MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 30, 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
Vacant, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on March 30, 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 February 23, 2022 Meeting Minutes

B. Public Hearings

1. **PCZ2110-002 Twin Peaks Center Rezoning**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 6.3 acres of land from R-36 (Residential) to Neighborhood Commercial (NC) generally located east of Twin Peaks Road, and south of Camino de Manana, within a portion of Section 12, Township 12S, Range 12E. (Brian Varney)

2. **PCZ2110-003 Stonegate East Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 165 acres of land from Zone E (Transportation Corridor) to R-4 (Residential), R-5 (Residential), and MR-1 (Multi-Family Residential). The property is generally located east of Interstate 10, east and west of Adonis Road, and approximately 1.2 miles north of Tangerine Road within a portion of Section 25, Township 11S, and Range 11E. (Brian Varney)

C. Commission Action

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

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission Regular Meeting
Meeting Date: 03/30/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: March 30, 2022

Subject: **Approval of the February 23, 2022 Meeting Minutes**

Attachments

February 23, 2022 Meeting Minutes

MARANA PLANNING COMMISSION

REGULAR COMMISSION MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 23, 2022, 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

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM

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

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. All Commission Members were in attendance. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Passed unanimously.

ANNOUNCEMENTS

Development Services Director; Jason Angell noted the Town Council recently appointed the Planning Commission to serve in a new role as the Board of Adjustment. In the next few months a special Planning Commission meeting will be scheduled in order to provide training and update the current policies.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of September 29, 2021.

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

PUBLIC HEARINGS

1. CUP2201-002: Approving and authorizing a conditional use permit amendment of CUP 1707-001 for the installation of a 15 MWac Battery Energy Storage System located on approximately .94 acres of the approximately 75.84-acre existing solar facility located at 13420 West Avra Valley Road, A.P.N. 215-07-002K. (Cynthia Ross)

Senior Planner; Cynthia Ross noted Avion Solar is requesting approval of an amendment to CUP 1707-001 for the installation of a 15 MW battery energy storage system. The property is zoned RD-180 and a conditional use permit is required for new utility facilities in this zone. Access to this site will be off of Avra Valley Road.

Sara Born; Torch Clean Energy stated Trico Electric owns Avion Solar. Torch Clean Energy is developing this project, managing the construction and will own and operate the project. The Battery Energy Storage System (BESS) will be located on one acre in the NEC of the 75 acre parcel. The control system can be managed remotely through a Scada System.

There are several mechanisms in place that will monitor the units in case of a fire, including; disconnecting the battery modules remotely, automatic venting system, automatic monitoring of component temperatures, IR flame detectors continuously monitor and alert fire department in case of fire.

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

Chairman Schnee *didn't have any concerns with the project.* ***Commissioner Bowen*** *in case of a fire, how toxic are the fumes or smoke when emitted?* ***Ms. Born*** *the fumes are definitely toxic, but any fire will diffuse quickly. No further questions or concerns from the Commission.*

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 7-0.

2. PCM2202-001: Amendments to Marana Town Code, Title 17 "Land Development". Recommendation to the Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code to include the following:

DRAFT

miscellaneous revisions to Section 17-3-1 (Amendment and rezoning), Chapter 17-4 "Zoning," Section 17-11-7 (Landscape requirements), Chapter 17-15 "Floodplain and Erosion Hazard Management Code", and Chapter 17-16 "Stormwater Management"; revisions to Chapter 17-6 "General Development Regulations" to add new section 17-6-10 (Height of buildings and structures); revisions to Chapter 17-14 "Hillside Development" to add new section 17-14-5 (Average cross slope calculations); and other various revisions to Title 17 of the Marana Town Code (Steve Cheslak)

Planning Manager; Steve Cheslak noted the Town Council adopted the comprehensive revisions to the Land Development Code in June 2021. Staff is requesting to amend 11 of the 19 chapters to Marana Town Code, Title 17, "Land Development Code":

Chapter 17-3, Section 17-3-1 "Administration and Enforcement"

- 17-3-1 B. Rezoning
  - The criteria for determining whether a site analysis is required or not for a rezoning has been modified to eliminate acreage requirements and focus on the use of the property.

Chapter 17-4 "Zoning"

- 17-4-2 Use Matrix Table 2
  - The Land Use Matrix table 2 has been modified for clarity to include existing language, found elsewhere in the Code, stating outdoor storage of stock-in-trade goods is allowed in commercial zoning.
- 17-4-17 through 19 Zone A, B, C, E

  The creation of the Legacy zones and the elimination of the Significant Land Use Change (SLUC) option inadvertently reduced the land use options and regulation of uses available to existing land owners. The Agricultural zone uses and corresponding conditions will be allowed

Chapter 17-6 "General Development Regulations"

- 17-6-10 Height of buildings and structures
  - Adopted by the Town Council on October 16, 2018 by Ordinance # 2018.019 as a revision to the existing Code, setback allowances were modified and additional height allowed for ornamental elements of buildings.

  In an oversight by staff, this ordinance language was never incorporated in the working draft of the 2021 comprehensive Land Development Code update and did not become a part of Town Code Title 17. This action reinstates the previously adopted language into the Code.

Chapter 17-11 "Environmental Resource Preservation, Native Plant Protection, and Landscape Requirements"

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- 17-11-7 F.4. Landscape buffer matrix
    - For ease of use and clarity, the existing tables are broken down into three tables with minor revisions.

- 17-11-10 Maintenance & 17-11-13 Assurances
    - Two sections updated and realigned to reflect current Town practices after revisions to grading requirements in Chapter 17-13 "Standards for Grading and Related Site Work" in 2021.

Chapter 17-14 "Hillside Development"

- 17-14-5 (Average cross slope calculations)
    - The addition of this section provides clarity for calculating cross slopes and the ability to set aside natural areas in the calculation of the average cross slope of a residential site.

Chapter 17-15 "Floodplain and Erosion Hazard Management Code"

- Update is a result of the most recent audit from the Arizona Division of Emergency Management to keep consistent with their model ordinance language. There are no substantive changes to the document.

Chapter 17-16 "Stormwater Management"

- Revised to reflect new requirements for stormwater pollution prevention enforcement from the Arizona Department of Environmental Quality (ADEQ). These requirements are part of the Town's Municipal Separate Storm Sewer System permit from ADEQ which was revised in September of 2021.

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

Chairman Schnee had no concerns with the proposed changes. **Commissioner Flint** asked if the town has a regular inspection program for non-residential properties for landscape inspections on a periodic basis. **Mr. Cheslak** the town does not. **Commissioner Flint** who determines when the landscaping needs attention? **Mr. Cheslak** when a new permit comes in for a particular site, staff will examine the site at that time for any necessary updates to landscaping, parking lot…etc. After that, it's generally complaint-driven. **Town Attorney; Jane Fairall** noted, separate from the Land Development Code, Town Council recently approved a neighborhood preservation ordinance that will address some of the concerns; appearance of the community; landscaping on a commercial site, parking lot maintenance, lighting, broken windows…etc. Code Enforcement will be managing the day-to-day operations.

Motion to approve, subject to the recommended conditions by Chairman Schnee. seconded by Vice Chair Hill. Motion passed unanimously, 7-0.

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COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

1. Revisions to the Marana Subdivision Street Standards Manual. Discussion of proposed revisions to the Marana Subdivision Street Standards Manual regarding the requirement for turnaround areas on permanent dead-end streets of less than 150 feet in length (Jane Fairall)

Town Attorney; Jane Fairall noted the current Marana Subdivision Street Standards Manual allows for an exception to the general rule; that dead-end streets are required to have a turnaround area. The exception: streets less than 150 feet in length may not require a turnaround area, as long as services such as fire, police, and postal service may not require a turnaround. There is a proposed ordinance that staff will present to Town Council on March 15, 2022, that would eliminate that exception.

Chairman Schnee had no questions or concerns.

Commissioner Flint is happy staff is moving in this direction. He asked if the request will be done in unison with adopting engineering standards; adding a minimum outside radius of cud-de-sacs or other standards **Keith Brann** noted the current standards for the turnarounds are already in place. Those standards are in compliance with the fire code.

No further questions or concerns from the Commission.

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 6:38 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 23, 2022. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Planning Commission Regular Meeting

Meeting Date: 03/30/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: March 30, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2110-002 Twin Peaks Center Rezoning**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 6.3 acres of land from R-36 (Residential) to Neighborhood Commercial (NC) generally located east of Twin Peaks Road, and south of Camino de Manana, within a portion of Section 12, Township 12S, Range 12E. (Brian Varney)

Discussion:

Request
The Planning Center is requesting a recommendation to the Marana Town Council for approval to rezone approximately 6.3 acres of land from R-36 (Residential) to Neighborhood Commercial (NC).

Marana General Plan
The 2040 Marana General Plan designates the proposed rezoning area in the land use category of Low Density Residential (LDR). Pursuant to the General Plan, "[n]eighborhood supporting commercial uses may be allowed that serve surrounding residential areas. Commercial developments are limited to ten (10) acres in size and should provide pedestrian connectivity to adjacent residential areas."

Surrounding Land Use and Site Characteristics
The rezoning area is bordered on the north by undeveloped property that was recently rezoned from R-36 to R-7 (Residential) with up to 76 residential lots. Recent discussions with the property owner indicate that platting for the new subdivision will begin soon. Twin Peaks Road is adjacent west of the rezoning area and beyond that lies the single-family residential zoned Twin Peaks Vista Specific Plan that will have up to 58 homes. The subdivision platting for this property was placed on hold a number of years ago; however, it is anticipated that it will resume shortly. South and east of the proposed rezoning area is the 190-lot Preserve at Twin Peaks residential subdivision, with 107 homes currently permitted and under construction.

The topography of the proposed rezoning area is characterized by relatively flat terrain with an average overall slope between 3% and 5% from the northeast to the southwest. The site is impacted by three minor wash crossings, as well as by minor sheet flow, and it is located within FEMA Zone X. 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 development plan and improvement plans. All appropriate drainage infrastructure will be required to be constructed by the developer.

Proposed Land Use
The development plan for Twin Peaks Center proposes a mixture of neighborhood scale commercial uses on the approximately 6.3 acre lot. The site analysis document proposes four conceptual development scenarios with uses that are typically permitted within Neighborhood

Commercial zoning. These uses include commercial office and various retail / service uses, including restaurants and an option for a convenience store. Staff has stipulated that more intensive uses, such as those including drive-through service, and, particularly, a convenience store, shall only be located on a pad in the northwest corner of the site nearest the intersection. Although the property owner is not obligated to develop under any particular one of the proposed development scenarios, the scenarios are provided to indicate what could be constructed in terms of a viable site design on a forthcoming development plan. The depth of the proposed bufferyards around the perimeter of the rezoning area meet or exceed what is required by Town Code and shall be required to meet vegetation densities in accordance with the Town buffer standards. An existing wildlife corridor, east of the rezoning area, that currently directs wildlife through the rezoning area is proposed to be re-routed around the site to a nearby culvert crossing that enables wildlife to safely cross underneath Twin Peaks Road. The applicant has worked with the Environmental Engineering Division staff to create a safe route for wildlife around the project through the use of special wildlife fencing and a landscaped corridor.

All future commercial development within the rezoning area will be subject to a complete review and approval by staff of a detailed development plan package including all appropriate improvement plans, landscape plans, and elevation plans. A comprehensive design review will be performed on all proposed development, and compliance with Town of Marana Multi-Family, Commercial, and Industrial Design Standards, as well as the requirements of the Twin Peaks Corridor Study will be required.

Access and Circulation
Vehicle access to the rezoning area is proposed on Twin Peaks Road and Camino de Manana frontages. The access on Twin Peaks is proposed roughly 500' south of the newly signalized intersection and will serve as a limited, right-in, right-out access point. The access proposed on Camino de Manana is proposed at approximately 275 feet east of the intersection and will serve as a full access point. Pedestrian access, improved to Town of Marana standards, will be provided at both frontages that allow safe and convenient access to the site. Both frontages have adjacency to asphalt-paved, shared-use paths that provide multi-modal access from the larger Town network. Future onsite circulation will be evaluated at the time of development plan review and will meet Town standards. A traffic study has been reviewed and approved by the Marana Traffic Engineering Division, and further evaluation will occur at the time of development plan review.

Utilities
The rezoning area is located within the Town of Marana water service area. A 16-inch water line is located within a public utility easement along the west boundary of the rezoning area. Connection to this line will require the submittal and approval of a plan identifying water use, fire flow requirements and all on-site and off-site water facilities needed. Water service agreement(s) will be necessary as required by the Marana Water Department, and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owner / developer at the time of development. Sewer service will be provided by Pima County Regional Wastewater Reclamation Department with access to a 15-inch sewer line located within the adjacent public utility easement. The rezoning area lies within the service areas of Golder Ranch Fire District, TRICO, Southwest Gas, Century Link and Comcast.

Citizen Participation
The applicants held an online virtual neighborhood meeting on October 7, 2021 to introduce the proposed rezoning to the nearby property owners. All property owners within 600 feet of the rezoning area were notified of the time of the meeting. Two people attended the meeting. Three questions were raised pertaining to post-development drainage, the plans for Twin Peaks Vistas, and the availability of the PowerPoint presentation. All questions were addressed by the applicant.

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

Case Analysis Review Criteria
Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consider the following criteria, at a minimum, in reviewing an application for rezoning:

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

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

- 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.
- If applicable, the length of time the subject property has remained vacant as zoned;

  The subject property has remained vacant since annexation to the Town.
- 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 Recommendation:

Staff recommends the Planning Commission recommend to the Marana Town Council, approval of PCZ2110-002, Twin Peaks Center 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 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.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a 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 Marana Water Department prior to approval of a 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 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 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 approval of a plat or development plan for any portion of the Rezoning Area.

8. Development of a convenience store or a drive-through service of any type shall only be permitted on a pad in the northwest corner of the Rezoning Area, closest to the intersection of Twin Peaks Road and Camino de Manana, and is not permitted in any other portion of the Rezoning Area.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property 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. 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 PCZ2110-002, Twin Peaks Center rezoning, subject to the recommended conditions.

Attachments

PCZ2110-002 TPCR_Map

PCZ2110-002 TPCR_App

PCZ2110-002 TPCR_Site Analysis

Town of Marana Planning

PCZ2110-002 Twin Peaks Center Rezone





Legend

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

Notes

0.3 0 0.14 0.3 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: Twin Peaks Center Rezone		
Description of Project: Neighborhood commercial center	Number of Lots: N/A	
Parcel No.(s): 216-26-003C	Gross Area (Acres): 6.3	
Project Address: Southeast corner of Twin Peaks Road and Camino de Mañana		
Ref. Project No.:		

CONTACT INFORMATION

Owner: Marana Mañana LLC	Contact Name: Kelli Perry		
Address: 6340 North Campbell Avenue #278	City: Tucson	State: AZ	Zip: 85718
Email: Kelli@sears-financial.com	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 E Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

OWNER/APPLICANT AUTHORIZATION

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

Lexy Wellott		10/12/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

MARANA MANANA, LLC
6340 N. CAMPBELL AVE., STE. 278
TUCSON, AZ 85718
520-529-8217

August 6, 2021

Town of Marana
Development Services Department, Planning & Zoning Division
11555 W Civic Center Drive
Marana, AZ 85653

Subject: **Twin Peaks Center Rezoning (5337 W Twin Peaks Road)**
On Tax Parcels: 216-26-003C

To Whom It May Concern:

As an authorized signee of the above-referenced tax parcel, I hereby authorize The Planning Center and Perry Engineering to act as my agent throughout the rezoning application process.

Very Truly Yours,

Kelli Perry

Kelli Perry

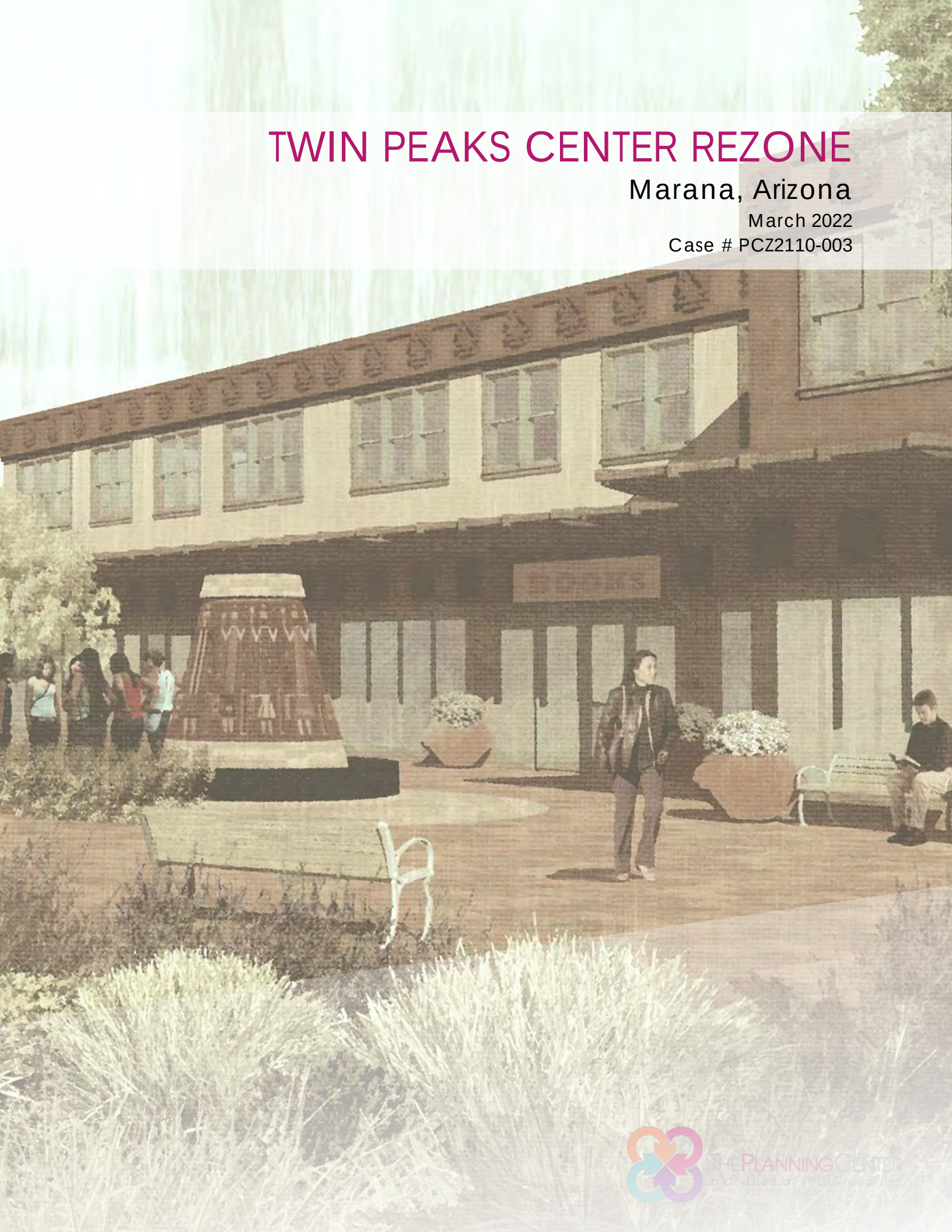
Authorized Signee (Tax Parcel 216-26-003C):
Marana Mañana, LLC.
Attn: Kelli Perry
6340 N Campbell Avenue, Suite 278
Tucson, AZ 85718

TWIN PEAKS CENTER REZONE

Marana, Arizona

March 2022

Case # PCZ2110-003



THE PLANNING CENTER

Twin Peaks Center Rezone

5355 W Camino de Manana
Tucson, AZ 85742

Submitted to:

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

Prepared for:

Marana Mañana LLC
6340 North Campbell Avenue #278
Tucson, AZ 85718
Telephone: (520) 529-8217
Email: Kelli@sears-financial.com

Prepared by:

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

and

Perry Engineering
501 West Wetmore Road
Tucson, AZ 85705
Telephone: (520) 620-9870
Email: kperry@perryengineering.net

March 2022

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INTRODUCTION

This Development Capability Report (DCR) is prepared in conformance with the Town of Marana Rezoning Code and Checklist to rezone a 6.3-acre site located at the southeast corner of West Twin Peaks Road and West Camino de Mañana. The purpose of this document is to establish and manifest all of the factors that directly or indirectly influence a rezoning decision and demonstrate the proposed development's compatibility with the surrounding area and consistency with applicable Town of Marana regulatory documents. 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.

Marana Mañana LLC, the property owner, requests to rezone their 6-acre property from R-36 (Residential Zone) to NC (Neighborhood Commercial) to develop Twin Peaks Center. Located near the "center" of the Twin Peaks Corridor, Twin Peaks Center is envisioned to be a high-quality neighborhood commercial development capable of bringing convenient shopping, dining, office, personal services, and employment opportunities within walking and biking distance for thousands of residents (existing and future) located within proximity of the site. Refer to the *Regional Context Exhibit* on the following page.

Since an end-user is currently unknown and to maximize the property's commercial viability, Marana Mañana proposes to speculatively rezone the site by imposing a number of thoughtfully crafted zoning conditions that respond to the site's constraints (limited and generally-fixed access points, irregular shape, existing easements, etc.) and surrounding context. This approach allows flexibility to develop Twin Peaks Center in a manner responsive to unknown consumer needs and market demands and consistent with the existing and planned development along the Corridor.

As demonstrated in the Conceptual Land Use Plan (CLUP) and the accompanying illustrative development scenarios, Twin Peaks Center will be designed to activate the Corridor with commercial uses at a soon-to-be signalized intersection while demonstrating sensitivity to the adjacent residential land uses through building setbacks, height limitations, landscape buffer, screening, etc. While uses and overall site configuration will remain unknown until end-users are identified, the CLUP and accompanying illustrative development scenarios ensure that Twin Peaks Center fits seamlessly into the existing area while enhancing the community character and quality of life along the Twin Peaks Corridor.


Dove Mountain
Master Planned Community
Tangerine Road
Casa Sevilla
48 homes
(constructed)
Twin Peaks
Crossings
154 homes
(planned)
Tangerine Ridge
197 homes
(constructed)
Matthews
33 homes
(planned)
Camino de Mañana
Twin Peaks &
Camino de Mañana 38
66 homes
(planned)
Tavira
at Twin Peaks
78 homes
(planned)
Twin Peaks
Vista
58 homes
(planned)
The Preserve
at Twin Peaks
190 homes
(platted)
Twin Peaks &
Lambert Lane
62 homes
(platted)
Oasis Hills II
40 homes
(constructed)
Desert Oasis at
Twin Peaks
74 homes
(constructed)
TWIN PEAKS CORRIDOR
Oasis Hills
90 homes
(constructed)
10
LEGEND
Project Location
Twin Peaks Corridor Residential Developments
Twin Peaks Corridor (Approximate Extents)
N
0
2,500
1 inch = 2,500 feet
File: MAM-01 regional_location_6x8_NEW
Source: Pima County GIS

A. Anticipated Benefit to the Community

Considering that this proposal presents opportunities for land uses to develop that are unique to the surrounding area, it is anticipated that Twin Peaks Center will provide immense benefit to the community by:

- Providing convenient access to future neighborhood-scale commercial opportunities that foster gathering and social engagement
- Encouraging walkability, and in turn, reducing vehicle miles traveled
- Generating tax revenues for the Town of Marana (construction, sales, etc.)
- Promoting land uses that create employment opportunities within proximity to residences
- Encouraging pedestrian connectivity to existing and planned sidewalks and paths
- Providing high-quality infill development on property otherwise unsuitable for residential development
- Implementing restrictions on building placement and height to protect adjacent residential uses
- Introducing an innovative and flexible rezoning approach that allows market demand and consumer needs to drive the development of the site.

B. Adherence to Town Plans

Twin Peaks Center has been designed in accordance with the Town of Marana general plan, *Make Marana 2040*, the Town of Marana strategic plan, *Strategic Plan Four,* and the *Twin Peaks Corridor Study*. The following describes how the Twin Peaks Center conforms to the goal and policies outlined in each plan.

1. Make Marana 2040

Make Marana 2040 is the Town of Marana's long-range plan, which provides policy direction to guide future community growth and development within the Town. According to *Make Marana 2040, t*he subject property lies within the East Growth Area. The East Growth Area is intended to become a well-integrated community that provides for opportunities for business, commercial and residential uses to coalesce as a means of strengthening the community. Twin Peaks Road is considered one of the prominent corridors in this growth area.

Twin Peaks Center aligns with *Make Marana 2040* through compliance with the following goals and policies.

- Goal BE-1: Marana has distinct areas of commerce and employment that are prosperous and attract targeted industries.

    - *Policy BE 1-2: Encourage commercial and employment uses in appropriate areas to support residents with local jobs and meet the Town's economic needs.*

Twin Peaks Center complies with the aforementioned goal and policy by providing opportunities for commerce along a major corridor that foster an integrated community while promoting job creation and tax revenues.

- *Goal BE-2: Non-residential development is compatible with existing and planned residential areas.*

    - *Policy BE 2-1: Amend or adopt Zoning and Design Standards to improve land use compatibility through transitional land uses, setbacks, lot size, building height, landscape bufferyards, and roadway design.*

    - *Policy BE 2-2: Provide onsite transitional land-use techniques, including building orientation, site design, bufferyards, building height limitations, setbacks, and other methods to reduce impacts of non-residential uses on residential areas.*

    - *Policy BE 2-3: Provide ingress/egress from an arterial or higher classification street for large non-residential development in any residential land use category.*

Twin Peaks Center will enhance commercial opportunities for the Twin Peaks Corridor and provide potential retail, dining, and office space in a heavily residential area. It will be designed to minimize the impacts of commercial development on surrounding residences to the greatest possible extent. Noise, light, and visual impacts from the commercial development will be mitigated through design elements such as thoughtful building placement and configuration, setbacks, and height limitations. Ingress and Egress will be provided from Twin Peaks Road (an arterial road) and Camino de Mañana (a collector road).

- *Goal BE-7: Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community.*

- *Policy BE 7-1: Incorporate the full range of uses to support the ultimate build-out population in development proposals for large-scale residential areas that support the neighborhood community.*

Twin Peaks Center is one of the only remaining properties along the corridor that can logically support commercial development (i.e., presence of a signalized intersection) and isn't already planned for residential uses. As such, this project conforms to this goal and policy by encouraging uses that are needed to sustain the existing and planned residential areas and establish a well-balanced community.

2. Strategic Plan Four

Strategic Plan Four is Marana's strategic plan that communicates the Town's future direction as it relates to achieving financial stability, providing exceptional public services, and investing in infrastructure. At the core of the strategic plan are 5 overarching goals: commerce, community, progress and innovation, heritage, and recreation. The following briefly describes how Twin Peaks Center contributes to each goal.

- *Commerce* – Twin Peaks Center will provide opportunities for neighborhood commercial uses to develop that not only promote job creation and local business, but also, generate revenues for the Town through construction sales tax, retail sales tax, and development impact fees.

- *Community* – this development fosters community by providing convenient access to commercial services within walking and biking distance of existing and future residents and encouraging connectivity to existing and planned pedestrian infrastructure; both of which are critical components contributing to livability and quality of life.

- *Progress and Innovation* – considering that this proposal is to speculatively rezone the property without a specific end-user, Twin Peaks Center embraces innovation and change by allowing future market demands and consumer needs to drive the overall development of the property.

- *Heritage* – Twin Peaks Center will enhance the community character of the surrounding area and the Town by integrating common design elements and features consistent with other development along the Twin Peaks Corridor.

- *Recreation* – while Twin Peaks Center does not feature any recreational amenities onsite, it furthers this goal by providing opportunities for conveniently accessible destination uses (restaurants, personal services, etc.) while encouraging pedestrian connectivity and pedestrian-scaled amenities throughout the Center. These items combined foster walkability and healthy lifestyles.

3. Twin Peaks Corridor Study

Twin Peaks Center is located in the middle of the Twin Peaks Corridor, an approximately 4-mile stretch of road that extends from Interstate 10 to Tangerine Road. The Corridor is capped with large-scale commercial development on either end with residential development of varying scales in between. Town of Marana staff studied the Corridor in 2014 in response to several residential rezonings. The result was the Twin Peaks Corridor Study, which provides planning guidance to ensure a common design theme along Twin Peaks Road. Twin Peaks Center supports the following goals and policies as outlined in the *Twin Peaks Corridor Study*:

- *Goal 1: Create a brand for the Twin Peaks Corridor that is characterized by certain common elements found in each new development. These include recreation amenities, monument signage entry treatments, landscaping, color palette, and the use of similar materials.*

- *Goal 2: Create development that achieves minimal visual impact on the surrounding desert environment as viewed from rights-of-way, adjacent development, and designated recreation and open space areas.*

- *Goal 3: Enhance native desert landscaping within developments and in adjacent buffer zones that serve to improve the overall aesthetic of the Corridor.*

Twin Peaks Center conforms to the goals outlined in the *Twin Peaks Corridor Study* by orienting buildings toward Twin Peaks Road to protect adjacent residential uses and preserve view corridors, encouraging pedestrian connectivity to planned and existing sidewalks and paths, and establishing an attractive character for the site that features common elements (e.g. color palettes, materials, architectural styles, landscaping, monumentation and entry treatment) with other development along the Corridor.

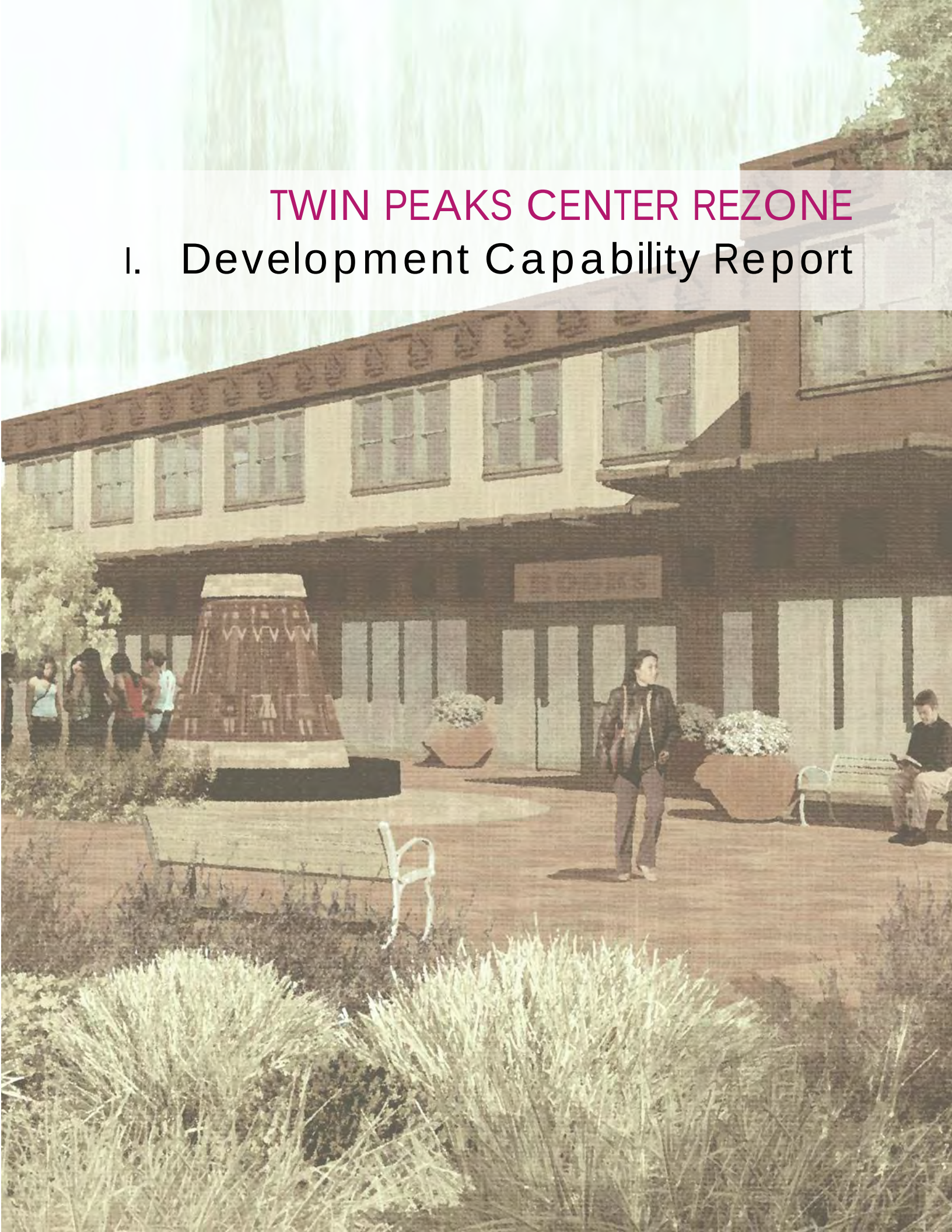
C. Impacts to Adjacent Uses and Mitigation

To ensure impacts on adjacent uses are minimized, the following measures will be deployed to ensure compatibility.

- Landscape bufferyards and screen walls will be per Chapter 17 of the Marana Town Code and the Town of Marana Commercial Design Standards to prevent light trespass from headlights and intrusions into the neighborhood.
- Specific uses currently permitted in the NC zone that are not neighborhood-scale in nature are explicitly prohibited.
- Building placement and height restrictions
- Requiring four-sided architecture and the use of non-reflective building materials on above-ground floors.
- Reducing onsite lighting intensity after business hours and complying with the Town of Marana Outdoor lighting code.

TWIN PEAKS CENTER REZONE

I. Development Capability Report



DEVELOPMENT CAPABILITY REPORT

A. Location

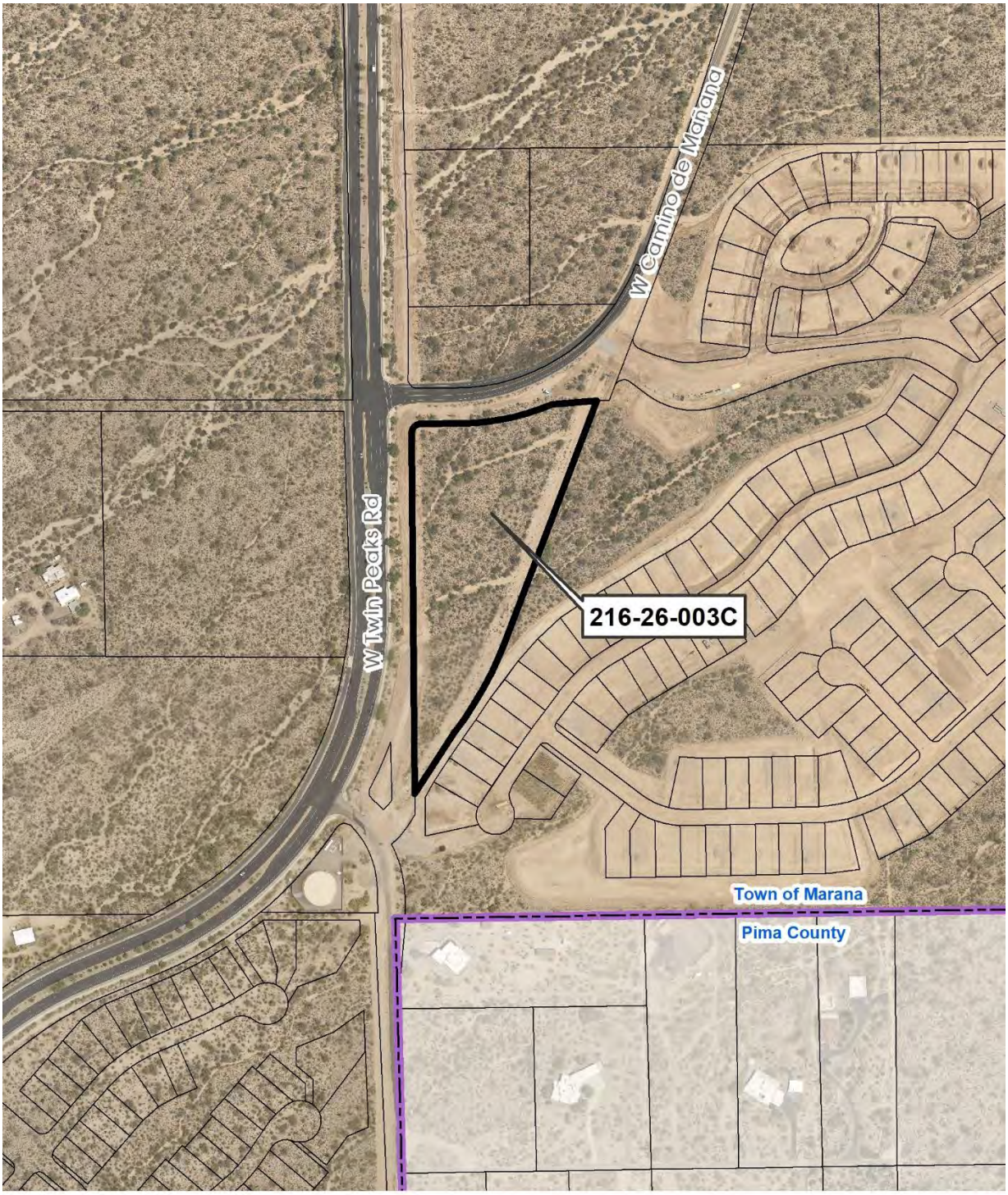
Identified by Assessor's Parcel Number (APN) 216-26-003C, Twin Peaks Center is a triangular-shaped property located at the southeast corner of Twin Peaks Road and Camino de Mañana. More specifically, the site is located at 5337 West Twin Peaks Road / 5391 West Camino de Mañana in the Town of Marana in Township 12 South, Range 12 East, Section 12 (see *Exhibit I.A.1 Location*). This location is approximately 2.4 miles northwest of the Twin Peaks Road and Interstate 10 interchange near the "center" of the Twin Peaks Corridor.

B. Onsite Land Uses

The Twin Peaks Center property is currently vacant with some disturbance along the western edge due to the Twin Peaks – Blue Bonnett Road Gravity Sewer Improvement Project. The entire east boundary is also graded from Camino de Mañana's former roadway alignment. Camino de Mañana now borders the property on the north, and Twin Peaks Road borders it on the west.

As shown in *Exhibit I.E: Survey and Topography*, a sixteen-inch water main and fifteen-inch sanitary sewer line within a 40-foot public utility easement run along the western property boundary until tapering off near the southern end of the property where Twin Peaks Road begins to curve westerly. The water line is owned by the Town of Marana and currently terminates near the northern boundary of The Preserves at Twin Peaks. The water line will presumably be extended further north towards Tangerine Road as the planned development along the Corridor is constructed. Pima County Regional Wastewater Reclamation Department owns the existing public sewer. Two drainage easements also exist on the north and west boundaries.

Exhibit I.A.1: Location



C. Information on Properties within a Quarter Mile

4. Existing Zoning

Twin Peaks Center is currently zoned R-36. Properties within ¼ mile of the site are residentially zoned (including the SR, R-36, R-6 and R-7 zones) or master-planned (F zone). The master-planned properties east and west of the site (The Preserve at Twin Peaks and Twin Peaks Vista, respectively) permit residential subdivisions consistent with the R-6 zone. Existing zoning for all adjacent properties (in both the Town of Marana and Unincorporated Pima County) are listed in *Table I.C: Land Use and Zoning Characteristics* and shown in *Exhibit I.C.1: Existing Zoning*.

5. General Plan / Pima County Comprehensive Plan Land Uses

Make Marana 2040's Future Land Use Map designates Twin Peaks Center as Low Density Residential (LDR). In recognition that limited commercial services are necessary to sustain residential communities, the General Plan allows for neighborhood-scale commercial uses within the LDR land use. Properties located in Unincorporated Pima County south of Twin Peaks Center and The Preserve at Twin Peaks are designated as Low Intensity Urban (LIU). Land use designations for all properties within ¼ mile are listed in *Table I.C* and shown in *Exhibit I.C.2: General Plan/Comprehensive Plan Land Use Designation.*

6. Surrounding Land Uses

Twin Peaks Center is generally surrounded by vacant land, either master-planned for residential subdivisions or unsubdivided, see *Table I.C*. A handful of large lots with existing single-family residences are also within ¼ mile of Twin Peaks Center, helping to create a mix of lifestyles, housing types, and income levels that drive consumer spending.

