



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 22, 2023, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, 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 February 22, 2023, 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 inside 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 inside 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 Planning Commission Meeting Minutes of January 25, 2023.**
- B. Public Hearings**
 - 1. PCZ2212-001: Rancho Marana West Town Center Specific Plan Amendment;** A request for a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Town Center Specific Plan Amendment approved by Ordinance No. 2008.14, which rezoned approximately 99 acres generally located north of Barnett Road, south of Grier Road and west of Lon Adams Road, in Section 27, Township 11S, Range 11E, creating the Rancho Marana West Town Center Specific Plan, to revise certain development and architectural standards in the specific plan (Scott S. Radden)
- 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: 02/22/2023

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: February 22, 2023

Subject: Approval of the Planning Commission Meeting Minutes of January 25, 2023.

Attachments

January 25, 2023 Planning Commission Meeting Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 25, 2023, at or after 6:00 P.M.

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

SUMMARY MINUTES

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 Planning Commission secretary to call roll. All commission members were present. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commission McIntyre seconded the motion. Motion passed, 7-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of November 30, 2022.

Commissioner Flint moved, and Commission McIntyre seconded, the motion approving the minutes. Motion passed, 7-0.

PUBLIC HEARING

1. PCM2301-002: Revising Marana Town Code Title 17 (Land Development), Chapter 17-3 (Administration and Enforcement), Section 17-3-1 (Amendment and Rezoning) Recommendation to the Town Council regarding a revision to Marana Town Code Title 17 (Land Development), Chapter 17-3 (Administration and Enforcement), Section 17-3-1 (Amendment and Rezoning) to add provisions relating to a citizen review process for rezoning applications. (Steve Cheslak)

Planning Manager, Steve Cheslak presented on this item. Mr. Cheslak noted, currently the Arizona Revised Statutes: 9-462.03 Amendment procedure states:

“The governing body of the municipality shall adopt by ordinance a citizen review process that applies to all rezoning and specific plan applications that require a public hearing.”

It is part of our process, but the Town of Marana has nothing written in the code. Staff is proposing the following revisions to Chapter 17-3-1:

- No revisions to paragraphs A or B
- Adding a new paragraph C – (see below)

C. Citizen review process. After submission of an application for a rezoning to the town and before the planning commission holds a public hearing on the matter, the applicant and the town shall comply with the citizen review process set forth in this paragraph.

1. The applicant shall mail written notice of the application to all owners of property located within 300 feet of the subject property and to any other persons reasonably determined by the planning manager to be potentially affected citizens. All distances shall be measured from the property lines of the subject property.

a. The written notice shall provide a general explanation of the substance of the proposed rezoning, and shall provide notice of the date, time, and location of a neighborhood meeting to discuss the application.

b. The applicant shall mail the written notice by first class mail at least 15 days prior to the neighborhood meeting.

2. The applicant shall hold the neighborhood meeting, noticed as provided in subparagraph 1, a minimum of 15 days prior to the planning commission public hearing.

3. Following the neighborhood meeting, the applicant shall submit to the planning manager a meeting summary that includes:
 - a. Copies of the written notice required by subparagraph 1 and of the mailing list for the notice.
 - b. A list of the people in attendance at the meeting.
 - c. A description of the issues that were raised and a summary of the discussion.
 4. The town shall post a sign on the subject property at least 15 days prior to the planning commission public hearing. The town will ensure that the sign complies with design standards specified by the town and is placed in a conspicuous location. The town will incorporate the costs associated with the sign posting into the town's fees for rezoning applications, as set forth in the comprehensive fee schedule approved by the council and amended from time to time.
 5. The planning manager may authorize an alternative citizen review process for translational, non-site analysis rezoning applications, and other similar rezoning applications deemed appropriate for the alternative process by the planning manager, as long as the alternative process meets the requirements of A.R.S. §9-462.03.
- No revisions to existing paragraphs C and D; re-lettered as paragraphs D and E.

The changes will take effect July 1, 2023.

Referring to paragraph 4 – of who should place the signs on the subject property, **Commissioner Flint** asked why the town was putting the burden on themselves, instead of the applicant. **Mr. Cheslak** noted since the signs have to be placed in the town's right-of-way, this will give the town more control of where the signs are posted, **Development Services Director, Jason Angell** noted in other communities, such as Oro Valley, staff places the signs themselves. We mirrored that practice in our draft. Our staff would coordinate with the public works department to place the signs in the correct location. **Commissioner Flint** still thought the applicant should be responsible for placing the signs. **Commissioner Bowen** noted if the burden is placed on the applicant, town staff would still have to go out to make sure the signs are placed in the correct locations and within 15 days of the neighborhood meeting.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:07 PM.

Chairman Schnee noted that he would like to see the town be responsible for posting the signs initially and if it becomes too burdensome then we can revisit modifying the requirement.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commission McIntyre. Motion passed, 7-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

RESIGNATION OF COMMISSIONER DON DUNCAN

Chairman Schnee, Mayor Honea, and Jason Angell thanked Don Duncan for his contribution to the community and years of service on the Planning Commission. Don Duncan shared some personal reflections; thanking each of the Commission, town staff, Town Council, and family for supporting him while serving on the Planning Commission.

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Duncan moved to adjourn the meeting. The motion passed, 7-0. The meeting adjourned at 7:27 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on January 25, 2023. I further certify that a quorum was present.

Terri Byler.

Terri Byler, Planning Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 02/22/2023

To: Planning Commission

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: February 22, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: **PCZ2212-001: Rancho Marana West Town Center Specific Plan**

Amendment: A request for a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Town Center Specific Plan Amendment approved by Ordinance No. 2008.14, which rezoned approximately 99 acres generally located north of Barnett Road, south of Grier Road and west of Lon Adams Road, in Section 27, Township 11S, Range 11E, creating the Rancho Marana West Town Center Specific Plan, to revise certain development and architectural standards in the specific plan (Scott S. Radden)

Discussion:

Request

Town staff is requesting a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Town Center Specific Plan Amendment. This amendment to the specific plan proposes revisions to general development and design standards for commercial uses.

Location

The approximately 99 acre specific plan area is generally located north of Barnett Road and west of Lon Adams Road, in Section 27, Township 11S, Range 11E.

History

The Rancho Marana Specific Plan (RMSP) was approved February 6, 1990, by Ordinance No. 90.04. The Marana Town Council adopted Ordinance No. 99.13 on May 18, 1999, amending the RMSP by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway). The Marana Town Council then adopted Ordinance No. 2005.05 on February 15, 2005, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines.

On June 17, 2008, the Town Council adopted Ordinance No. 2008.14, further revising the Rancho Marana West Specific Plan to implement the Town Center. The 2008 amendment changed the land use designation of two planning areas within the specific plan from 45 acres of High Density Residential and 32 acres Commercial to 77 acres of Town Center for a total of 99 acres of the Town Center land use designation for the area bisected by Marana Main Street and Civic Center Drive in portions of Sections 27, Township 11S, Range 11E. In addition to the changes to the land use designations, the amendment also modified the general development standards to include essential Design Guidelines and provide additional permitted uses within the Town Center land use designation.

The majority of the land within the 99-acre Rancho Marana West Town Center Specific Plan area has been developed by Marana Health Center, Northwest Fire District, the Marana Apartments, and the Town of Marana. There is a remaining 37.9 acres of vacant, Town-owned land yet to go through any development process.

Proposed Amendments

The Town of Marana is interested in developing Town-owned property, generally located at the corner of Marana Main Street and Bill Gaudette Drive, for a community center and aquatic facility. As part of the

development process, Town staff has reviewed the Rancho Marana West Town Center Specific Plan Amendment commercial development standards and other related regulations. It has been determined that several portions of the Specific Plan should be revised to better incorporate the current Land Development Code standards, remove regulatory language conflicts, and offer increased flexibility concerning design and architectural standards requirements for commercial development.

The requested changes will amend various Rancho Marana West Town Center Development Standard requirements related to such items as street frontage, building separation, building height, traffic access, parking, signs and noise. This request also includes amendments to Rancho Marana West Town Center Design Standards that include revisions to lighting, pedestrian access requirements, and decorative or architectural design requirements that are difficult to interpret or are contradictory.

