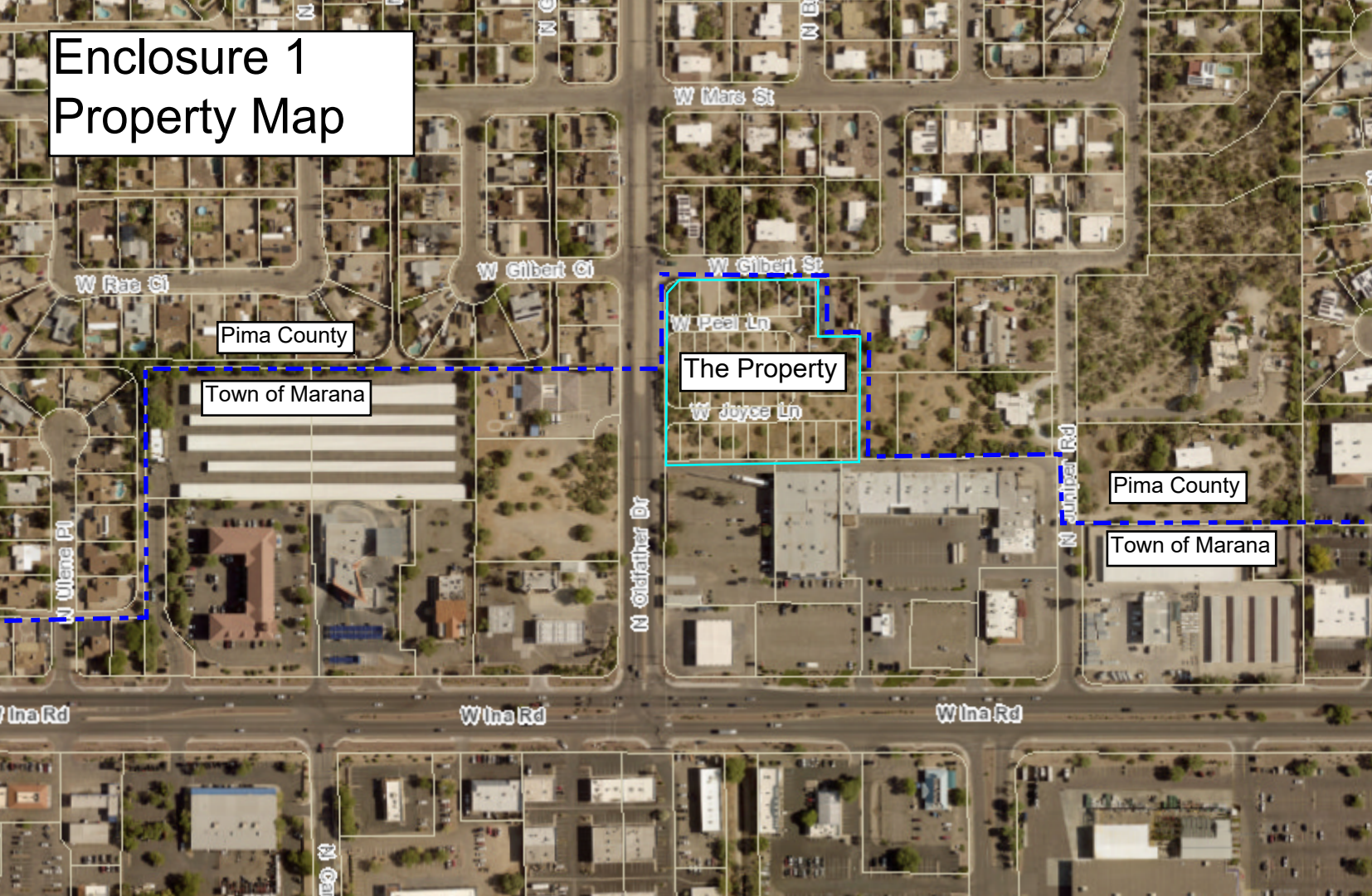
A handwritten signature in blue ink, appearing to read "Rory Juneman". The signature is stylized with a large "R" and "J" and a horizontal line extending from the end.

Rory Juneman, Esq.

Enclosures

cc: Joseph Meyer
Werner Meyer, Esq.
Richard Dunker

Enclosure 1 Property Map

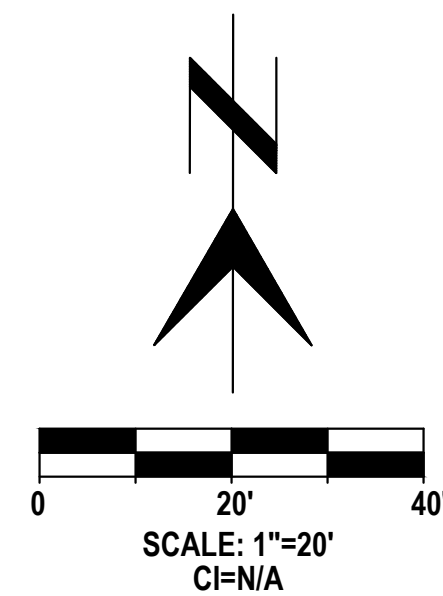


Enclosure 2

Overhead Line

Pole Locations





1		
NO.	DATE	REVISION

Enclosure 3

Existing Poles Photo

Legend

Line Across
Old Father Dr.

Poles Adjacent
to Property

Property

Pole south of
the Property





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: <u>Utility Line Waiver</u> |

PROJECT INFORMATION

Project Name: San Luciano Townhomes

Description of Project: Multifamily Apartment Development

Number of Lots: 1

Parcel No.(s): 225-38-4580 to 225-38-4870 & 225-38-4890 & 225-38-4900*

Gross Area (Acres): 2.93

Project Address: ~~7310~~⁷²⁹⁰ N. Oldfather Dr., Tucson, AZ 85741 * Block plat being submitted to consolidate parcels.

Ref. Project No.: DPP2111-002

CONTACT INFORMATION

Owner: San Luciano Townhomes, LLC

Contact Name: Rich Dunker

Address: 5727 N 7th St., Suite 407

City: Phoenix

State: AZ

Zip: 85014

Email: RDUNKER@COX.NET

Phone No.: (602) 757-5350

Applicant: Lazarus & Silvyn, PC

Contact Name: Rory Juneman

Address: 5983 E. Grant Rd., Suite 290

City: Tucson

State: AZ

Zip: 85712

Email: rjuneman@slawaz.com

Phone No.: (520) 390-3731

Consultant/Engineer: Kimley-Horn and Assoc.

Contact Name: Erin Harris

Address: 333 E Wetmore Rd., Suite 280

City: Tucson

State: AZ

Zip: 85705

Email: ERIN.HARRIS@KIMLEY-HORN.COM

Phone No.: (520) 615-9007

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.)

Rory Juneman

Applicant Name (PRINT)

Signature

Date

1-18-2022

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____

Location Map

PCM2201-002 - San Luciano Townhome

Underground Utility Waiver