7. Number of stories for existing structures

Structures on properties within ¼ mile of the site are one- and two stories. The tallest structure is a Marana Water storage tank located approximately 250 feet from the southern property corner. Heights (in stories) for structures within ¼ mile are listed in *Table I.C*.

Table I.C: Land Use and Zoning Characteristics

	North	East	South	West
Zone (Jurisdiction)	Zone R-36: Single Family Residential (Town of Marana) Zone R-7: Single Family Residential (Town of Marana)	Zone F: Specific Plan "The Preserve at Twin' Peaks' (Town of Marana)	Zone F: Specific Plan "The Preserve at Twin' Peaks' (Town of Marana) Zone R-6: Single Family Residential (Town of Marana) Zone SR: Suburban Ranch (Pima County)	Zone F: Specific Plan" Twin Peaks' Vista' (Town of Marana) R-36: Single Family Residential (Town of Marana)
General Plan/ Comp. Plan Designation	Low-Density Residential Traditional Neighborhood	Master Planned Area	Master Planned Area Low-Intensity Urban (Pima County)	Master Planned Area Low-Density Residential
Land Use (Existing)	Vacant	Common Area / Residential	Residential	Vacant / Residential
Building Height	N/A	Two-Story	Two-Story	Single-Story

Exhibit I.C.1: Existing Zoning

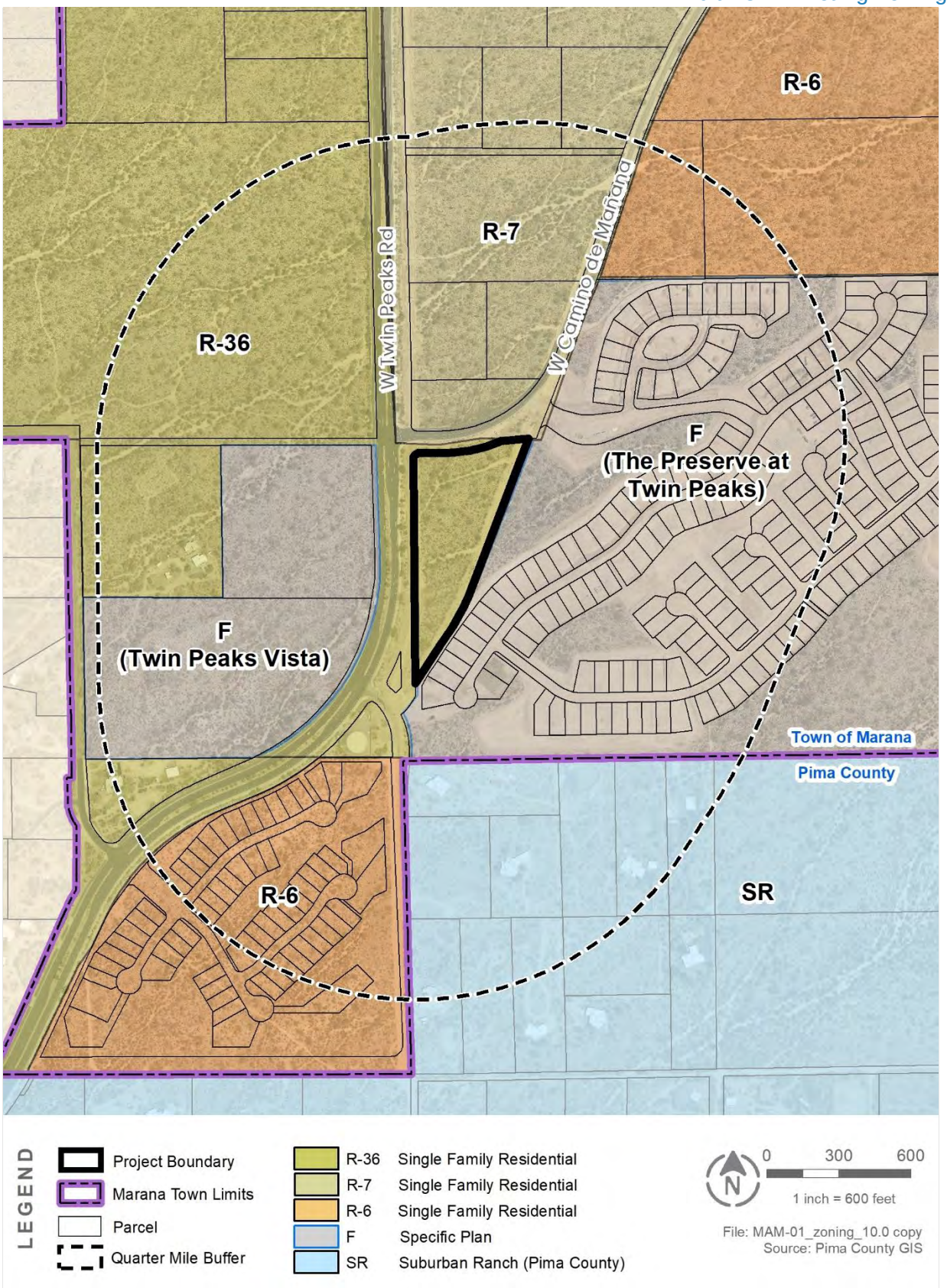
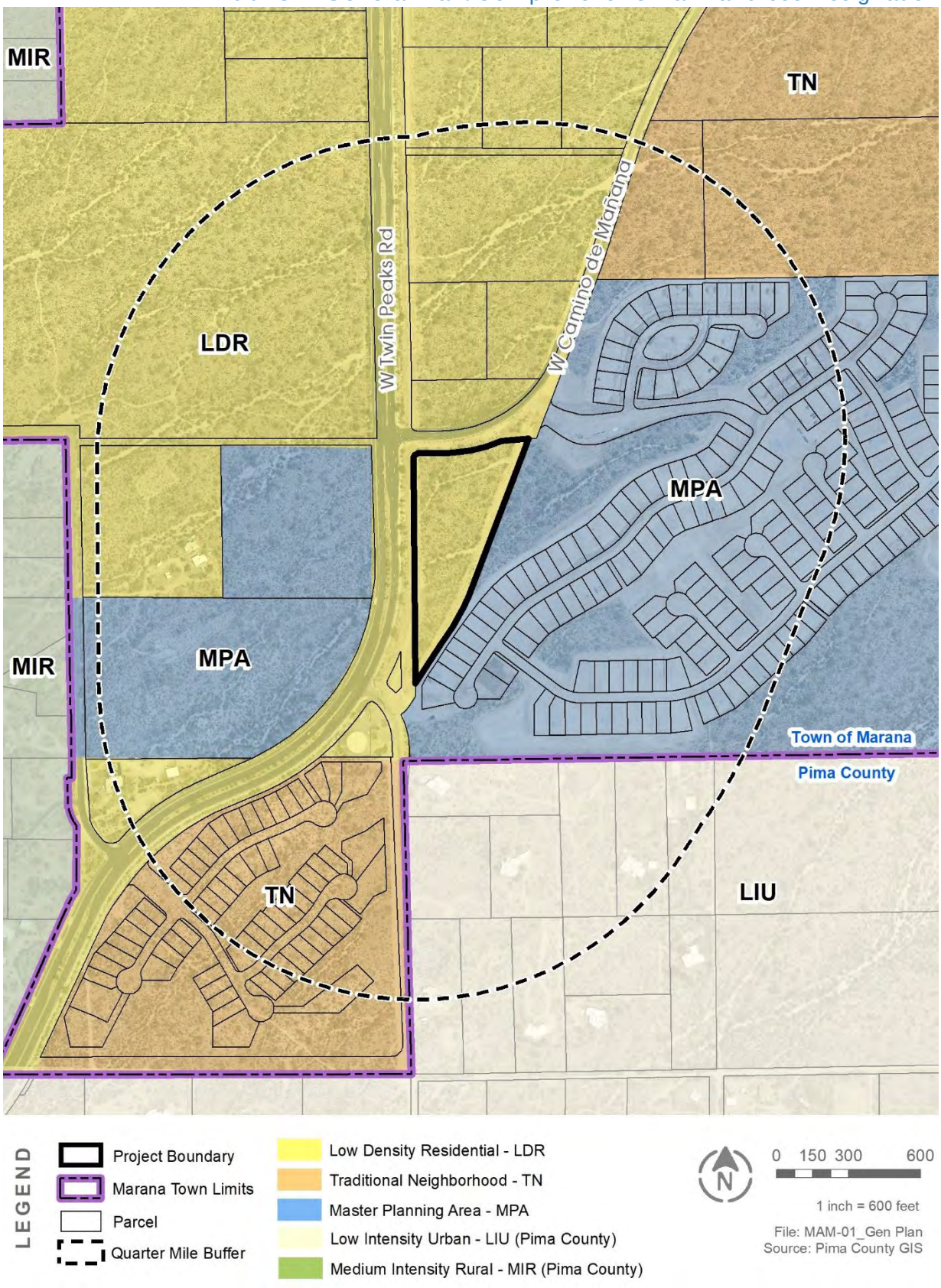


Exhibit I.C.2: General Plan/Comprehensive Plan Land Use Designations



8. Pending and Conditional Rezoning Cases

Twin Peaks 38, located north of Twin Peaks Center across Camino de Mañana, was approved in August 2021 by Town Council. This request rezoned 38 acres from R-36 to R-7 for the development of 76 single-family residences. Refer to *Table I.C.6* below and the area highlighted in green on *Exhibit I.C.6: Development Context*.

9. Subdivisions & Development Plans

Two platted subdivisions are located within ¼ mile of Twin Peaks Center. The Preserve at Twin Peaks, located east of Twin Peaks Center, is a 190-lot subdivision currently under construction by Lennar. South of the property, the Twin Peaks and Lambert Lane subdivision is located on the east side of Twin Peaks Road. It consists of 62 single-family residential homes. A preliminary plat for Twin Peaks Vista was submitted in 2015 for the development of 58 single-family residential properties. Refer to the areas highlighted in red and orange in *Exhibit I.C.6: Development Context*.

There are no development plans within a ¼ mile of the property.

Table I.C.6: Surrounding Subdivisions & Rezoning Cases

Map ID	Subdivision Name	Jurisdiction	Sequence Number
1	The Preserve at Twin Peaks Lots 1- 190	Marana	20200660138-2020-1
2	Twin Peaks and Lambert Lane, Lots 1-62	Marana	20202690096
3	Twin Peaks 38 Rezone	Marana	(Rezoning)
4	Twin Peaks Vista, Lots 1-58	Marana	(Preliminary Plat)

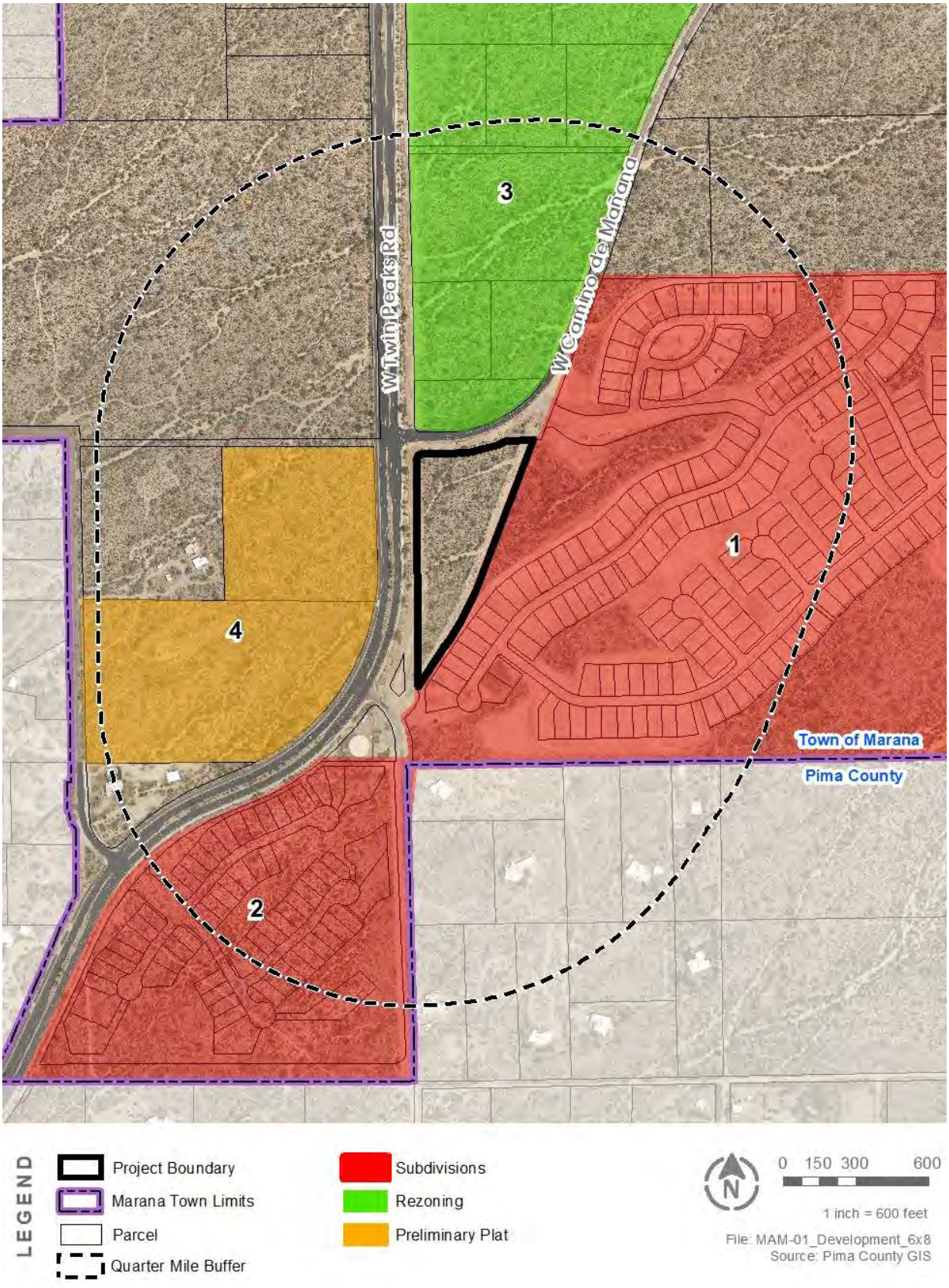
10. Adjacent Architecture

Architectural styles on adjacent properties consist of those typical to the Desert Southwest, including territorial, Santa Fe, and ranch. Homes are one and two stories with pitched tile or flat roofs, stucco finishes, and painted with earth-tone color palettes.

D. Wells

No wells are present onsite or within 100 feet of the property.

Exhibit I.C.6: Existing Development Context



E. Topography & Slope

1. Topographic Characteristics

In its existing condition, much of Twin Peaks Center is natural desert, except for areas previously disturbed for the installation of utilities. It is part of the Tortolita Piedmont sloping to the southwest from the Tortolita Mountains. The ground generally slopes from the northeast to southwest through the site between 3% and 5%. A few minor washes through the site convey stormwater runoff to existing culverts under Twin Peaks Road (see *Exhibit I.E: Survey and Topography*).

a. Hillside Conservation Areas

There are no instances of slopes greater than 15% on the property. Therefore, the site is not subject to the requirements of the Hillside Development Ordinance.

b. Rock Outcrops

There are no rock outcrops on or near the site.

c. Slopes of 15% or Greater

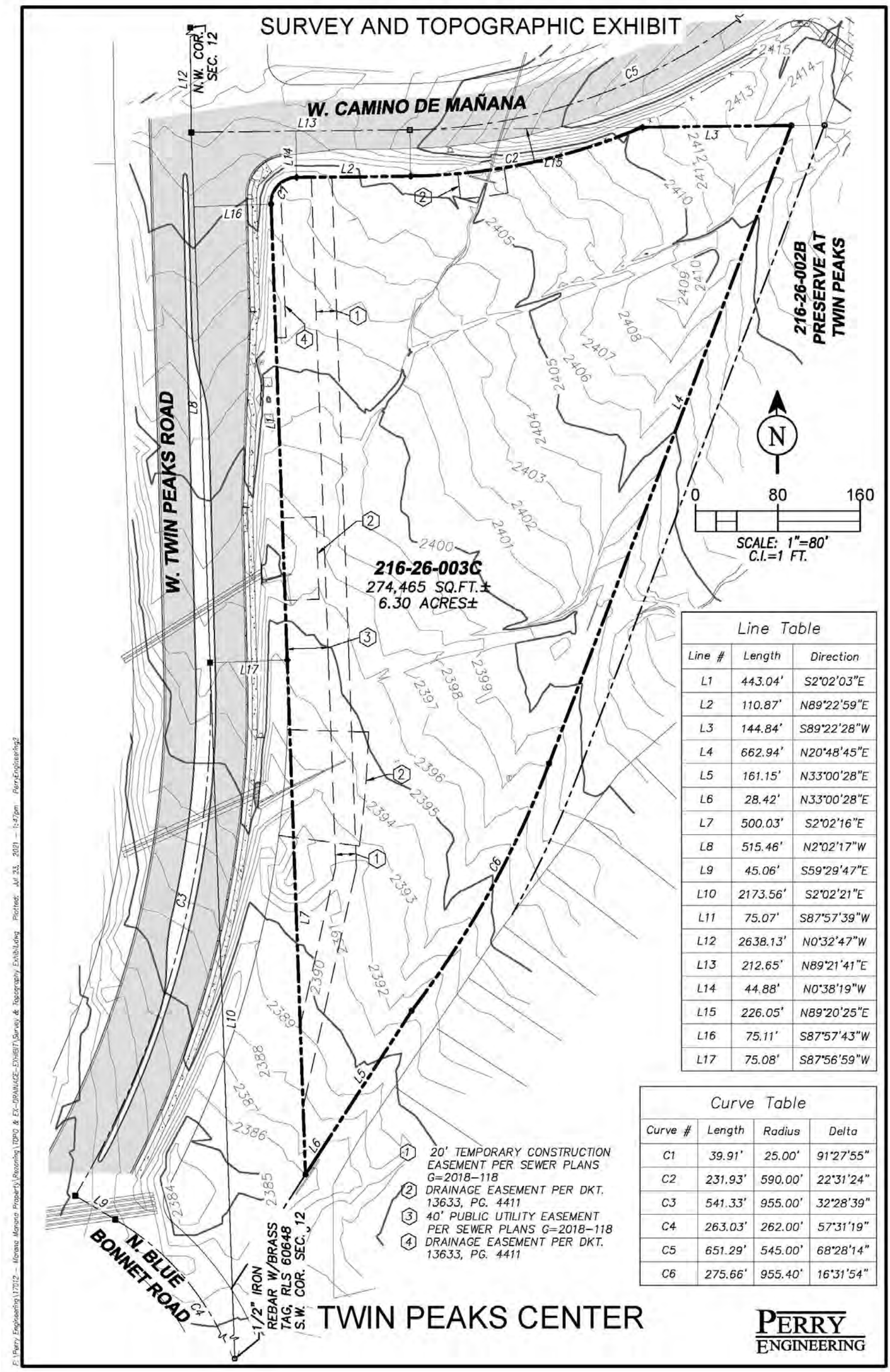
There are no instances where slopes are greater than 15% on or near the site.

d. Other Significant Topographic Features

There are no other significant topographic features within the site boundary.

2. Pre-development Cross Slope:

As calculated utilizing publicly available data provided by Pima County GIS, the predeveloped Average Cross Slope (ACS) is 4.46%.



Line Table

Line #	Length	Direction
L1	443.04'	S2°02'03"E
L2	110.87'	N89°22'59"E
L3	144.84'	S89°22'28"W
L4	662.94'	N20°48'45"E
L5	161.15'	N33°00'28"E
L6	28.42'	N33°00'28"E
L7	500.03'	S2°02'16"E
L8	515.46'	N2°02'17"W
L9	45.06'	S59°29'47"E
L10	2173.56'	S2°02'21"E
L11	75.07'	S87°57'39"W
L12	2638.13'	N0°32'47"W
L13	212.65'	N89°21'41"E
L14	44.88'	N0°38'19"W
L15	226.05'	N89°20'25"E
L16	75.11'	S87°57'43"W
L17	75.08'	S87°56'59"W

Curve Table

Curve #	Length	Radius	Delta
C1	39.91'	25.00'	91°27'55"
C2	231.93'	590.00'	22°31'24"
C3	541.33'	955.00'	32°28'39"
C4	263.03'	262.00'	57°31'19"
C5	651.29'	545.00'	68°28'14"
C6	275.66'	955.40'	16°31'54"

F. Hydrology

Perry Engineering prepared the following analysis of the site's existing hydrology conditions.

1. Offsite Hydrology

Twin Peaks Center receives offsite runoff from the north and east. Flow enters the site from the north in two places. There is an 18-inch culvert under Camino de Mañana. Per the road plans for Camino de Mañana, the 100-year peak discharge conveyed through that culvert is 10 cubic feet per second (cfs). The other area where offsite stormwater enters from the north is via a roadside scupper on the entrance road into The Preserve at Twin Peaks subdivision that lies to the east of the property. Otherwise, other flows from the north are prevented from entering the site by the elevated Camino de Mañana, which lies about six feet higher in elevation than the subject property.

The Preserve at Twin Peaks is adjacent to the entire east side of the property, and offsite flows will enter the site from that development. Flows from a small area combined with the aforementioned scupper flow enter the northeast corner with a peak 100-year flow of 6 cfs. Other runoff from the common area of the Preserve and from discharge from onsite Preserve detention basins enters in a broad flow at the middle of the east side. These flows peak at 91 cfs per the approved Preserve drainage report. Finally, runoff from the rear of four Preserve residential lots will enter the site along the southeast side as unconcentrated sheet flow with a 100-year value of 16 cfs. See *Exhibit 1.F: Existing Conditions Hydrology.*

2. Onsite Hydrology

Onsite existing hydrology consists of three defined minor washes. Onsite flows not contained in the washes traverse the site as sheet flow. One of the three washes conveys the flow from the culvert under Camino de Mañana. This minor wash combines with another within the parcel and directs these combined flows to an existing 2-36 inch culvert under Twin Peaks Road. The existing peak runoff flow at the culverts was determined to be about 27.7 cfs. Per the road construction plans for Twin Peaks Road, these culverts were designed to safely pass 75 cfs.

The majority of the flow entering from The Preserve at Twin Peaks to the east is contained within the central lying natural watercourse. The 91 cfs flow coming from there combines with 7.8 cfs generated onsite to concentrate at, and pass under, Twin Peaks Road in an existing 2-29 "x 45" elliptical culvert.

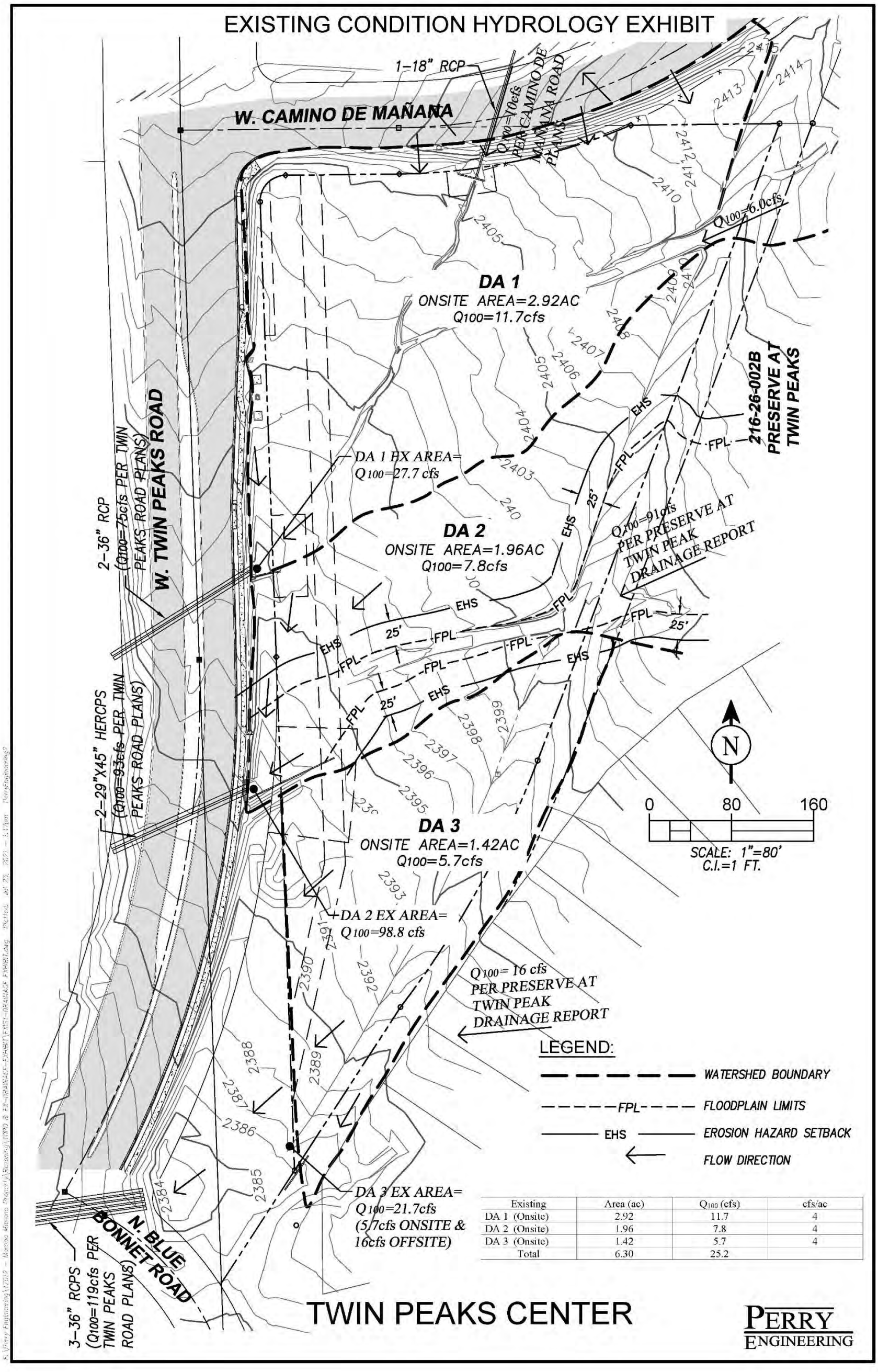
Per the Twin Peaks Road Plans, these pipes were designed to convey this magnitude of flow.

The site's southern portion accepts the aforementioned 16 cfs peak offsite runoff and passes it through the southern portion of the property as sheet flow. The peak flow leaving the site along the west property line in this area is about 21.7 cfs. From there, the flows enter into a 3-36" culvert at the northeast corner of Twin Peaks and Blue Bonnet Road, where it is safely passed under Twin Peaks Road. These pipes are able to convey 119 cfs per the Twin Peaks Road Plans.

3. 100-Year Floodplains

The Town of Marana requires the determination of floodplains for any watershed with a 100-year peak discharge exceeding 50 cfs. There is one floodplain on the site that meets this criterion. The wash near the middle of the property receives offsite runoff of 91 cfs. By the time it leaves the site through culverts under Twin Peaks Road, the existing condition 100-year peak discharge is 98.8 cfs. The 100-year floodplain and the associated default 25-foot erosion hazard setbacks are shown in *Exhibit 1.F: Existing Conditions Hydrology*. There are no other areas of sheet flooding across the site where peak flows exceed 50 cfs.

The subject property does not lie within a Federal Emergency Management Agency (FEMA) recognized Special Flood Hazard Area (SFHA). The site area is designated as being in FEMA Zone X, an area outside of the 500-year floodplain.



Existing	Area (ac)	Q_{100} (cfs)	cfs/ac
DA 1 (Onsite)	2.92	11.7	4
DA 2 (Onsite)	1.96	7.8	4
DA 3 (Onsite)	1.42	5.7	4
Total	6.30	25.2	

G. Vegetation

1. Vegetative Communities and Associations Onsite

Vegetation onsite and in the surrounding area is typical Sonoran Desert scrub comprised predominately of Foothills Palo Verde, Ironwood, Saguaro, Perennial Shrubs, Cholla, and Prickly Pear species. The property occurs within the Arizona Upland subdivision of the Sonoran Desert Scrub biotic community (Brown and Lowe 1980). The existing onsite vegetation is categorized as Ironwood Desert Scrub Special Element across the entirety of the site. Upland Palo Verde-Mixed Cacti is north and south of the Pima County identified Important Riparian Area C shown in *Exhibit I.G.1: Vegetation*.

A site visit conducted in May 2021 revealed the site's vegetation is predominately comprised of Foothills Palo Verde trees and various annual shrubs and cacti species. Ironwood, Mesquite, and Saguaro are also present onsite but to a far less extent than the aforementioned species. The western boundary has recently seen a large amount of disturbance from utility and stormwater infrastructure improvements, and it appears as though the mitigation is not complete, as evidenced by a small Barrel and Saguaro cacti nursery in and adjacent to the southern property corner. The east boundary is disturbed from the former alignment of Camino de Mañana. The undisturbed vegetation appeared to be in a moderately healthy state given the dry conditions of the past couple of years, and there was evidence of die back and mistletoe throughout the property. Refer to the *Table I.G*.

Table I.G: Onsite 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 and Federally Listed Threatened or Endangered Species

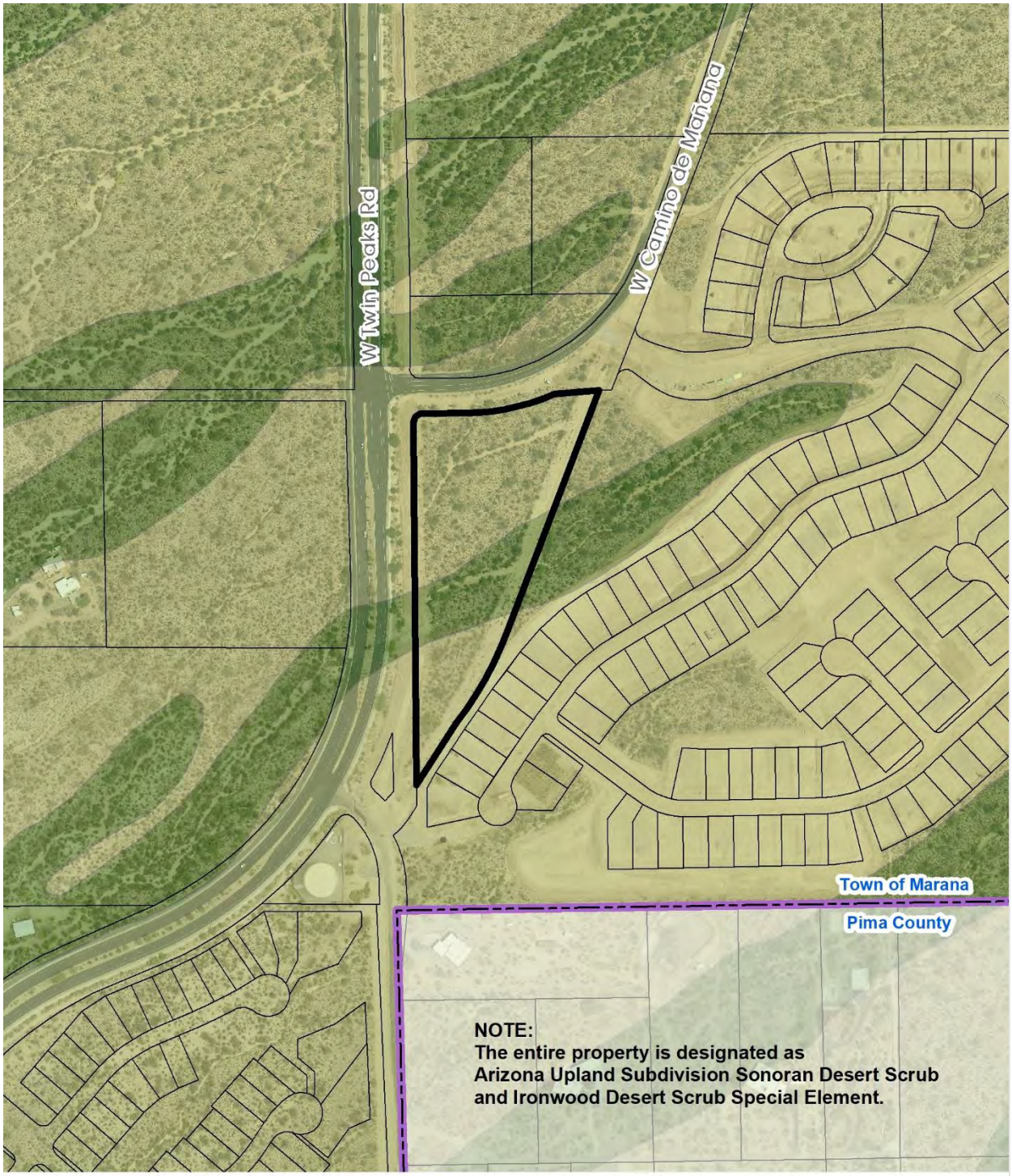
The Saguaro population appears to be multi-generational with a varying degree of large and small specimen. Five Saguaros were identified as significant species as part of the Site Resource Inventory (SRI). The five-specimen range in height from approximately fifteen feet to twenty-two feet,

all of which have a varying number of arms. No Ironwood were identified as significant species. Refer to *Exhibit I.G.2: Site Resource Inventory.*

3. Vegetative Densities by Percentage of Plant Cover

Pima County GIS categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property, which accounts for approximately 4.05 acres, as medium density.

Exhibit I.G.1: Vegetation

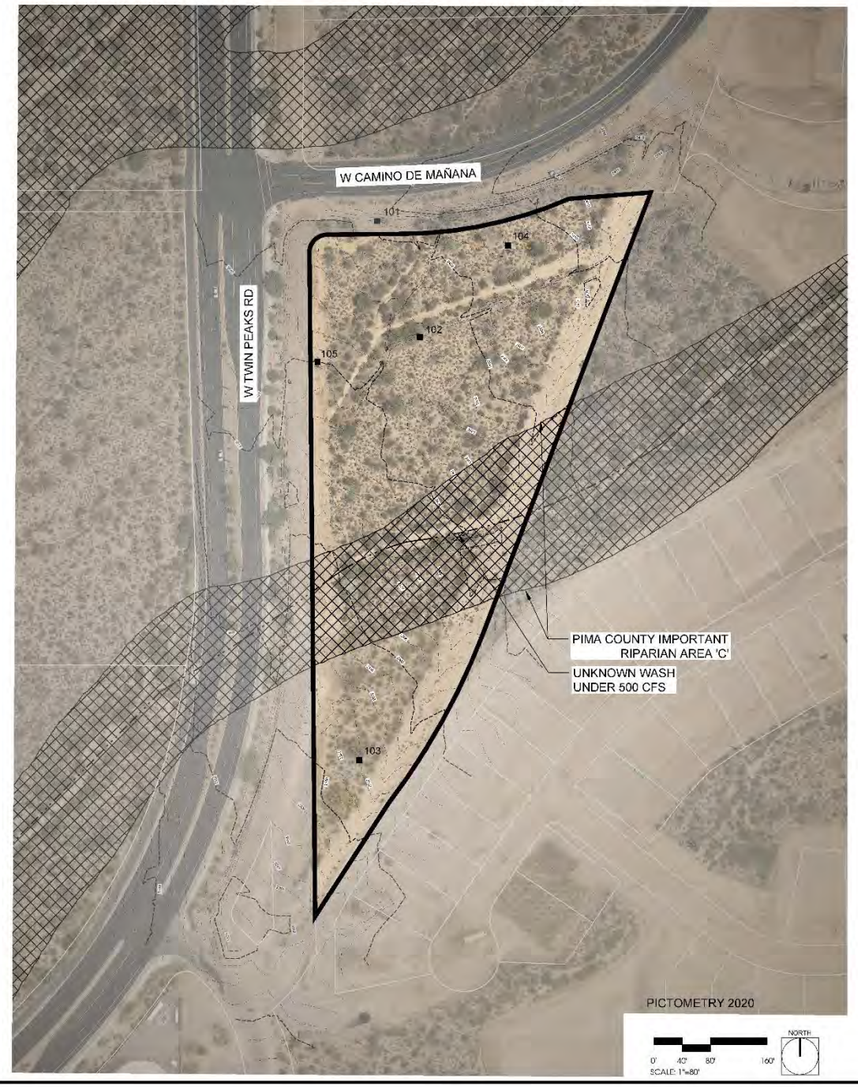


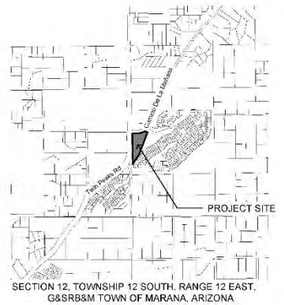
SITE RESOURCE INVENTORY
TWIN PEAKS CENTER REZONING

Notes
1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. The majority of the site is undisturbed.
4. There is a mapped wash on site. It is unknown and under 500 CFS.
5. There is Pima County identified IRA Xeroriparian 'C' on-site
6. The site features Saguaros (Carnegia gigantea), Ironwood Trees (Olneya tesota), Mesquite Trees (Prosopis velutina), Foothills Palo Verde Trees (Parkinsonia microphylla), Creosote (Larrea tridentata), barrel cactus (Ferocactus wislizeni), and various cholla species (Cylindropuntia). The significant vegetation is identified on the map.

Legend
- SITE BOUNDARY
- WASH UNDER 500 CFS
- PARCELS
- 1' CONTOURS
- 108 SIGNIFICANT VEGETATION
- PIMA COUNTY IDENTIFIED RIPARIAN AREA / IMPORTANT RIPARIAN AREA 'C'

NAME	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CALIPER	VIABILITY	TRANSPLANT	DISPOSITION	ARMS	NOTES
101	CARNEGIEA GIGANTEA	SAGUARO	18	0	HIGH	LOW	PIP	4	
102	CARNEGIEA GIGANTEA	SAGUARO	22	0	HIGH	LOW	PIP	6	
103	CARNEGIEA GIGANTEA	SAGUARO	19	0	HIGH	LOW	PIP	2	
104	CARNEGIEA GIGANTEA	SAGUARO	16	0	HIGH	LOW	PIP	0	quintessential specimen dehydrated
105	CARNEGIEA GIGANTEA	SAGUARO	15	0	MEDIUM	LOW	PIP	6	





LOCATION MAP
SCALE: 3" = 1 MILE

THEPLANNINGCENTER
a division of TPC Group, Inc.
2 e congress ste.600 tucson,az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: MAM-01
DATE: 5.15.21
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

PLANNER: THE PLANNING CENTER, 2 E CONGRESS, SUITE 600, TUCSON, AZ 85701, TEL: 520-623-6146
ENGINEER: PERRY ENGINEERING, 505 W WETMORE ROAD, TUCSON, AZ 85705, TEL: 520-620-9870
OWNER: MARANA MAÑANA, LLC, 6340 N CAMPBELL AVE, SUITE 278, TUCSON, AZ 85718

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

MARANA MAÑANA REZONING
SITE RESOURCE INVENTORY (SRI)

CASE NO:
REFERENCE
SRI
1 OF 1

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF THE PLANNING CENTER. THE LAND DEVELOPMENT PLANS IS PROVIDED SUBJECT TO THE UNDERSTANDING THAT THE COPYRIGHT IN THE LAND DEVELOPMENT PLANS IS RETAINED BY THE PLANNING CENTER. THE LAND DEVELOPMENT PLANS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER. REVIEW WITH THE LANDSCAPE ARCHITECT WITHOUT RECOURSE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.

H. 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 the *Appendix* of this document.

a. 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 an 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 Fulvous Whistling-Duck (Dendrocygna bicolor) has been identified by the HDMS as occurring within three miles of the project site. The duck carries an SC (species of concern) designation by the US Fish and Wildlife Service.

The Sonoran Desert Tortoise (Gopherus morafkai) has been identified by the HDMS as occurring within three miles of the project site. The desert tortoise carries a C (candidate species) designation by the US Fish and Wildlife Service and is listed as a sensitive (S) species by the BLM and US Forest Service (USFS).

The Lesser Long-nosed Bat (Leptonycteris yerbabuenae) has been identified by the HDMS as occurring within three miles of the project site. The duck carries an SC (species of concern) designation by the US Fish and Wildlife Service.