Public Notification

The public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary of the specific plan 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 issues, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;

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

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

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

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

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

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

With the acceptance of the recommended conditions, the rezoning amendment conforms with the goals and policies of the General Plan, the Land Development Code, and other town regulations and guidelines.

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

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

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

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

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

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

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

Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

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

10. If applicable, the length of time the subject property has remained vacant as zoned:

A majority of the subject property has remained vacant since the rezoning amendment to the Town Center.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

Town staff believes that there is an adequate supply of land available to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be 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. Within 60 days after the adoption of the ordinance approving the specific plan amendment, the property owner shall provide the Development Services Department with two bound copies, and two electronic copies in PDF format of the Rancho Marana West Town Center Specific Plan Amendment.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2212-001 amending the Rancho Marana West Town Center Specific Plan Amendment.

Attachments

RMWTC_W_Revisions

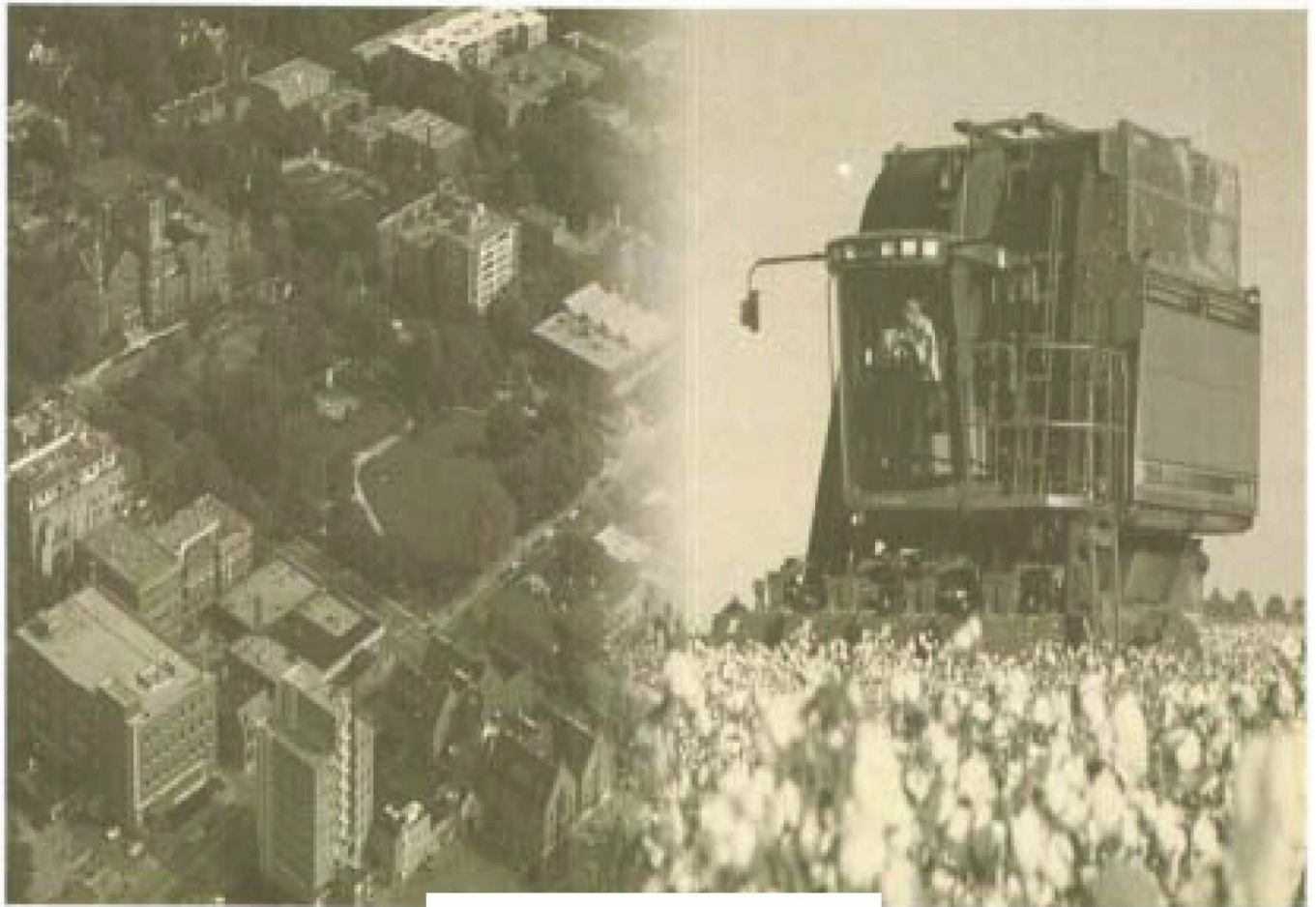
RMWTC_Clean

Map

Map showing parcel ownership

RANCHO MARANA WEST TOWN CENTER

SPECIFIC PLAN AMENDMENT



APPROVED

JUNE 17, 2008

SPA-08027

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: MRB
DEPUTY RECORDER
1562 PE2



DOCKET: 13332
PAGE: 562
NO. OF PAGES: 33
SEQUENCE: 20081200223

SMAR.A
TOWN OF MARANA
ATTN: TOWN CLERK
11555 W CIVIC CENTER DR

06/20/2008
13:08

MAIL

MARANA AZ 85653

AMOUNT PAID \$ 22.00

MARANA ORDINANCE NO. 2008.14

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING AN AMENDMENT TO THE RANCHO MARANA WEST SPECIFIC PLAN.

WHEREAS on February 6, 1990 the Town Council adopted Ordinance No. 90.04, which approved the Rancho Marana Specific Plan; and,

WHEREAS the Rancho Marana Specific Plan was amended, in 1999, by Ordinance No.99.13; and

WHEREAS the Rancho Marana Specific Plan was amended, in 2005, by Ordinance No. 2005.05; and

WHEREAS the Marana Planning Commission held a public hearing on May 28, 2008, and at said meeting voted unanimously to recommend that the Town Council approve said amendments; and

WHEREAS amending that portion of the plan known as Rancho Marana West to bring into conformance with the Town of Marana's adopted updated policy documents by amending the Development Regulations and including the- essential Design Guidelines on that property comprising of approximately 99 acres generally located approximately 175 feet south of Grier Road, north of Barnett Road, west of Lon Adams Road and approximately 470 feet east of Sandario Road; and

WHEREAS the Marana Town Council heard from representatives of the owner, staff and members of the public at the regular Town Council meeting held June 17, 2008, and have determined that the amendment to the Rancho Marana West Specific Plan should be approved.

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

Section 1. The amendment to the Rancho Marana Specific Plan comprising of approximately 99 acres generally located approximately 175 feet south of Grier Road, north of Barnett Road, west of Lon Adams Road and approximately 470 feet east of Sandario Road is hereby adopted.

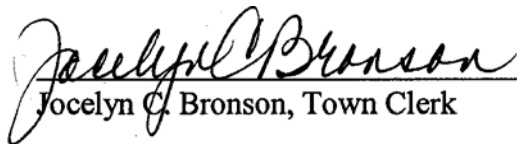
Section 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of June, 2008.

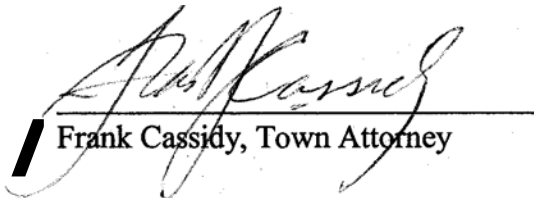

Ed Honea, Mayor

ATTEST:


Jocelyn C. Bronson, Town Clerk



APPROVED AS TO FORM:


Frank Cassidy, Town Attorney



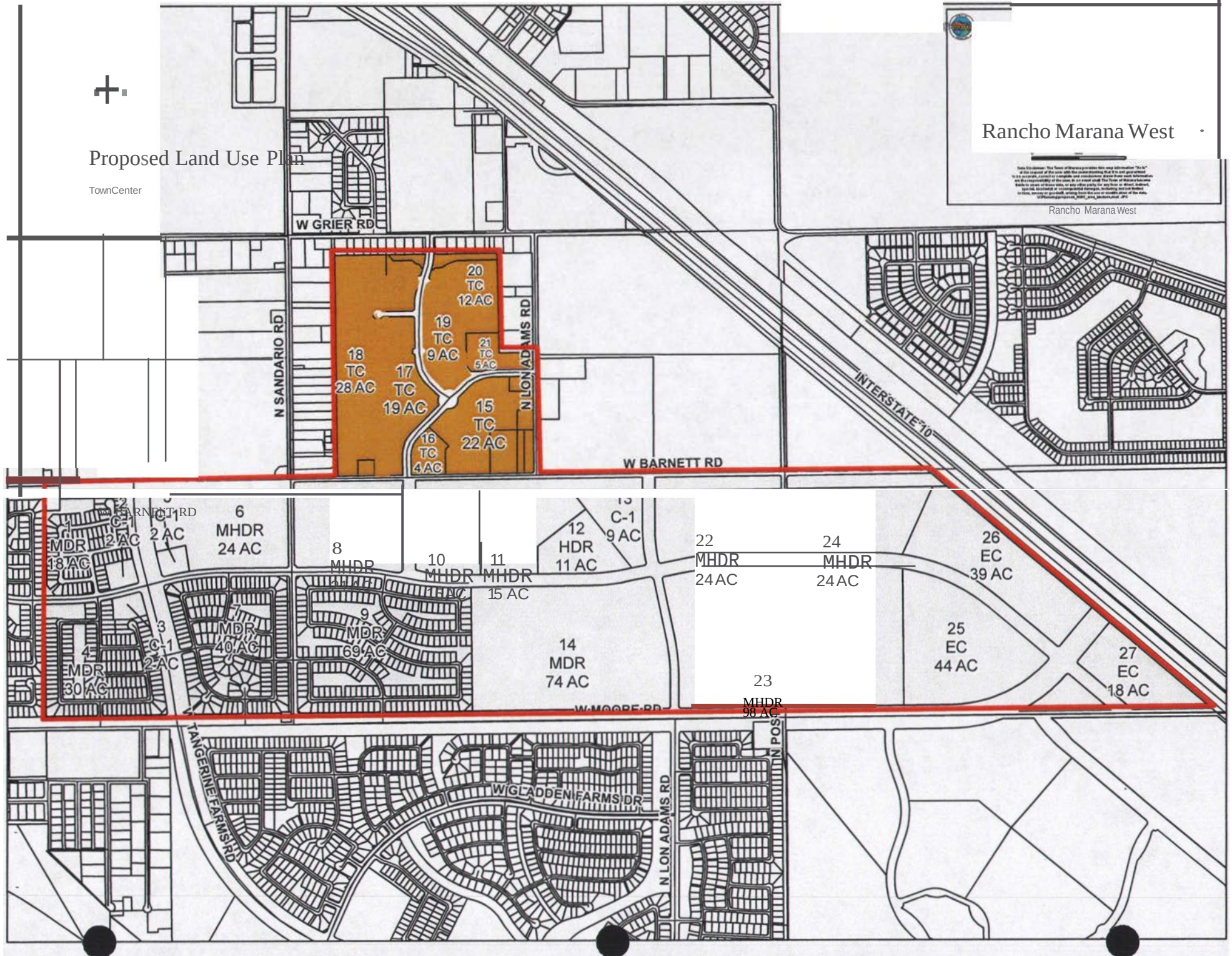
Proposed Land Use Plan

TownCenter

Rancho Marana West

This document, the Town of Marana's official "Map" of the Rancho Marana West, is a legal instrument of the Town of Marana, Arizona, and is subject to the Town of Marana's policies and procedures. It is the responsibility of the user to verify the accuracy of the information shown on this map. The Town of Marana does not warrant the accuracy of the information shown on this map. The Town of Marana is not responsible for any errors or omissions on this map. The Town of Marana is not responsible for any damages, including but not limited to, personal injury or property damage, arising from the use of this map. The Town of Marana is not responsible for any damages, including but not limited to, personal injury or property damage, arising from the use of this map.

Rancho Marana West



Current Land Use Map

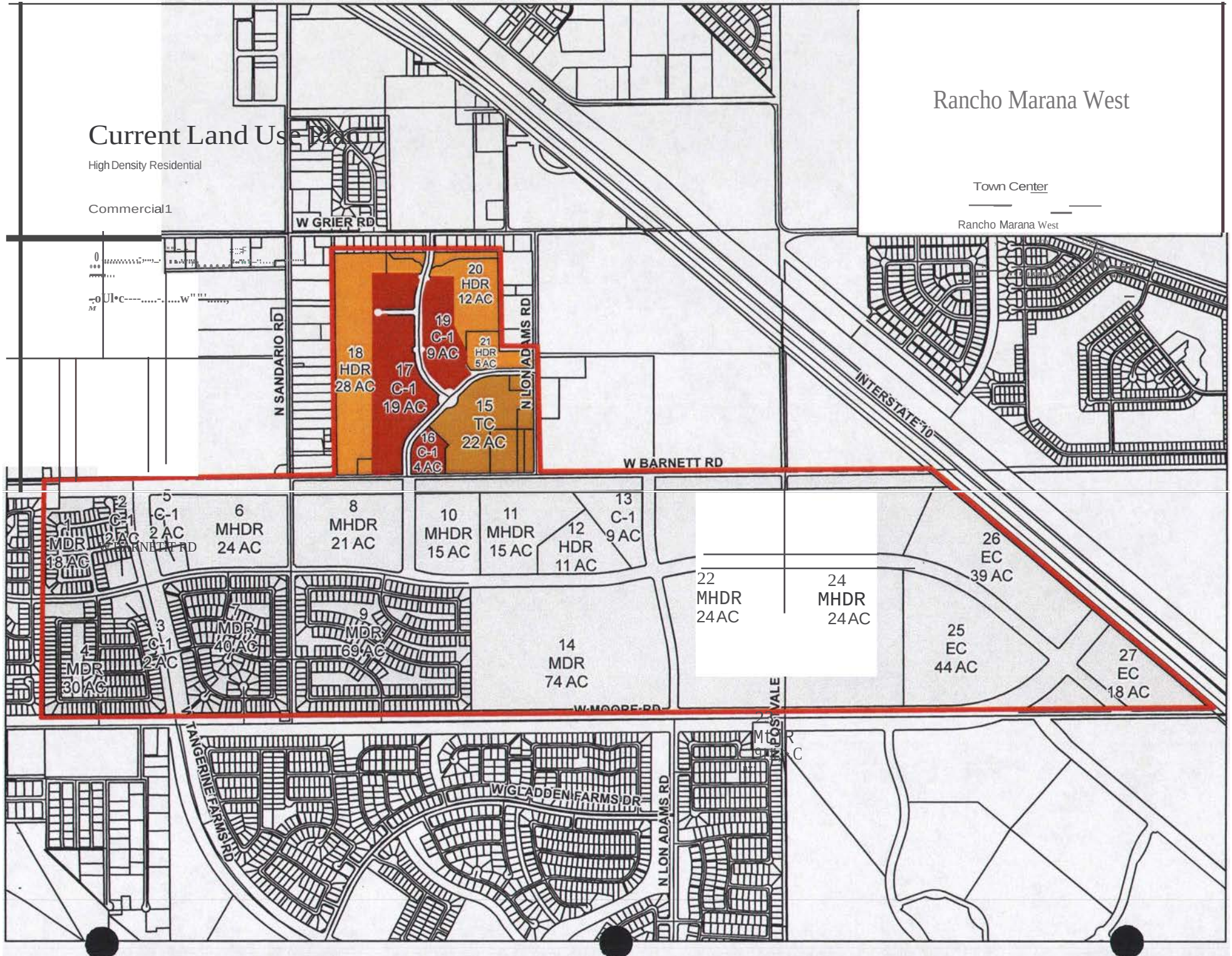
High Density Residential

Commercial

Rancho Marana West

Town Center

Rancho Marana West



V. RANCHO MARANA WEST TOWN CENTER DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

These Development Standards will serve as the primary mechanism for implementation of the Town Center. The Town Center is intended to create an activity center with a comprehensive mixed-use environment including commercial, retail, office, institutional, entertainment, and residential uses. The Town Center is planned to be the focus of civic activities for the residents of Marana.