The Tumamoc Globeberry (Tumamamoca has been identified by the HDMS as occurring within three miles of the project site. The globeberry carries a DL (Delisted) 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).

b. 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.

c. Aquatic or Riparian Ecosystems

As indicated by the HDMS review, there are no aquatic or riparian ecosystems located within the boundaries of the proposed site. Pima County has identified approximately1.26 acres of the site as Xeroriparian C. This area is located approximately 340 feet north of the southern property boundary.

d. Wildlife Corridors

As indicated by the HDMS review, there are no wildlife corridors located within the boundaries of the proposed site. While there are no mapped corridors traversing the site, it should be noted that this site is part of a larger wildlife corridor that connects the Tortolita Mountains to the Tucson Mountains.

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.

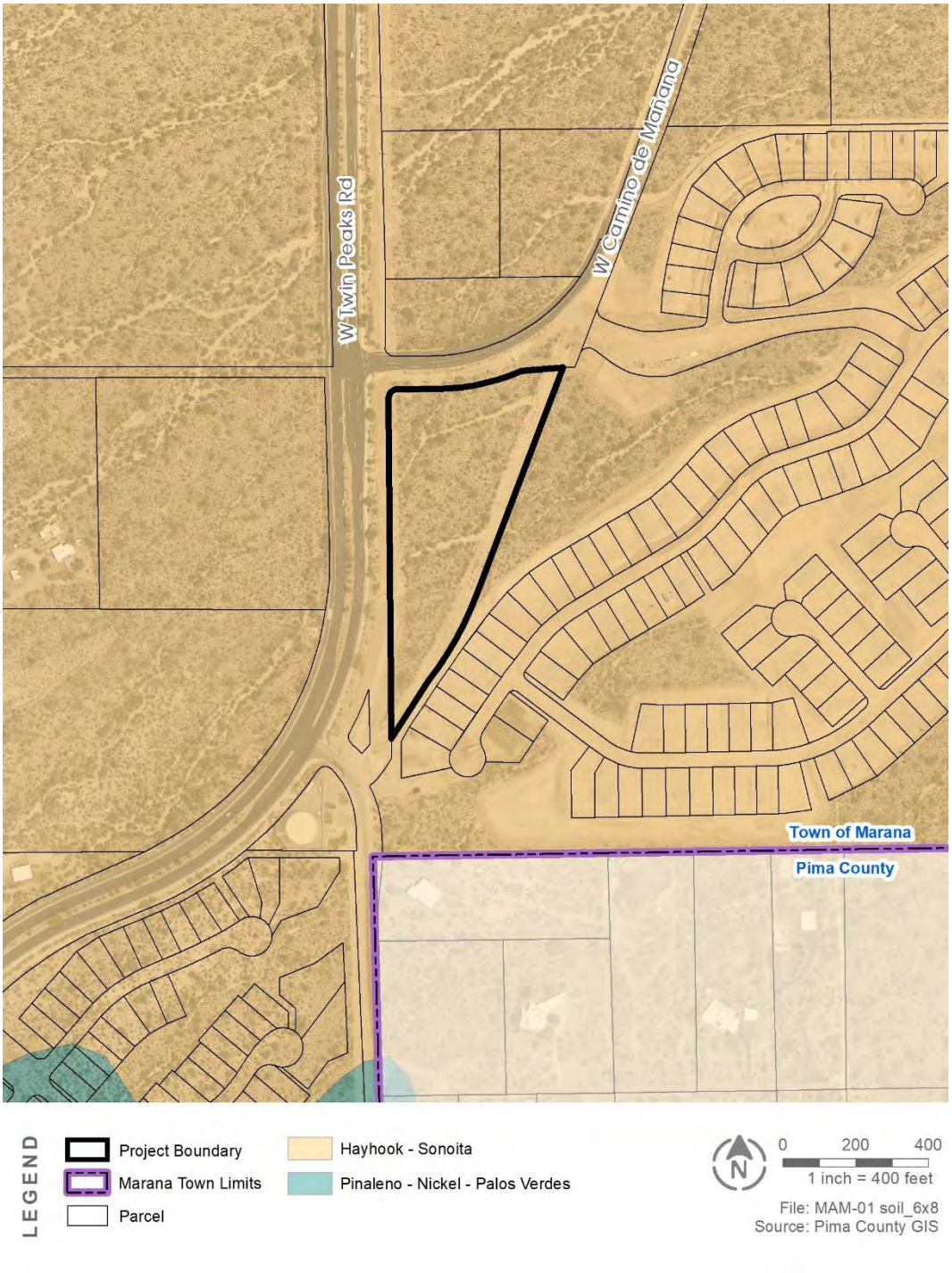
3. Wildlife Crossings

Wildlife crossings are not located on the project site. However, given that this site is located within a larger wildlife corridor, the proposed development will continue to keep the existing culverts located along Twin Peaks Road accessible so wildlife can use them for safe passage under the roadway. Wildlife fencing will also be provided on the western boundary from the southern edge of the existing Twin Peaks Road culvert located south of the property's midpoint and wrapping around to be in line with the southern edge of the proposed screen wall on the eastern property boundary. Designated wildlife crossings can be found north of Camino de Mañana.

I. Soils

The property consists solely of the Hayhook-Sonoita soil series. This soil type is very deep and well-drained, typically found on sloping fan terraces. It formed in alluvium derived dominantly from granite and is typically found at elevations between 2,200 and 3,600 *feet. See Exhibit I.I: Soils.*

Exhibit I.I: Soils

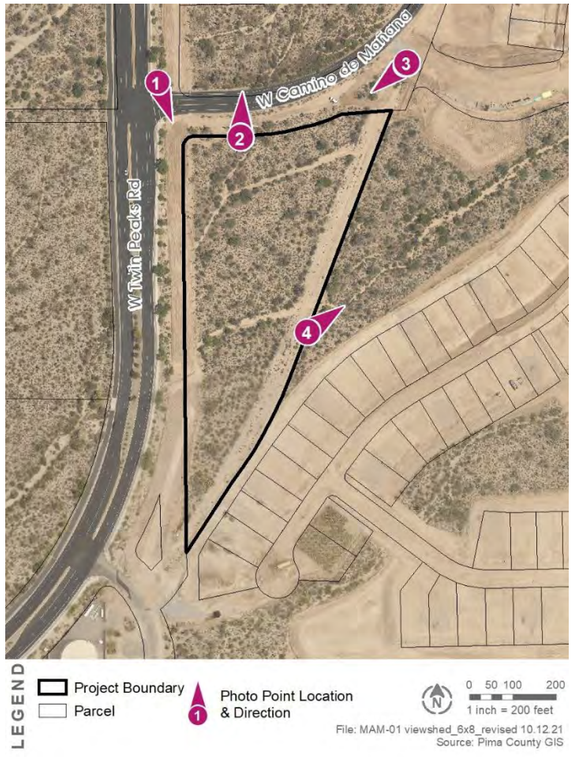


J. Viewsheds

The property is located at an intersection between a major arterial roadway and a minor collector, both of which are at higher elevations than the property. Camino de Mañana lies approximately 6 feet higher than the project site and slightly impedes views to the north when close to the steep slope along the roadway. This does, however, make the project more visible from that vantage point. Twin Peaks, while barely higher in elevation, does not impede views to the west, the right-of-way landscape screens portions of views in both directions. The adjacent residential development is higher in elevation than the project site, and its perimeter wall screens views into the future development. Refer to *Exhibit I.J.1: Views*.



View from the northeast corner of Camino de Mañana and Twin Peaks Road looking south-southeast across the site where it's closest to being at grade with both roadways.





View looking north across Camino de Mañana directly west of the drainage culvert and before the grade change of the roadway obscures northerly views.



View looking northeast of the open space (with the roofs of a few homes in the background) between the site and the backyard walls of homes currently under construction in the Preserve.

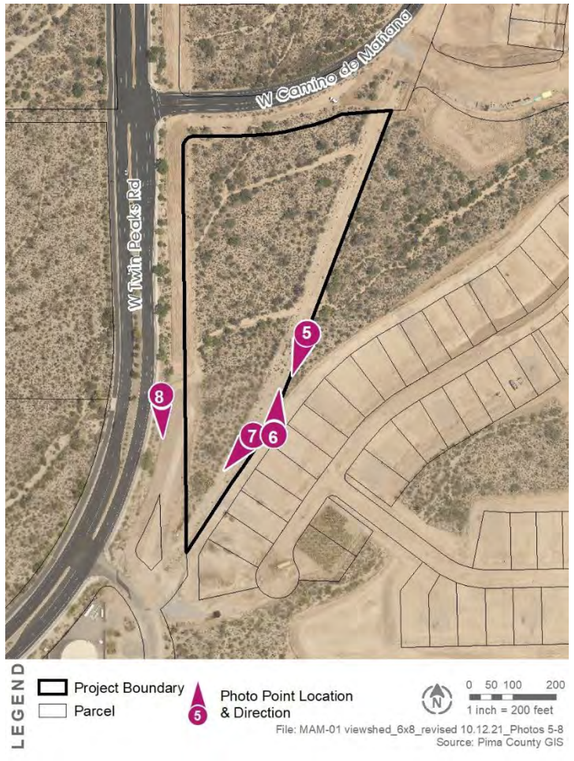


Google Maps screenshot showing finished entry with turf

View from the southern edge of turf at the gated entry for The Preserve at Twin Peaks. As shown, the Preserve is higher in elevation and will have foreground views of existing vegetation and new landscape buffers with Twin Peaks Center beyond that.



View along the eastern edge of the former Camino de Mañana alignment showing where the open space between the site and the backyard walls in the Preserve narrows





View looking north outside the backyard walls in the Preserve before the adjacent lots curve east away from the property. Visibility from the Preserve is low due to the 6'+ backyard walls and the Preserve's slight increase (approx. 2') in elevation.



View from the sidewalk on Twin Peaks Road showing that the site sits lower than the roadway and the Preserve, and is partially screened by vegetation in the right-of-way.



View from the edge of the backyard walls in the Preserve southwest across the property toward Twin Peaks Road with the Marana Water tank at the northern terminus of Blue Bonnet Road in the background.

K. Traffic

Twin Peaks Road is listed as an arterial road; it is a north-south street with two travel lanes in each direction and bike lanes. It has a center-raised median, curb, and gutters in both directions, sidewalk on the east side, and a multi-use path on the west side. Twin Peaks Road is the primary vehicular access for this area and connects the Dove Mountain community in the north to I-10 in the south.

Camino de Mañana is an east-west collector road with termini at Twin Peaks Road and Tangerine Road. It has one travel lane in each direction, and there are no curbs, gutters, or sidewalks on either side.

As part of The Preserve at Twin Peaks development (east of the project), the developer was required to make roadway improvements that include a traffic signal at the intersection of Twin Peaks Road and Camino de Mañana and a pedestrian sidewalk on the south/east side of Camino de Mañana from Twin Peaks Road to the entrance of the Preserve at Twin Peaks subdivision.

Refer to the Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates, Inc., submitted under separate cover, for detailed information, including but not limited to speed limits, right-of-way information, etc., for roadways in the area.

L. Bicycle, Recreation & Trails

There are no public recreation areas within one mile of the property. The closest park is Tangerine Sky, located on the southeast corner of Tangerine Road and Camino de Oeste. Arthur Pack Regional Park is approximately 2 miles southeast of the project. The Preserve at Twin Peaks has a park with shade structures, playground equipment, and a turf area within the gated community.

According to the Town of Marana *Parks and Recreation Master Plan 2020-2030*, a district park is proposed along the Twin Peaks corridor between I-10 and Tangerine Road to serve the existing and planned residential communities. The future district park will be programmed with tennis and basketball courts, lighted fields and baseball diamonds, a dog park, a playground, and a variety of open-play fields. There are also three trails proposed within one-mile of Twin Peaks Center: Camino de Mañana Wash Trail, Potvin Road Trail and Linda Vista to Potvin Road Trail.

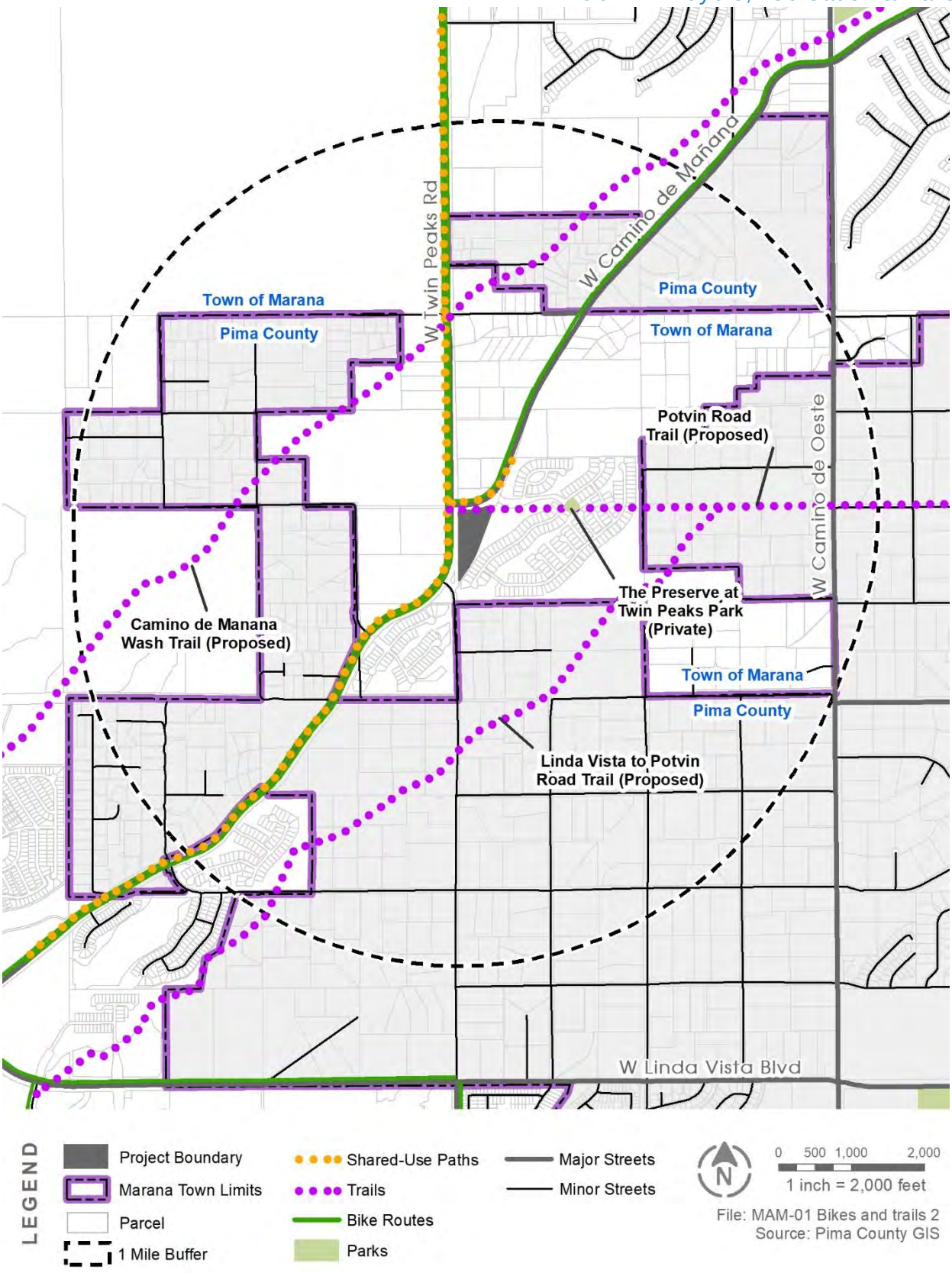
A 10-foot asphalt shared-use path has been constructed along the west side of Twin Peaks Road. There is an existing sidewalk that runs parallel to the western property line and serves as a path. Access to the asphalt shared-use path on

the west side of Twin Peaks will be provided via a future crosswalk to be installed as part of the intersection signalization. A 10-foot asphalt path was recently installed by the developer of The Preserve at Twin Peaks along Camino de Mañana from Twin Peaks Road to the northern limits of The Preserve.

In order to accommodate the proposed access point on Camino de Mañana, the recently constructed asphalt path may need to be relocated. The developer of Twin Peaks Center will be responsible for relocating and repaving any portion of the path that conflicts with proposed access point. Access to the existing sidewalk and shared-use path adjacent to Twin Peaks Center will be provided at various locations along the northern and western property boundaries to facilitate pedestrian connectivity.

Twin Peaks Road and portions of Camino de Mañana contain a striped shoulder that may serve as bicycle routes. See *Exhibit I.L.1: Bicycle, Recreation & Trails*.

Exhibit I.L.1: Bicycle, Recreation & Trails



M. Cultural, Archaeological & Historic Resources

According to a records search performed by SWCA Environmental Consultants (SWCA), fifteen (15) survey projects have been conducted within a one-mile radius of the project, each of which was conducted for residential or commercial development, as well as utility and transportation infrastructure projects. The project has been surveyed as part of the Northern Tucson Basin Survey (NTSB) conducted in the early to mid-1980s by the University of Arizona. According to SWCA, nine (9) archaeological sites have been identified within a one-mile radius. Two of those sites are not likely to be considered significant resources, six sites are newly recorded, and no data is available, and the final site is currently lived in, and the Arizona State Museum (ASM) discourages assigning numbers to in-use historic-era features.

Due to the age of the survey and methods used during that time, SWCA recommends that a qualified archaeological contractor be consulted before any ground disturbances take place. Refer to *Exhibit I.M: Archeological Records Search Summary Letter*.

SWCA
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343 West Franklin Street
Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

2/36

June 15, 2021

Lexy Wellott
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of Parcel 216-26-003C in Marana, Pima County, Arizona

Dear Ms. Wellott:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcel 216-26-003C in support of the environmental review requirements for rezoning privately owned land with the intent of commercial development. The parcel is located at the southeast corner of Twin Peaks Road and West Camino de Mañana in Section 12, Township 12 South, Range 12 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Ruelas Canyon, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 15 archaeological survey projects have been conducted in or within 1.0 mile of the project parcel. These projects were conducted between 1981 and 2014 for residential and commercial development, road improvements, potable water and wastewater pipelines, cellular communications towers, and academic research. The parcel has been previously surveyed as the result of one survey, the Northern Tucson Basin Survey (NTBS). The NTBS, conducted in the early and middle 1980s by the University of Arizona, completely overlapped the subject parcel. The NTBS consisted of an 1,800-km^2 study area, which received varying degrees of survey coverage.

Nine archaeological sites have been identified with 1.0 mile of the subject parcel, the nearest of which is approximately 80 m southeast of the parcel. Two sites are historic artifact scatters and not likely to be considered significant resources, six sites are newly recorded, and no data has yet been made available in AZSITE. El Camino de Manaña Road, an in-use historic-era structure, has also been documented as a cultural resource in AZSITE, although the Arizona State Museum (ASM) currently discourages the assignment of archaeological site numbers to in-use historic-era features.

In addition, the National Park Service's National Register of Historic Places (NRHP) online database was searched to identify properties listed in the NRHP that are located within or near the subject parcel. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcel is the USDA Tucson Plant Materials Center, which is approximately 10.5 miles southeast of the project parcel.

RECOMMENDATIONS

1. Although the subject parcel was previously surveyed during the NTBS, the NTBS survey was conducted over 30 years ago would not be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relaying on Old Archaeological Survey Data (Available at https://azstateparks.com/shpo-guidance-points), primarily because of changes that have since occurred in survey methodology and site definitions. Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: https://statemuseum.arizona.edu/crm
2. Pursuant to Arizona Revised Statue §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.
3. City, county, or municipal governments may have requirements; therefore, SWCA 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 at dbarr@swca.com or 520-325-9194.

Sincerely,



David M. R. Barr, M.A, RPA
Project Director (Arizona Antiquities Act Permit No. 2021-031bl)

N. 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 main police station is located at the Marana Municipal Complex, approximately eight miles northwest of the property. The Marana Police Department operates a substation at the Marana Operations Center approximately four and a half miles southwest of the property.

2. Fire

The subject property is located within Golder Ranch Fire District. However, fire protection is provided by Northwest Fire District. The nearest fire station is Northwest Fire Station 339, located on Thornydale Road north of Tangerine Road, approximately one and a half miles northeast of the property.

3. Schools

The property is located within the Marana Unified School District, but schools will not be impacted by this commercial development proposal.

4. Library

Pima County's Wheeler Taft Abbett Senior Library is located at Crossroads at Silverbell District Park.

5. Water

Twin Peaks Center is located within Marana Water's obligated service area. A 16-inch watermain runs along Twin Peaks on the western edge of the property and an 8-inch watemain runs along Camino de Mañana on the northern edge of the property.

6. Natural Gas

Southwest Gas provides natural gas service to the property.

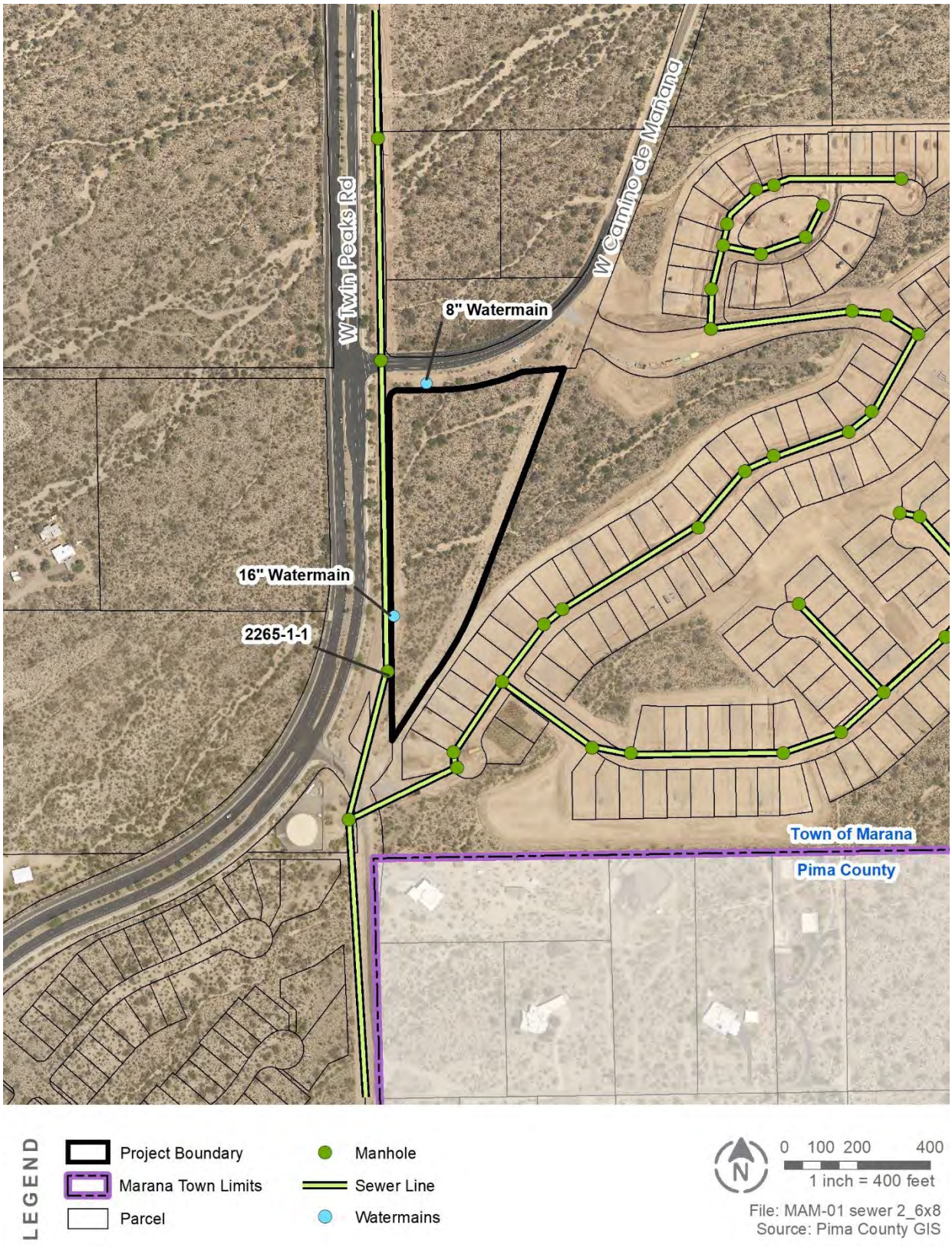
7. Electricity

TRICO provides electricity to the subject parcel.

8. Wastewater

A potential connection to public wastewater infrastructure exists at a manhole located in Twin Peaks Road adjacent to the property. The manhole, identification number 2265-1-1, connects to a 15-inch PVC line running north along the east side of Twin Peaks Road. See *Exhibit I.N.8: Sewer Connection*.

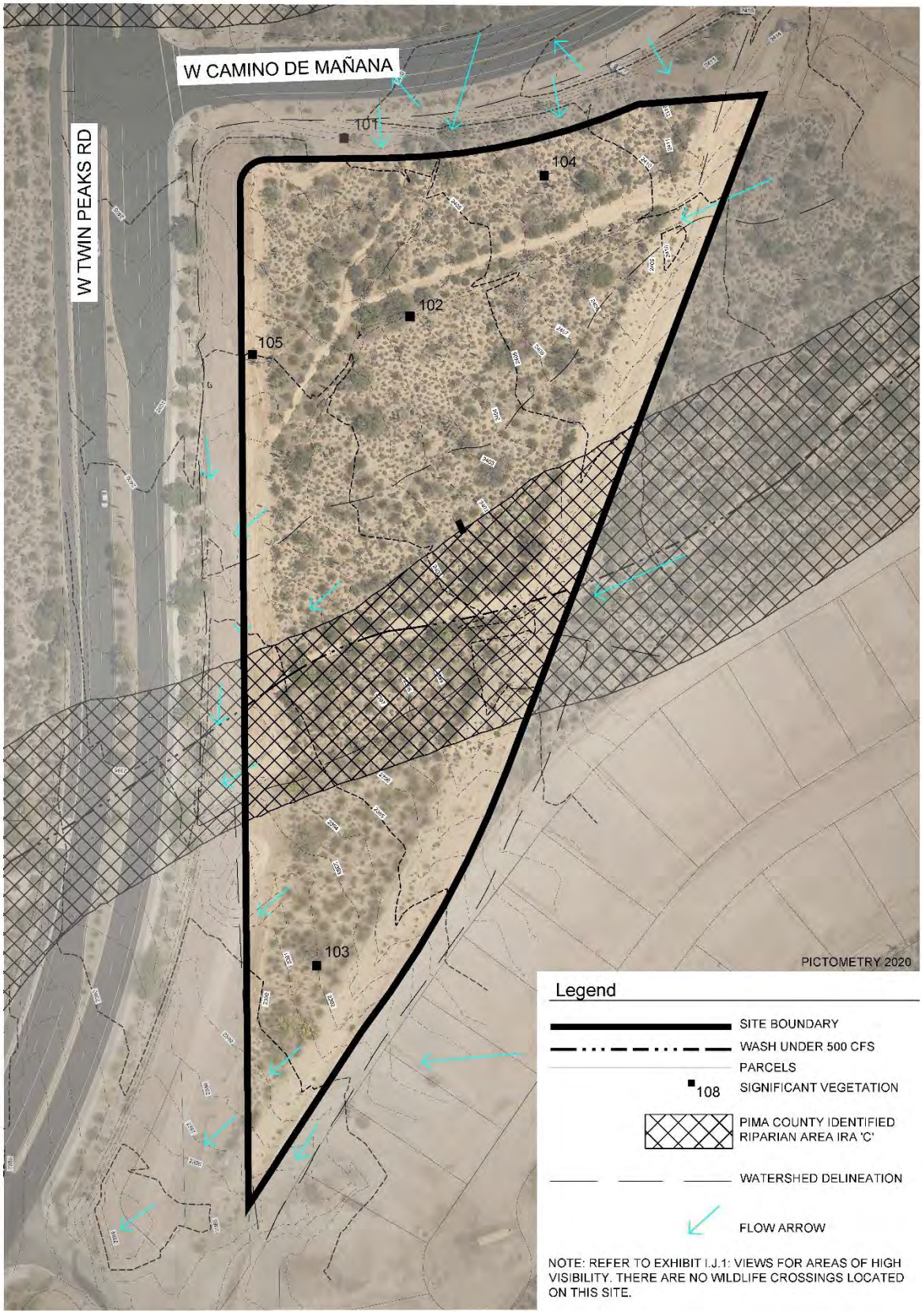
Exhibit I.N.8: Sewer Connection



O. Composite Constraints (McHarg) Map

The following map combines individual elements detailed in prior sections to illustrate existing onsite constraints. The purpose of the McHarg Composite Map is to highlight areas that are available for development. As shown, much of the site is suitable for development except for the areas constrained by the site's irregular shape, existing utility easements and adjacent topography. Section II. Proposed Land Use Plan provides a detailed discussion on how the proposed land use plan responds to the site's physical constraints. Refer to *Exhibit I.O: McHarg Map.*

Exhibit I.O: McHarg Map



MARANA MAÑANA REZONE

II. Proposed Land Use Plan



PROPOSED LAND USE PLAN

A. Narrative

As previously stated, Marana Mañana LLC requests to rezone their property from R-36 (Residential Zone) to NC (Neighborhood Commercial) to develop the Twin Peaks Center, a neighborhood-friendly commercial endeavor. Because the area is predominantly zoned for residential uses, the neighborhoods (both existing and planned) lack nearby access to basic needs and services such as restaurants, childcare, retail, offices, and healthcare. Twin Peaks Center is envisioned as neighborhood-scale commercial development that complements the surrounding area and the Twin Peaks Corridor by allowing for convenient shopping, dining, personal services, and employment opportunities to fill that void.

Marana Mañana LLC purchased the vacant 6-acre property in 2018, intending to develop it as an infill project upon the completion of the Twin Peaks Corridor utility infrastructure improvements. Now that the improvements are complete, planned residential communities along the Corridor are under construction, and the economy is rebounding from the impacts of COVID-19, the owner is seeking to position the property for future commercial development needed to support the residents of the 450 existing and future homes within the immediate project vicinity as well as the 1,000+ homes along the entire Corridor). The site is constrained by its irregular shape, limited access (right-in/right-out), generally fixed driveway locations due to proximity to the intersection, the east-west wash traversing the central portion of the site, and the grade differential from adjacent roadways, etc. The need for commercial services combined with these constraints and its location at a soon-to-be signalized intersection make commercial development more appropriate than residential.

To maximize the property's commercial viability and position it for marketing to future users, Marana Mañana proposes to speculatively rezone the 6.3-acre site to NC. Potential impacts of this zoning have been anticipated and mitigated offered through a number of thoughtfully crafted self-imposed zoning conditions. The conditions correspond with the Conceptual Land Use Plan (CLUP) and four separate illustrative development scenarios included herein to guide future development and ensure design compatibility is achieved.

The Conceptual Land Use Plan is the foundation for the regulations/restrictions proposed for the development of Twin Peaks Center, while the illustrative development scenarios provide examples of the types of neighborhood-scale land uses envisioned to be developed. The illustrative development scenarios presented herein serve solely as a guide for the development of the property

and are for conceptual purposes only. The final design(s) for future end-users will be determined at the time of development.

This approach allows flexibility to develop Twin Peaks Center in a manner responsive to market demands while being consistent with the existing and planned development along the Corridor.

B. Relationship to Make Marana 2040, Strategic Plan Four and Twin Peaks Corridor Study

Make Marana 2040 designates Twin Peak Center as Low-Density Residential, which permits for residential subdivisions with a maximum density of 2 residences per acre and commercial uses (limited to 10 acres) that directly serve surrounding residential uses. Considering that Twin Peaks Center will occupy less than 10 acres, encourages pedestrian connectivity, and provides opportunities for neighborhood-scale uses that directly serve the surrounding residential communities, development of Twin Peaks Center is permissible by *Make Marana 2040*.

Twin Peaks Center furthers *Strategic Plan Four* by proposing a development type that directly contributes to the Town's economic vitality through the generation of tax revenues and job creation. It also promotes walkability and strengthens neighborhood stability by providing opportunities to work and play in proximity to over a thousand existing and planned residences.

Twin Peaks Center will further the *Twin Peaks Corridor Study* by orienting buildings toward Twin Peaks Road, encouraging pedestrian connectivity to planned and existing sidewalks and paths, and establishing a character for the site that features common elements (e.g., color palettes, materials, architectural styles, landscaping, monumentation and entry treatment) with other development along the Corridor.

C. Compatibility with Adjoining Properties

Considering that Twin Peaks Center is bordered by two prominent public streets that are soon to be signalized and predominantly abuts common area in the adjoining Preserve at Twin Peaks subdivision, commercial development at this location is appropriate. Twin Peaks Center will be designed in accordance with the Town of Marana Commercial Design Standards and will feature architectural styles, colors, and materials consistent with the other developments along the Corridor. All buildings will be required to provide four-sided architecture to ensure the construction of appealing facades.

To ensure compatibility with homes located in The Preserve at Twin Peaks, building placement and height restrictions as well as landscape bufferyards, and screening will be implemented. Additionally, non-compatible uses permitted in the NC zone, such as single-family detached homes, public stables, cemeteries or mausoleums, food processing plants, and indoor shooting ranges, are prohibited. Planned residential across the street to the north and west will be minimally impacted since the existing right-of-way width, traffic along the roadways, and proposed landscape buffers (in the planned subdivisions and within Twin Peaks Center) create significant separation between future commercial and residential uses.

D. Land Use Plan

In response to the site's constraints and the over 1,000 existing and planned homes along the Corridor, Twin Peak Center presents a unique approach to rezone the 6.3-acre site from R-36 to NC to position it for future commercial development based on market demand and consumer needs. This means that Twin Peaks Center does not present a traditional request where the property is rezoned for a specific use based on a preliminary development plan. Instead, Twin Peaks Center presents a rezoning request that will allow for future development of any use permitted in the NC zone as prescribed by Chapter 17-4 of the Marana Town Code.

Recognizing that some uses allowed in the NC zone may present conflicts with the residential character of the surrounding area, this rezoning request recommends a series of self-imposed zoning stipulations that correspond to the CLUP and several illustrative development scenarios as the mechanism for controlling the development of Twin Peaks Center. These tools add limitations and outright prohibition of certain uses while allowing Twin Peaks Center to develop with uses that directly benefit surrounding neighborhoods. The CLUP provides the foundation for development of Twin Peaks Center as it relates to site access (vehicular and pedestrian), building placement and height, landscape buffers and screening, onsite drainage, and monument locations. The illustrative development scenarios are intended to serve as the guide to shape the overall character of the development. Any future development within Twin Peaks Center will be subject to review and approval by Town staff by way of the development plan and design review processes, and shall comply with all Town regulations and standards at the time of development.

1. Conceptual Land Use Plan

As shown in *Exhibit II.D.1: Conceptual Land Use Plan*, vehicular access will be provided at one location on Twin Peaks Road and one on Camino de Mañana. While final location of the access points will be determined at the time of development, the access point on Twin Peaks Road shall be at least 500 feet from the intersection of Twin Peaks Road and Camino de Manaña. The driveway on Twin Peaks Road will provide limited access restricted to right-in/right-out turn movements only, while the access point on Camino de Manaña will provide full access. In addition to access provided at each driveway, direct pedestrian connections to the existing pedestrian infrastructure are proposed at one location on Twin Peaks Road and one location on Camino de Manaña.

To ensure that more intensive neighborhood commercial uses such as convenience stores with fuel stations, drive-through restaurants, automotive service facilities, bars, childcare facilities, etc. are compatible with adjacent residences, the CLUP depicts a minimum 100-foot building separation measured from the residential lots located in The Preserve at Twin Peaks. Other building setbacks include a 40-foot setback from Twin Peaks Road, 20 feet from Camino de Manaña, and a 25-foot building setback measured from the eastern property boundary where Twin Peaks Center is adjacent to common area in The Preserve at Twin Peaks rather than residential lots.

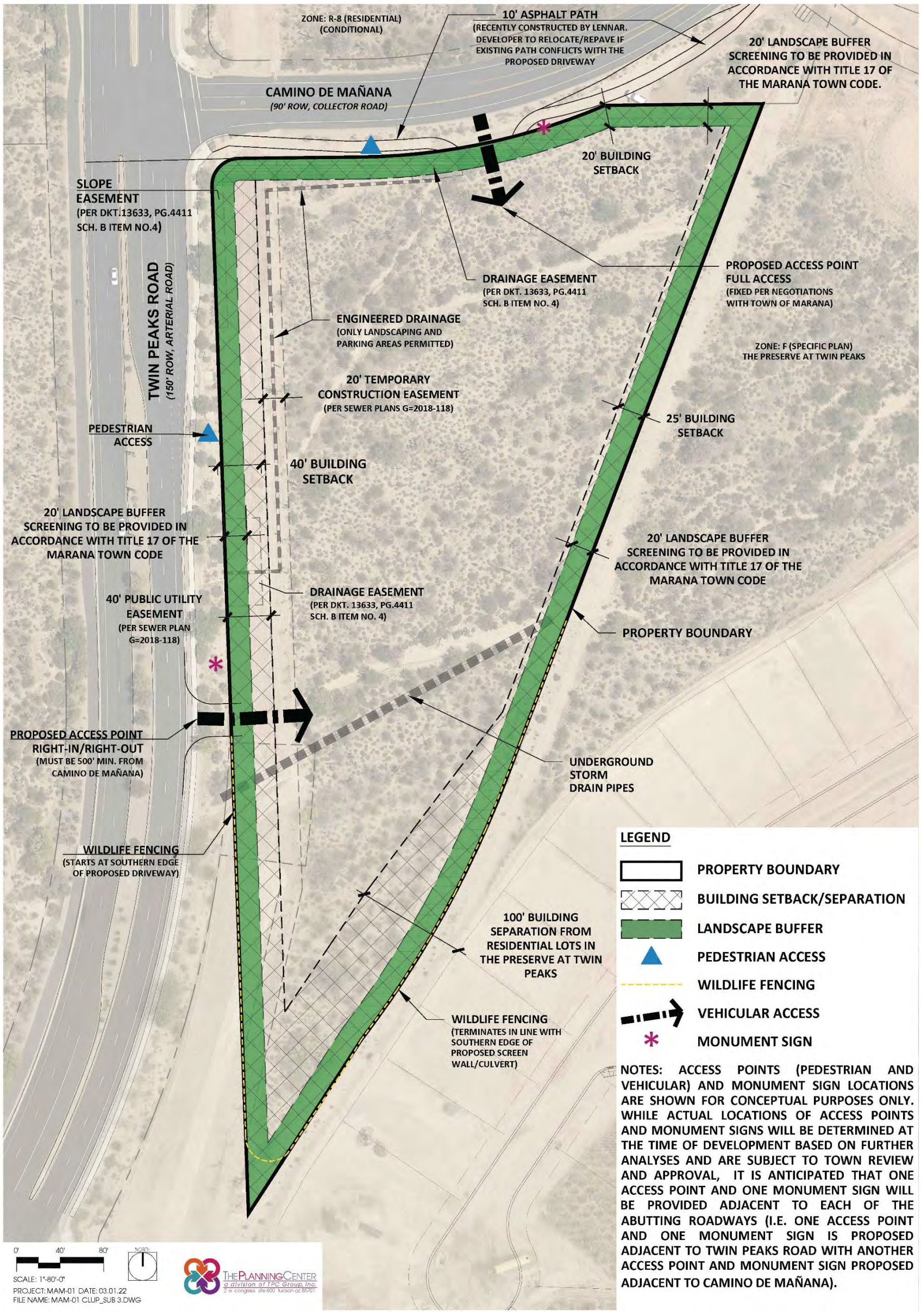
Landscape bufferyards and screening within Twin Peaks Center will be provided in accordance with Title 17 of the Marana Town Code and the Twin Peaks Corridor Study. A 20-foot landscape buffer will be provided along the western property boundary adjacent to Twin Peaks Road and along the northern property boundary adjacent to Camino de Manaña. Additionally, a 20-foot buffer will be provided along the eastern property boundary. Screening will be provided in accordance with Title 17 of the Marana Town Code. Wildlife fencing will be provided along the southern portion of the property to direct wildlife from the wash and landscape buffers to the existing culvert located south of the property's midpoint adjacent to Twin Peaks Road.

Buildings within Twin Peaks Center will be limited to two stories with a maximum height of 30 feet as prescribed by the NC zone. Buildings will feature four-sided architecture with a mix of earth-tone color palettes and materials, and architectural embellishments such as colored stucco, arched windows, stone veneer columns, roof overhangs, etc. Building siting and

locations should be arranged to orient activity away from The Preserve at Twin Peaks with onsite transitions.

Lighting within Twin Peaks Center will be provided on building facades and throughout parking areas, and may consist of small sconce fixtures, surface-mounted fixtures, or low-profile light poles. All exterior lighting shall be in conformance with the Town of Marana Outdoor Lighting Code and will be downward directed to prevent spillover onto adjacent properties.

Onsite parking will be provided as required by Title 17 of the Marana Town Code through a parking justification analysis. Loading zones and dumpsters are encouraged to be at least 50 feet from any residential lot in The Preserve at Twin Peaks.

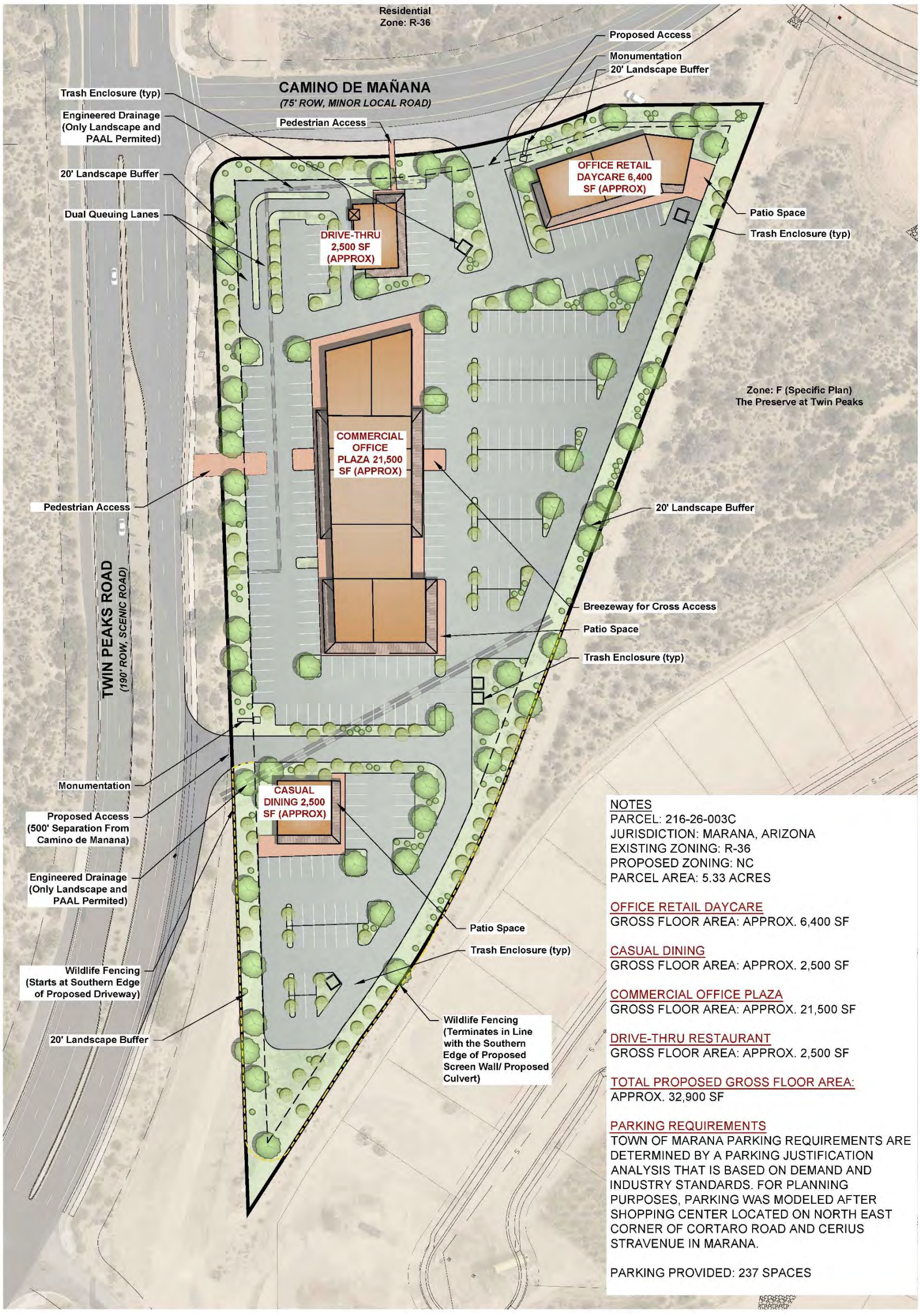

ZONE: R-8 (RESIDENTIAL)
(CONDITIONAL)
10' ASPHALT PATH
(RECENTLY CONSTRUCTED BY LENNAR. DEVELOPER TO RELOCATE/REPAVE IF EXISTING PATH CONFLICTS WITH THE PROPOSED DRIVEWAY
20' LANDSCAPE BUFFER SCREENING TO BE PROVIDED IN ACCORDANCE WITH TITLE 17 OF THE MARANA TOWN CODE.
CAMINO DE MAÑANA
(90' ROW, COLLECTOR ROAD)
20' BUILDING SETBACK
SLOPE EASEMENT
(PER DKT.13633, PG.4411 SCH. B ITEM NO.4)
TWIN PEAKS ROAD
(150' ROW, ARTERIAL ROAD)
DRAINAGE EASEMENT
(PER DKT. 13633, PG.4411 SCH. B ITEM NO. 4)
PROPOSED ACCESS POINT FULL ACCESS
(FIXED PER NEGOTIATIONS WITH TOWN OF MARANA)
ENGINEERED DRAINAGE
(ONLY LANDSCAPING AND PARKING AREAS PERMITTED)
ZONE: F (SPECIFIC PLAN)
THE PRESERVE AT TWIN PEAKS
20' TEMPORARY CONSTRUCTION EASEMENT
(PER SEWER PLANS G=2018-118)
25' BUILDING SETBACK
PEDESTRIAN ACCESS
40' BUILDING SETBACK
20' LANDSCAPE BUFFER SCREENING TO BE PROVIDED IN ACCORDANCE WITH TITLE 17 OF THE MARANA TOWN CODE
20' LANDSCAPE BUFFER SCREENING TO BE PROVIDED IN ACCORDANCE WITH TITLE 17 OF THE MARANA TOWN CODE
40' PUBLIC UTILITY EASEMENT
(PER SEWER PLAN G=2018-118)
DRAINAGE EASEMENT
(PER DKT. 13633, PG.4411 SCH. B ITEM NO. 4)
PROPERTY BOUNDARY
PROPOSED ACCESS POINT RIGHT-IN/RIGHT-OUT
(MUST BE 500' MIN. FROM CAMINO DE MAÑANA)
UNDERGROUND STORM DRAIN PIPES
WILDLIFE FENCING
(STARTS AT SOUTHERN EDGE OF PROPOSED DRIVEWAY)
100' BUILDING SEPARATION FROM RESIDENTIAL LOTS IN THE PRESERVE AT TWIN PEAKS
WILDLIFE FENCING
(TERMINATES IN LINE WITH SOUTHERN EDGE OF PROPOSED SCREEN WALL/CULVERT)
LEGEND
PROPERTY BOUNDARY
BUILDING SETBACK/SEPARATION
LANDSCAPE BUFFER
PEDESTRIAN ACCESS
WILDLIFE FENCING
VEHICULAR ACCESS
MONUMENT SIGN
NOTES: ACCESS POINTS (PEDESTRIAN AND VEHICULAR) AND MONUMENT SIGN LOCATIONS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. WHILE ACTUAL LOCATIONS OF ACCESS POINTS AND MONUMENT SIGNS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT BASED ON FURTHER ANALYSES AND ARE SUBJECT TO TOWN REVIEW AND APPROVAL, IT IS ANTICIPATED THAT ONE ACCESS POINT AND ONE MONUMENT SIGN WILL BE PROVIDED ADJACENT TO EACH OF THE ABUTTING ROADWAYS (I.E. ONE ACCESS POINT AND ONE MONUMENT SIGN IS PROPOSED ADJACENT TO TWIN PEAKS ROAD WITH ANOTHER ACCESS POINT AND MONUMENT SIGN PROPOSED ADJACENT TO CAMINO DE MAÑANA).
0' 40' 80'
NORTH
SCALE: 1"-80'-0"
PROJECT: MAM-01 DATE: 03.01.22
FILE NAME: MAM-01 CLUP_SUB 3.DWG
THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701

2. Illustrative Development Scenarios

To demonstrate the potential types and configurations of uses envisioned for Twin Peaks Center, four development scenarios are provided to showcase potential uses and site configurations and guide future site development. While *Exhibits II.D.2.a-d* display a variety of uses and site configurations, these scenarios serve solely as conceptualizations for Twin Peaks Center and should be used to inform the end development of the site. Final end-users and site configuration will be determined at the time of development.

Each illustrative development scenario was designed to activate the Twin Peaks Corridor with neighborhood commercial offerings within walking and biking distance of a growing residential population while providing appropriate transitions to adjacent housing. As such, the scenarios encourage pedestrian access from existing sidewalks and paths. These direct connections lead patrons to Twin Peaks Center's open-air plazas, breezeways, and walkways that provide pedestrian access to the various uses throughout the site. Building pads are strategically located to orient activity toward Twin Peaks Road and Camino de Mañana and away from homes currently under construction in the adjacent Preserve at Twin Peaks subdivision. Traffic intensive uses such as drive-thru restaurants, fuel service stations, and convenience stores are also positioned in the northwest corner of the site to ensure compatibility.

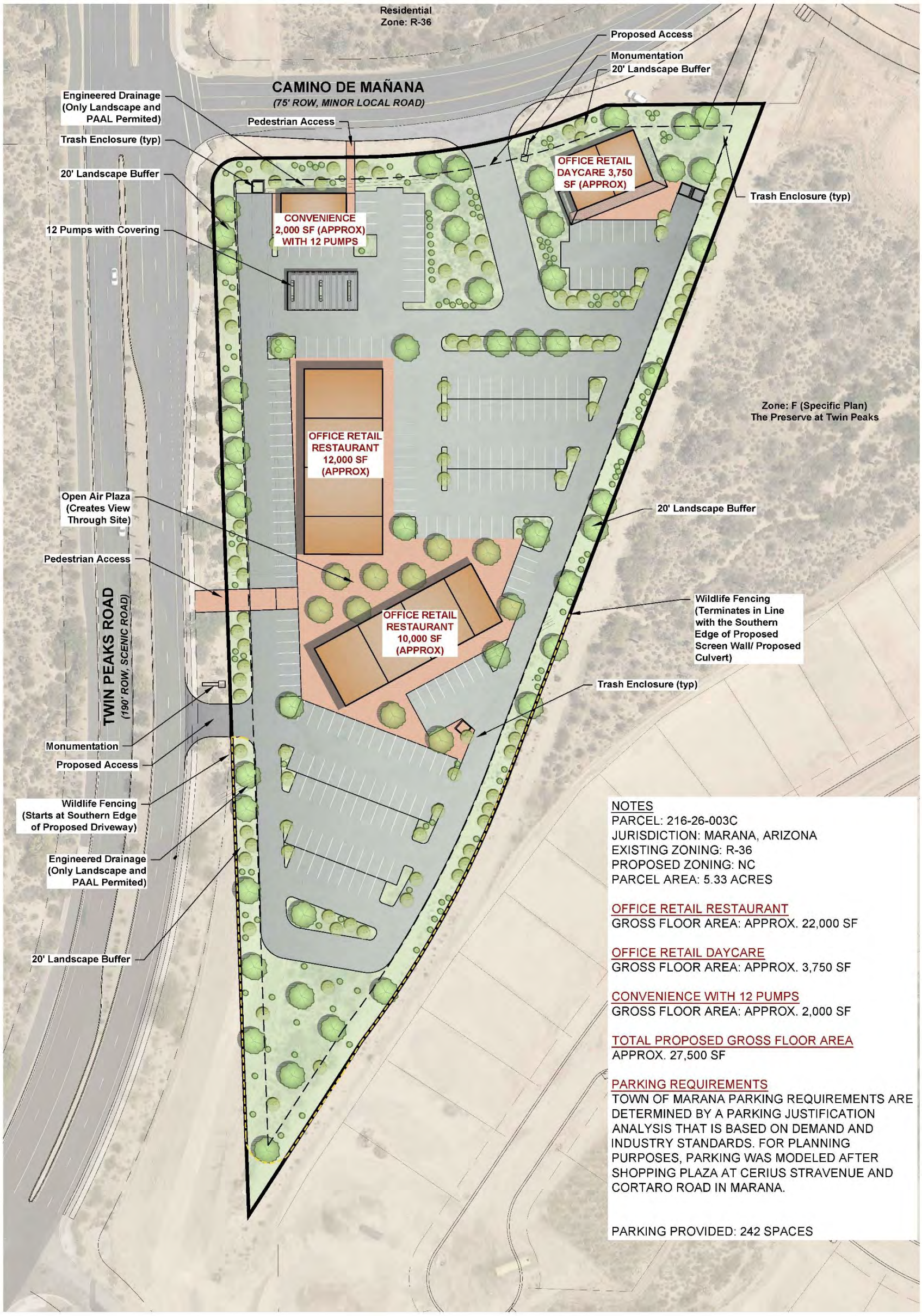
As shown in *Exhibit II.D.2.a: Illustrative Development Scenario #1*, this scenario contemplates approximately 32,900 square feet (sf) of gross floor area in four buildings generally located adjacent to Twin Peaks Road and Camino de Mañana, providing significant separation from adjacent residential properties. Uses vary throughout the site; however, more intensive uses are located near the intersection of the two roads. Twin Peaks Center in this scenario includes a two-story commercial/office building in the Center with a casual dining spot and a drive-through restaurant with dual queuing lanes oriented toward Twin Peak Road. A smaller pad is oriented toward Camino de Mañana for a childcare facility, office, retail, or other commercial use to serve the neighborhood. Onsite transitions are provided by orienting buildings toward the streets with parking closer to The Preserve at Twin Peaks.

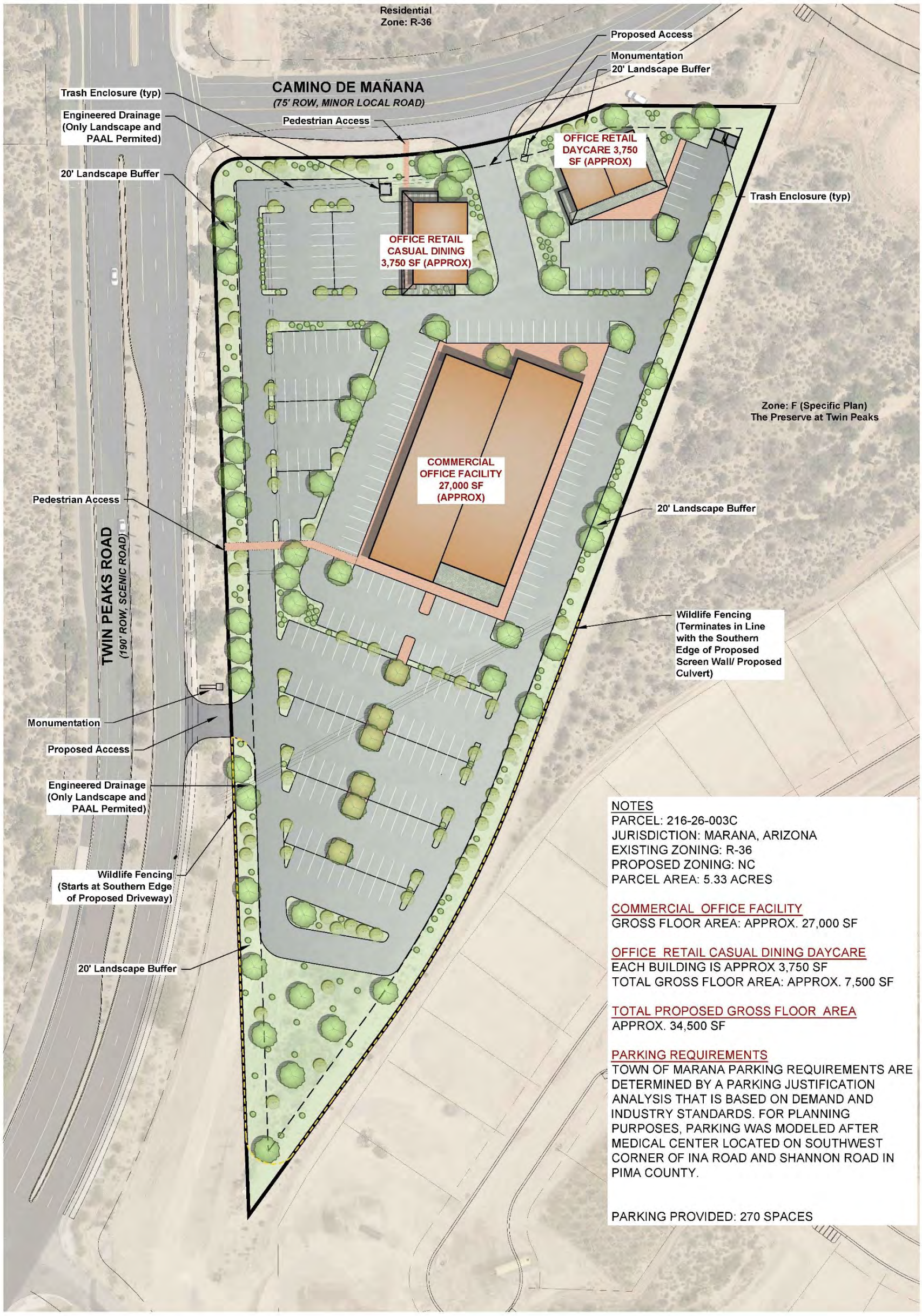

Residential
Zone: R-36
Proposed Access
Monumentation
20' Landscape Buffer
CAMINO DE MAÑANA
(75' ROW, MINOR LOCAL ROAD)
Trash Enclosure (typ)
Engineered Drainage (Only Landscape and PAAL Permited)
Pedestrian Access
20' Landscape Buffer
Dual Queuing Lanes
DRIVE-THRU 2,500 SF (APPROX)
OFFICE RETAIL DAYCARE 6,400 SF (APPROX)
Patio Space
Trash Enclosure (typ)
COMMERCIAL OFFICE PLAZA 21,500 SF (APPROX)
Zone: F (Specific Plan)
The Preserve at Twin Peaks
Pedestrian Access
20' Landscape Buffer
TWIN PEAKS ROAD
(190' ROW, SCENIC ROAD)
Breezeway for Cross Access
Patio Space
Trash Enclosure (typ)
Monumentation
CASUAL DINING 2,500 SF (APPROX)
Proposed Access (500' Separation From Camino de Manana)
Engineered Drainage (Only Landscape and PAAL Permited)
Patio Space
Trash Enclosure (typ)
Wildlife Fencing (Starts at Southern Edge of Proposed Driveway)
20' Landscape Buffer
Wildlife Fencing (Terminates in Line with the Southern Edge of Proposed Screen Wall/ Proposed Culvert)
NOTES
PARCEL: 216-26-003C
JURISDICTION: MARANA, ARIZONA
EXISTING ZONING: R-36
PROPOSED ZONING: NC
PARCEL AREA: 5.33 ACRES
OFFICE RETAIL DAYCARE
GROSS FLOOR AREA: APPROX. 6,400 SF
CASUAL DINING
GROSS FLOOR AREA: APPROX. 2,500 SF
COMMERCIAL OFFICE PLAZA
GROSS FLOOR AREA: APPROX. 21,500 SF
DRIVE-THRU RESTAURANT
GROSS FLOOR AREA: APPROX. 2,500 SF
TOTAL PROPOSED GROSS FLOOR AREA:
APPROX. 32,900 SF
PARKING REQUIREMENTS
TOWN OF MARANA PARKING REQUIREMENTS ARE DETERMINED BY A PARKING JUSTIFICATION ANALYSIS THAT IS BASED ON DEMAND AND INDUSTRY STANDARDS. FOR PLANNING PURPOSES, PARKING WAS MODELED AFTER SHOPPING CENTER LOCATED ON NORTH EAST CORNER OF CORTARO ROAD AND CERIUS STRAVENUE IN MARANA.
PARKING PROVIDED: 237 SPACES

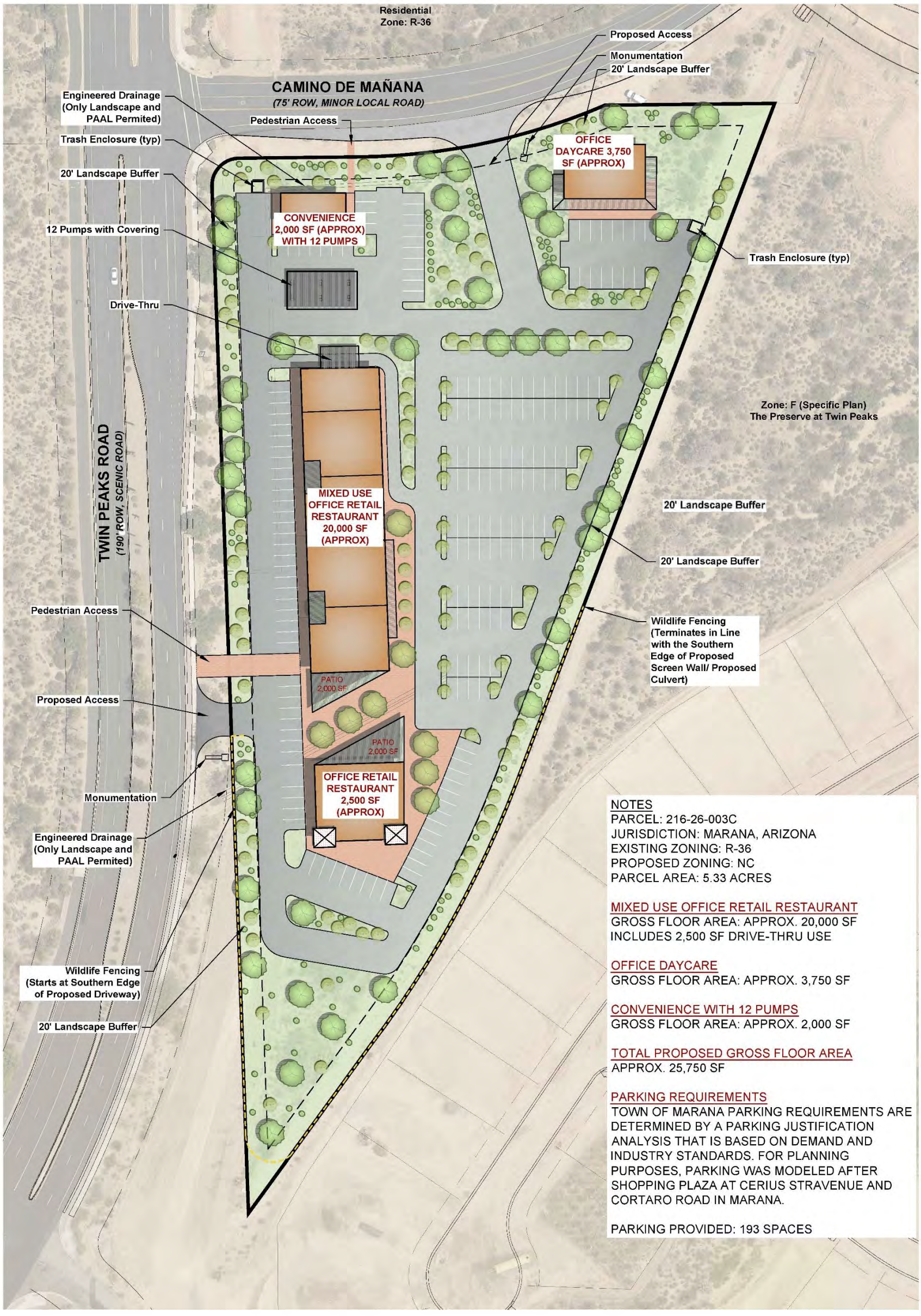
The *Exhibit II.D.2.b: Illustrative Development Scenario #2* design contemplates providing a mix of uses, including a convenience store with 12 gas pumps, childcare, offices, restaurants, and retail uses. Four buildings are proposed with approximately 27,500 sf of total gross floor area. The two buildings located in the center of the property have been positioned to create an inviting open-air plaza that directly connects to Twin Peaks Road. Additionally, this configuration effectively screens the gas-canopy located in the northwest corner of Twin Peaks Center from future residences to the southeast while creating visual interest and facilitating opportunities for social interaction.

Exhibit II.D.2.c: Illustrative Development Scenario #3 depicts Twin Peaks Center as a larger office/commercial development in the central portion of the site with opportunities on Camino de Mañana for casual dining, office, commercial, retail, and childcare. This concept proposes a total gross square footage of 34,500 sf within three single-story buildings. Buildings in this concept are positioned to the center and north end of the site with parking and additional buffering toward the south to provide a compatible transition from the homes in The Preserve at Twin Peaks.

Exhibit II.D.2.d: Illustrative Development Scenario #4 envisions Twin Peaks Center developing as a neighborhood strip center typical in predominantly residential areas with numerous opportunities for commercial, retail, office, and restaurant uses as well as a childcare facility, a drive-through with a single queuing lane and a convenience store with 12 gas pumps. This scenario proposes 34,500 sf of gross floor area in four single-story buildings generally oriented along Twin Peaks Road and Camino de Mañana. This scenario encourages a direct connection to the open-air plaza and provides space for outdoor community interactions. Considering that this is the most intensive development scenario, traffic and hydrology analyses for Twin Peaks Center utilized this alternative to examine the impacts on the surrounding street network and watersheds.


Residential
Zone: R-36
Proposed Access
Monumentation
20' Landscape Buffer
CAMINO DE MAÑANA
(75' ROW, MINOR LOCAL ROAD)
Engineered Drainage (Only Landscape and PAAL Permited)
Pedestrian Access
Trash Enclosure (typ)
20' Landscape Buffer
12 Pumps with Covering
CONVENIENCE 2,000 SF (APPROX) WITH 12 PUMPS
OFFICE RETAIL DAYCARE 3,750 SF (APPROX)
Trash Enclosure (typ)
OFFICE RETAIL RESTAURANT 12,000 SF (APPROX)
Zone: F (Specific Plan)
The Preserve at Twin Peaks
Open Air Plaza (Creates View Through Site)
20' Landscape Buffer
Pedestrian Access
TWIN PEAKS ROAD
(190' ROW, SCENIC ROAD)
OFFICE RETAIL RESTAURANT 10,000 SF (APPROX)
Wildlife Fencing (Terminates in Line with the Southern Edge of Proposed Screen Wall/ Proposed Culvert)
Trash Enclosure (typ)
Monumentation
Proposed Access
Wildlife Fencing (Starts at Southern Edge of Proposed Driveway)
Engineered Drainage (Only Landscape and PAAL Permited)
20' Landscape Buffer
NOTES
PARCEL: 216-26-003C
JURISDICTION: MARANA, ARIZONA
EXISTING ZONING: R-36
PROPOSED ZONING: NC
PARCEL AREA: 5.33 ACRES
OFFICE RETAIL RESTAURANT
GROSS FLOOR AREA: APPROX. 22,000 SF
OFFICE RETAIL DAYCARE
GROSS FLOOR AREA: APPROX. 3,750 SF
CONVENIENCE WITH 12 PUMPS
GROSS FLOOR AREA: APPROX. 2,000 SF
TOTAL PROPOSED GROSS FLOOR AREA
APPROX. 27,500 SF
PARKING REQUIREMENTS
TOWN OF MARANA PARKING REQUIREMENTS ARE DETERMINED BY A PARKING JUSTIFICATION ANALYSIS THAT IS BASED ON DEMAND AND INDUSTRY STANDARDS. FOR PLANNING PURPOSES, PARKING WAS MODELED AFTER SHOPPING PLAZA AT CERIUS STRAVENUE AND CORTARO ROAD IN MARANA.
PARKING PROVIDED: 242 SPACES


Residential
Zone: R-36
Proposed Access
Monumentation
20' Landscape Buffer
CAMINO DE MAÑANA
(75' ROW, MINOR LOCAL ROAD)
Trash Enclosure (typ)
Engineered Drainage (Only Landscape and PAAL Permited)
Pedestrian Access
20' Landscape Buffer
OFFICE RETAIL DAYCARE 3,750 SF (APPROX)
Trash Enclosure (typ)
OFFICE RETAIL CASUAL DINING 3,750 SF (APPROX)
COMMERCIAL OFFICE FACILITY 27,000 SF (APPROX)
Zone: F (Specific Plan)
The Preserve at Twin Peaks
Pedestrian Access
TWIN PEAKS ROAD
(190' ROW, SCENIC ROAD)
20' Landscape Buffer
Wildlife Fencing (Terminates in Line with the Southern Edge of Proposed Screen Wall/ Proposed Culvert)
Monumentation
Proposed Access
Engineered Drainage (Only Landscape and PAAL Permited)
Wildlife Fencing (Starts at Southern Edge of Proposed Driveway)
20' Landscape Buffer
NOTES
PARCEL: 216-26-003C
JURISDICTION: MARANA, ARIZONA
EXISTING ZONING: R-36
PROPOSED ZONING: NC
PARCEL AREA: 5.33 ACRES
COMMERCIAL OFFICE FACILITY
GROSS FLOOR AREA: APPROX. 27,000 SF
OFFICE RETAIL CASUAL DINING DAYCARE
EACH BUILDING IS APPROX 3,750 SF
TOTAL GROSS FLOOR AREA: APPROX. 7,500 SF
TOTAL PROPOSED GROSS FLOOR AREA
APPROX. 34,500 SF
PARKING REQUIREMENTS
TOWN OF MARANA PARKING REQUIREMENTS ARE DETERMINED BY A PARKING JUSTIFICATION ANALYSIS THAT IS BASED ON DEMAND AND INDUSTRY STANDARDS. FOR PLANNING PURPOSES, PARKING WAS MODELED AFTER MEDICAL CENTER LOCATED ON SOUTHWEST CORNER OF INA ROAD AND SHANNON ROAD IN PIMA COUNTY.
PARKING PROVIDED: 270 SPACES


Residential
Zone: R-36
Proposed Access
Monumentation
20' Landscape Buffer
CAMINO DE MAÑANA
(75' ROW, MINOR LOCAL ROAD)
Engineered Drainage (Only Landscape and PAAL Permited)
Pedestrian Access
Trash Enclosure (typ)
20' Landscape Buffer
12 Pumps with Covering
Drive-Thru
OFFICE DAYCARE 3,750 SF (APPROX)
CONVENIENCE 2,000 SF (APPROX) WITH 12 PUMPS
Trash Enclosure (typ)
Zone: F (Specific Plan)
The Preserve at Twin Peaks
TWIN PEAKS ROAD
(190' ROW, SCENIC ROAD)
MIXED USE OFFICE RETAIL RESTAURANT 20,000 SF (APPROX)
20' Landscape Buffer
20' Landscape Buffer
Pedestrian Access
Wildlife Fencing (Terminates in Line with the Southern Edge of Proposed Screen Wall/ Proposed Culvert)
PATIO 2,000 SF
Proposed Access
PATIO 2,000 SF
OFFICE RETAIL RESTAURANT 2,500 SF (APPROX)
Monumentation
Engineered Drainage (Only Landscape and PAAL Permited)
Wildlife Fencing (Starts at Southern Edge of Proposed Driveway)
20' Landscape Buffer
NOTES
PARCEL: 216-26-003C
JURISDICTION: MARANA, ARIZONA
EXISTING ZONING: R-36
PROPOSED ZONING: NC
PARCEL AREA: 5.33 ACRES
MIXED USE OFFICE RETAIL RESTAURANT
GROSS FLOOR AREA: APPROX. 20,000 SF
INCLUDES 2,500 SF DRIVE-THRU USE
OFFICE DAYCARE
GROSS FLOOR AREA: APPROX. 3,750 SF
CONVENIENCE WITH 12 PUMPS
GROSS FLOOR AREA: APPROX. 2,000 SF
TOTAL PROPOSED GROSS FLOOR AREA
APPROX. 25,750 SF
PARKING REQUIREMENTS
TOWN OF MARANA PARKING REQUIREMENTS ARE DETERMINED BY A PARKING JUSTIFICATION ANALYSIS THAT IS BASED ON DEMAND AND INDUSTRY STANDARDS. FOR PLANNING PURPOSES, PARKING WAS MODELED AFTER SHOPPING PLAZA AT CERIUS STRAVENUE AND CORTARO ROAD IN MARANA.
PARKING PROVIDED: 193 SPACES

E. Additional Development Standards

To ensure Twin Peaks Center develops in a manner consistent with the surrounding area and furthers the vision for the Town as set forth by Make Marana 2040, Strategic Plan Four and the Twin Peaks Corridor Study, the following provides a list of additional standards for development.

1. Direct pedestrian connections to existing sidewalks or paths shall be provided at a minimum of one location on Twin Peaks Road and one location on Camino de Mañana.
2. Traffic intensive neighborhood commercial uses, such as drive-thru restaurants, fuel service stations and convenience stores shall be positioned in the northwest portion of the site away from homes in The Preserve at Twin Peaks.
3. Buildings shall feature four-sided architecture with a mix of earth-tone color palettes and materials, and architectural embellishments, including but not limited to, colored stucco, arched windows, stone veneer columns, roof overhangs.
4. A traffic impacts analysis shall be submitted at the time of development plan which will indicate any additional traffic mitigation measures that will be needed to address final proposed uses.

F. Proposed Topography

Developed condition site grading will substantially follow the existing topography on the site. However, the three minor washes on the site are intended to be filled in, and the central wash replaced with a storm drain. The post-developed project average cross slope will essentially remain at the previously calculated 4.46%.

G. Proposed Hydrology

This analysis was prepared by Perry Engineering utilizing Illustrative Development Scenario #4 (*Exhibit II.D.2.d*) as the basis. Actual drainage plans will be prepared at the time of development based on end-users and overall development plans.

1. Drainage Concept

As shown in *Exhibit II.G.1: Developed Condition Hydrology*, the site will continue to accept the offsite runoff and will continue to convey it through the site. The developed condition drainage will not adversely affect the upstream nor downstream properties.

Flows entering the site from the north through the culvert under Camino de Mañana and the scupper at the entrance to The Preserve at Twin Peaks subdivision will be intercepted upon arrival by landscaped, shallow water-harvesting basins and then released through the site. The water harvesting basins will provide the first flush mitigation of these flows.

Offsite flow entering the project along the east side from The Preserve at Twin Peaks project's natural open space will still be allowed to enter the site as it does in the existing condition. Once onsite, the entire flow will be collected in a trench drain that will span the 100-year floodplain width at the property line. Once collected, the runoff will be conveyed via 2–36-inch underground storm drains to the same culverts under Twin Peaks Road where the stormwater drains are in the existing condition.

The other area where stormwater runoff enters the site is along the east property line at the southern portion of the subject property. This runoff will continue to enter the site as sheet flow and will be directed into the southern detention basin.

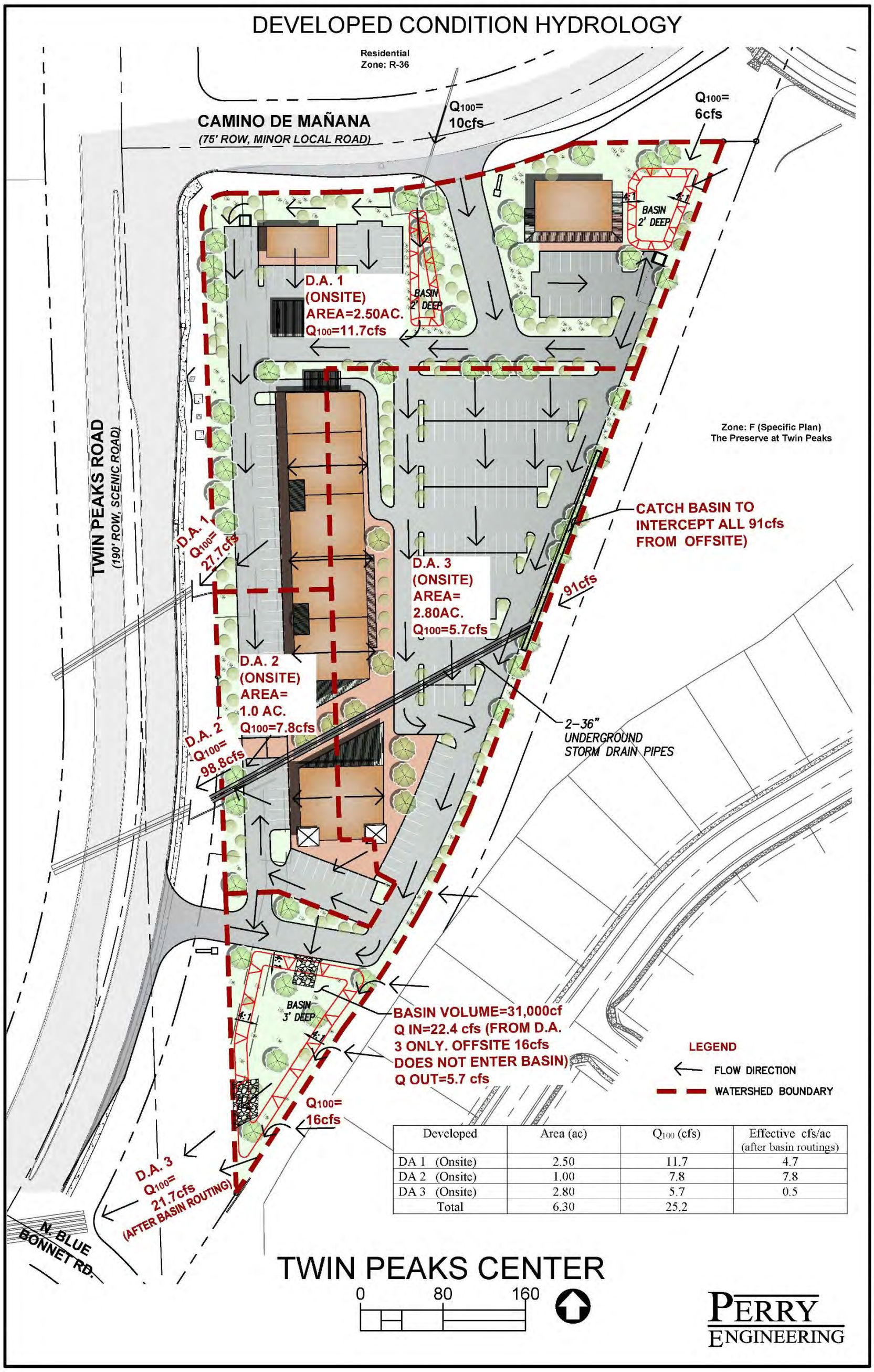
There will still be three main watersheds on the site; however, to provide mitigation of increased peak runoff due to the developed condition increase in imperviousness, the southernmost drainage area, DA 3, will be enlarged in size, and the other drainage areas, DA 1 and DA 2, will be reduced in size.

DA 1 will be reduced to 2.50 acres of onsite drainage. With water harvesting in basins and landscape areas, the developed condition onsite peak flow leaving the site will be 11.7 cfs, the same as that in the existing condition.

Likewise, DA 2 will also be reduced to 1.00 acre, producing an onsite peak flow of 7.8 cfs equal to the existing condition.

DA 3's overall area will be increased in the developed condition. Flow from this onsite drainage area of 2.80 acres will be 22.4 cfs before entering the southern basin. Outflow from the basin will be reduced to DA 3's pre-developed condition of 5.7 cfs. Using the Pima County detention volume estimation equations, the basin will require a volume of about 18,700 cubic feet to achieve the requisite reduction in peak flow. The basin shown in the southern portion of DA 3 has been sized to provide twice this volume at 37,000 cubic feet.