A variety of uses is intended to be organized around public open spaces in a high-intensity and multi-story development setting. The Town Center should encourage development of compact, pedestrian-scaled, mixed-use commercial and neighborhood areas.

B. DEFINITIONS

1. **Main Street:** Marana Main Street and Civic Center Drive within the Town Center.
2. **Mixed-use building:** A building with a combination of residential and non-residential uses.
3. **Outdoor gathering area:** A public congregation space such as plazas, squares, pavements, walkways, dining areas, and similar pedestrian areas that are designed exclusively for pedestrian activity and where no vehicular movement is permitted.

C. PERMITTED USES

The following uses are permitted in accordance with the Town Center standards:

1. Open Spaces - Public spaces including outdoor gathering areas, plazas, courtyards, and park areas.
2. Residential - Dwellings within the upper story of a mixed use building, attached dwellings, townhomes, condominiums, apartments, congregate care facilities, and assisted living facilities.
3. Single family detached residential, subject to the requirements of the Residential Design Standards in the Land Development Code and subject further to the standards in Section V.I.
4. Offices - Professional, semi-professional, medical, dental, business, sales, counseling, consulting, and similar uses requiring an indoor office.
5. Retail - Apparel, appliances, bicycles, pharmacies, gift shops, variety stores, food and dry goods markets, antique dealers, hardware, stationery, office equipment, florists, jewelry, newsstands, bookstores, art galleries, furniture, packaged liquor, pet shops, office supplies, sporting goods, and similar sundry items.

6. Personal services - Barbershops, beauty salons, health clubs, copying services, clothes cleaning, tailoring, laundromats, picture framing, private postal services, shoe repair, video rentals, watch repair, small domestic machine repair, bicycle repair, and similar indoor services.
7. Financial services - Banks, credit unions, investment services, financial planning and similar financial institutions, not including drive-through facilities.
8. Day care services - Child and adult day care institutions.
9. Food and beverage services - Restaurants, bars, cafes, bakeries, coffee shops, butchers, delicatessens, candy stores, food preparation centers, catering services, and similar uses, not including drive-through facilities.
10. Entertainment services - Theaters, concert halls, museums, visitor centers, art galleries and similar uses.
11. Clinics/therapy services - Medical and dental clinics, laboratories, small animal veterinary clinics, bodywork therapy, and similar clinical and therapeutic services.
12. Institutional uses - Government uses, libraries, arts and cultural centers, post offices, nonprofit community facilities, and similar civic or institutional uses.
13. Churches - Churches, synagogues, and similar place of worship.
14. Educational uses - Public, private and charter schools, colleges, art schools, dance schools, martial arts schools, yoga studios, and similar uses providing educational services.
15. Transient lodging - Hotels, motels, bed and breakfast establishments, hostels, and similar transient lodging establishment.
16. Other uses - Any use similar in nature and intensity to a use listed within the above categories as approved by the Planning ~~Director~~ Manager.

D. ACCESSORY USES

The following accessory uses are permitted so long as they are associated with the principal permitted use:

1. Outdoor seating, courtyards, and recreational facilities.
2. Parking structures.
3. Covered parking.
4. Garages as part of a residential development.
5. Swimming pools and recreation facilities as part of a residential development.
6. Outdoor retail and service display areas shall be approved as part of the development plan.

E. CONDITIONAL USES

All conditional uses shall require a Conditional Use Permit reviewed and approved as prescribed in the Land Development Code. The request must be consistent with the purpose and configuration of the Town Center, and may be subject to additional special conditions and limitations. Conditional uses that may be permitted include the following:

1. Any commercial use with a first story single tenant space floor area greater than 45,000 square feet.
2. Drive-through facilities for a bank, restaurant, pharmacy, and similar uses with the following criteria:
 - a. The design precludes vehicular access conflicting with an existing or planned adjacent use.
 - b. The drive-through is located away from the front and does not interfere with easy pedestrian movement along the Main Streets.
 - c. The facility is located to eliminate noise and odors beyond the property lines.

F. PROHIBITED USES

The following uses are prohibited in the Town Center:

1. Automotive services including gasoline sales, automotive repair, bodywork, and automotive parts or vehicle retail.
2. Contractor yards.
3. All types of warehousing.
4. Recreational vehicle or manufactured home parks.
6. Industrial uses.
7. Heavy equipment sales.
8. Recreational vehicle or boat storage.
9. Any commercial outdoor storage uses.
10. Other uses - Any use similar in nature and intensity to a use listed within the above categories as determined by the Planning ~~Director~~ Manager.

G. GENERAL DEVELOPMENT STANDARDS

Commercial and institutional development will be subject to the requirements of the

Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

1. Street Frontage

- a. The building frontage along the Main Streets shall be as continuous as is practicable leaving spaces for normal vehicular and pedestrian access and other functional open space needs.
- b. ~~Buildings along the Main Streets shall have entrance doors that are unlocked during normal business hours.~~

2. Sidewalk Maintenance

- a. A licensing agreement that is applicable to the Town Center may be required to assure continuous and safe sidewalks. The agreement shall address maintenance, the property owner's options in sidewalk construction and integration with any existing sidewalks, safe walkways, and permitted display and use of walkway areas.
- b. Walkways connecting parking lots to the buildings and the Main Street shall be shaded, pedestrian friendly and safe.

3. Front Setback

- a. There shall be no setback for the first floor of building frontage along any street.
- b. The first floor front setback may be increased and designed as an outdoor gathering area with the following criteria:
 - 1) A shaded walkway that may be a colonnade, arcade, awning, pergola, first level floor overhang, recessed ground level floor and other similar design feature.
 - 2) The shaded walkways may encroach into the front setback and will be provided along the building edge facing the main streets.
 - 3) The continuity of shade structures can be interrupted for a structural reason, change in form, change in materials, and an aesthetic reason in such a way that the intent of a pedestrian-oriented streetscape is not lost.
- c. Building upper floors (above first floor) may have zero minimum setbacks.

4. Side and Rear Setback

- a. For buildings with frontage along any street, no minimum side or rear setbacks are required provided minimum building code requirements are met.
- b. All buildings in the Town Center shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located

adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.

- c. Sidewalk setbacks may be occupied by the first floor tenants provided a clear sidewalk is left which is at least six feet in width with no obstructions that may interfere with pedestrian movement or emergency functions.

5. Building Separation

~~a. A minimum of one pedestrian access shall be provided for every 150 feet of building frontage along the Main Streets for connections between the parking lots and the street.~~

~~b. The pedestrian access shall be a minimum of 10 feet.~~

- ~~c.~~ a. The minimum distance between a principal building and an accessory building or two accessory buildings shall be per building and fire codes.

6. Building Height

a. Maximum building height shall not exceed 60 feet.

b. Buildings along the Main Streets shall be at least 25 feet in height, ~~and two stories.~~

c. A tower, pole, cupola, dome or similar structure erected as an accessory building or feature to a principal building on a site may be increased to a maximum height of 75 feet. The feature or structure shall be subject to the following criteria:

- 1) The structure creates a varied appearance of height among a group of buildings within a development.
- 2) The structure provides a focal point from public spaces within the Town Center.
- 3) The structure provides a unique architectural feature among Town Center buildings.

7. Underground Utilities

All exterior on-site utilities such as water lines, gas lines, sewer and drainage systems, electrical and telephone wires and equipment shall be installed and maintained underground. Necessary above ground utilities shall be screened by a visual barrier as approved by the Planning ~~Director~~ Manager.

H. ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS

Residential development of attached and multi-dwellings will be subject to the following standards:

- 1. Minimum site area shall be 5 acres. This area refers to the area

encompassed by the development plan or subdivision plat.

2. Minimum site perimeter setbacks: All buildings shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.
3. Maximum lot coverage: 75 percent.
4. Maximum building height: 40 feet.
5. Minimum common open space: 15 percent of the site excluding parking and driveway areas. The open space includes common areas either landscaped or developed for recreation.
6. Minimum private open space per dwelling unit: 100 square feet for patios, 50 square feet for balconies.
7. Minimum distance between principal buildings: per applicable building and fire codes.