An application has been submitted to the Army Corps of Engineers (ACOE) to review onsite washes and issue a Preliminary Jurisdictional Delineation (PJD). Should the ACOE find that the site contains 404 jurisdictional waters, a permit will be obtained to allow for the filling of the washes.



Developed	Area (ac)	Q_{100} (cfs)	Effective cfs/ac (after basin routings)
DA 1 (Onsite)	2.50	11.7	4.7
DA 2 (Onsite)	1.00	7.8	7.8
DA 3 (Onsite)	2.80	5.7	0.5
Total	6.30	25.2	

H. Vegetation

Capital improvement projects and developer-driven infrastructure improvements have led to the disturbance of the eastern and western property boundaries. The western property boundary includes a 40-foot utility easement that will be revegetated with shallow rooting shrubs and perennials. Trees and other deep-rooted vegetation will not be planted within this area; therefore, a right-of-way use permit will be utilized to accommodate landscape buffer yard requirements. It is anticipated that the landscape buffer adjacent to the eastern property boundary can be accommodated in that area. All bufferyards will be provided in accordance with the Twin Peaks Corridor Study and the Marana Town Code. The vegetation will be inventoried and mitigated in accordance with the Town of Marana's native plant preservation codes and ordinances.

I. Wildlife

Two existing easements and areas of disturbance onsite disrupt existing wildlife habitat. Considering the existing disturbance on the parcel and its proximity to nearby planned development and two roadways, there are more appropriate and suitable areas of wildlife habitat in the vicinity. The Town of Marana has established eight wildlife crossings along Twin Peaks Road north of Camino de Mañana and south of Tangerine Road. Three of these crossings are within 0.2 miles of Twin Peaks Center. These crossings and those along Tangerine Road have been strategically located to direct wildlife through known wildlife corridors that are best suited for continuity from the Tortolita Mountains to the Santa Cruz River and the Tucson Mountains beyond.

As shown on the Conceptual Land Use Plan and the Illustrative Development Scenarios, a 20-foot landscape buffer will be provided around the perimeter of the property with screening along the interior edge of the landscape border. Wildlife fencing will also be provided on the western boundary from the southern edge of the existing Twin Peaks Road culvert located south of the property's midpoint and wrapping around to be in line with the southern edge of the proposed screen wall on the eastern property boundary. The 20-foot landscape border, required screen, and wildlife fencing will effectively provide a corridor of continuous vegetation for wildlife to move from the larger wash on the east to the non-designated crossing points under Twin Peaks Road.

J. Viewsheds

Due to the elevation of surrounding roadways and future residential properties being higher than Twin Peaks Center, much of the property is visible from nearby offsite locations. Therefore, every effort to screen new development using vegetation, walls, careful orientation of buildings, and earth-tone colors will be utilized. Additionally, limited structural development is proposed near the southern property corner that is most visible from The Preserve at Twin Peaks. Self-imposed height limitations and architectural guidelines established in this document for the entire site will ensure viewshed impacts are minimized, and visible development is aesthetically pleasing.

K. Traffic

See Traffic Impact Statement prepared by Kimley-Horn & Associates and submitted under separate cover.

In summary, the proposed development is estimated to generate approximately 4,184 daily trips with 337 trips occurring in the AM peak hour and 330 trips occurring during the PM peak hour. After internal and pass-by reduction is considered, the proposed development is expected to add 3,392 new daily trips, 164 new AM peak hour trips, and 153 new PM peak hour trips to the roadway network. With the additional trips anticipated with this development, the intersection of Twin Peaks Road and Camino de Mañana as well as the proposed driveways will function at acceptable levels of service (A/B).

Ingress/egress to the site is proposed at one location on each Twin Peaks Road and Camino de Mañana. The western access point, located on Twin Peaks, will operate as a right-in/right-out drive approximately 500 feet south of the intersection of Twin Peaks Road and Camino de Mañana. The northern access point, located on Camino de Mañana, will operate as a full access drive approximately 266 feet east of the intersection of Twin Peaks Road and Camino de Mañana. Access points were determined utilizing access management best practices and were placed in logical locations that present the least amount of disruption with existing turn movements.

The proposed access point along Twin Peaks Road meets the right-turn lane warrant in the AM peak hours, but not in the PM peak hours in both 2022 and 2027. As such, an exclusive northbound right-turn land is recommended at this access point. The anticipated traffic volumes at the proposed access point on Camino de Mañana do not warrant an eastbound right-turn lane into the development. However, this access point shall be located beyond the westbound left-turn lane for the intersection. Any roadway improvements

necessitated by the development of the Twin Peaks Center shall be installed by of the developer of Twin Peaks Center based on actual end-users and updated traffic studies at the time of development and when the warrant is met.

Internal site circulation will be provided in accordance with the applicable Town of Marana standards. Pedestrian circulation will be provided by way of sidewalks and other safe pedestrian routes throughout the development. A 10-foot asphalt shared-use path was recently constructed along Camino de Mañana by Lennar. In order to accommodate the proposed access point on Camino de Mañana, the shared-use path may need to be relocated. In the event that this occurs, the developer of Twin Peaks Center is responsible fo relocating and repaving the path with the same or similar material. Pedestrian access to the sidewalk on Twin Peaks Road and the shared-use path on Camino de Mañana will be provided at various locations as encouraged by the Twin Peaks Corridor Study.

A preliminary traffic signal warrant analysis was conducted and showed that the Twin Peaks Road and Camino de Mañana intersection satisfied Warrant 3 (peak hour) for existing, background and total traffic volumes. The signalization of the intersection of Twin Peaks Road and Camino de Mañana will be implemented by Lennar with the construction of the 101st home in The Preserve at Twin Peaks.

L. Public Utilities

Sanitary Sewer

Twin Peaks Center is a tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor. A Pima County Regional Wastewater Reclamation Department fifteen-inch sanitary sewer line (G-2018-118) is present in the public utility easement adjacent to the western property boundary. Capacity is currently available in this line south of manhole 2265-1-1. See *Exhibit II.L.1: Sewer Capacity Letter*.

Water

A Marana Water sixteen-inch water line exists in the forty-foot public utility easement adjacent to the western property boundary. Marana Water has indicated the line has excess capacity capable of supporting this project. Connection to Marana Water requires onsite water facilities, flow requirements, etc., to be submitted for hydraulic review. Additionally, a water service agreement with the Town is required, and all permitting and fees (impact & installation fees) are applicable. See *Exhibit II.L.2: Will Serve Letter* for the property.

Gas

Southwest Gas serves this site.

Electric

Trico Electric serves this site.

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

JACKSON JENKINS
DIRECTOR

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

June 14, 2021

Chris Laria
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

Sewerage Capacity Investigation No. P21WC00173 Type I

RE: **Marana Manana, Parcel 21626003C**
Estimated Flow 5,960 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 2265-1-1.

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.

MARANA AZ
WATER

June 25, 2021

Mr. Chris Laria
Project Manager
The Planning Center

Sent via Electronic Mail to claria@azplanningcenter.com

RE: Water Availability for Marana Manana
5391 W. Camino De Manana
Parcel No. 216-26-003C

Dear Mr. Laria,

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona Department of Water Resources as having an assured water supply for its water service area. The Town may extend its water service area to the subject development. However, this does not mean that water service is currently available to the proposed development.

Based on the information submitted in your request (5.33 acres), the Town of Marana Water Department estimates your property will require ~6.4 acre-feet of water per year and, **as of the date of this letter**, has sufficient excess capacity in its Designation.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. This development is in the Marana Water's intended service area and we will provide water service to the development after the required offsite and onsite infrastructure is constructed.

Once the required infrastructure is constructed, and the developer chooses to connect to the Town of Marana water system, all permitting, and fees (impact fees & installation fees) will be applicable. The developer shall be required to sign a water service agreement with the Town. A proposed plan identifying water use, fire flow requirements and all major on-site water facilities must be submitted for a hydraulic review.

This letter is not to be construed as approval of a water plan or containing construction review comments relative to conflicts with existing utilities and the proposed development.

This letter shall remain valid for a period of one year from the date of issuance. If you have any questions, please call our office at 520-382-2570.

11555 WEST CIVIC CENTER DRIVE / MARANA, ARIZONA 85653 / (520) 382-2500 / FAX: (520) 382-2590 / MaranaAZ.gov

M. Public Service Impacts

1. Police

The Marana Police Department will provide police service to the site. The nearest station is located at the Marana Municipal Complex.

2. Fire

The subject property is located int eh Golder Ranch Fire District. However, fire protection is provided by Northwest Fire. The nearest fire station is Northwest Fire Station 339, located on Thornydale Road north of Tangerine Road, approximately one and a half miles northeast of the property.

3. Refuse

Waste Management or RAD will provide trash pick-up for the property on a subscription basis.

4. Schools

Twin Peaks Center is located within Marana Unified School District (MUSD). No impacts to the district are anticipated.

5. Parks

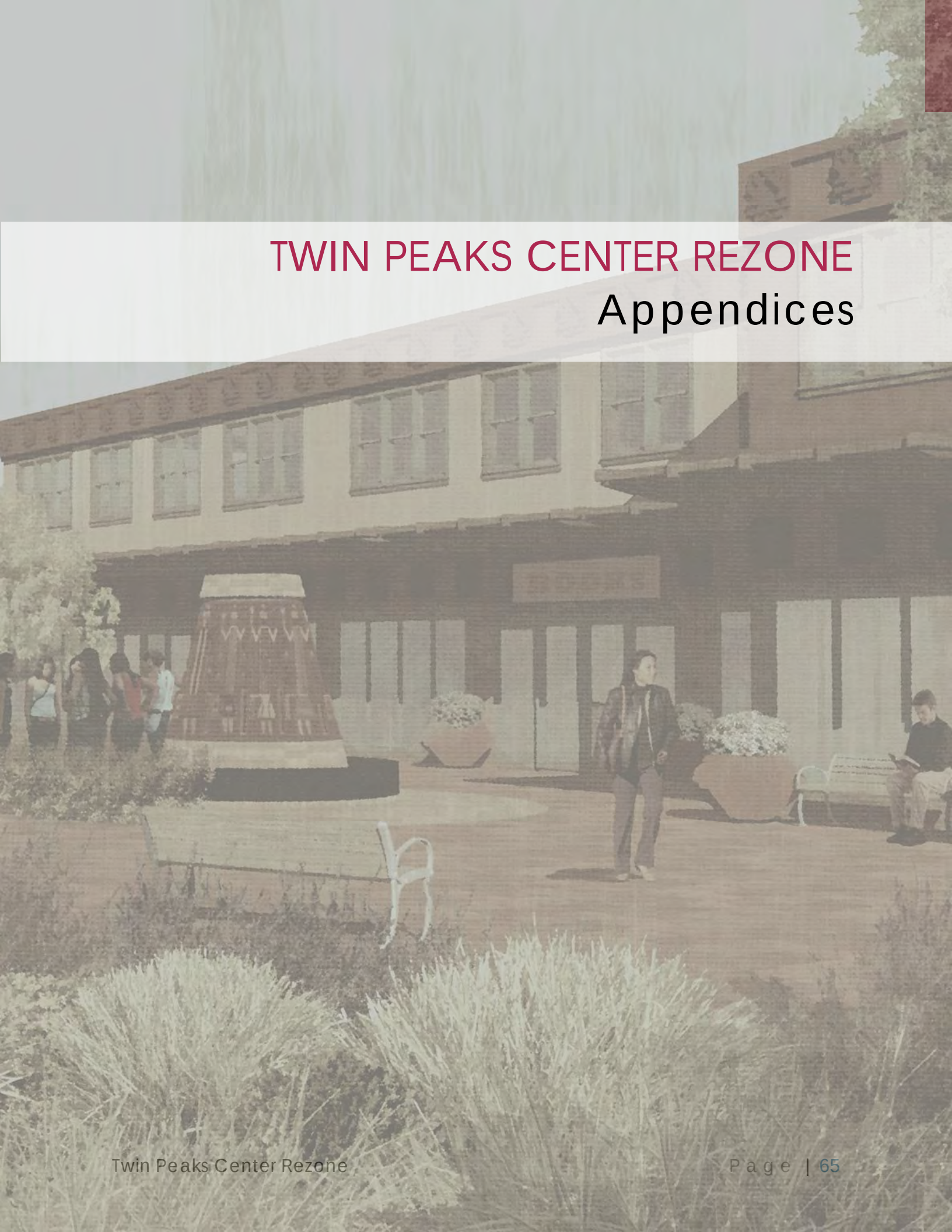
Twin Peaks Center is located approximately two miles from Tangerine Sky Park and Arthur Pack Regional Park.

N. Recreation & Trails

Twin Peaks Road and Camino de Mañana are identified as bicycle routes.. Twin Peaks Road has a shared-use path on the west side of the street, and it is identified as part of the Town of Marana trails network. A shared-use path was recently constructed on Camino de Mañana by the developer of The Preserve. In the event that the existing shared-use path conflicts with the proposed access point on Camino de Mañana, the developer of Twin Peaks Center shall relocate and repave the shared-use path with the same or similar material. This infrastructure will be utilized for alternative modes of transportation to and from Twin Peaks Center, ensuring nearby residents will have convenient walking and biking access to commercial amenities. Pedestrian and bicycle access points and respite amenities will be provided along Twin Peaks Road to create a strong sense of arrival at Twin Peaks Center and welcome visitors into the open-air plazas, breezeways, outdoor dining, and shopping opportunities. Pedestrian access will also be provided to the shared-use path on Camino de Mañana.

O. Cultural, Archaeological & Historic Resources

Refer to *Exhibit I.M: Archeological Records Search Summary Letter*.



TWIN PEAKS CENTER REZONE
Appendices

A. AGFD 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:
Marana Mañana Rezoning

User Project Number:
MAM-01

Project Description:
Proposed Commercial development on 5.33 AC of property

Project Type:
Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:
Chris Laria

Organization:
The Planning Center

On Behalf Of:
OTHER

Project ID:
HGIS-13721

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 10

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.

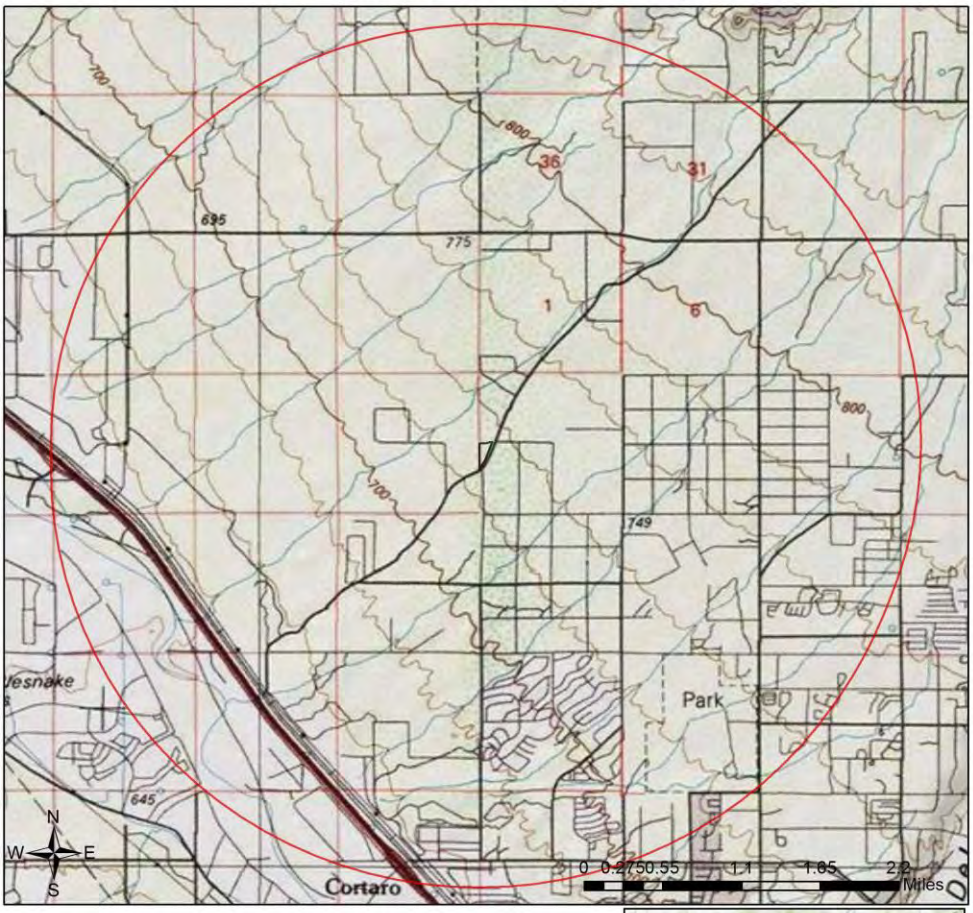
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

Marana Mañana Rezoning

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 5.89

Lat/Long (DD): 32.4017 / -111.0794

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



Marana Mañana Rezoning

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 5.89

Lat/Long (DD): 32.4017 / -111.0794

County(s): Pima

AGFD Region(s): Tucson

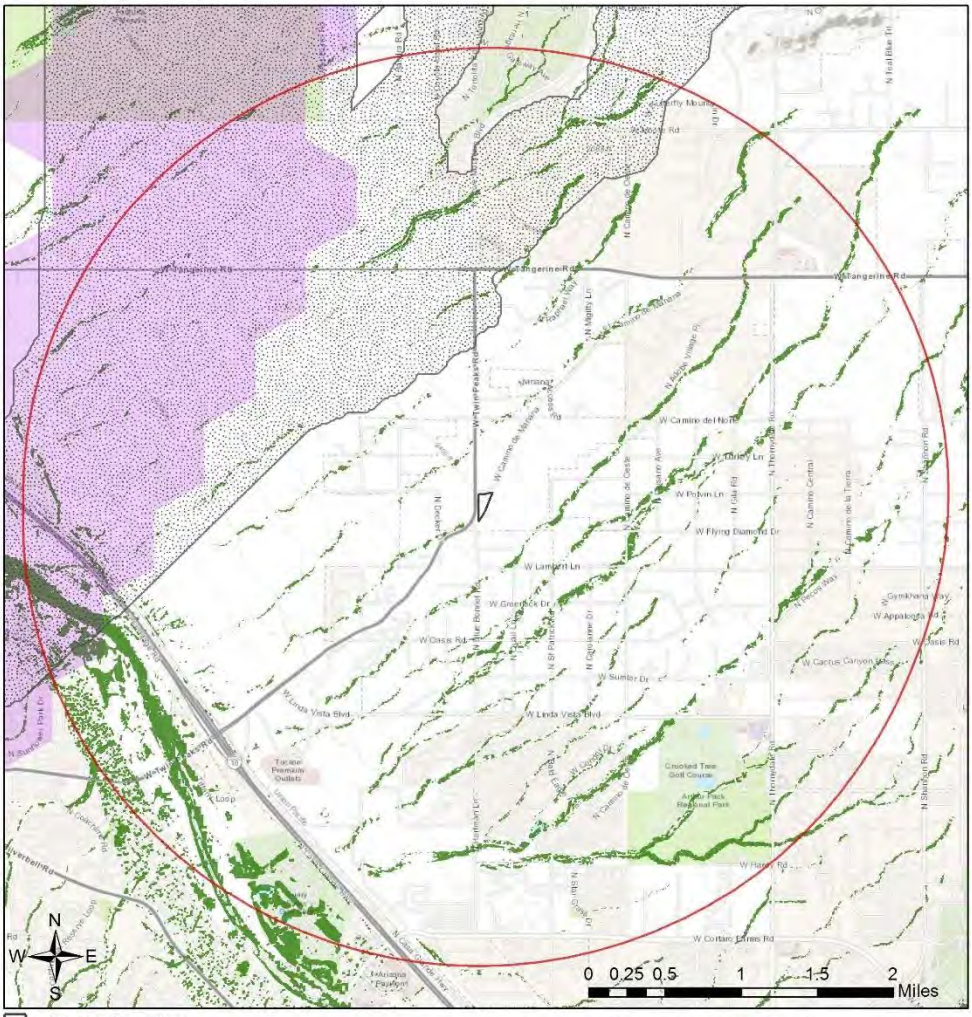
Township/Range(s): T12S, R12E

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

Marana Mañana Rezoning

Important Areas



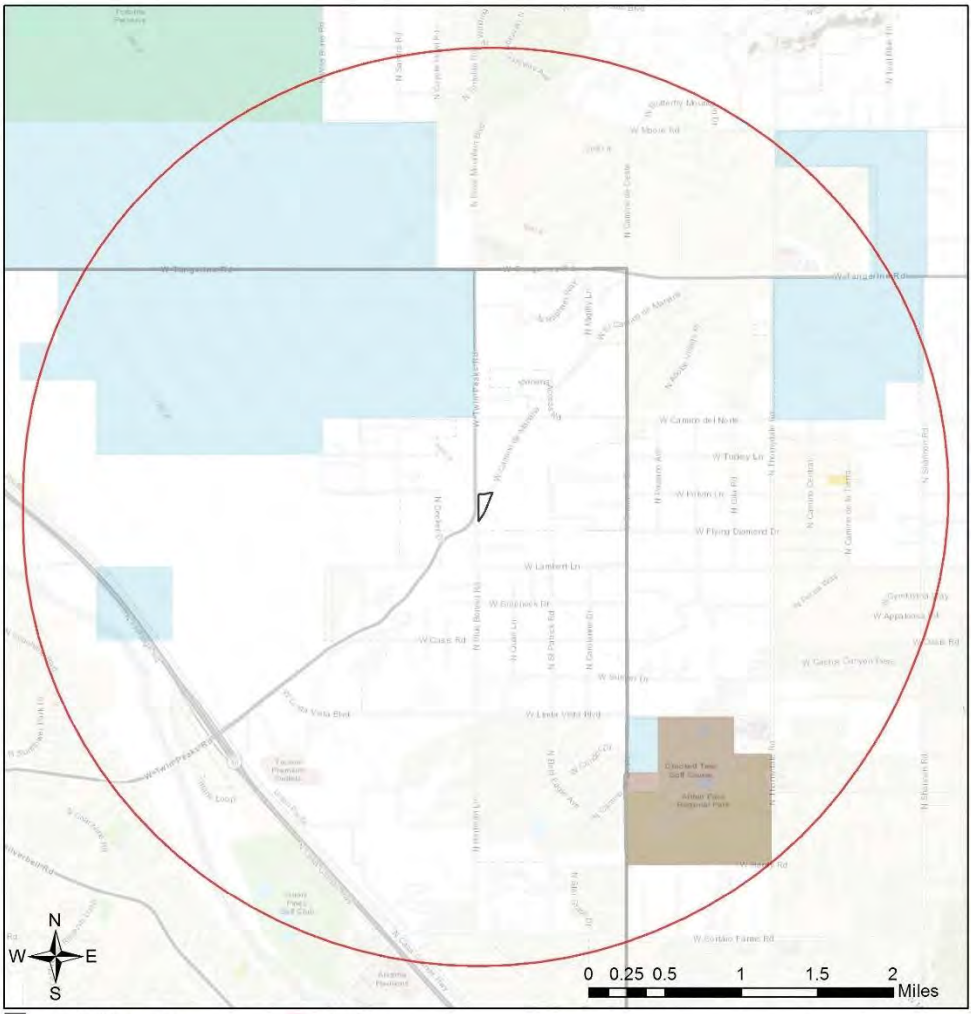
- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 5.89
Lat/Long (DD): 32.4017 / -111.0794
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

Marana Mañana Rezoning

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): 5.89
Lat/Long (DD): 32.4017 / -111.0794
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

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/

No Special Areas Detected
No special areas were detected within the project vicinity.

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
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

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
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					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, Newconstruction

Project Type Recommendations:
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.

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

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/wildlifeFriendly/Guidelines/FINALLecureHabitatGdln.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

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/

Planning Commission Regular Meeting

Meeting Date: 03/30/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: March 30, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2110-003 Stonegate East Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 165 acres of land from Zone E (Transportation Corridor) to R-4 (Residential), R-5 (Residential), and MR-1 (Multi-Family Residential). The property is generally located east of Interstate 10, east and west of Adonis Road, and approximately 1.2 miles north of Tangerine Road within a portion of Section 25, Township 11S, and Range 11E. (Brian Varney)

Discussion:

Request
Paradigm Land Design, LLC is requesting a recommendation to the Marana Town Council for approval to rezone approximately 165 acres of land from Zone E (Transportation Corridor) to R-4 (Residential), R-5 (Residential), and MR-1 (Multi-Family Residential).

Marana General Plan
The 2040 Marana General Plan designates the proposed rezoning area with the land use category of Traditional Neighborhood (TN). Traditional Neighborhood provides a residential density range of two (2) du/ac to eighteen (18) du/ac, and accommodates both single-family and multi-family residential uses.

Surrounding Land Use and Site Characteristics
The rezoning area is bordered to the north by undeveloped, Arizona State Trust land zoned Agricultural (AG). Adjacent, to the east of the rezoning area, is the Central Arizona Project canal, beyond which is undeveloped Zone E (Transportation Corridor Zone) land. The south and west boundaries of the rezoning area are adjacent to both the Tortolita Shadows Specific Plan and the Rancho Marana Specific Plan (East), both of which are undeveloped at this time but are currently being master planned with the proposed rezoning area as the Stonegate development.

The topography of the proposed rezoning area is characterized by relatively flat terrain with an average overall cross slope of approximately 1.3% from the northeast to the southwest. Town staff will require the submittal and approval of a drainage study and will evaluate all on-site and off-site drainage in greater detail during the review of the preliminary plats for this area.

Proposed Land Use
The Preliminary Development Plan for Stonegate East proposes both single-family and multi-family residential uses. The anticipated lot configuration shown on the plan proposes approximately 10.2 acres of multi-family (MR-1), 55.6 acres of R-4 (minimum lot size of 4,000 S.F.), and 86.5 acres of R-5 (minimum lot size of 5,000 S.F.). A total of 777 residential units are anticipated within the rezoning area yielding a gross density of 4.7 dwelling units per acre (du/ac).

The rezoning area is planned to be integrated into the larger Stonegate Master Plan, which will

include the portion of the Rancho Marana Specific Plan east of I-10 as well as the existing Tortolita Shadows Specific Plan, approved by the Town Council in July of 2012. The Stonegate Master Plan will result in the construction of infrastructure including roads, utilities, and drainage necessary for development east of I-10.

The Preliminary Development Plan within the site analysis document illustrates a community park, approximately 5 acres in size, as well as a number of smaller neighborhood parks. Given the rezoning area will not necessarily contain a stand-alone development, and will be integrated into a larger planning area, staff will defer the ultimate park and recreation component of the proposed preliminary development plan to the platting stage of the development. The individual plats within the master plan will be carefully reviewed for compliance with the Town's new recreational area standards. Parks, trails, and paths will be coordinated within the larger planning area to ensure seamless connectivity not only within Stonegate, but also with the adjacent Mandarina project to the south.

It should be noted that some of the planning areas (blocks) shown on the Preliminary Development Plan extend beyond the boundary of the Rezoning Area and overlap the existing specific plans [Tortolita Shadows and Rancho Marana (East)]. Staff has been working with the applicant on this matter, and it has been determined that the most practical and efficient solution is to perform a minor amendment to the conceptual land use plans for both specific plans, specifically along portions of the perimeter of each plan. This will enable the applicant and the Town to process forthcoming preliminary and final plat plats in accordance with the desired layout shown on the master plan and avoid abrupt divisions at the respective boundaries.

Access and Circulation
Access to the rezoning area shall be provided through the Stonegate Master Plan area via the construction of the ultimate-width Adonis Road, a portion of Moore Road, as well as a collector loop road and various internal streets. The property owners / developers shall be required to build Adonis Road to a four-lane divided roadway within their development. Based on traffic analyses, they will also be required to expand Adonis Road to a four-lane divided roadway south to Mandarina Boulevard in accordance with review performed by the Town's Traffic Engineering Division.

The overall Stonegate Master Plan Traffic Impact Analysis, which includes the proposed rezoning area, is still in the review process, and has not yet been approved. Prior to this proposed rezoning proceeding to the Town Council, the review of the traffic analysis must be complete and approved by the Marana Traffic Engineering Division.

Utilities
The rezoning area is located within the Town of Marana Water service area and will be served by the Town. The property owner / developer will be responsible for the extension of the public water system required to serve the area. 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 rezoning area by Marana Water. The property owner / developer will be responsible for onsite sewer infrastructure, including an anticipated lift station, and will be required to provide all necessary sewer plans and models to the Town for review and approval. The rezoning area lies within the service areas of Northwest Fire District, TRICO, Southwest Gas, Century Link and Comcast.

Citizen Participation
There are only three property owners (U.S. Bureau of Reclamation, Mandarina Holdings, LLC, and TMR Investors, LLC) within the general vicinity of the rezoning area. The applicant contacted owners directly by mail, providing a narrative and map of the proposed rezoning, and asked to be contacted directly with any questions or comments regarding the proposal.

The applicant has been working directly with Mandarina Holdings, LLC, the property owners directly to the south, throughout the planning and design of the project. No response was received from the other two entities.

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

Case Analysis Review Criteria
Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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 PCZ2110-003, Stonegate East 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 Marana Water (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 777.
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. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. Final approval of the Traffic Impact Analysis must be issued by the Marana Traffic Engineering Division. Additional conditions or stipulations for approval of the proposed rezoning may be required by staff prior to consideration by the Marana Town Council.
14. The property owners / developers shall be required to build Adonis Road to a four-lane divided roadway within their development. Based on traffic analyses, they will also be required to expand Adonis Road to a four-lane divided roadway south to Mandarina Boulevard in accordance with review performed by the Town's Traffic Engineering Division.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2110-003, Stonegate East Rezoning subject to the recommended conditions.

Attachments

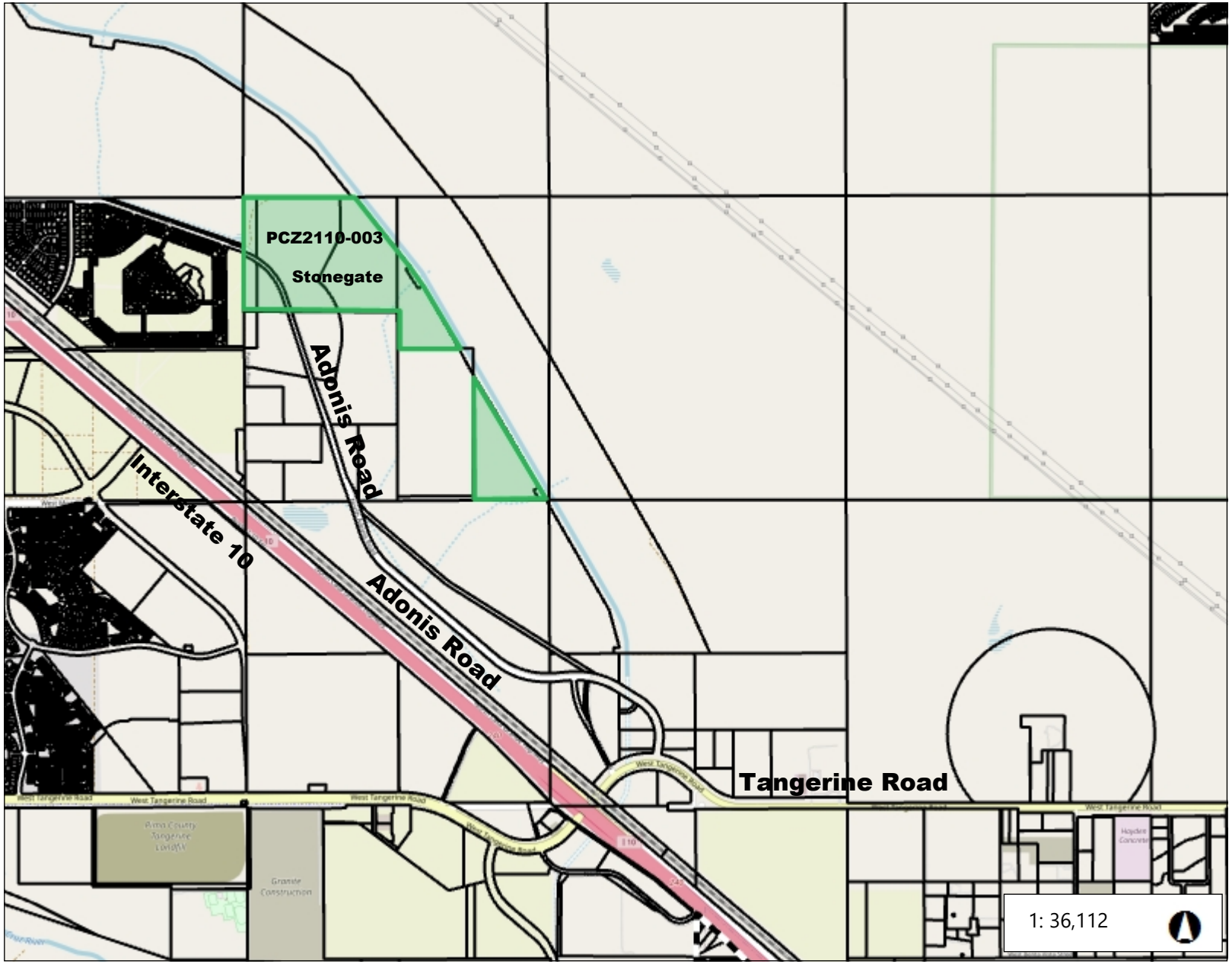
PCZ2110-003 SGE_Map

PCZ2110-003 SGE_App

PCZ2110-003 SGE Site Analysis

Town of Marana Planning

PCZ2110-003 Stonegate East Rezoning





Legend

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

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: Tortolita Valley East		
Description of Project: Rezoning	Number of Lots: 777	
Parcel No.(s): Please see attached list	Gross Area (Acres): 165	
Project Address: Please see attached list		
Ref. Project No.:		

CONTACT INFORMATION

Owner: CLB Real Property Holding Company LLC	Contact Name: Carson Brown		
Address: 1121 W Warner Rd #109	City: Tempe	State: AZ	Zip: 85284
Email: Carson@WHoldings.com	Phone No.: (480) 831-2000		
Applicant: Same	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: Paradigm Land Design LLC	Contact Name: Paul Oland		
Address: 7090 N Oracle Rd #178-193	City: Tucson	State: AZ	Zip: 85704
Email: GPO@ParadigmLand.US	Phone No.: (520) 664-4304		

OWNER/APPLICANT AUTHORIZATION

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

Paul Oland	Paul Oland Digitally signed by Paul Oland Date: 2021.10.15 16:20:55 -07'00'	10/15/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

STONEGATE EAST

REZONING SITE ANALYSIS

(PCZ2110-003)

PREPARED BY:

PARADIGM LAND DESIGN LLC

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

IN COLLABORATION WITH:

Bowman

SWTE SOUTHWEST TRAFFIC ENGINEERING, LLC

WILDER Landscape Architects

MARCH 2022

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I. INTRODUCTION

A. PROJECT OVERVIEW

The Property subject to this rezoning request (the "Property") is proposed to be developed residentially as part of an assemblage of properties including the existing Tortolita Shadows Specific Plan and Rancho Marana Specific Plan, both of which are adjacent to the Property and both of which allow more intense land uses in areas closer to Interstate-10. The Property is 165 acres and is proposed to house up to 777 units and have an overall density of up to 4.7 homes per acre. In this document the overall assemblage is referred to as the Stonegate Master Plan, and totals approximately 685 acres. The Make Marana 2040 General Plan's "Traditional Neighborhood" designation is appropriate for the Property, as proposed. The Property has been subject to grazing and/or farming for many years and is surrounded by undeveloped parcels.

This document has been prepared in support of a request to rezone the Property from "E Transportation Corridor" to "MR-1 Multi-Family Residential," "R-4 Residential," and "R-5 Residential" in order to allow the development as proposed.

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 very strong demand for new homes in this northwest part of the greater Tucson metropolitan area.

- Provide a variety of residential options to accommodate moderate-income families.

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

- Provide additional recreational opportunities in this part of Marana.

- By assembling the Stonegate Master Plan, the developers are building on the previous master planning and zoning of the Tortolita Shadows Specific Plan and Rancho Marana East Specific Plan to include what would otherwise be piecemeal development parcels between those two specific plans and the CAP canal.

C. MARANA STRATEGIC PLAN COMPLIANCE

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. This Property within the Stonegate Master Plan will fulfill all these requirements by providing recreation areas and trail connections in accordance with the Town's recreational design standards.

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, which is comprised of two separate areas, is located between the western edge of the CAP canal and the Tortolita Shadows Specific Plan and Rancho Marana East Specific Plan, approximately one-half mile east of Interstate-10 between the alignments of Moore Road and Grier Road within Section 25, Township 11, Range 11 East, Town of Marana, Arizona. The Property lies along to the north and east of the Tortolita Shadows Specific Plan and totals approximately 165 acres and includes Assessor Parcels 217-33-001E, 217-33-001F, 217-33-002K, 217-33-002N, 217-33-002P, 217-33-002Q & 217-33-002R. See Exhibit II-A-1: Site Location Map.

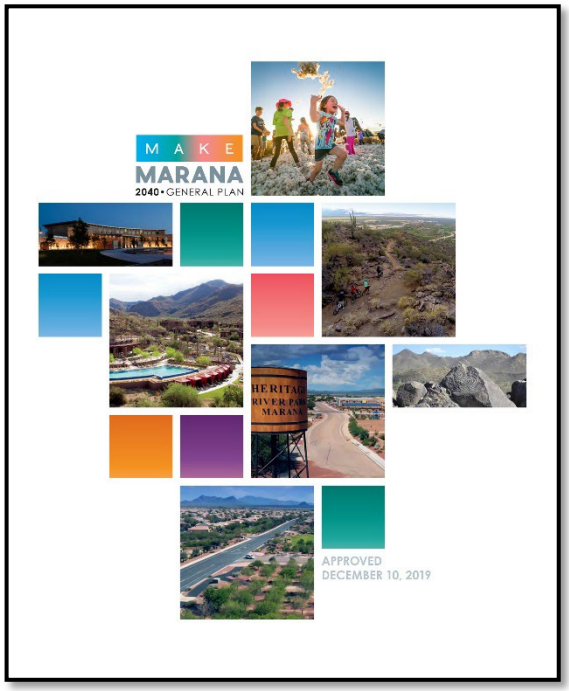
The Project's administrative address is 13106 N. Patton Rd., Marana, AZ 85658.

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 E (Transportation Corridor). See Exhibit II-A-4: Existing Zoning.

The Make Marana 2040 General Plan designates the Property as Traditional Neighborhood within 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 the Tortolita Shadows Master Plan will help support robust commercial activity throughout Downtown. The Master Plan, including the Property, 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 within ¼-Mile of the Property

a. Surrounding Zoning & Land Uses

The Property 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:	A-Small Lot Zone & AG Agricultural
	Existing land use:	CAP Canal & Arizona State Land
NE:	Existing zoning:	A-Small Lot Zone & AG Agricultural
	Existing land use:	CAP Canal & Arizona State Land
E:	Existing zoning:	AG Agricultural
	Existing land use:	CAP Canal & Arizona State Land
SE:	Existing zoning:	AG Agricultural & Specific Plan
	Existing land use:	CAP Canal & Undeveloped
S:	Existing zoning:	Specific Plan
	Existing land use:	Interstate 10 Frontage Road & Undeveloped
SW:	Existing zoning:	Specific Plan
	Existing land use:	Interstate 10 Frontage Road & Artco
W:	Existing zoning:	Specific Plan
	Existing land use:	Artco
NW:	Existing zoning:	AG Agricultural
	Existing land use:	Arizona State Land

b. Surrounding Building Heights

There are no structures nearby the Property.

c. Nearby Pending Rezonings

There are no pending rezonings within one-quarter mile.

d. Nearby Approved Rezonings

The Rancho Marana East Specific Plan is immediately adjacent to the Property's western boundary. The Property is along the Tortolita Shadows Specific Plan's northern and eastern boundaries. Both specific plans are part of the Stonegate Master Plan. The Mandarina Specific Plan is immediately south of the Property.

A Conditional Use Permit (CUP2110-001) was recently approved in the southwest corner of the Stonegate Master Plan to permit single-family homes within 1,000 feet of the Union Pacific Railroad.

e. Nearby Approved Subdivisions & Development Plans

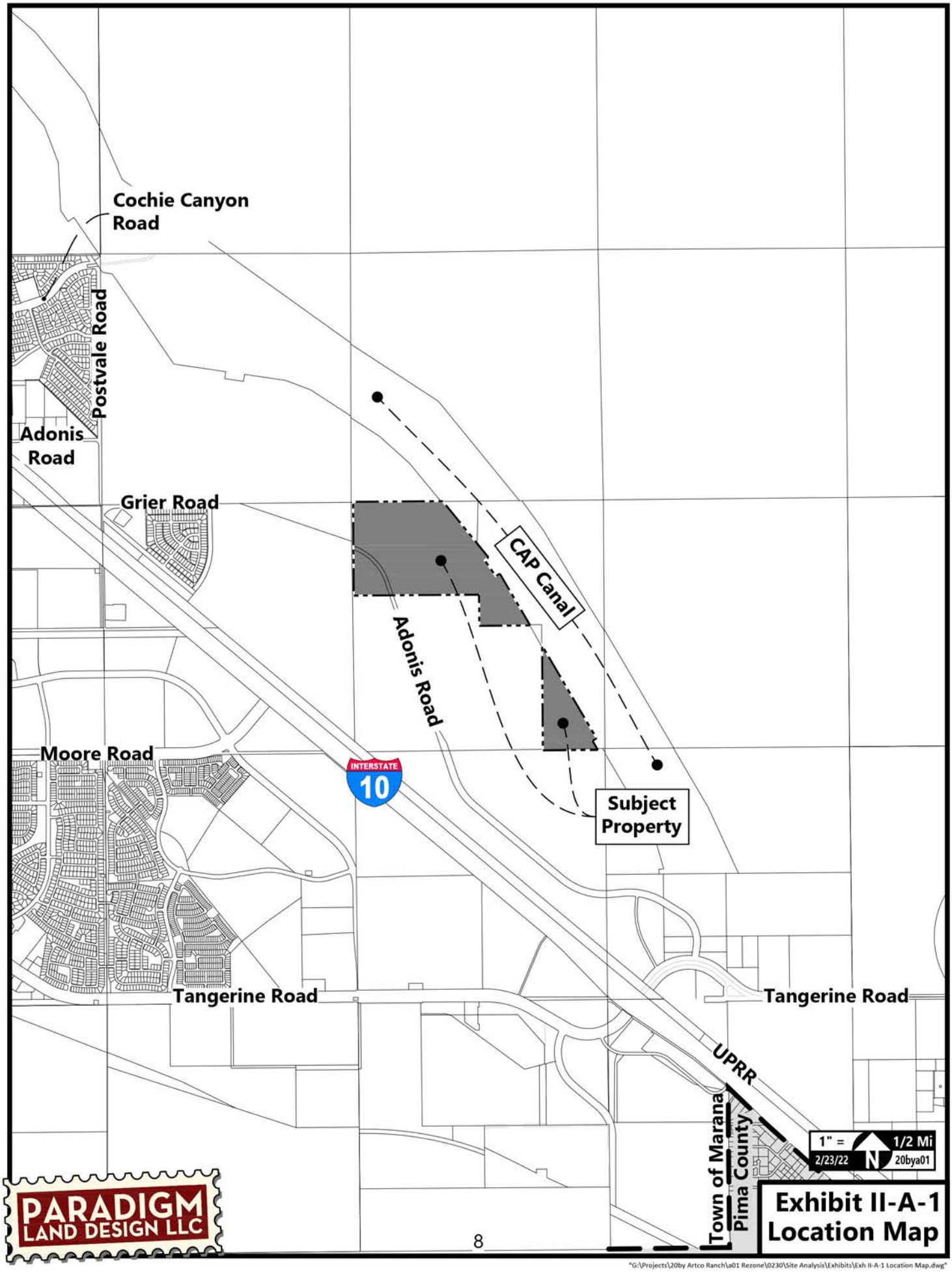
The Adonis Mobile Home Park is a little more than a half-mile west of the Property. A portion of the Rancho Marana East Specific Plan was platted in 1999 as La Mirage Estates, but that plat is planned to be abandoned as part of the development of the overall Stonegate Master Plan.

f. Architectural Styles used in Adjacent Properties

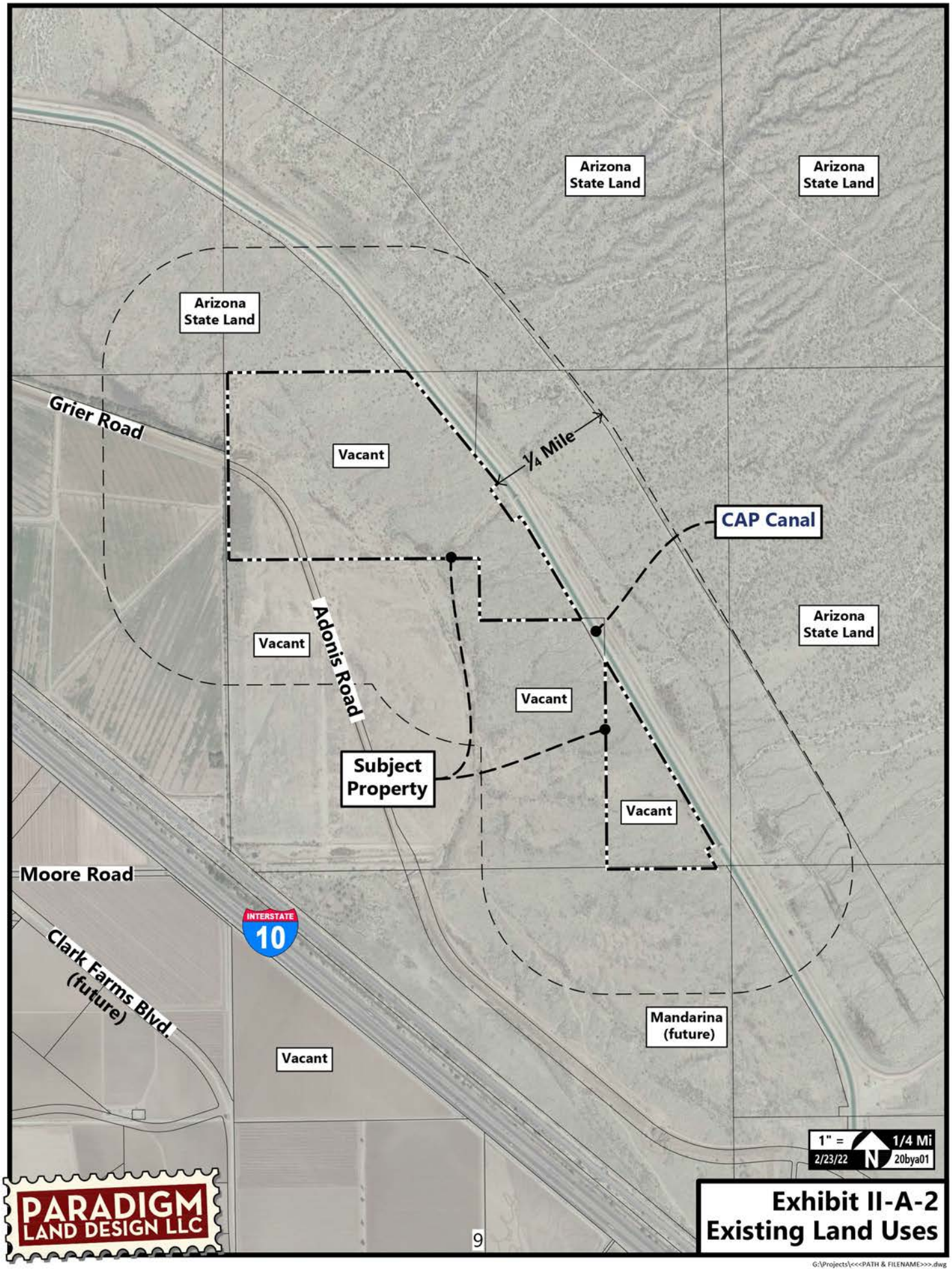
Adjacent properties are not developed. The nearest development is the Adonis Mobile Home Park, which is approximately one-half mile west of the Property. Architectural styles in that development are typical of prefabricated homes.

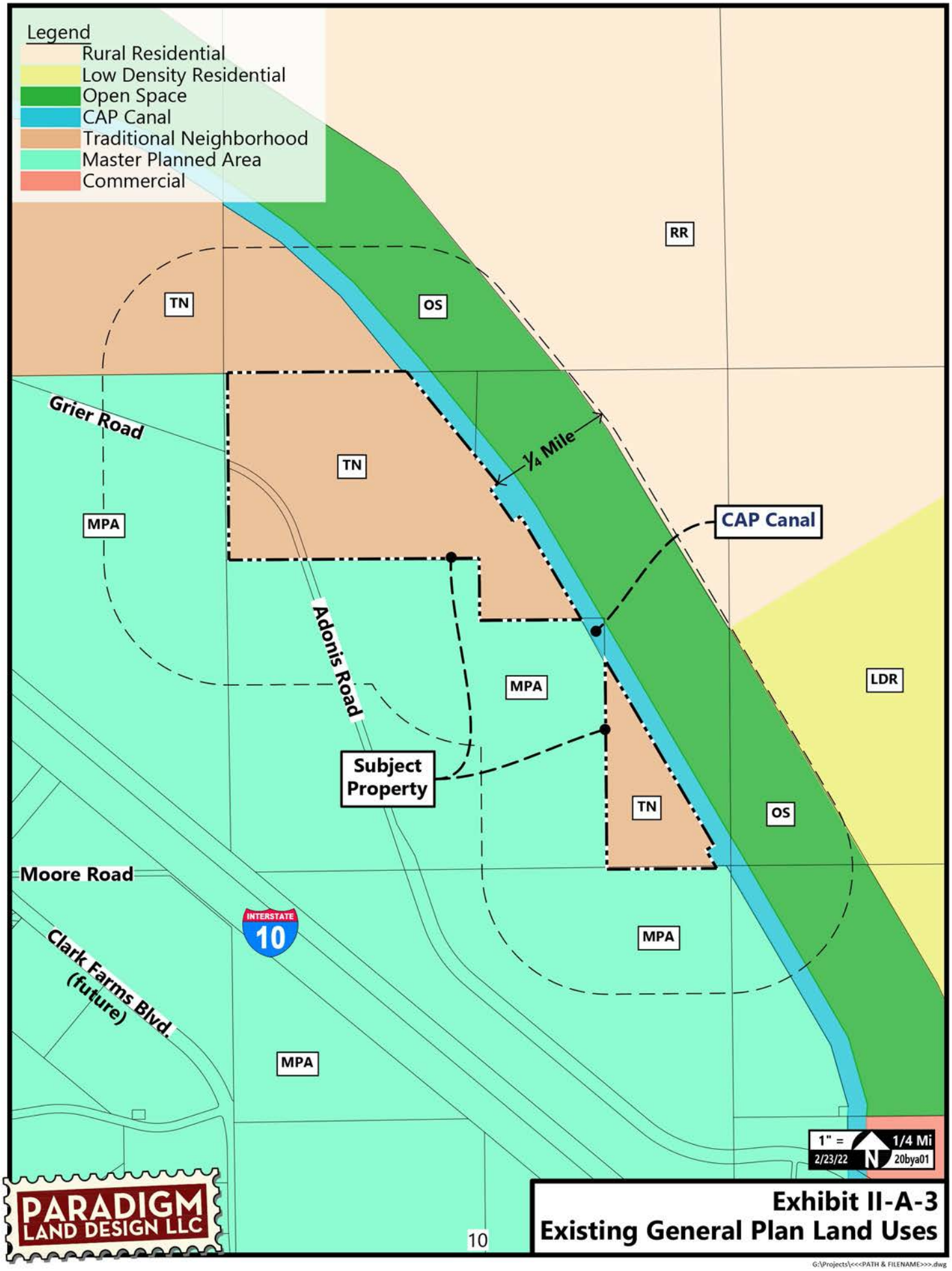
The Adonis Mobile Home Park

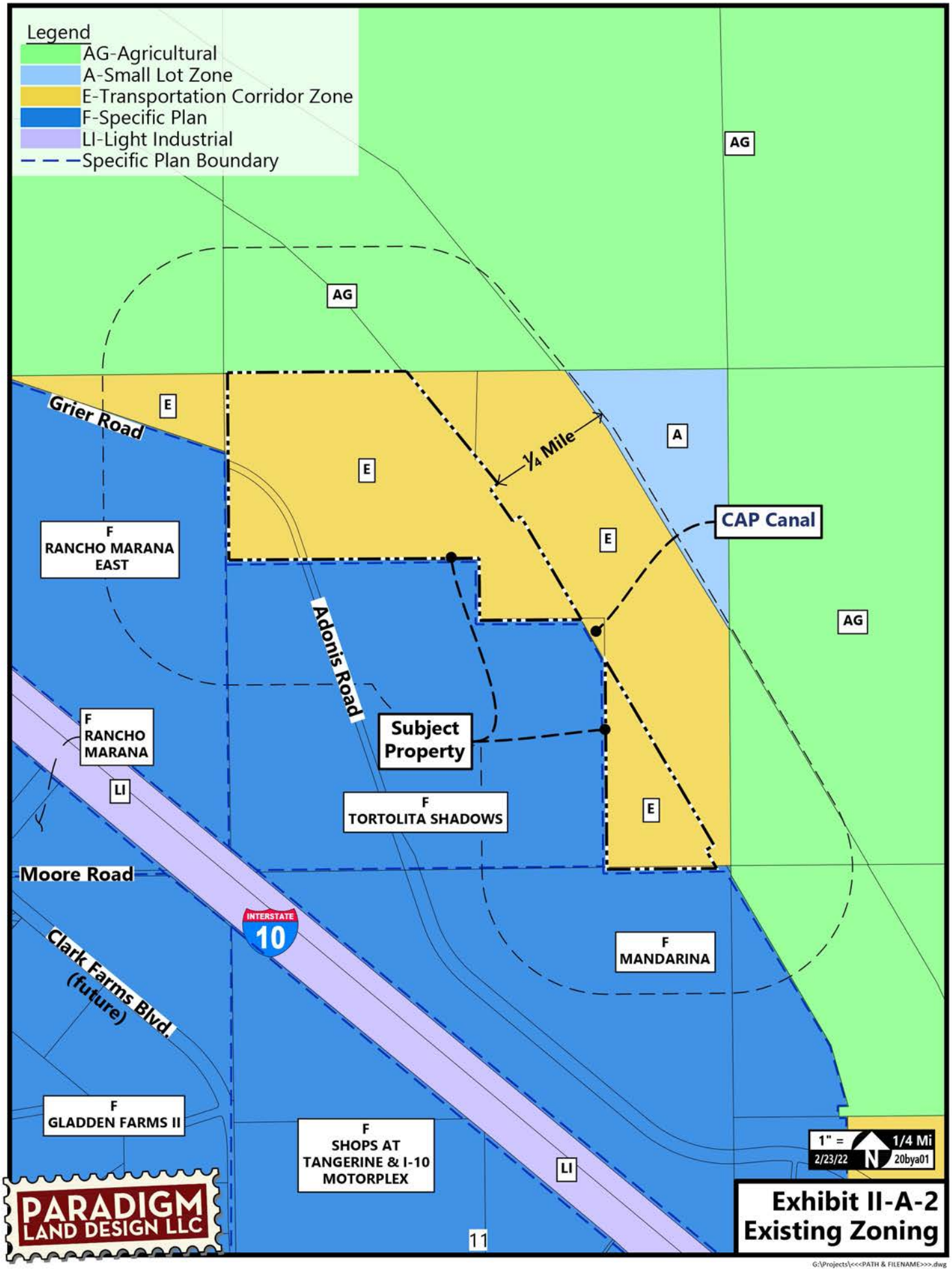




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Arizona State Land
Arizona State Land
Arizona State Land
Grier Road
Vacant
¼ Mile
CAP Canal
Arizona State Land
Vacant
Adonis Road
Vacant
Subject Property
Vacant
Moore Road
INTERSTATE 10
Clark Farms Blvd. (future)
Mandarina (future)
Vacant
1" = 1/4 Mi
2/23/22
N
20bya01
PARADIGM LAND DESIGN LLC
Exhibit II-A-2
Existing Land Uses
G:\Projects\<<<PATH & FILENAME>>>.dwg


Legend
Rural Residential
Low Density Residential
Open Space
CAP Canal
Traditional Neighborhood
Master Planned Area
Commercial
RR
TN
OS
Grier Road
TN
¼ Mile
MPA
CAP Canal
Adonis Road
MPA
LDR
Subject Property
TN
OS
Moore Road
INTERSTATE 10
MPA
Clark Farms Blvd. (future)
MPA
1" = 1/4 Mi
2/23/22
N
20bya01
PARADIGM LAND DESIGN LLC
Exhibit II-A-3
Existing General Plan Land Uses
10
G:\Projects\<<<PATH & FILENAME>>>.dwg


Legend
AG-Agricultural
A-Small Lot Zone
E-Transportation Corridor Zone
F-Specific Plan
LI-Light Industrial
Specific Plan Boundary
AG
AG
AG
Grier Road
E
E
E
E
¼ Mile
A
CAP Canal
F
RANCHO MARANA
EAST
Adonis Road
Subject
Property
F
RANCHO
MARANA
LI
F
TORTOLITA SHADOWS
Moore Road
INTERSTATE
10
Clark Farms Blvd.
(future)
F
MANDARINA
F
GLADDEN FARMS II
F
SHOPS AT
TANGERINE & I-10
MOTORPLEX
LI
11
1" = 1/4 Mi
2/23/22
N
20bya01
PARADIGM
LAND DESIGN LLC
Exhibit II-A-2
Existing Zoning
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B. TOPOGRAPHY AND SLOPE

1. Topographic Characteristics

   The topography of the Property is characterized by relatively flat terrain. The property generally slopes gently downward from northeast to southwest. Elevations range from approximately 2,046 feet above sea level at the northeast corner to approximately 2,010 feet above sea level at the southwest 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 Property is approximately 1.8%, 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
   (1' x 126,180' x 0.0023) / 165.2 = 1.8%

   b. Average Overall Slope

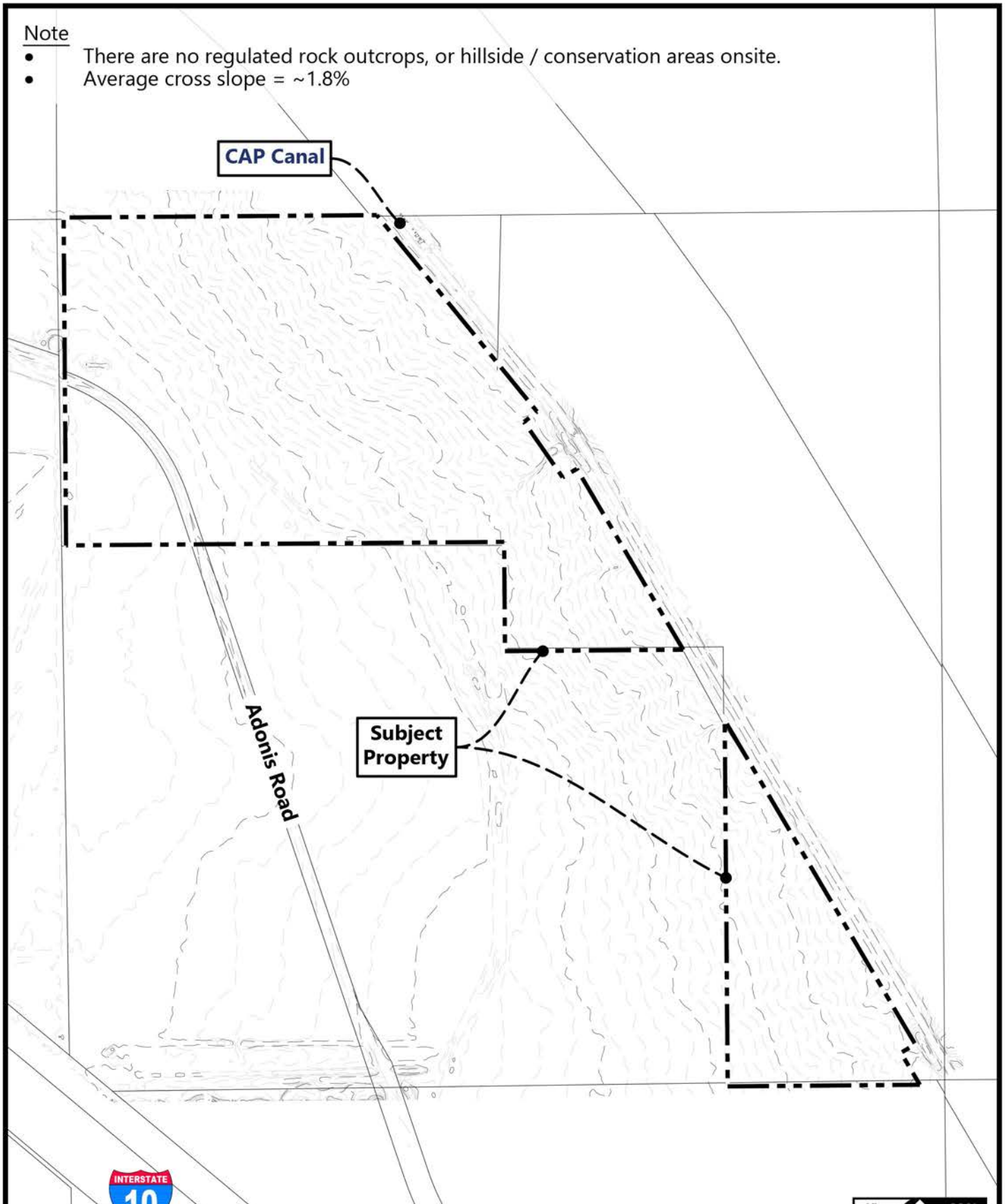
   The pre-development average overall slope is 1.3% from the northeast corner to the southwest corner of the project boundary.

A Relatively Flat Site



Note

- There are no regulated rock outcrops, or hillside / conservation areas onsite.
- Average cross slope = ~1.8%



1" = 800'
2/23/22 N 20bya01

PARADIGM LAND DESIGN LLC

Exhibit II-B-1
Topography

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C. HYDROLOGY

This section of the site analysis was prepared by Bowman Engineering and describes pre-development onsite hydrologic and hydraulic characteristics relative to the overall Stonegate Master Plan because the rezoning property is integrally connected to the overall drainage design.

1. Offsite Features Affecting Site

   There are several drainage features impacting the site drainage conditions. Upstream of the site, there are two drainage crossings of the CAP channel that will discharge at the site boundary. Downstream of the site there are three drainage crossings of the existing Union Pacific Railroad that will divert flow away from the site. Please see Exhibit II-C-1: Onsite Hydrology.

2. Acreage of Upstream Offsite Watersheds

   The offsite watershed contributing area impacting this property on the northerly property limits is approximately 31,000± acres (48± sq. mi.). The offsite watershed is characterized by shallow undeveloped areas, with sparse vegetation draining southwesterly from the Tortolita Mountains before being rerouted southeasterly by the CAP Canal and away from the site. However, a portion of the offsite runoff enters the site at Concentration Points I, II & III. Please see Exhibit II-C-1: Onsite Hydrology.

   The remainder of the watershed runoff is conveyed southeasterly to Tangerine Road where it is routed west onto the I-10 and UPRR facilities. The flow is routed northwesterly from Tangerine Road along the UPRR facilities before entering the site's southwestern corner, adjacent to the future Mandarina development and associated improvements (Concentration Point IV).

   A recent study (Existing Conditions Two-Dimensional Hydraulic Modeling Study Report; CMG Drainage Engineering Inc 2020) for the Town of Marana Northwest Area Drainage Master Plan areas East of the Santa Cruz River calculated the design flows for the upstream watershed and associated concentration points, including the following adjacent to the site:

Concentration Point	Q100 (CFS)
I	319
II	490
III	737
IV	3,207

   This flow is routed across the property, northwesterly along the east side of the adjacent UPRR berm. There are three drainageway crossings that divert some of the flow west and across the I-10 and UPRR rights-of-way (Please see Exhibit II-C-1: Onsite Hydrology, Concentration Point V, VI, VII). The flow exits the site at Concentration Point VIII.

A Floodplain Permit obtained by the Union Pacific RR (Olson 2008) provides the design flows for the diversion flows exiting the site. The diversion concentration points and associated design flows are depicted on Exhibit II-C-1: Onsite Hydrology and summarized as follows:

Concentration Point	Q100 (CFS)
V	75
VI	916
VII	1,695
VIII	2,074

3. Onsite Hydrology Characteristics

The previously mentioned study provided the existing drainage conditions for the site as follows:

a. 100-Year Floodplains with Discharges ≥ 50 CFS with flow depths greater than 0.2'

There are a total of eight floodplain cross-sections provided by the study Flo-2d model within or adjacent to the project site. These floodplain cross-sections provided the associated design flows that are depicted on Exhibit II-C-1: Onsite Hydrology.

b. Areas of Sheet Flooding and Average Depths

Historically, the site and offsite areas have been characterized as sheet flooding areas with depths ranging from 1 to 3 feet (Refer to FEMA FIRM Panels 1014C 1030L & 1035L) depicted on Exhibit II-C-2: FEMA Floodplain. However, The CAP channel concentrates the sheet flooding areas (Within Watershed I) before entering onto the site. Currently the site is impacted by concentrated flows at the drainageway crossings over the CAP channel. The flows then disperse onto narrow sheet flooding areas with a 1-foot depth.

Similarly, the Railroad improvements have concentrated the flow (Within Watershed II) along its easterly berm and conveyed the runoff northwesterly entering the site at the southwesterly corner and exiting the site at the northwesterly corner.

c. Federally mapped floodways and floodplains

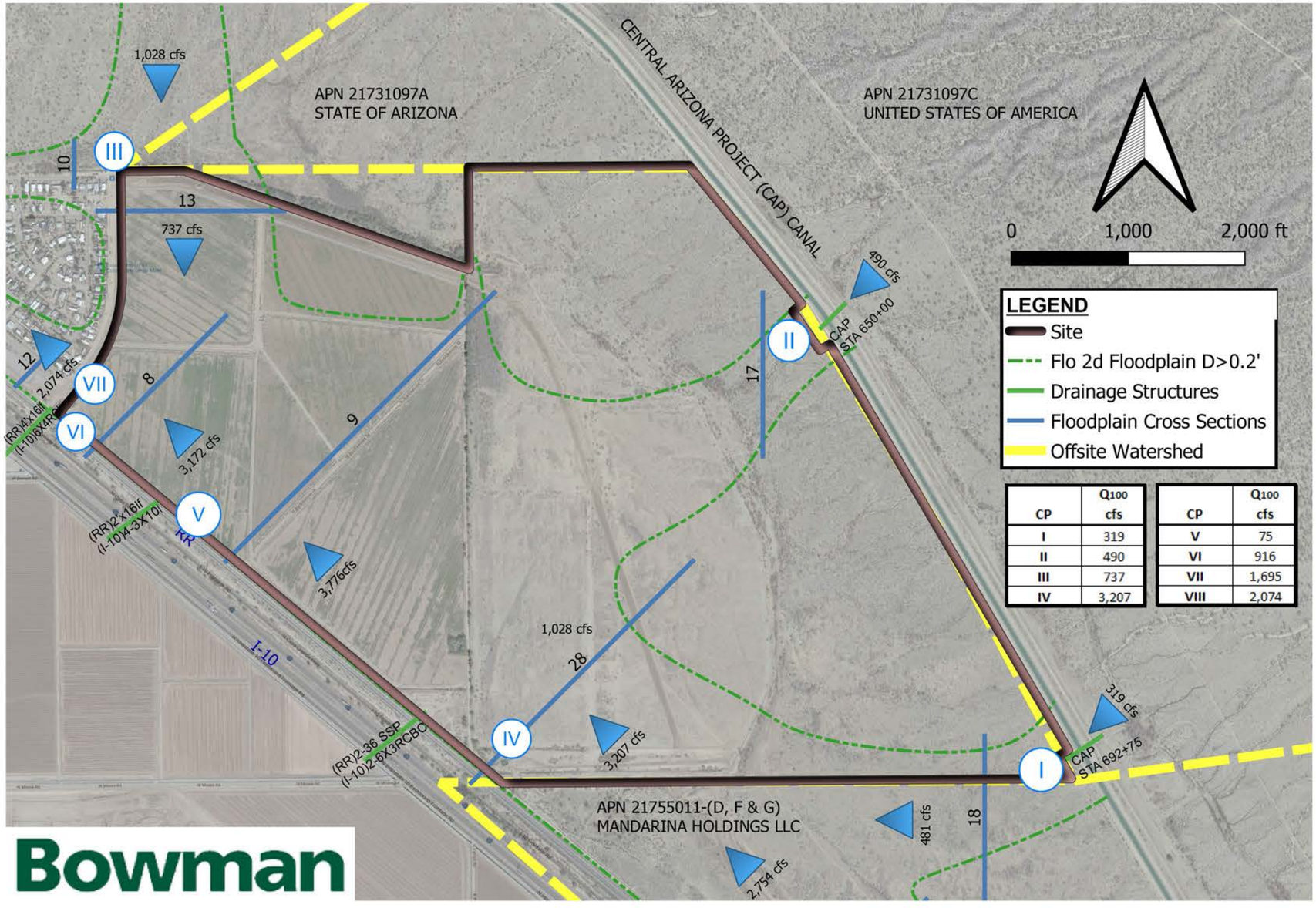
The FEMA Flood Insurance Rate Map Panel 04019C1035L shows most of the Property to be in Zone X which indicates "areas determined to be outside the 0.2% annual chance floodplain". Two small portions of the Property align with existing overshoots crossing the CAP canal, which allow some stormwater to enter the Property. Those areas are designated by FEMA as Zone AO-1 which indicates areas of 1% annual chance flooding with an average depth of 1 foot (usually sheet flow on sloping terrain). Please see Exhibit II-C-2: FEMA Floodplain.

4. Existing Drainage Conditions along the Downstream Property Boundary

There is a (180'+) drainageway owned by the Town of Marana along the southwestern boundary of the Adonis mobile home subdivision that intercepts stormwater runoff from the site and offsite areas and conveys it northwesterly along and adjacent the UPRR right-of-way until it discharges at the Guild Wash (Approximately six miles north of the site). Important to note, there are several side drainageway crossings outlets discharging flow west in the direction of the Interstate-10. Moreover, I-10 contains roadway drainageway crossings that will convey said side flows toward the Santa Cruz Wash.

Culverts Beneath Adonis Rd. at the Northern End of the Adonis MHP Channel



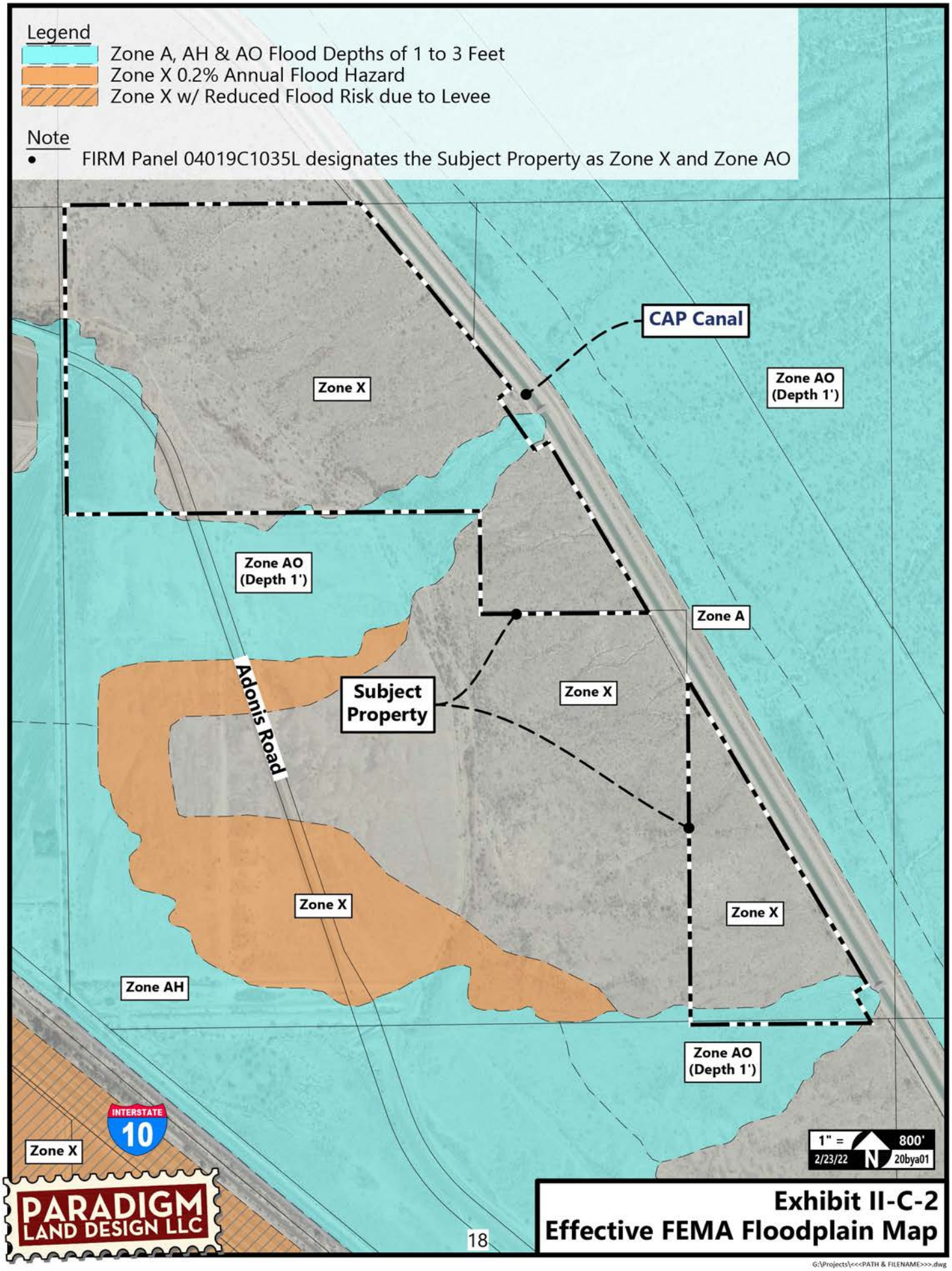


CP	Q_{100} cfs
I	319
II	490
III	737
IV	3,207

CP	Q_{100} cfs
V	75
VI	916
VII	1,695
VIII	2,074

Bowman

EXHIBIT II-C-1


Legend
Zone A, AH & AO Flood Depths of 1 to 3 Feet
Zone X 0.2% Annual Flood Hazard
Zone X w/ Reduced Flood Risk due to Levee
Note
• FIRM Panel 04019C1035L designates the Subject Property as Zone X and Zone AO
CAP Canal
Zone X
Zone AO (Depth 1')
Zone AO (Depth 1')
Zone A
Adonis Road
Subject Property
Zone X
Zone X
Zone X
Zone AH
Zone AO (Depth 1')
INTERSTATE 10
Zone X
1" = 800'
2/23/22
N
20bya01
PARADIGM LAND DESIGN LLC
Exhibit II-C-2
Effective FEMA Floodplain Map
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D. VEGETATION

1. Onsite Vegetative Communities

   There is sparse native vegetation onsite, consisting mainly of Sonoran Desert Scrub. There are no significant or native species within the limits of the Property.

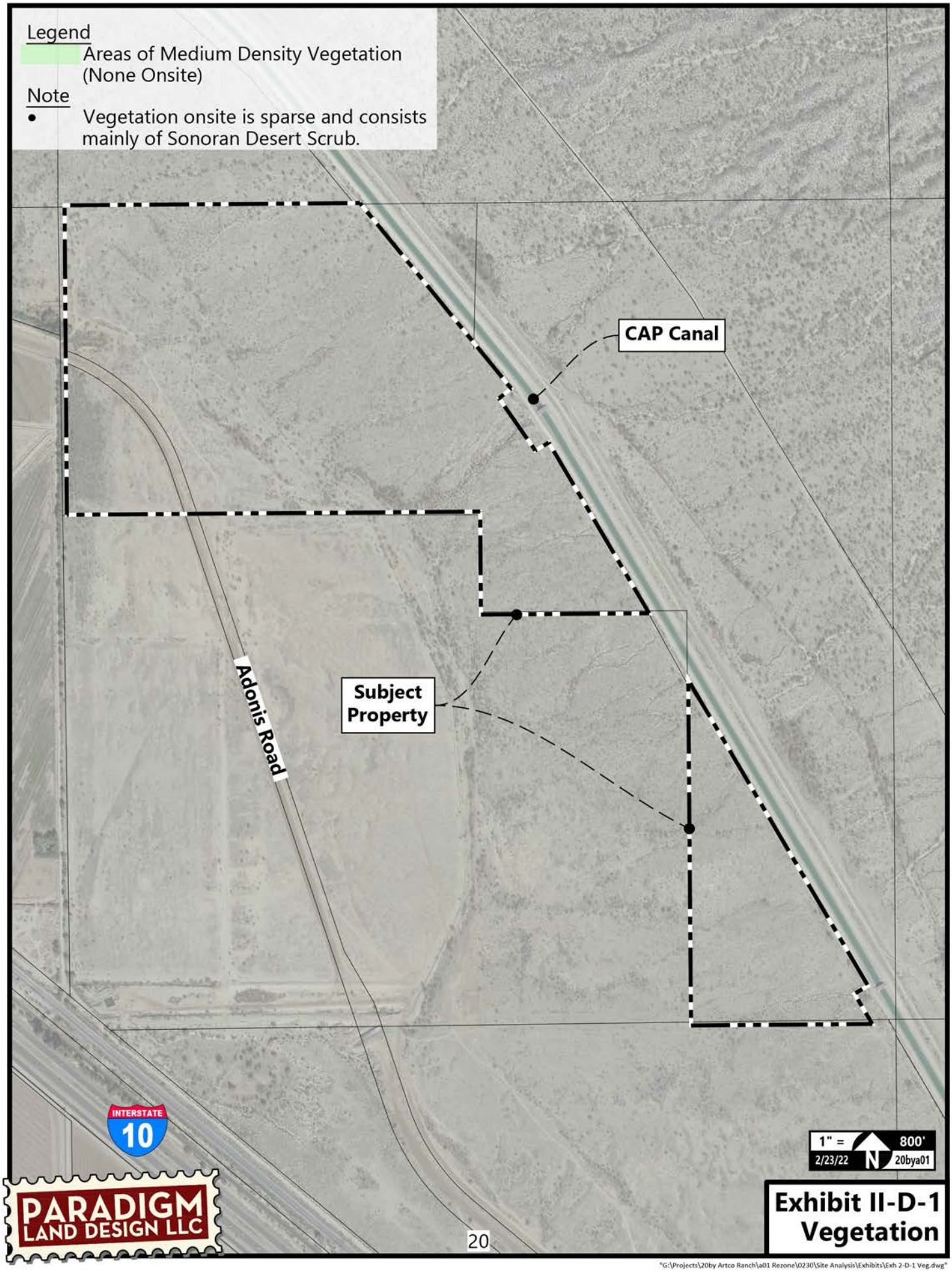
2. Significant, Threatened, or Endangered Flora

   No threatened or endangered flora are known to exist onsite.

3. Vegetative Densities

   Vegetative density of the Property is less than 10% plant cover. See Exhibit II-D-1: Vegetation.