I. DETACHED SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

Residential development of detached dwellings will be subject to the requirements of the Residential Design Standards in the Marana Land Development Code and subject further to the following standards:

1. Minimum lot area for each dwelling unit shall be 3,500 square feet.
2. Minimum lot width: 35 feet.
3. Minimum lot depth: 75 feet.
4. Minimum front yard setback: 20 feet. Where front entry garages are recessed 10 feet or more from the livable portion of the dwelling, the front setback may be reduced to 10 feet except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of 20 feet. A maximum of 50% of the lots may have a reduced setback.
5. Side yard setback: 5 feet, 10 feet with a street side yard. Zero lot line siting of dwelling units is permitted subject to building and fire codes. The setback for an attached patio structure that is open on three sides may be reduced to 5 feet.
6. Rear yard setback: 10 feet. The setback for an attached patio structure that is open on three sides may be reduced to 5 feet.
7. All buildings shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.
8. Maximum lot coverage: 75 percent.

9. Maximum building height: 25 feet.
10. Multi-story dwellings: No more than 60% of the dwellings may be two stories.
11. Minimum common open space: 15 percent of the site excluding parking and driveway areas. The open space includes common areas either landscaped or developed for recreation.
12. Minimum distance between principal buildings: 10 feet.

J. ACCESS AND TRAFFIC CONTROL STANDARDS

1. Additional pedestrian access from the rear end or from the side of the building is encouraged, if applicable.
2. ~~Blocks shall have vehicular access limited to side streets.~~ Vehicular access to blocks from side streets is encouraged.
3. All vehicular access shall be designed to locate parking in the rear of the development.
4. All facilities shall include adequate service and emergency access. When appropriate, pedestrian and bicycle routes shall be highlighted through use of special paving materials and textures.

K. PARKING STANDARDS

Unless mentioned herein, the Parking Standards in the Land Development Code shall govern the parking requirements. Some parking requirements are reduced to account for shared use of parking spaces and to minimize the impact of paved parking areas.

1. For purposes of the Town Center, a parking lot is defined as the parking area within a specific development plan.
2. Parking areas shall be located at the rear of the building.
3. No parking shall be permitted in the front of the building except on- street parking
4. Parking standards shall be as prescribed in the Land Development Code.
5. Off-street loading: Front, side or rear retail (customer) entrances shall also serve the dual purpose of service access for deliveries and other similar business necessities.
6. On street delivery shall be permitted only between 6 A.M. and 10 A.M. The use of streets and driving aisles for truck movement and parking for delivery shall take place between 6 A.M. and 10 A.M. and shall not be in conflict with regular movement of shoppers and business operations.

~~7. Individual Parking Plan~~

~~An individual parking plan may be submitted to reduce the total spaces required by Town of Marana standards provided the following standards are met:~~

- ~~a. The plan shall be reviewed and approved by the Planning Director Manager and the Town Engineer.~~
- ~~b. The plan shall include a parking analysis for the development.~~
- ~~c. On street parking along the building frontage may be included in the parking calculations.~~
- ~~d. The plan shall document that the reduced parking will ensure sufficient parking for the proposed uses.~~
- ~~e. The plan does not cause traffic safety or operational problems.~~
- ~~f. A future revision to land or building uses may require submittal of a revised plan or an increase in parking spaces.~~
- ~~g. Covered parking shall not be applied toward the total buildable area or building ground coverage.~~

L. SIGN STANDARDS

All sign locations and sign designs through a detailed review of a ~~Planned Sign Program~~ submittal that includes the following standards:

- 1. Sign requirements in the Land Development Code shall guide the development of the Town Center sign plans.
- 2. ~~No freestanding pole sign or~~ One ground monument sign is permitted for ~~individual businesses or~~ a development complex.
- 3. A maximum of two projecting signs are allowed for each building facade of a retail establishment.
- 4. All signs shall incorporate colors, textures, and building materials that complement the architectural theme of the principal building.
- 5. Signs shall be designed to allow safe pedestrian movement.
- 6. Signs shall be designed to keep the source of illumination not visible from nearby residential uses. Design examples include light being transmitted through translucent material that is not white, yellow or a similar highly reflective color, internally lit signs with an opaque background panel, and a neon sign using a non-white, low reflective color.

M. STORAGE STANDARDS

Open storage of equipment and materials is prohibited. Storage areas, including areas used for dumpster of private garbage facilities shall be subject to standards as follows:

1. Storage areas shall be screened from all streets and adjacent property.
2. The screening shall form a complete opaque screen up to a point eight feet in vertical height. Storage within the screened area may not exceed the height of the screen.
3. Screening material shall be compatible in color, texture, and material with the overall architectural design of the building.

N. LANDSCAPING STANDARDS

The landscaping plan for each site shall be reviewed for the appropriateness of the variety, mass, and size of plants. All landscape plans shall be subject to the requirements of the Marana Land Development Code and subject further to the following standards:

1. The landscaping plan for each development shall emphasize drought resistant plants, pedestrian friendly textures, and colorful groundcover elements.
2. All plants shall conform to the Rancho Marana West approved plant list.
3. The landscaping plan shall include water-harvesting features whenever practicable.
4. All landscaped areas shall be irrigated and maintained in a well-kept condition in accordance with the Marana Land Development Code.
5. A minimum ten-foot buffer shall be placed against adjoining residential development and public rights-of-way. A combined perimeter buffer plan may be permitted with a joint written agreement between the development site developer and residential plat developer and approved by the Planning ~~Director~~Manager.
6. Parking lot landscaping shall be subject to the following standards:
 - a. Landscaping planters no less than six feet wide shall be placed at the ends of parking rows to define driveways with at least one tree per parking aisle and appropriate shrubbery and groundcovers.
 - b. Canopy trees shall be placed every ~~eight~~ ten parking stalls in planters having a minimum of four sides with no dimension less than six feet.
 - c. When the placement of trees in the required location among single or double row parking stalls is made impracticable by the location of a building, access area, drainage area or similar site constraint, the Planning ~~Director~~Manager may determine whether the required parking area trees may be placed elsewhere on the site based on the approved landscaping plan.
7. Landscape requirements for parking areas may be excluded if solar parking structures are incorporated into the parking lot area.

O. NOISE STANDARDS

Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on mixed-use and adjacent residential properties. When appropriate, an acoustical analysis will be required as part of the plan review process.

- ~~1. An event or development shall be considered to produce a noise disturbance if the sound level emitted by said development exceeds the following at the property line:~~
 - ~~a. Noise levels in excess of 55 decibels during the hours of 7:00 a.m. to 10:00 p.m.~~
 - ~~b. Noise levels excess of 45 decibels during the hours of 10:00 p.m. to 7:00 a.m.~~

VII. RANCHO MARANA WEST TOWN CENTER DESIGN STANDARDS

A. INTRODUCTION AND PURPOSE

The purpose of this document is to provide specific design criteria and standards for the Rancho Marana West Town Center. The location of the Town Center is illustrated in Exhibit IV-1a.

Adherence to these Design Standards will ensure that development in the Town Center is an asset to the community and can proceed in an orderly, attractive manner that meets expectations of the owners and the Town of Marana. Further, these standards serve to provide compliance with the 2007 Town of Marana General Plan and the Rancho Marana West Specific Plan.

The Town Center is designed as a mixed-use, walkable area with a variety of uses such as education, government, residential, commercial, professional offices, entertainment and social activities. It is designed with intersecting Main Streets (Marana Main Street and Civic Center Drive are referred to as Main Streets in this document) anchored with the Marana Municipal Complex and plaza areas. Buildings in the Town Center should provide opportunities for mixing residential and commercial with a continuous building facade and presence along the main streets. Off-street parking will be located behind the main street buildings with convenient, shaded pedestrian connections.

B. AUTHORITY AND SCOPE

1. Both the developer and the Town of Marana shall be responsible for the implementation of these Design Standards. They shall be applied, in addition to the Town's applicable zoning, subdivision and development requirements, to the review of all development in the Town Center of the Rancho Marana West Specific Plan.
2. Being specific to the Town Center of the Rancho Marana West Specific Plan, and in the case of a conflict with other regulations, the provisions contained herein shall prevail.
3. Minor amendments to these Design Standards may occur with the approval of the developer and the review and approval of the Planning ~~Manager~~ **Director**. Minor amendments include changes to setbacks, minor alterations to road alignments, minor alterations to site layout and configuration, and any increases or decreases to parcel size within a 10% margin.
4. Major amendments to these Design Standards shall be subject to the same process used to amend the zoning for the Rancho Marana West Specific Plan. Major amendments include:
 - a. Changes to the land use boundaries.
 - b. Any proposed amendment, which conflicts with the adopted Rancho Marana West Town Center Specific Plan.
 - c. Reductions to the dimensions of the required buffer areas.
 - d. Other amendments, which modify the zoning stipulations, shall be considered a major amendment.