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E. WILDLIFE

The Arizona Game and Fish Department's online review tool has been consulted, and the Environmental Review report, dated May 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:
Artco

Project Description:
Artco

Project Type:
Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Contact Person:
Paul Oland

Organization:
Paradigm Land Design LLC

On Behalf Of:
CONSULTING

Project ID:
HGIS-13506

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

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

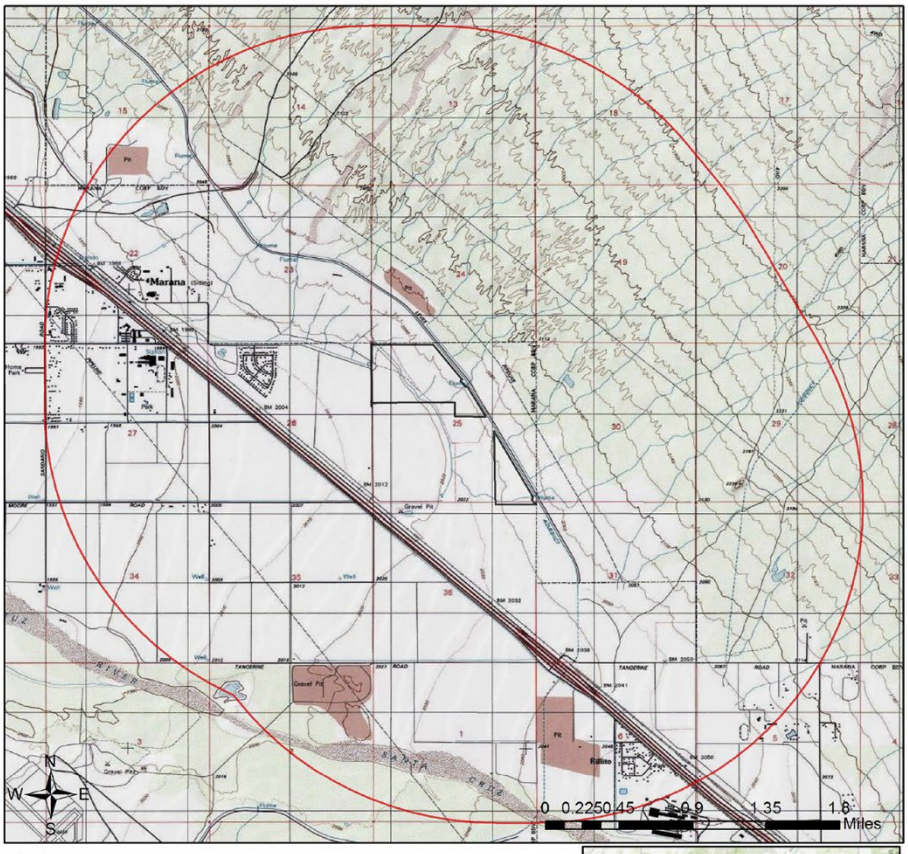
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 PM

Artco

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 167.74

Lat/Long (DD): 32.4483 / -111.1758

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R11E; T11S, R12E

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 12

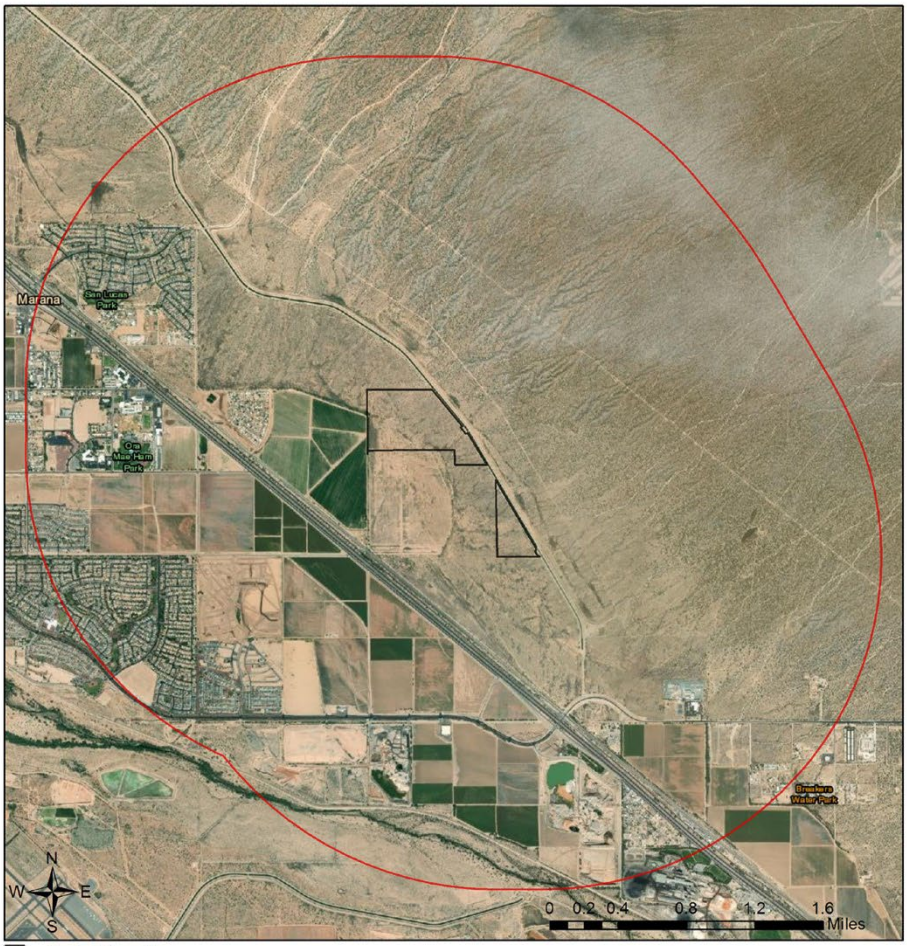
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 PM

Artco

Web Map As Submitted By User



Project Boundary
Buffered Project Boundary

Project Size (acres): 167.74
Lat/Long (DD): 32.4483 / -111.1758
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E; T11S, R12E
USGS Quad(s): MARANA

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Page 5 of 12

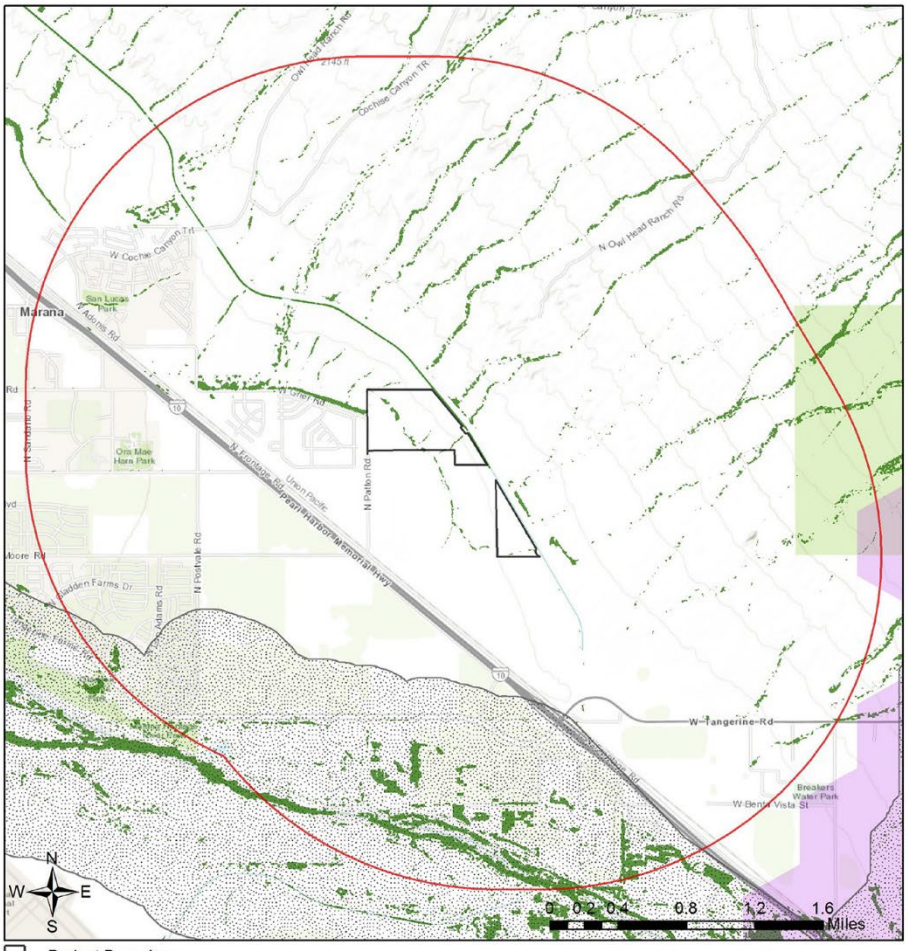
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 PM

Artco

Important Areas



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

Project Size (acres): 167.74
Lat/Long (DD): 32.4483 / -111.1758
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E; T11S, R12E
USGS Quad(s): MARANA

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

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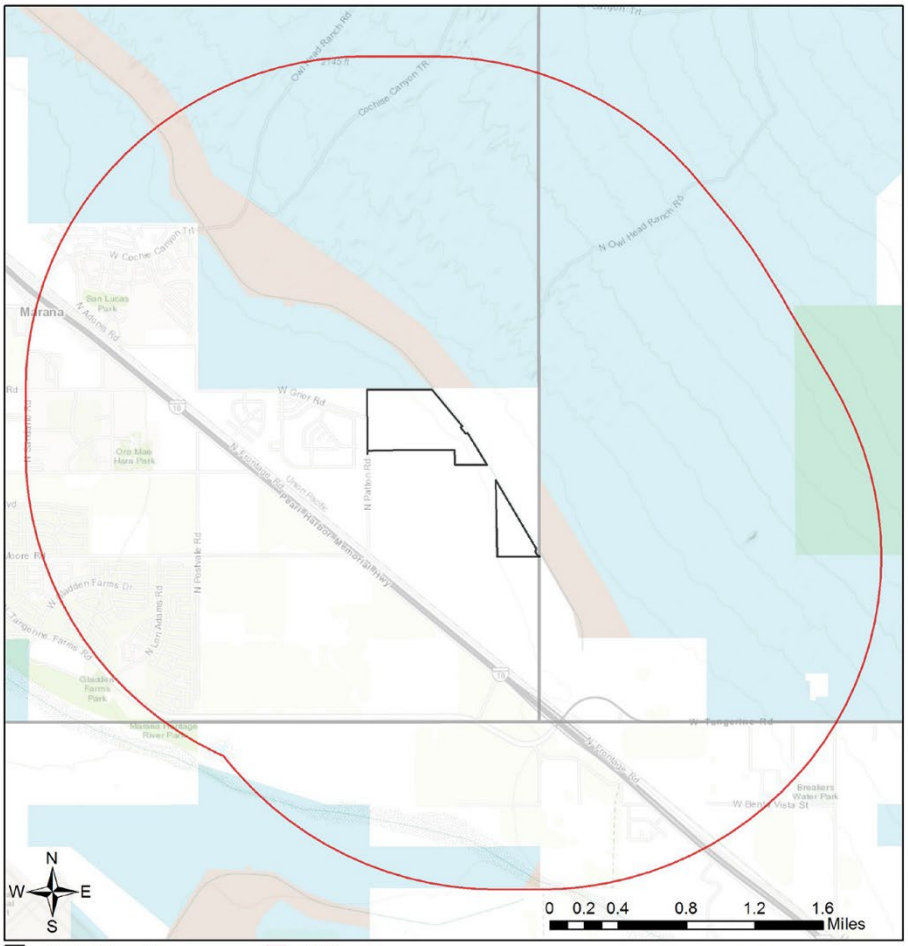
Exhibit II-E-1: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 PM

Artco

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): 167.74
Lat/Long (DD): 32.4483 / -111.1758
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E; T11S, R12E
USGS Quad(s): MARANA

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

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

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 PM

Special Status Species Documented within 2 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
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
CAP Canal	Pima County Wildlife Crossing Area					
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
Buteo regalis	Ferruginous Hawk	SC		S		1B
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
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
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

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

Arizona Game and Fish Department
Project ID: HGIS-13506

project_report_artco_42972_44344.pdf
Review Date: 5/14/2021 03:44:26 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
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
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
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
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					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					

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

Project Type: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Project Type Recommendations:
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.

Follow manufacturer's recommended application guidelines for all chemical treatments. The U.S. Fish and Wildlife Service, Region 2, Environmental Contaminants Program has a reference document that serves as their regional pesticide recommendations for protecting wildlife and fisheries resources, titled "Recommended Protection Measures for Pesticide Applications in Region 2 of the USFWS", http://www.fws.gov/southwest/es/arizona/Documents/ECReports/RPMPA_2007.pdf. The Department recommends that direct or indirect impacts to sensitive species and their forage base from the application of chemical pesticides or herbicides be considered carefully.

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.

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

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 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.

Project Location and/or Species Recommendations:
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.

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 **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/.

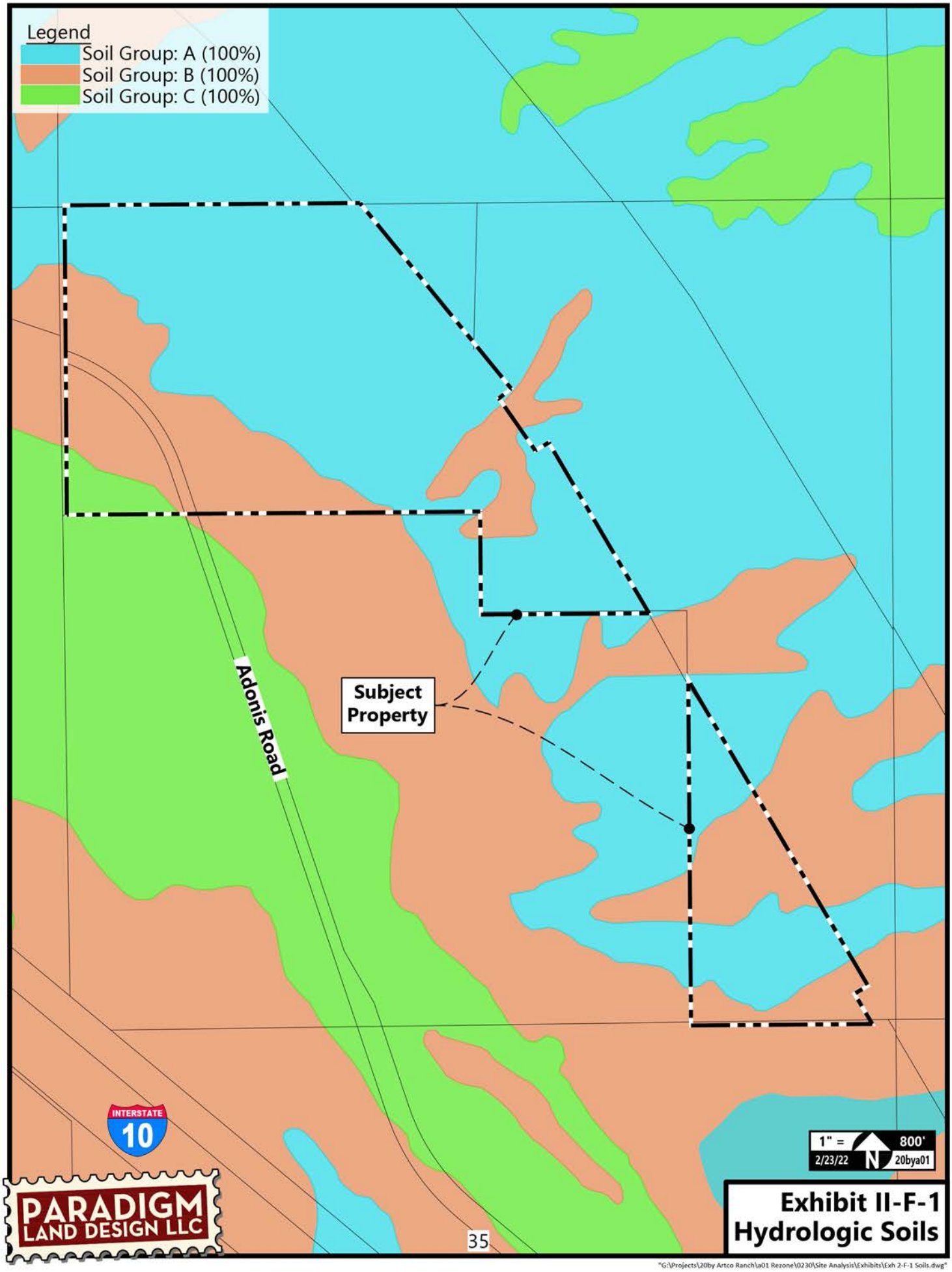
F. SOILS AND GEOLOGY

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" (Vinton-anthony sandy loams), 100% "Soil Group B" hydrologic soil group (Agua very fine sandy loam and Gila loam, 0 to 1 percent slopes), and 100% "Soil Group C" (sandy clay loam). Detailed geotechnical investigation will be performed prior to development. See Exhibit II-F-1: Hydrologic Soils.

2. Geology

   The Property 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 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

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G. VIEWSHEDS

1. Viewsheds from Adjacent Properties

   Primary views from the Property are of flat sandy stretches scattered with desert brush, Tortolita Mountains and Catalina Mountains to the northeast and the Tucson Mountains to the south. 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 the Property will not block these views for existing residents in the area. See Exhibit II-G-1: Viewsheds and Exhibit II-G-2: Viewshed Photographs.



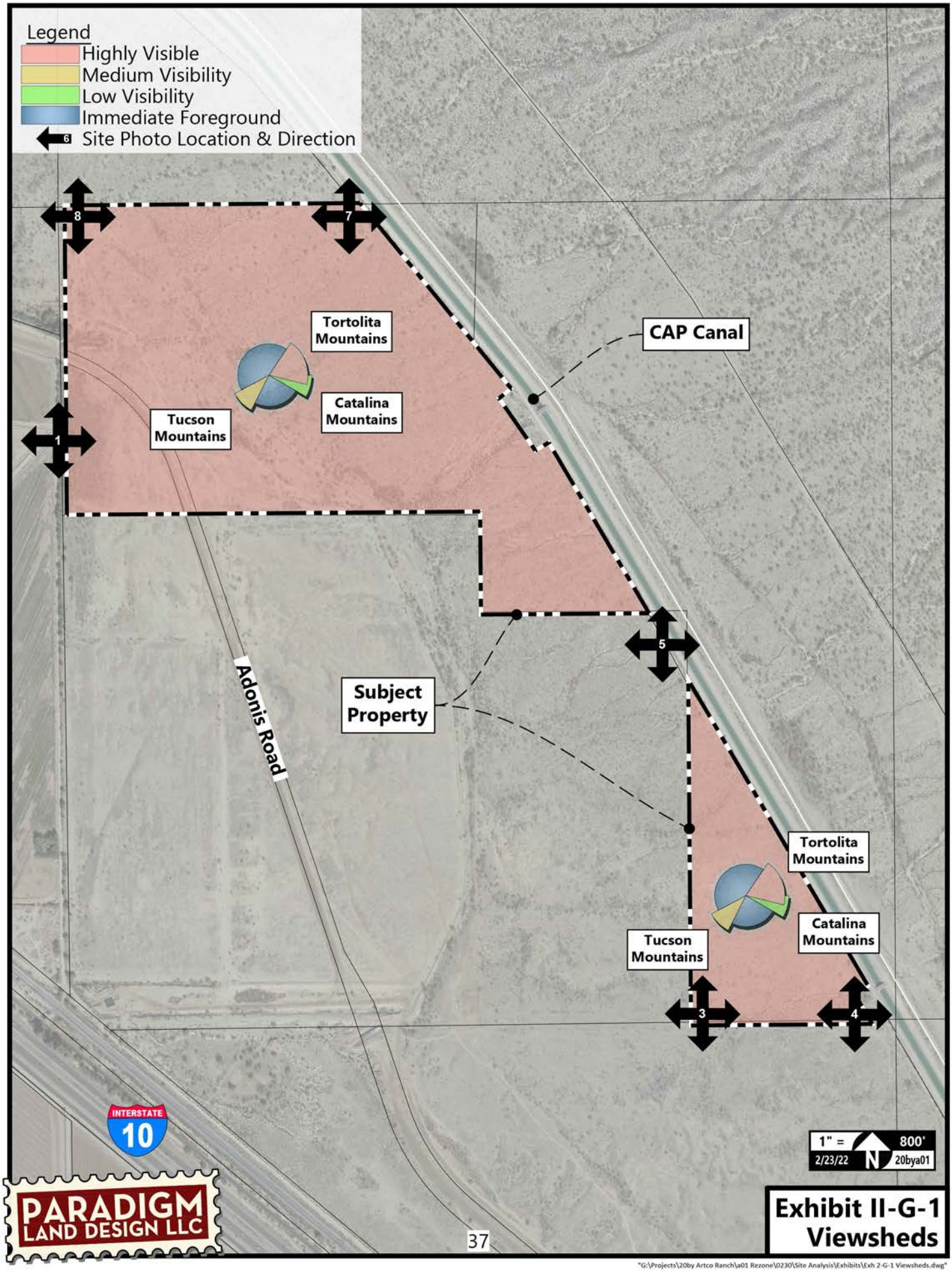
View to the Northeast Across the Property Toward the Tortolita Mountains & Catalina Mountains

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 Property are excellent and have only minor sight restrictions across the entire property. However, from the east, there is some restriction of site visibility due to the berm bordering the CAP canal.



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Exhibit II-G-2: Viewshed Photographs

Photo Location #1: Looking North along the Western Boundary of the Northern Portion of the Property



Photo Location #1: Looking Northeast into the Northern Portion of the Property



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

Photo Location #1: Looking East into the Northern Portion of the Property



Photo Location #1: Looking South along the Western Boundary of the Northern Portion of the Property



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

Photo Location #3: Looking North along the Western Edge of the southern Portion of the Property



Photo Location #3: Looking Northeast into the southern Portion of the Property



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

Photo Location #3: Looking East along the Southern Edge of the southern Portion of the Property



Photo Location #3: Looking South from the Southwest Corner of the southern Portion of the Property



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

Photo Location #3: Looking West from the Southwest Corner of the southern Portion of the Property



Photo Location #4: Looking North from the Southeast Corner of the Southern Portion of the Property. The CAP Canal Berm is Clearly Visible.



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

Photo Location #4: Looking East from the Southeast Corner of the Southern Portion of the Property. The CAP Canal Berm is Clearly Visible.



Photo Location #4: Looking South from the Southeast Corner of the Southern Portion of the Property



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

Photo Location #4: Looking West along the Southern Boundary of the Southern Portion of the Property



Photo Location #4: Looking Northwest into the Property from the Southeast Corner of the Southern Portion of the Property



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

Photo Location #4: A US Bureau of Reclamation Survey Monument along the CAP Canal



Photo Location #5: Looking North from a Point Near the Center of the Property's Eastern Edge Along the CAP Canal



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

Photo Location #5: Looking East from a Point Near the Center of the Property's Eastern Edge Along the CAP Canal



Photo Location #5: Looking Southeast Along the Eastern Edge of the Southern Portion of the Property



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

Photo Location #5: Looking South into the Southern Portion of the Property



Photo Location #5: Looking West from a Point Near the Center of the Property's Eastern Edge



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

Photo Location #5: Looking Northwest into the Northern Portion of the Property



Photo Location #7: Looking North from the Northeast Corner of the Northern Portion of the Property



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

Photo Location #7: Looking East from the Northeast Corner of the Northern Portion of the Property



Photo Location #7: Looking Southeast Along the Eastern Edge of the Northern Portion of the Property



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

Photo Location #7: Looking South into the Northern Portion of the Property from its Northeast Corner



Photo Location #7: Looking Southwest into the Northern Portion of the Property from its Northeast Corner



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

Photo Location #7: Looking West Along the Northern Edge of the Northern Portion of the Property



Photo Location #8: Looking North from the Northwest Corner of the Northern Portion of the Property



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

Photo Location #8: Looking Northeast from the Northwest Corner of the Northern Portion of the Property



Photo Location #8: Looking East Along the Northern Edge of the Northern Portion of the Property



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

Photo Location #8: Looking Southeast into the Northern Portion of the Property from its Northwest Corner



Photo Location #8: Looking South Along the Western Edge of the Northern Portion of the Property



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

Photo Location #8: Looking West from the Northwest Corner of the Northern Portion of the Property



Photo Location #8: Looking Northwest away from the Property from the Northwest Corner of the Northern Portion of the Property



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

Photo Location #8: Marana Survey Monument near the Northwest Corner of the Northern Portion of the Property



Adonis Road Entering the Western Edge of the Northern Portion of the Property



H. TRAFFIC

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

Grier Road extends from Postvale Road to Patton Road. East of Postvale the roadway is known as Adonis Road and extends south to Tangerine Road in a temporary condition including one lane in each direction. The Mandarina development to the south of the Stonegate Master Plan will be improving their portion of Adonis to its ultimate design cross-section. The Town or private developers will be extending Adonis Road from the southern end of Mandarina across the CAP syphon to Tangerine Road.

Grier Rd. West of the Project



2. Nearby Arterial Streets

All the traffic generated by this project will be accommodated by Adonis Road, Tangerine Road, Postvale Road, Cochie Canyon Road, Moore Road, and Interstate-10. An analysis of capacity by Southwest Traffic Engineering has been submitted as a standalone report.

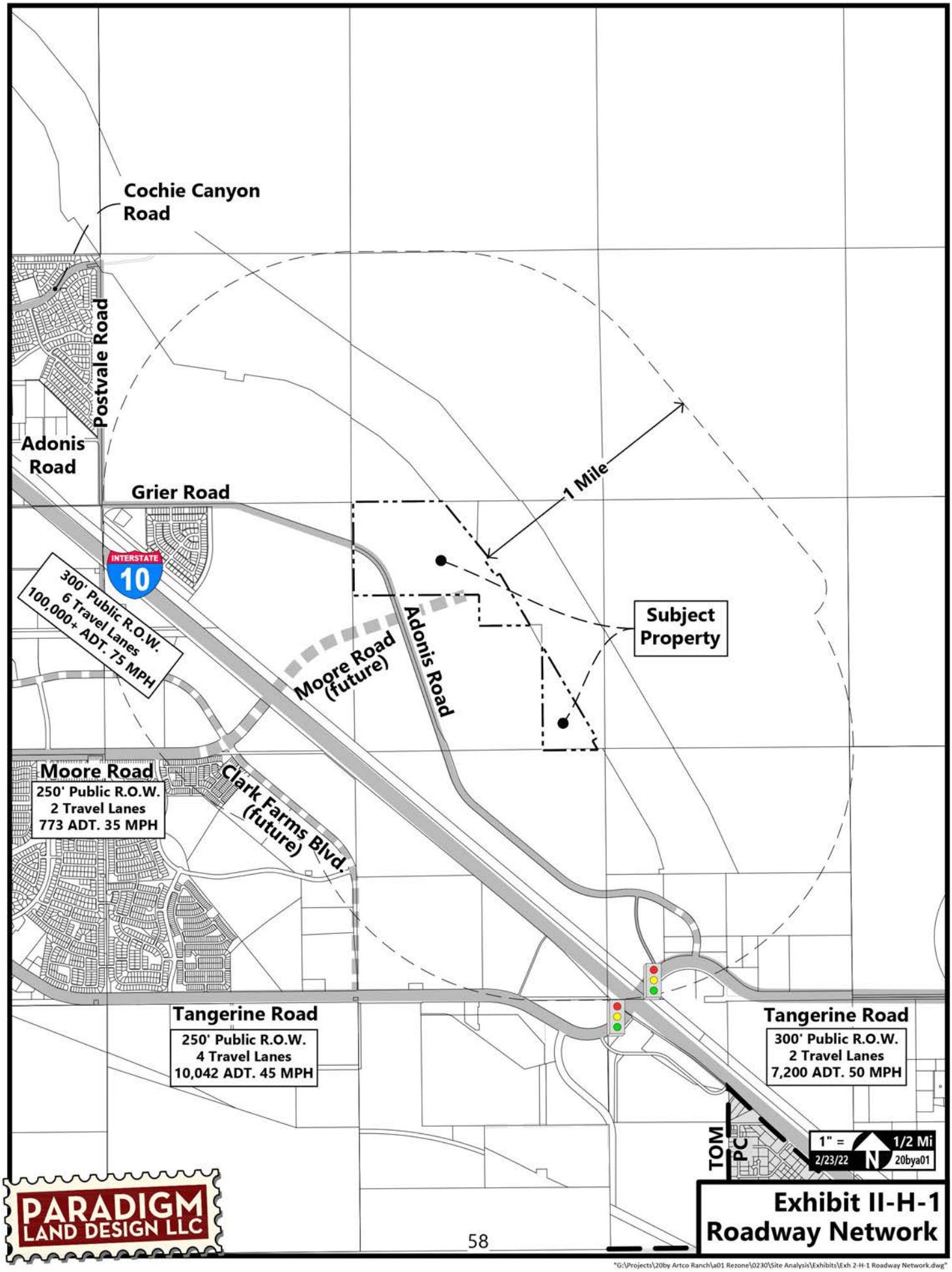
Roadway Name	Planned Right-of-Way Width	Exist. Lanes	Median Type	Speed Limit	General Plan Designation
Adonis Rd. (Thru Project)	250′	2	None	45 mph	Prop. Arterial
Adonis Rd. (NW of Project)	60′	2	None	35 mph	None
Grier Rd.	150′	2	None	25 mph	Exist. Arterial
Tangerine Rd.	300′	2	None	40-50 mph	Exist. Arterial
Postvale Rd.	95′	2	None	35 mph	Exist. Collector
Cochie Canyon Rd.	190′	3	None	40 mph	Exist. Arterial
Moore Rd.	150′ – 250′	0	None	n/a	Prop. Arterial
Interstate 10	Varies	6	Depressed	75 mph	Interstate

3. Nearby Arterial Intersections

   Two arterial intersections that will carry traffic generated by this development exist within a mile of the Property: Adonis Road / Moore Road and Adonis Road / Tangerine Road. Neither intersection exists today, bu both are planned to be signalized in the future.

4. Nearby Bicycle / Pedestrian Ways

   As with much of the area immediately east of Interstate-10, pedestrian facilities are currently lacking.



PARADIGM LAND DESIGN LLC

Exhibit II-H-1
Roadway Network

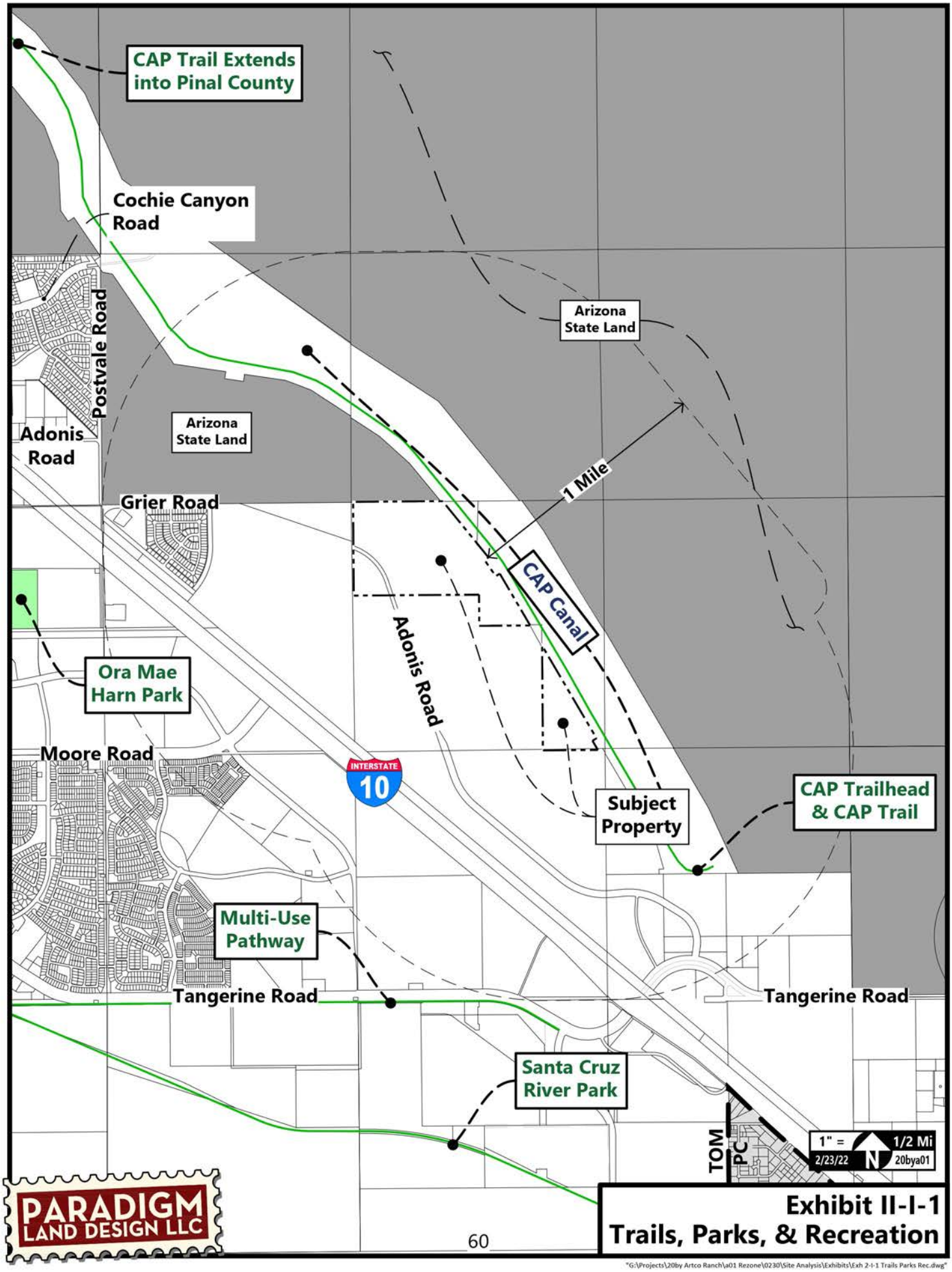
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I. RECREATION AND TRAILS

Although the Ora Mae Harn District Park is only 1.25 miles due west of the Property (and only 0.6 miles west of the Stonegate Master Plan), the Union Pacific Railroad and Interstate-10 significantly impede convenient access to it. As such, a significant need exists to provide community parks on this side of Interstate-10. The Mandarina Specific Plan just south of the Property acknowledges this fact and will include a community park. Similarly, the Tortolita Shadows Specific Plan, which is part of the Stonegate Master Plan, will include two community parks that will provide nearby recreational amenities to the Property.

The Town recently opened the Central Arizona Project Trailhead located off of Adonis Road, approximately one quarter mile north of Tangerine Road. The Town's Parks & Recreation website describes the trailhead as "the gateway to the CAP trail system that runs north from Marana 17 miles into Pinal County".

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


CAP Trail Extends into Pinal County
Cochie Canyon Road
Postvale Road
Arizona State Land
Arizona State Land
Adonis Road
1 Mile
Grier Road
CAP Canal
Adonis Road
Ora Mae Harn Park
Moore Road
INTERSTATE 10
Subject Property
CAP Trailhead & CAP Trail
Multi-Use Pathway
Tangerine Road
Tangerine Road
Santa Cruz River Park
TOM
PC
1" = 1/2 Mi
2/23/22
N
20bya01
PARADIGM LAND DESIGN LLC
Exhibit II-I-1
Trails, Parks, & Recreation
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J. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

1. Onsite Resources

   Four previously identified cultural resource sites were known to exist on the Property prior to this project's commencement. Any cultural resources that are located during construction will be dealt with in accordance with State and local antiquities laws and protocols.

2. Archaeological Records

   The Property was surveyed for cultural resources by WestLand Resources in May 2021. Six sites of potential significance were identified and are currently the subject of further study in coordination with the Town of Marana's Environmental Services Department.

Exhibit II-E-1: WestLand Resources Cultural Resources Report

A CULTURAL RESOURCES INVENTORY FOR THE PROPOSED 656-ACRE ADONIS ROAD DEVELOPMENT IN MARANA, PIMA COUNTY, ARIZONA

W Holdings /Tortolita Shadows

Prepared by:
Paul M. Miller

Reviewed and submitted by:
Jennifer Hushour

Cultural Resources Report 2021-69
ASM Accession No. 2021-0179

May 13, 2021
Project Number: 2233.01



WestLand Resources

WestLand Resources, Inc. • 4001 E. Paradise Falls Drive • Tucson, Arizona 85712 • 520•206•9585

K. EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

   The Property is within the Marana Wastewater service area. A sewer line is currently being constructed under Interstate-10 and the UPRR by the developer of the Mandarina Specific Plan. In addition, downstream line capacity improvements are planned by the Town in the next couple years, which should result in adequate capacity to accept wastewater from this project and others along the east side of Interstate-10. The developer will provide a sewer master plan model to confirm all applicable system capacities prior to improvement plan submittal. No septic systems are known to be within 100 feet of the Property. See Exhibit II-K-1: Existing Wells & Septic Systems.

2. Water

   The Property is within the Marana Water intended service area. No public or private wells are believed to exist within 100 feet of the Property. Two wells are believed to exist within the overall Stonegate Master Plan (55-622115 & 55-634058). See Exhibit II-K-1: Existing Wells & Septic Systems.

3. Natural Gas

   The Property is located within the Southwest Gas service area.

4. Electric

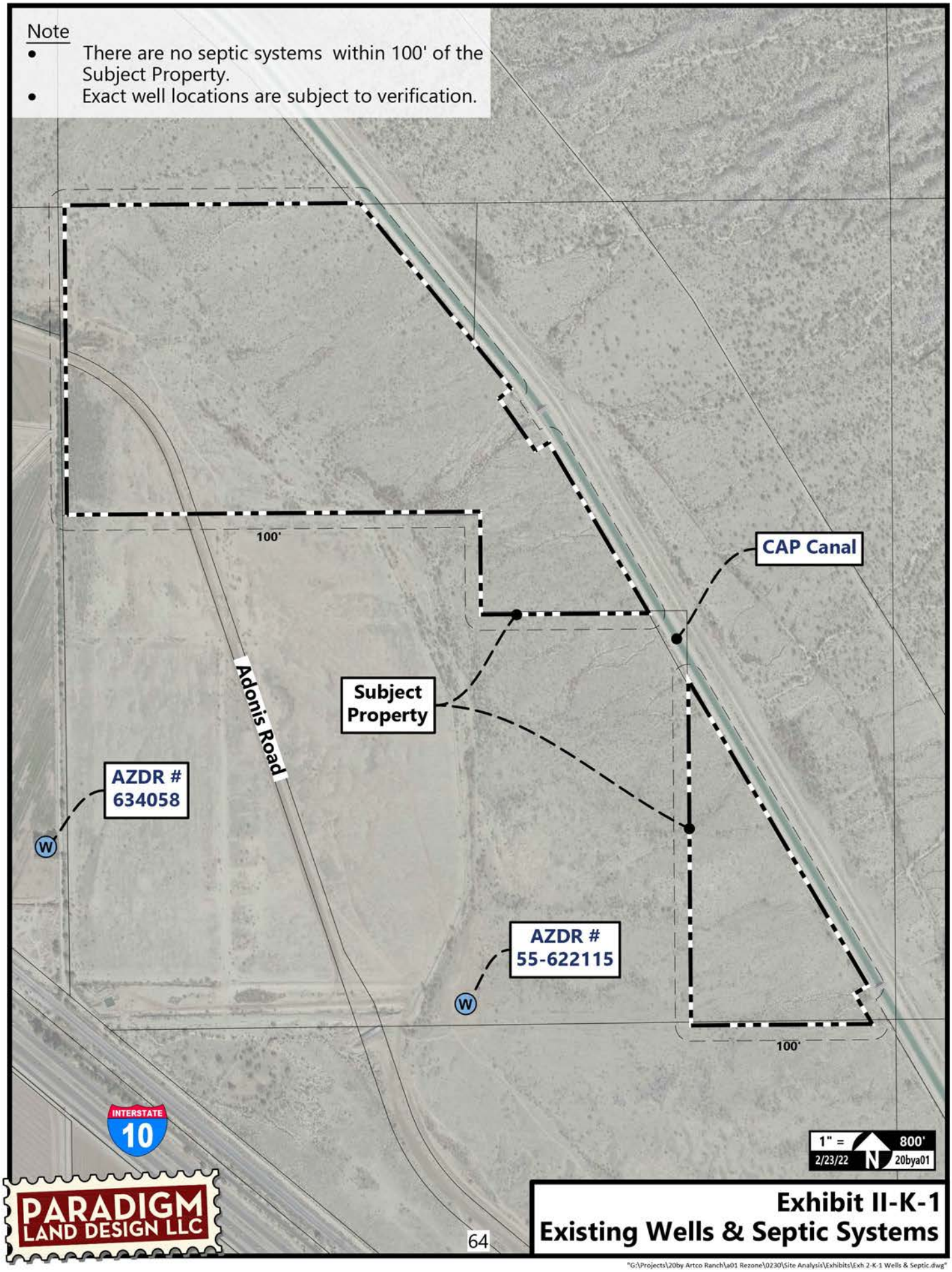
   The Property is located within the TRICO service area.

5. Fire Service

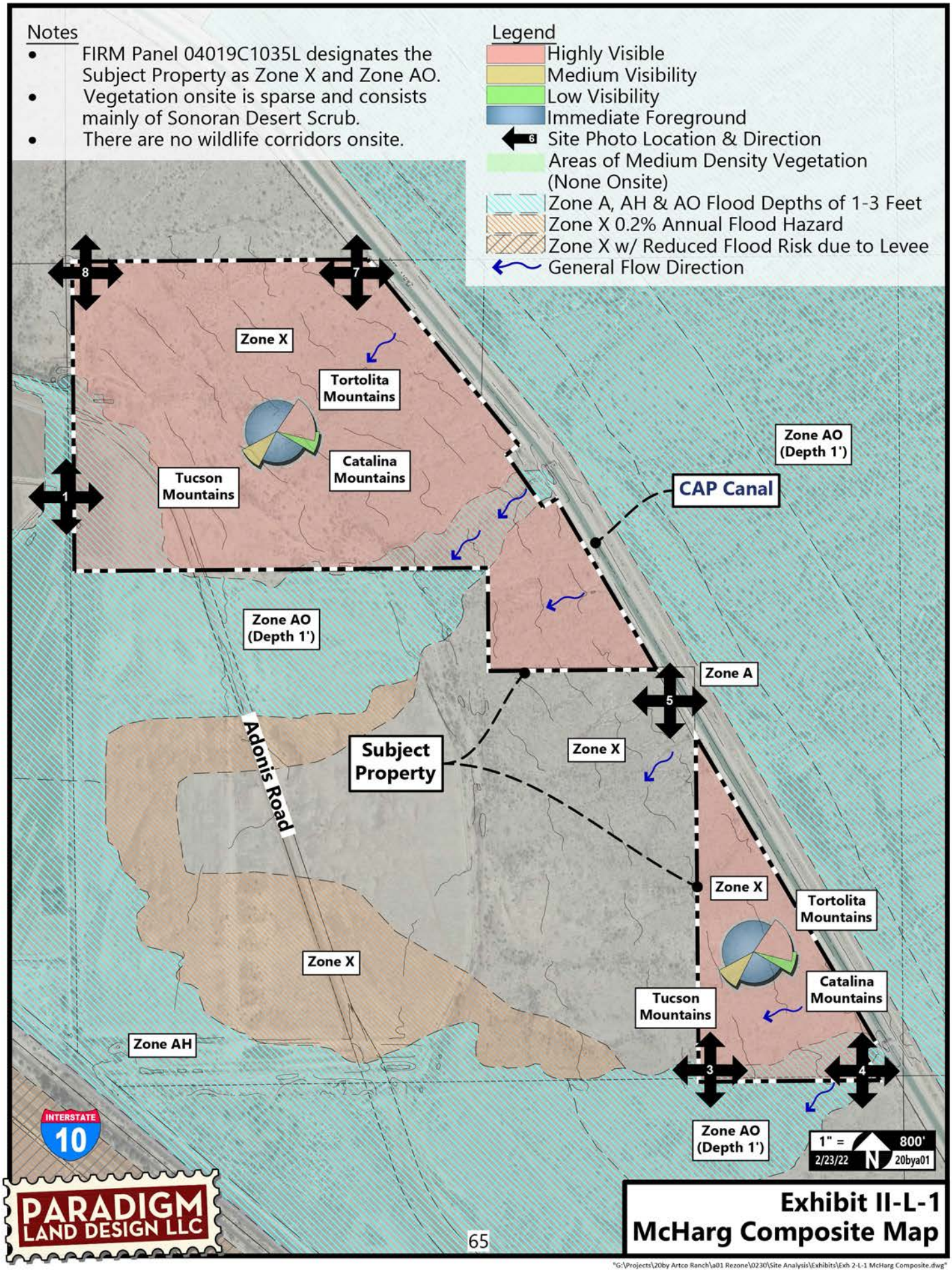
   Northwest Fire District has indicated that they can serve the property if the Districts boundary is expanded to include the Property, which will occur during the platting phase.

6. Police Service

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



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Notes
• FIRM Panel 04019C1035L designates the Subject Property as Zone X and Zone AO.
• Vegetation onsite is sparse and consists mainly of Sonoran Desert Scrub.
• There are no wildlife corridors onsite.
Legend
Highly Visible
Medium Visibility
Low Visibility
Immediate Foreground
6 Site Photo Location & Direction
Areas of Medium Density Vegetation (None Onsite)
Zone A, AH & AO Flood Depths of 1-3 Feet
Zone X 0.2% Annual Flood Hazard
Zone X w/ Reduced Flood Risk due to Levee
General Flow Direction
8
7
1
5
3
4
Zone X
Tortolita Mountains
Catalina Mountains
Tucson Mountains
Zone AO (Depth 1')
CAP Canal
Zone AO (Depth 1')
Zone A
Subject Property
Zone X
Adonis Road
Zone X
Zone X
Tortolita Mountains
Catalina Mountains
Tucson Mountains
Zone AH
Zone AO (Depth 1')
INTERSTATE 10
1" = 800'
2/23/22
N
20bya01
PARADIGM LAND DESIGN LLC
Exhibit II-L-1
McHarg Composite Map
65
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III. LAND USE PROPOSAL

A. PURPOSE & INTENT

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

B. RELATIONSHIP TO TOWN OF MARANA ADOPTED PLANS

The Make Marana 2040 General Plan designates this property as Traditional Neighborhood, which permits a wide range of densities: 2-18 homes per acre. Other projects in the vicinity, including the Tortolita Shadows Specific Plan, the Rancho Marana Specific Plan, and the Mandarina Specific Plan have densities within this range or higher. Development of the Stonegate Master Plan, including this Property, will result in construction of significant public traffic, utility, and drainage infrastructure at the developer's cost, thus helping to fulfill the long-term land use vision set forth in Make Marana 2040.

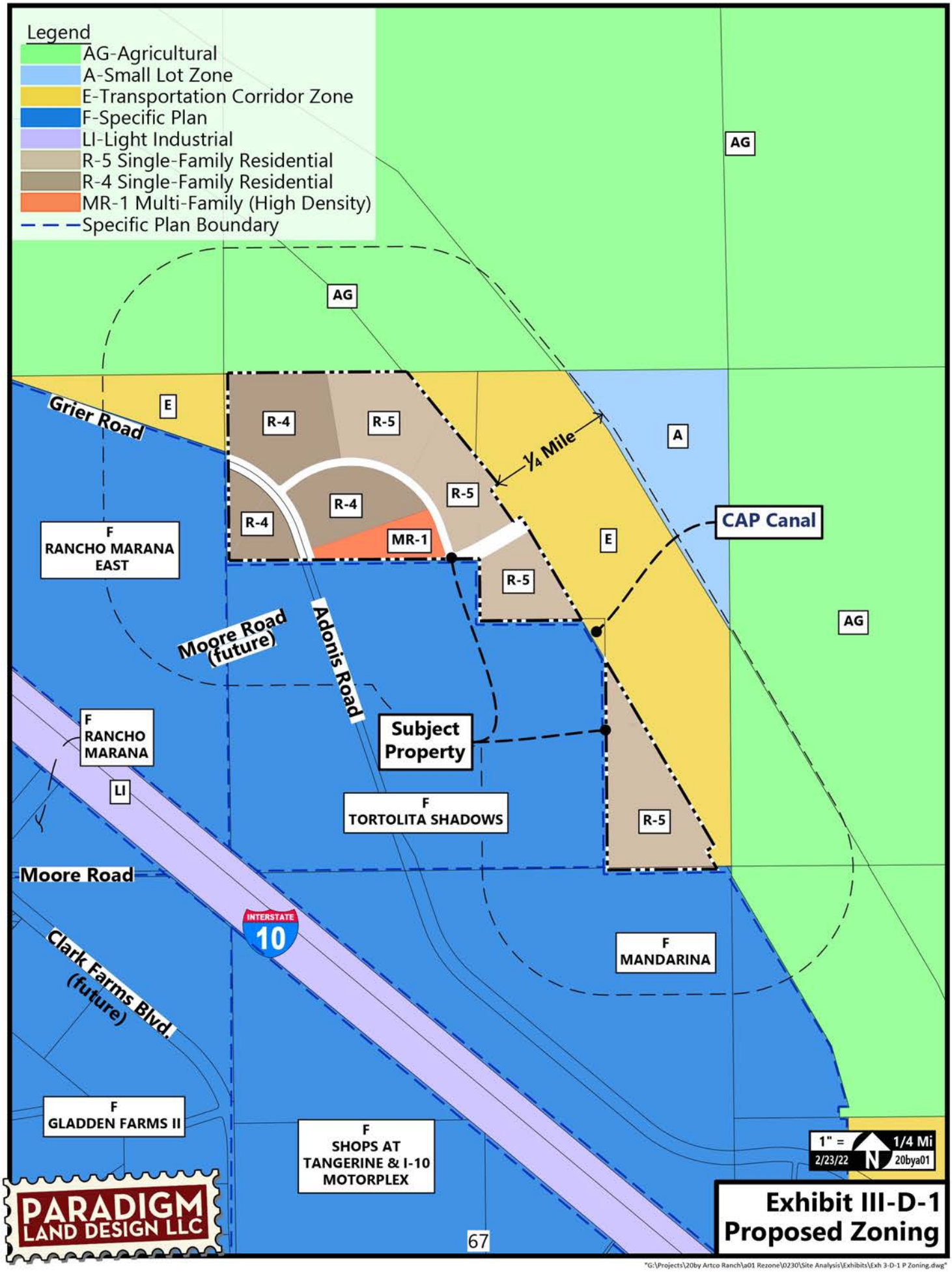
The Town of Marana Strategic Plan calls for new developments and neighborhoods to create areas with meaningful open space, trail connectivity, and active recreation areas. This Property within the Stonegate Master Plan will fulfill all these requirements by providing recreation areas and trail connections in accordance with the Town's recreational design standards.

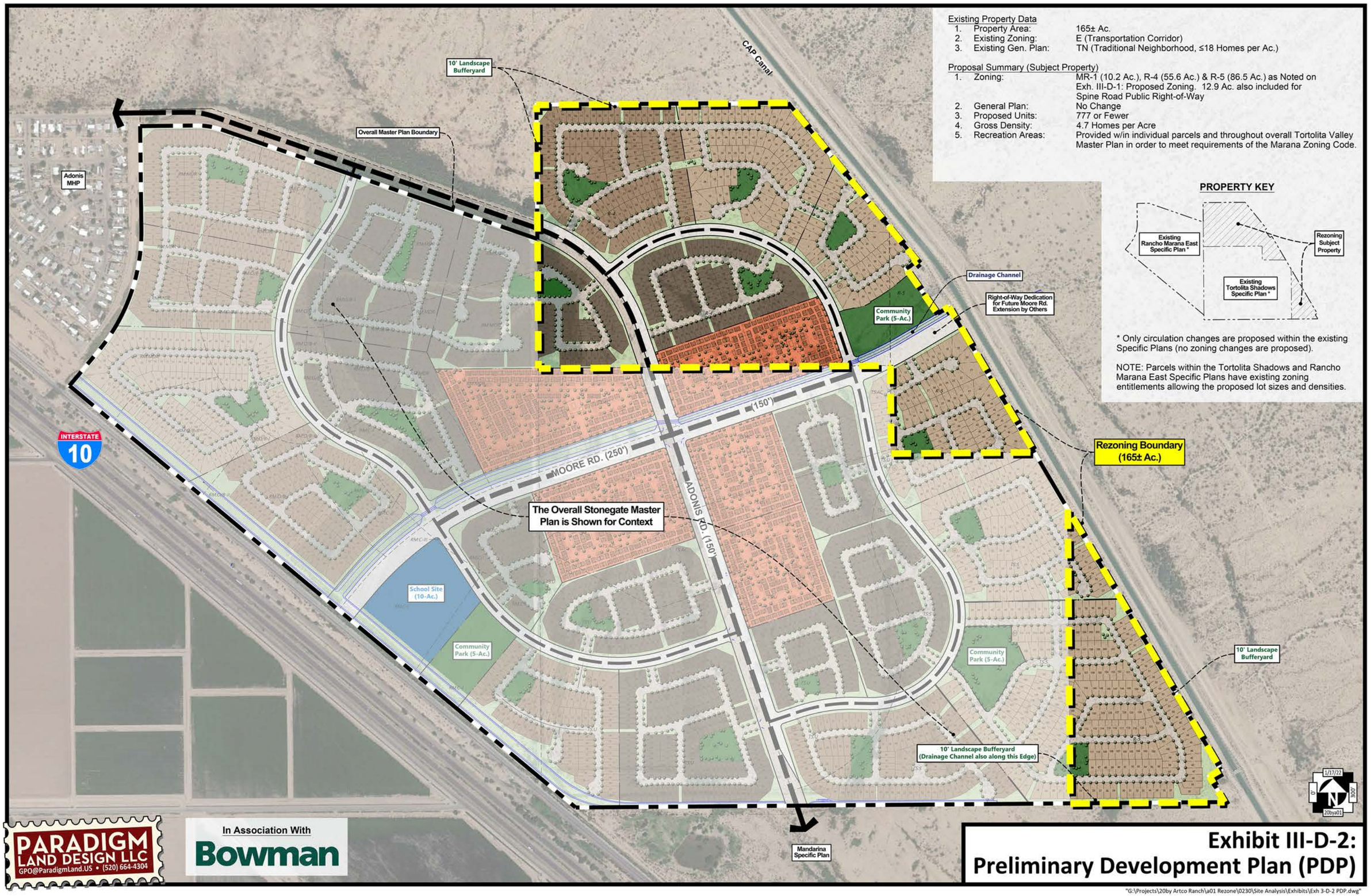
C. COMPATIBILITY TO ADJOINING DEVELOPMENT

The Property's lack of adjacent residential areas minimizes the potential for this development to impact nearby landowners.

D. LAND USE PROPOSAL

This rezoning is designed to blend with and be part of the overall Stonegate Master Plan which includes the previously approved Tortolita Shadows Specific Plan and Rancho Marana Specific Plan. Residences built within this Project will be subject to the Town of Marana Residential Design Standards. The Master Plan includes a mix of residential densities as allowed by the existing Specific Plans and will also include a comprehensive open space system that will provide convenient access to a variety of recreational amenities that currently are not available in this part of Marana east of Interstate-10. The development of the Master Plan will also include construction of the ultimate Adonis Road design cross-section, a length of Moore Road, a collector loop road, regional drainage infrastructure, and extensions of the public utility systems. Some residential lots within the Master Plan cross the boundaries between this rezoning area and the two adjacent Specific Plans. Working with Town Staff it was agreed that a minor amendment to the appropriate Specific Plan will be completed prior to approval of a plat or development plan for any affected lot or parcel.


Legend
AG-Agricultural
A-Small Lot Zone
E-Transportation Corridor Zone
F-Specific Plan
LI-Light Industrial
R-5 Single-Family Residential
R-4 Single-Family Residential
MR-1 Multi-Family (High Density)
Specific Plan Boundary
AG
Grier Road
E
R-4
R-5
¼ Mile
A
CAP Canal
F
RANCHO MARANA
EAST
MR-1
Moore Road
(future)
Adonis Road
Subject
Property
F
RANCHO
MARANA
LI
F
TORTOLITA SHADOWS
Moore Road
INTERSTATE
10
Clark Farms Blvd.
(future)
F
MANDARINA
F
GLADDEN FARMS II
F
SHOPS AT
TANGERINE & I-10
MOTORPLEX
1" = 1/4 Mi
2/23/22
N
20bya01
PARADIGM
LAND DESIGN LLC
Exhibit III-D-1
Proposed Zoning
67
"G:\Projects\20by Artco Ranch\a01 Rezone\0230\Site Analysis\Exhibits\Exh 3-D-1 P Zoning.dwg"


Existing Property Data
1. Property Area: 165± Ac.
2. Existing Zoning: E (Transportation Corridor)
3. Existing Gen. Plan: TN (Traditional Neighborhood, ≤18 Homes per Ac.)
Proposal Summary (Subject Property)
1. Zoning: MR-1 (10.2 Ac.), R-4 (55.6 Ac.) & R-5 (86.5 Ac.) as Noted on Exh. III-D-1: Proposed Zoning. 12.9 Ac. also included for Spine Road Public Right-of-Way
2. General Plan: No Change
3. Proposed Units: 777 or Fewer
4. Gross Density: 4.7 Homes per Acre
5. Recreation Areas: Provided w/in individual parcels and throughout overall Tortolita Valley Master Plan in order to meet requirements of the Marana Zoning Code.
PROPERTY KEY
Existing Rancho Marana East Specific Plan *
Rezoning Subject Property
Existing Tortolita Shadows Specific Plan *
* Only circulation changes are proposed within the existing Specific Plans (no zoning changes are proposed).
NOTE: Parcels within the Tortolita Shadows and Rancho Marana East Specific Plans have existing zoning entitlements allowing the proposed lot sizes and densities.
10' Landscape Bufferyard
CAP Canal
Overall Master Plan Boundary
Adonis MHP
Drainage Channel
Right-of-Way Dedication for Future Moore Rd. Extension by Others
Community Park (5-Ac.)
Rezoning Boundary (165± Ac.)
INTERSTATE 10
MOORE RD. (250')
(150')
ADONIS RD. (150')
The Overall Stonegate Master Plan is Shown for Context
School Site (10-Ac.)
Community Park (5-Ac.)
Community Park (5-Ac.)
10' Landscape Bufferyard
10' Landscape Bufferyard (Drainage Channel also along this Edge)
Mandarina Specific Plan
1/17/22
0'
300'
20bya01
PARADIGM LAND DESIGN LLC
GPO@ParadigmLand.US • (520) 664-4304
In Association With
Bowman
Exhibit III-D-2:
Preliminary Development Plan (PDP)
"G:\Projects\20by Artco Ranch\a01 Rezone\0230\Site Analysis\Exhibits\Exh 3-D-2 PDP.dwg"

E. GRADING CONCEPT

This Property has historically been used for agricultural purposes, and thus contains no hillsides, ridges, rock outcrops, or significant vegetation. During development the Property will be mass graded in coordination with the rest of the Stonegate Master Plan in order to balance the earthwork and provide the necessary slopes for stormwater drainage and wastewater flow.

F. POST-DEVELOPMENT HYDROLOGY

This section of the site analysis was prepared by Bowman Engineering and describes post-development onsite hydrologic and hydraulic characteristics relative to the overall Stonegate Master Plan because the rezoning property is integrally connected to the overall drainage design.

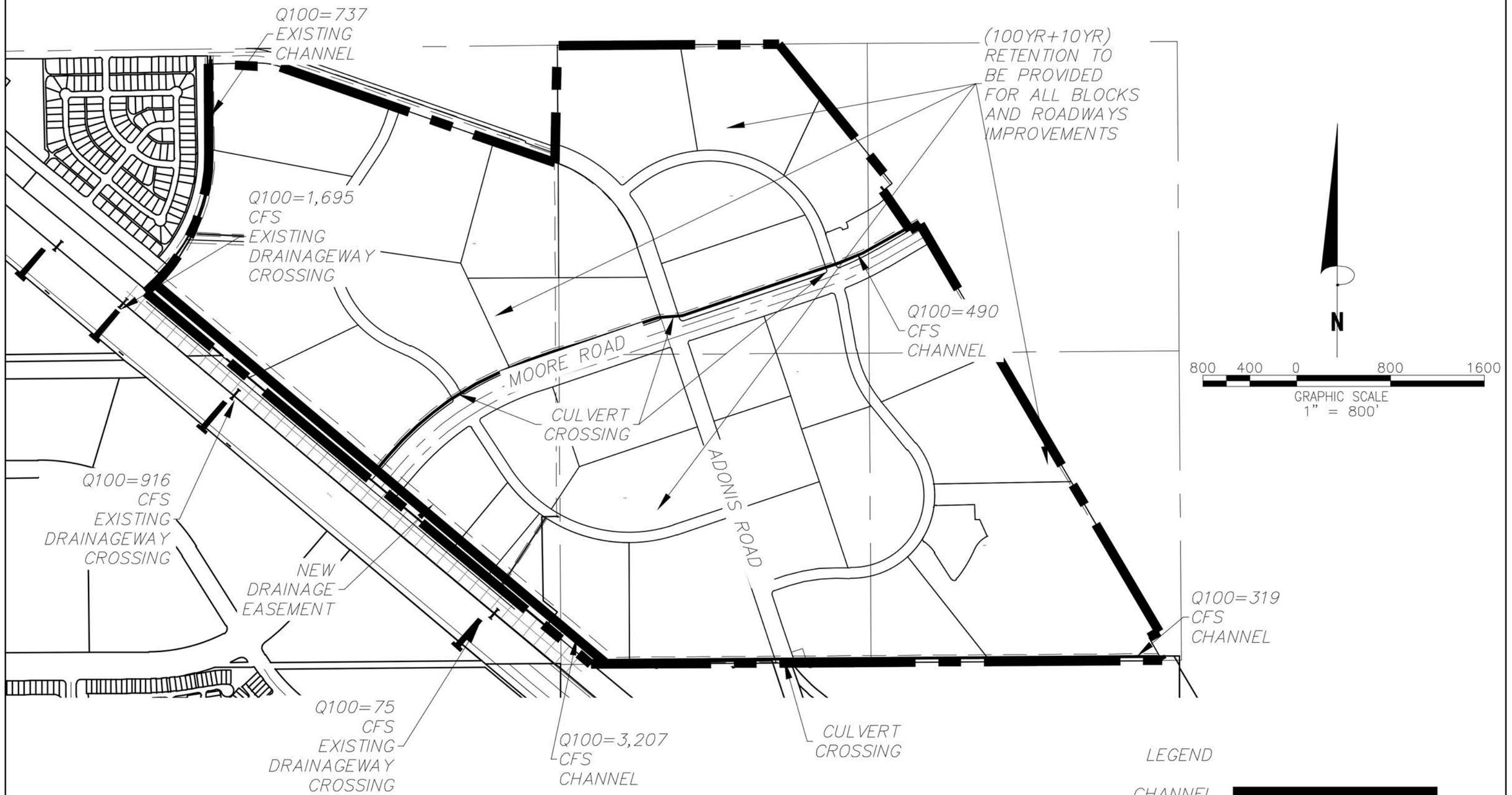
Conveyance of the offsite flows through the development will be provided via new constructed channels, culverts, and basins. To safeguard the site against scour and erosion potential channel banks and culvert ends will be stabilized with materials such as stones, riprap, soil cement or gunite to control erosion.

Important to note, the existing drainage pattern and existing design flows will remain unchanged by discharging some of offsite flows through the existing diversion drainage facilities along the UPRR right-of-way before the remainder offsite flows drain onto the northwest corner of the project. Even so, due to the critical basin retention/detention requirements and in accordance with the Marana design criteria, onsite flow storage will be located throughout the project, to capture the 100-year and 10-year storm events. Said basins have the added benefit of providing more visual access to common areas.

The flow storage basins will ensure the attenuation of the volumetric runoff across the downstream property lines of the site. The large size of the offsite watershed results in a significant time lag of over 20 hours between onsite and offsite time to peak flows. There will be no significant rate runoff flow attenuation at the downstream of the project. Nevertheless, the proposed drainage facilities for the offsite flows and the proposed onsite flow storage basins for the site will avoid any adverse drainage impacts to upstream or downstream properties. Post-development discharges flowing onto the Property will remain the same as under pre-development conditions.

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.



Bowman

POST-DEVELOPMENT
HYDROLOGY MAP
EXHIBIT III-F-1

G. VEGETATION & LANDSCAPING

The Marana Land Development Code, Environmental Resource Preservation, Native Plant and Landscape Requirements, allows for this type of subdivision development. Having been subject to agricultural use for many years, this Property has no existing significant native vegetation anywhere onsite. Native plants will be reintroduced throughout the subdivisions and open space areas in accordance with the Town's landscape design guidelines. A landscape plan will be submitted at the time of plat review. All native plant preservation and landscaping standards will be addressed in accordance with the Town of Marana Town Code.

Open space is primarily located in a number of recreational and drainage-related open spaces throughout the development, all connecting to the regional drainage improvements proposed as part of the Stonegate Master Plan. 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. 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.

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 Sonoran Desert Tortoise and 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

As part of the development of the Stonegate Master Plan this project will participate in the construction of Adonis Road, a stretch of Moore Road, and a new collector loop road. This new collector road will serve as the main circulation spine for the proposed subdivisions to access Adonis and Moore. Internal neighborhood streets have been designed to create safe traffic movements throughout the neighborhood. This rezoning is expected to generate up to approximately 7,770 total daily trips based on an estimated ten daily trips per household, which will be accommodated by widening of Adonis Road and construction of Moore Road and the collector loop roads. The expected traffic associated with other parts of the Stonegate Master Plan has been addressed as part of the rezonings of the Tortolita Shadows Specific Plan and Rancho Marana East Specific Plan. However, as the entire Stonegate Master Plan is now proposed for development, the "Stonegate Master Plan Traffic Impact Analysis" by Southwest Traffic Engineering has been prepared and submitted to the Town as a standalone report. The report details phasing of required roadway improvements. The executive summary is shown on the following pages.

Grier Road West of the Property



Traffic Impact Analysis Executive Summary

TORTALITA SHADOWS
MOORE ROAD/ADONIS ROAD
TRAFFIC IMPACT ANALYSIS

Executive Summary

The purpose of this traffic study is to evaluate the current and future transportation system within the project study area surrounding the site without and with the proposed Tortalita Shadows project.

Existing and Future Traffic Data Without and With the Project
The intersection of Tangerine Road/Interstate 10 (I-10) Eastbound Ramps currently experiences delay during the weekday AM peak hour. This delay is expected to continue in 2022, 2027, 2032, 2037, and 2042 without and with traffic from the project.

The intersection of Tangerine Road/I-10 Westbound Ramps is expected to begin experiencing delay during the weekday AM peak hour in 2027 without the project. This delay is expected to continue in 2032, 2037, and 2042 without traffic from the project. The delay is expected to begin in 2022 with traffic from the project and is expected to continue in 2027, 2032, 2037, and 2042.

Cochie Canyon Trail/I-10 Eastbound Ramps are expected to experience inadequate delay in 2022 with the project. This delay is expected to continue in 2027, 2032, 2037, and 2042 with traffic from the project.

The intersection of Cochie Canyon Trail/I-10 Westbound Ramps is expected to operate at an inadequate LOS in 2032, 2037, and 2042 without the project while the delay is expected to begin in 2022 with traffic from the project.

Manderina Boulevard/Tangerine Road is expected to experience delay beginning in 2022 and continue in 2027, 2032, 2037, and 2042 with traffic from the project.

South East Loop Road/Adonis Road is expected to operate at an inadequate LOS in 2022 with traffic from the project. This delay is expected to continue in 2027, 2032, 2037, and 2042 with traffic from the project.

The following intersections are expected to experience delay beginning in 2032 and continuing through 2037 and 2042:

- Adonis Road/Cochie Canyon Trail
- Moore Road/Adonis Road
- Access 7/Adonis Road
- South West Loop Road/Adonis Road
- Access 8/Adonis Road
- South East Loop Road/Adonis Road

Traffic Impact Analysis Executive Summary (cont'd)

The remaining study intersections currently operate and are expected to continue operating at an adequate LOS during the 20-year study period without and with the project.

Turn Lane Analysis
A northbound right turn lane is warranted at Adonis Road/Cochie Canyon Trail. This turn lane will require 1,150 feet of storage; however, a turn lane of this length is unrealistic to be constructed.

A southbound right turn lane is warranted at Manderina Boulevard/Tangerine Road. This turn lane should be constructed to provide 150 feet of storage with a 180-foot taper to meet Town of Marana (TOM) guidelines.

Eastbound right turn lanes are warranted at Moore Road, Access 7, Access 8, and South East Loop Road on Adonis Road. These turn lanes should be constructed to provide 150 feet of storage with a 180-foot taper to meet TOM guidelines.

The turn lanes at Adonis Road/Cochie Canyon Trail and Manderina Boulevard/Tangerine Road are expected to provide adequate storage for turning vehicles.

Traffic Signal Warrant Analysis
Traffic signal warrant #1 is expected to be met at the intersection of Adonis Road/Cochie Canyon Trail in 2042 with traffic from the project.

Traffic signal warrants #1 and #2 are expected to be met in 2022, 2027, 2032, 2037, and 2042 with traffic from the project at Manderina Boulevard/Tangerine Road.

Mitigation
Mitigation options at the existing I-10 traffic interchanges (TI's) at Cochie Canyon Trail and Tangerine Roads are limited due to the lack of available information about improvements to them being completed by the Arizona Department of Transportation (ADOT) at an unspecified future date. It is expected that once these junctions are reconstructed into modern TI's, the levels of service will improve.

To reduce the delay experienced internally at the project site, roundabouts should be installed at the key intersections along Adonis Road. By installing roundabouts, delays at these intersections are expected be reduced to acceptable levels. Additionally, the impact caused by future project site traffic redirection due to a new TI at Moore Road/I-10 will be reduced due to the omni-directional effeciency such roundabouts can provide.

Recommendations
A westbound right turn lane should be installed at Manderina Boulevard/Tangerine Road.

An eastbound right turn lane should be installed at Adonis Road/Cochie Canyon Trail. These turn lanes should be constructed to provide 150 feet of storage with a 180-foot taper to meet TOM guidelines.

Traffic Impact Analysis Executive Summary (cont'd)

Due to the uncertainty of future traffic flow conditions, the traffic signals warranted at Adonis Road/Cochie Canyon Trail and Manderina Boulevard/Tangerine Road should not be installed. Upon the construction of the Moore Road TI and the subsequent redirection of project site traffic away from the existing study intersections, these warranted traffic signals may no longer be warranted. These intersections should be monitored and reanalyzed when this occurs.

It should be noted that depending on the location and design of the new Tangerine Road TI with I-10, there is a good chance that Manderina Boulevard/Tangerine Road will become a right in/right out only intersection or will require complete removal due to the spanning of the adjacent railroad tracks. Consideration should be given, or plans should be made, to continuing Adonis Road east of Manderina Boulevard, across the Central Arizona Project Canal (CAP) alignment to an intersection at last one quarter mile east of I-10.

During the first phase of the project, Adonis Road and Moore Road will both be constructed as three-lane roadways: a though lane in both directions separated by a two-way center left turn lane. Right-of-way will be set aside on the east side of Adonis Road for future widening to a five-lane roadway cross-section. As Moore Road may not be widened for quite some time, right turn lanes at key intersections along the roadway should be installed during Phase 1. Right of way should be set aside for a five-lane roadway cross section on Moore Road if a new interchange is constructed at I-10 in the future. The southbound right turn lanes on the west side of Adonis Road should also be installed at key intersections during this phase, as the roadway will be widened to the east.

During the second phase of the project, Adonis Road will be widened to a five-lane roadway cross-section: two through lanes in both directions separated by a raised median. This will be done by transitioning the two-way center left turn lane into a southbound through lane, reconstructing the northbound through lane to a raised median, and constructing two northbound through lanes. Northbound right turn lanes at key intersections on the east side of Adonis Road should be installed at this time.

K. PUBLIC UTILITIES

1. Water

   Marana Water will serve this subdivision. An extension of Marana's public water system will be required to be constructed by the developer as part of the development of the overall Stonegate Master Plan. See Exhibit III-K-1: Preliminary Potable Water Plan.

2. Sewer

   Much of the Stonegate Master Plan, including a portion of this Property, will gravity sewer to the recently installed manhole at the Master Plan's southwest corner along Interstate-10. The remainder, also including a portion of this Property, will gravity sewer to a new public lift station to be located southeast of the intersection of Interstate-10 and Moore Road. The wastewater will be pumped from that location to aforementioned manhole. The Town of Marana will be undertaking sewer line capacity improvements further downstream. The developer will provide a sewer master plan model to confirm all system capacities prior to improvement plan submittal. A sewer capacity letter was requested on 12/15/2021 but a response has not yet been received. See Exhibit III-K-2: Preliminary Sewer Plan.

3. Electric

   The property is located within the TRICO service area.

Existing TRICO Electric Lines along the Western Property Boundary

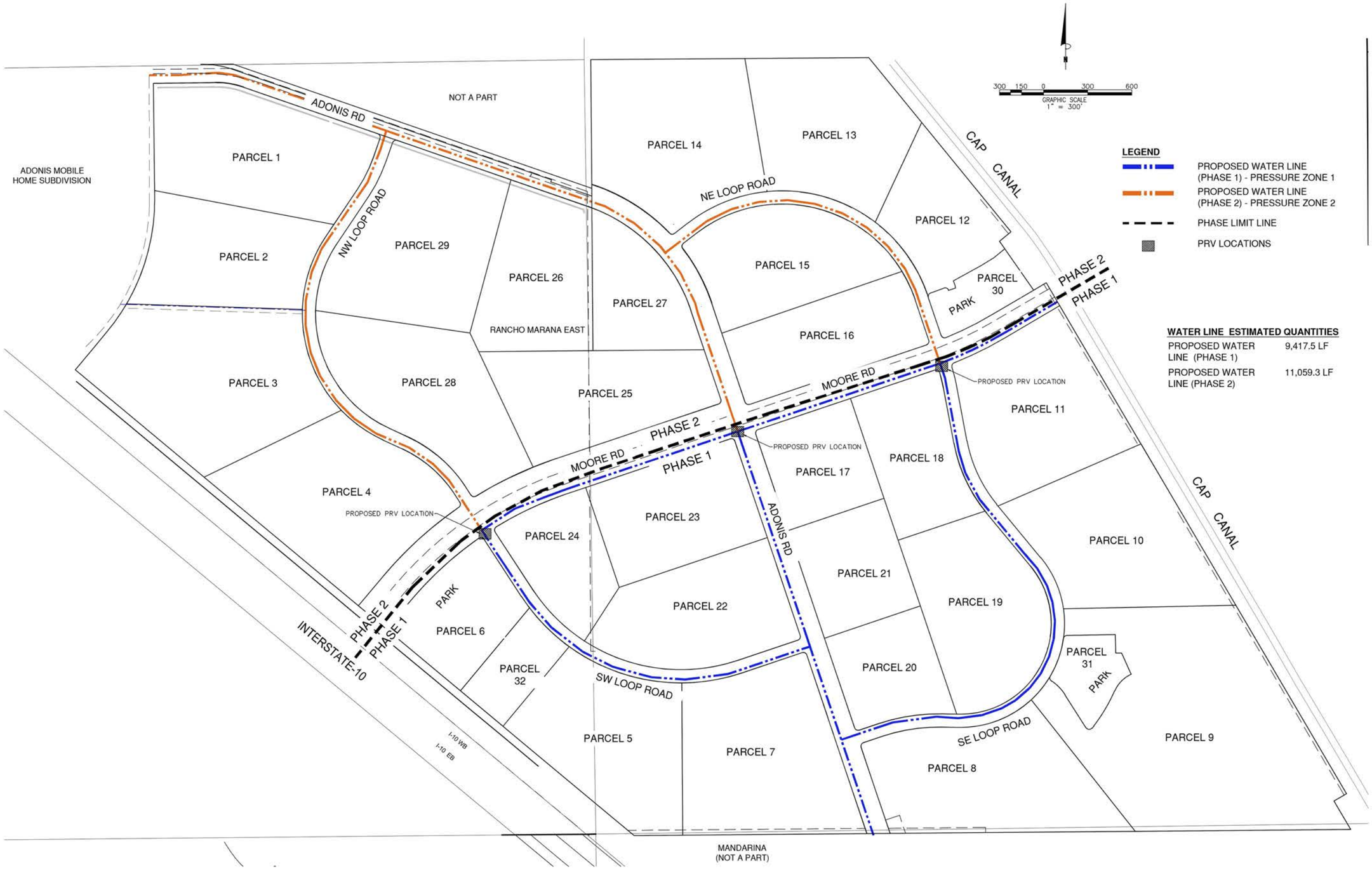


4. Natural Gas

   Southwest Gas will supply natural gas services to this development.

5. Telecommunications

   The development is within the Century Link service area.



WATER LINE ESTIMATED QUANTITIES

PROPOSED WATER LINE (PHASE 1)	9,417.5 LF
PROPOSED WATER LINE (PHASE 2)	11,059.3 LF

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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PRELIMINARY POTABLE WATER PLAN

STONEGATE

EXHITBIT III-K-1

PIMA COUNTY

MARANA, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

BTH DESIGN	BTH DRAWN	RS CHKD

SCALE H: 1"=300'
V: N/A

JOB No. 050985-01-001

DATE : 01/12/22

SHEET 1 OF 1

CAD FILE NAME: V:\050985 - Tortolita Shadows-Rancho Marana-\050985-01-001 (ENG) - Tortolita Shadows-Rancho Marana\Engineering\Exhibits\050985 Water Exhibit 113021.dwg 01/12/2022



Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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PRELIMINARY SEWER PLAN

STONEGATE

EXHIBIT III-K-2

PIMA COUNTY

MARANA, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
BTH DESIGN	BTH DRAWN	RS CHKD

SCALE H: 1"=300' V: N/A

JOB No. 050985-01-001

DATE : 01/12/22

SHEET 1 OF 1

CAD FILE NAME: V:\050985 - Tortolita Shadows-Rancho Marana-\050985-01-001 (ENG) - Tortolita Shadows-Rancho Marana\Engineering\Exhibits\050985-Sewer Exhibit 122021.dwg 01/12/2022

L. PUBLIC SERVICE IMPACTS

1. Police

   Stonegate is within Marana's town limits, and law enforcement jurisdiction.

2. Fire

   This project will be protected by the Northwest Fire District once it is annexed into the District.

3. Trash & Recycling

   The Town of Marana does not provide trash and recycling services. The homeowners within Stonegate 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 District has indicated that is has capacity to serve this development at Estes Elementary School, Marana Middle School and Marana High School. 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

   As discussed in Section I. of this site analysis, recreational opportunities are currently minimal on this side of Interstate-10 in Marana. In response, the Stonegate Master Plan will include a number of neighborhood and community parks to serve the recreational needs of future residents. Please see Section III.M.

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

July 27, 2021

Paul Oland
Paradigm Land Design

RE: Proposed Development 908 Homes NE of Moore and I-10

Dear Mr. Oland,

Thank you for informing us of the proposed 908 home development NE of Moore Rd. and I-10. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The 908 homes could generate about 227 elementary and 90 secondary students.

These future potential students would be supported by the following schools with their current enrollment/capacity numbers shown; Estes (514/787), Marana Middle School (1013/1434) and Marana High School (2044/2385). While all schools have capacity for the impact of this proposed development at this time, current growth trends are indicating that future school sites at both the elementary and secondary level may be needed in the near future.

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



Image Courtesy the Marana Website

Subdivisions within the Property will include neighborhood parks conveniently located for their future residents and an internal connected network of trails and paths of varying sizes and surface materials that meet Town standards. Public trail easements may be dedicated by future subdivision plats to ensure that the general public has perpetual access through the project area

The Mandarina Specific Plan just south of the Property will include a community park. Similarly, the Tortolita Shadows Specific Plan, which is part of the Stonegate Master Plan, will include two community parks that will provide nearby recreational amenities to the Property. Developers of this project will coordinate with adjoining developments to ensure a seamless trail/path network.

The Town recently opened the Central Arizona Project Trailhead located off of Adonis Road, approximately one quarter mile north of Tangerine Road. The Town's Parks & Recreation website describes the trailhead as "the gateway to the CAP trail system that runs north from Marana 17 miles into Pinal County".

Future development within the rezoning area will comply with the recreational area requirements of Section 17-5-3.12 of the Marana Town Code, and a Recreational Area Plan will be submitted at the time of subdivision plat review.

N. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

The Property was surveyed for cultural resources by WestLand Resources in May 2021. Six sites of potential significance were identified and are currently the subject of further study in coordination with the Town of Marana's Environmental Services Department.