5. If any provision herein is considered ambiguous or unclear, the Planning Manager ~~Director~~ shall be responsible for interpreting the intent of these Design Standards.
6. All items not specifically addressed by these Design Standards will automatically be covered by the Town of Marana Land Development Code.

C. LAND USE STANDARDS

A variety of uses is intended to be organized around public open spaces in a high- intensity and multi-story development setting.

1. The Town Center shall include development of compact, pedestrian- scaled, mixed-use commercial, residential, government and neighborhood areas.
2. Development in the Town Center shall provide compatible transitions to adjacent properties.

D. CIRCULATION STANDARDS

Development in the Town Center will establish vehicular and pedestrian connections with the existing and planned land uses around the site. It is important to make the Town Center a comfortable walking and pedestrian friendly destination. Tree lined streets, arcade-building frontages, and pedestrian alleyway shortcuts will make it an easy, safe and attractive destination.

To achieve this, development blocks shall have limited vehicle access points. Drives shall be located away from the pedestrian areas along the Main Streets. All off-street parking shall be located behind the buildings and have dedicated, shaded pedestrian pathways. Buildings masses shall be separated by pedestrian alleyways to create regular points of egress and ingress between the off-street parking and the Main Streets.

The layout of traffic corridors within the district builds connections to the existing public street network and is specifically designed to unite residential, recreational, and commercial activity areas and public facilities within and adjacent to the Town Center. In addition to roads and parking, the district will include a comprehensive pedestrian and bicycle circulation network.

Approach and entry shall be effectively designed to announce the transition into the Town Center. Points of entry announce to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accent plantings, accent masonry, and combining placement and scale, a fresh entry expression is projected for the Town Center. The Landscape Design Standards section addresses specific entry feature concepts.

1. Pedestrian and Bicycle Circulation

Pedestrian-friendly communities are made possible through well-designed and efficient circulation systems. Pedestrian spaces and routes should be designed to invite non-vehicular traffic throughout the Town Center. Pedestrian and bicycle pathways shall be planned such that they connect all open space and development areas. These circulation routes should be recognized as recreational amenities and as alternatives to automobile circulation.

The Town Center provides a variety of pedestrian circulation options including pathways, pedestrian alleyways and streets. They can all weave through the buildings, open spaces and public places to give safe and comfortable access to all areas.

The Main Streets shall have sufficiently wide sidewalks with appropriate shading and pedestrian seating areas to make walking a pleasure even in the desert summer. Continuous building frontage with a variety of retail uses spilling out onto the sidewalks can make streets an active public place. Pedestrian alleyways can serve as short cuts between buildings and provide for additional frontage to the retail businesses.

Pedestrian friendly development with a human scale will be achieved with the following standards:

- a. Building heights shall be proportional to the street width.
- b. Streets shall have a continuous canopy of trees.
- c. Buildings with front setbacks shall be built up to the sidewalks by adding arcades, colonnades, awnings, stoops, balconies and terraces.
- d. Bicycle and pedestrian paths shall be designed to minimize conflicts with vehicular traffic.
- e. Bicycle parking shall be provided at focal points, recreation areas and activity centers.
- f. Bicycle and pedestrian paths shall be developed to provide links to open spaces, recreational facilities, governmental offices and educational facilities within and adjacent to the Town Center.

2. Street Design

Streets that are safe and functional with easy access into the Town Center. The Rancho Marana West development provides new connections to Main Circulation shall include convenient access to and from adjacent neighborhoods, and minimize conflicts between pedestrians and vehicles by strategically controlling street connections into and out of development blocks. Parking lots shall be organized so they are strategically buffered from the majority of pedestrian storefront activity and are located behind the Main Streets.

An active, pedestrian oriented streetscape shall be developed that includes the following:

- a. On-street parking opportunities shall be included in all streets.
- b. Way finding and signage locations shall be incorporated as part of the Planned Sign Program for the Town Center.
- ~~c. Site lighting shall match the existing street and pedestrian lighting on Marana Main Street and Civic Center Drive.~~

c. Streetscapes shall include abundant street trees and special plantings.

~~d. Building fronts shall have pedestrian friendly storefronts.~~

d. ~~The~~ A street and sidewalk environment ~~shall be cooled~~ with colonnades, trellises and other shade structures is encouraged.

e. Sidewalk areas shall include special paving and pedestrian oriented open spaces.

~~f. Decorative pavement and lighting shall be included at all pedestrian crossings of arterial and collector roadways.~~

f. Driveways serving commercial development shall be shared where possible.

g. Access and interconnectivity ~~shall be provided~~ to and between residential parcels is encouraged, where practical.

3. Local Streets

Local streets will serve the residential neighborhoods of the Town Center and will be characterized by a street tree theme specific to each neighborhood with sidewalks on both sides of the street.

Local streets shall be built in accordance with the Town of Marana Subdivision Street Standards Manual within rights-of-way specified in that document.

E. GRADING AND DRAINAGE

The site for the Town Center is a retired agricultural field with flat grades of less than 0.5 percent. The design concept for the project is to create a minimal 0.5 percent slope across the site to ensure adequate drainage and to retain the 10- year and 100-year stormwater flows on site. This may be accomplished by directing the storm water flows to the Barnett Linear Park, which will serve as a temporary retention basin and, when completed, serve as conveyance of storm water to the Santa Cruz River. The following standards are incorporated in the Rancho Marana West design:

1. The Town Center is designed to accommodate drainage in accordance with the adopted Town policies, standards and ordinances.
2. All retention areas shall be drained within a 36-hour period of time if they are holding the entire 100-year storm.
3. All retention basins shall be designed to be as shallow as possible with multiple uses encouraged, particularly recreational and open space. The design shall not preclude or discourage riparian area establishment.
4. The portion of the Barnett Linear Park along the southern boundary of the development will be excavated and may function as an interim retention area until the final channel is completed to the Santa Cruz River.
5. On-site retention ~~may~~ shall be required prior to the completion of the Barnett Linear Park

to the Santa Cruz River. This retention area ~~will be designed so that it~~ may be altered to provide flow-through to the Barnett Linear Park upon completion of that channel to the Santa Cruz River or reclaimed as buildable area.

6. All erosion protection rock shall be "Apache Brown" color.

F. LANDSCAPE DESIGN STANDARDS

Rancho Marana West incorporates coordinated landscaping through the entire project and provides landscaping standards for arterial and collector streetscapes, local streetscapes, commercial development areas, and community open space. The Town Center will be designed with distinctive landscape features to define its identity and relation to other development in Rancho Marana West.

Desert sensitive and native landscaping will be a primary influence on the landscape character for the Town Center. Plants shall be selected for their form, color, drama, stateliness and shade qualities. Choice and design of planters will be equally important with respect to overall character and functionality for supporting plant life.

Development shall be subject to the Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

1. General Standards

- a. Trees shall be planted to soften the architecture of proposed buildings and provide shade for parking and pedestrian areas.
- b. Shrubs shall be planted where appropriate to create foundation planting adjacent to the proposed buildings to provide an appropriate transition from the ground plane. Shrubs can also be used to provide visual screening for utility boxes and service items.
- c. Groundcovers shall be planted to provide continuity within the landscape and tie together other landscape elements.
- d. All plants shall be selected from the Rancho Marana West Specific Plan plant palette.
- e. All planting areas shall be irrigated. The developer will provide non-potable, irrigation water lines (purple lines) to all development parcels. Non-potable water will be available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Each development parcel shall utilize non-potable water supplies to irrigate landscaped areas including common areas and individual lots.
- f. Special design features such as low walls, trellises and desert sensitive water features shall be encouraged along with public art.

2. Street Standards

- a. Tree species or patterns of multiple species shall be consistent on any given street.
- b. Street trees are to be a minimum of 24-inch box size.

- c. Refer to the Circulation Section of the Rancho Marana West Specific Plan for roadway cross sections including landscape areas.
- 3. Vehicular Access

The Town Center shall have both on-street and off-street parking. Off- street parking facilities shall be shared between uses such as offices, retail and residential. Parking shall be designed behind the main street buildings and accessed away from the central pedestrian zone, minimizing any conflicts between vehicular and pedestrian traffic.

 - a. Service parking can be provided during non-business hours within the parking areas. For short-term service needs, on street sites can be designated.
- 4. Decorative Paving and Walls
 - a. Decorative paving

Hardscape materials available for the paving of special activity areas, vehicular and pedestrian areas are numerous in their choice of colors, patterns and textures. Interlocking brick pavers, colored or textured concrete surfaces are encouraged for use throughout the Town Center. The following standards are incorporated in the Rancho Marana West Town Center design:

 - 1) The selection of materials shall be based on the established architectural theme of a given project area.
 - 2) Areas of intense pedestrian activity shall be delineated with accent pavement and specialty lighting.
 - 3) Materials and colors (reds and browns) for hardscape and paving shall be approved by the developer and the Planning Manager ~~Director~~.
 - b. Wall design shall be in accordance with the exhibits in this section. Alternative wall designs may be approved by the developer and the Planning Manager ~~Director~~.
 - 1) Alternative wall designs may be approved by the Planning Manager ~~Director~~ and the developer.
 - 2) Alternative walls and fences within a project area shall be consistent with the architectural theme including materials and design of the project and any developed areas located adjacent to such wall or fence.
 - 3) Walls shall be of adequate height to function as a screening device as determined by the Planning Manager ~~Director~~ and the developer.
 - 4) Screen walls or fences of sheet or corrugated metal, ~~asbestos~~, or chain-link fencing ~~are specifically prohibited~~ must be approved by the Planning Manager.

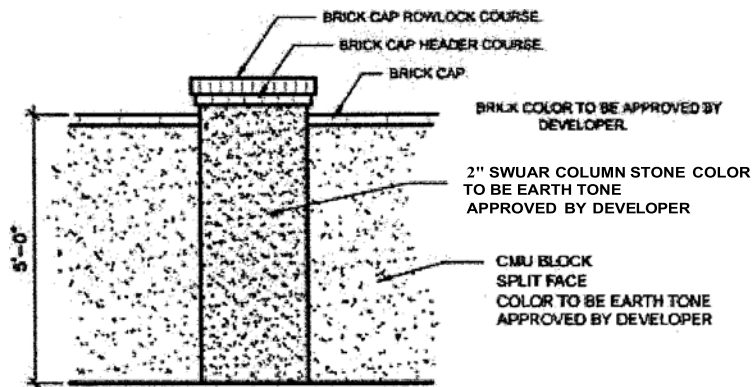


Exhibit VII-1: Commercial and Perimeter Wall Elevation

- 5) Interior residential wall design shall be in accordance with Exhibit VII-2 and 3. Alternative wall designs may be approved by the Planning ~~Manager~~ Director and the developer.
- 6) Interior residential walls shall be utilized along the side property lines of individual residential lots and where the rear yards of two individual residential lots abut one another.
- 7) Alternative walls and fences within the project area shall be consistent with the architectural theme of the planned area, reflecting materials and design of the architectural theme and must be approved by the Planning ~~Manager~~ Director and the developer.
- 8) The Planning ~~Manager~~ Director and the developer shall determine where walls and fencing may be placed with the ideal to eliminate walls and fencing where appropriate.

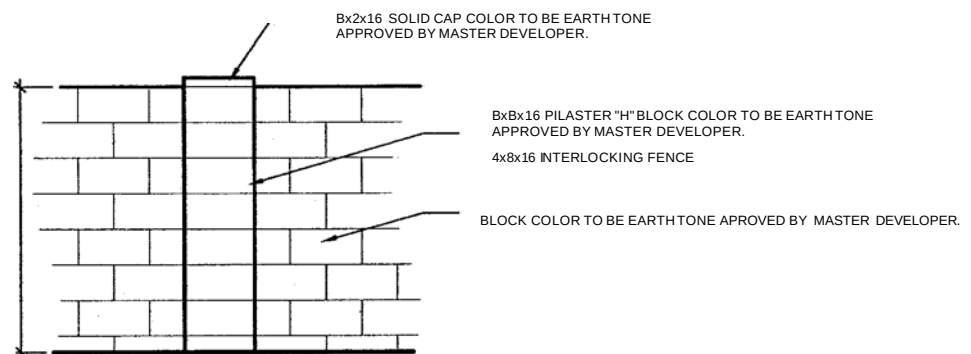


Exhibit VII-2: Interior Residential Wall Elevation

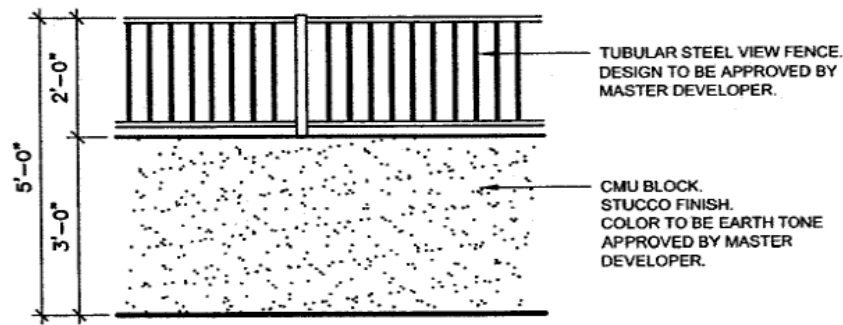


Exhibit VII-3, Open Space Boundary Wall Elevations

5. Amenities

Site amenities may include trash receptacles, ash urns, benches, planters, bicycle racks, bollards, drinking fountains and information displays. Additional amenities may be approved by the developer. The following principles and standards shall be applied to the selection and placement of outdoor amenities:

- a. Amenities shall be located so as not to impede the flow of pedestrian traffic and shall conform to applicable Americans with Disabilities Act (ADA) standards.
- b. Design shall reflect the character of the project area.
- c. Amenities shall be constructed of long-wearing, vandal resistant materials.
- d. The final selection of amenities shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements shall be deferred to the developer.
- e. Outdoor amenities shall be incorporated to some degree in the majority of open space areas within a given development.

6. Commercial Parcels

The following landscape requirements apply to commercial development in the Town Center:

- a. A minimum of 50 percent of the trees within a commercial development are to be 24-inch box size and the balance shall be 15-gallon size minimum.
- b. Plant selection shall conform to the Rancho Marana West Specific Plan plant palette.
- c. Parking lot trees shall be geometrically arranged in regularly spaced planter bays to create a formal look. Additional trees may be planted in front of stalls.
- d. Trees shall be located in planter bays to provide a shading effect to the adjacent parking bays. Additional shrubs can be planted in planter bays to further reduce

large areas of unbroken paving.

- e. Shrubs are to be used in planter bays to screen cars from street frontages, property lines, entry drives and pedestrian walkways. All other surfaces within planting areas are to be covered by organic or inorganic groundcover.
 - f. No trees or large shrubs shall be planted within 10 feet of any entry driveway.
 - g. Shading of asphalt areas will be in accordance with the Marana Land Development Code.
 - h. Informal groups of trees shall be planted next to structures.
 - i. Landscape berms are allowed and, if used, shall be undulating and no more than 4 feet in height.
 - j. Visitor parking and drop-off areas shall be clearly defined with distinct landscape materials and decorative paving.
 - k. Service areas shall be screened from views from public streets with a minimum 5-foot wide densely planted landscape screen ~~and~~ or a 5-foot wall.
 - l. Required commercial streetscapes may not be phased. For phased commercial development the required streetscape for the entire development, including shrubs used for parking lot screening and street trees, shall be installed when the first phase of development occurs.
7. Residential Open Space

Open space is a vital amenity contributing to and enriching the quality of livable spaces. It provides a refuge from urban development creates recreational opportunities and establishes buffers between varying land use intensities. Open space shall be configured according to the following standards:

a. Pedestrian paths

Landscape designs should recognize the importance of pedestrian use areas and incorporate treatments to enhance these particular experiences. Pedestrian paths shall be laid out in such a manner as to permit free and safe access for all residents to amenities within the project area. Pedestrian paths shall be an 8-foot wide minimum hard surface.

b. Landscaping

- 1) Vegetation within the open space areas shall consist of low water use plants. Limited use of more water intensive plants may be used in oasis areas.
- 2) Trees shall be minimum 15-gallon size with 30 percent in a 24-inch box size.
- 3) Shrubs shall be minimum 5-gallon size.
- 4) Groundcover and accents shall be minimum 1-gallon size.
- 5) Landscape berms, if utilized, shall be undulating and no more than 4

feet in height.

- 6) The use of shallow basins is encouraged for the purpose of water harvesting to provide plants with supplemental water.
- 7) Orchard - Trees shall be planted in an orchard grid arrangement in various locations throughout the open space areas (see Exhibit VII-4). Orchard areas shall contain a minimum of 12 trees and shall consist of a single species per orchard area. Trees permitted in the orchard areas are listed in the Rancho Marana West Specific Plan Appendix E.
- 8) Mesquite Bosque - Trees shall be planted in a loose grid arrangement in various locations throughout the open space areas (see Exhibit VII-4). Bosque areas shall contain a minimum of 12 trees and shall consist of a single species per bosque. Trees permitted in the bosque areas are limited listed in the Rancho Marana West Specific Plan.
- 9) Plant Palette - Open space planting design shall be compatible with adjacent development improvements. Plant materials shall visually identify and separate individual use areas while blending them into the overall visual environment. With the exception of the "orchard" planting areas and accent points, the trees and shrub planting groups shall be informal. Permitted plant materials are listed in the Rancho Marana West Specific Plan.

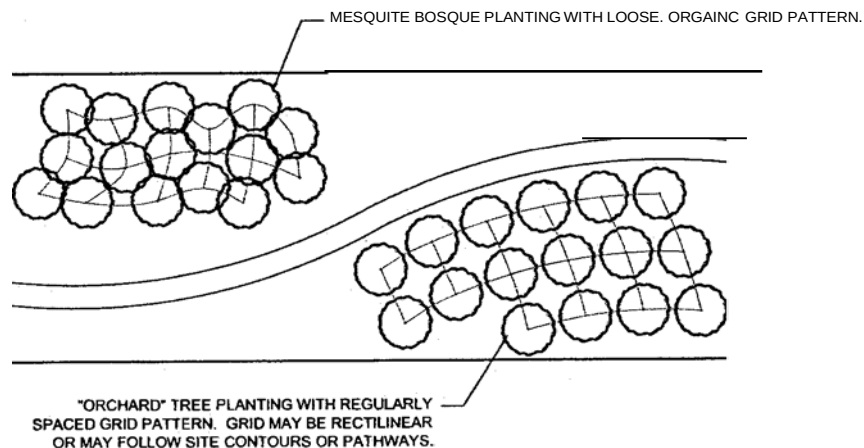


Exhibit VII-4: Orchard and Bosque Concept

- 10) As development progresses, open spaces shall be designed in a manner that is consistent and compatible, as determined by the developer, with adjacent existing open space areas. This includes the use of similar and compatible plant materials, hardscape elements and drainage features.
- 11) A minimum of twenty-five percent of a site's land area shall be developed as pedestrian open space.
- 12) At least twenty-five percent of the pedestrian open space of the site shall be landscaped.

G. SITE PLANNING

1. General Site Design Standards

- a. The building design and elevation plans shall be sensitive to the pedestrian scale of the overall Town Center.
- b. The building frontage along the main streets shall be as continuous as is practicable leaving spaces for normal vehicular and pedestrian access and other functional open space needs.
- c. Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on mixed-use and adjacent residential properties. When appropriate an acoustical analysis will be required as part of the review process.
- ~~d. At least one pedestrian access shall be provided for every 150 feet of building frontage along the main streets. The access shall provide for connections between the parking lots and the street.~~
- ~~e. The pedestrian access shall be a minimum of 10 feet.~~
- d. All building frontages shall be sensitive to pedestrian circulation and human scale.
- ~~e. Corner buildings shall have the main entrance along the primary street. Secondary entrances may be allowed along the non-primary side.~~
- e. Building articulation and configuration shall consist of:
 - 1) Varied building facades
 - 2) Strong continuous built influence along street fronts
 - 3) Generous first floor heights
 - 4) Architectural detailing
 - 5) Special corner treatments
- f. Covered and shaded walkways may consist of one or more of the following:
 - 1) Colonnades
 - 2) Awnings
 - 3) Trellises
 - 4) Canopies
 - 5) Other shading devices as accepted by the Planning ~~Director~~ Manager.
- g. Retail buildings shall include one or more of the following:
 - 1) Multi-sided shopping

- 2) Varied shops
- 3) Continuous shop frontage

~~h. Alleyways and street corners shall be enhanced by one or more of the following:~~

- ~~1) Framed views~~
- ~~2) Features that convey an element of surprise~~
- ~~3) Walk through show windows~~

h. Parking integration into the Town Center shall contain~~g~~:

- 1) Pedestrian friendly and inviting entry points to Main Street
- 2) Parking behind buildings
- 3) Parking structures where appropriate

2. Sidewalks

a. A licensing agreement that is applicable to the district shall be required to assure continuous and safe sidewalks. The agreement shall address the following:

- 1) Maintenance
- 2) The property owner's options in sidewalk construction and integration with any existing sidewalks
- 3) Safe walkways
- 4) Permitted display and use of walkway areas
- 5) Signage

~~H. ARCHITECTURE~~

~~The Marana Town Center takes its inspiration from the history of Spanish Influence and its current presence in the regional architecture as the basis for its own architectural style. The suggested style will be Spanish Renaissance Revival Vernacular. It creates a more informal character and may be symmetrical or, more typically, asymmetrical in its composition. It is considered to be best suited for urban design gestures and mixed use situations.~~

~~The revival styles are actually a mix of Spanish, Italian and French styles that are carefully composed to create attractive buildings. These styles are well suited to the Arizona climate, history and culture and will extend a small town feel to the Town Center.~~

~~The vernacular style is a "dress down" version of the high style. It is less ornate and therefore more suited to current building practices, expertise, efficient and economical construction. It is less formal and allows for much needed flexibility in building design and articulation.~~

~~1. General Architectural Standards~~

- ~~a. Mixed-use buildings shall provide residential entryways, on the first floor. Residential units are not allowed on the first floor.~~
- ~~b. Maximum building height shall not exceed 55 feet. Buildings along the main streets shall be at least 25 feet in height with two stories.~~
- ~~c. A tower, pole, cupola, dome or similar structure erected as an accessory building or feature to a principal building on a site may be a maximum of 66 feet upon approval by the Planning Director. The feature or structure shall be subject to the following criteria:
 - ~~1) The structure creates a varied appearance of height among a group of buildings within a development.~~
 - ~~2) The structure provides a focal point from public spaces within the Town Center.~~
 - ~~3) The structure provides a unique architectural feature among Town Center buildings.~~~~
- ~~d. Any building or structure erected on a site shall conform to the established architectural styles, these Town Center Design Standards, and the Commercial Design Standards in the Land Development Code.~~

H. BUILDING MASSING AND ARTICULATION

The character of building mass should provide a community oriented scale of development with friendly retail, office, lodging, residential and civic opportunities.

1. Buildings shall be articulated to have a varied appearance in their heights, features, roof styles and colors that work to create a sense of evolution and growth over time. This discontinuity in facade design and arrangement is complimented by eliminating or largely reducing the side yards to allow continuous rows of shops. This idea reinforces the pedestrian scale and creates a vibrant mix of uses.
2. The building masses shall be broken at specific points for scale providing shortcuts and invoking curiosity. The edge treatment at these corners should be dealt with using great sensitivity.
3. Building Massing and Articulation features. may include the following:
 - a. Shade canopies
 - b. Relief islands in parking lots
 - c. Show windows alongside alleys
 - d. Public art and landscaping at strategic points

- e. Safe and shaded pedestrian path connections to shops
- f. Multi use congregation spaces

J. LIGHTING

Street lighting shall be designed for safety and to unify the Town Center development in accordance with the Town of Marana Outdoor Lighting Code. Standards have been designed to respond to the requirements of a variety of land uses and activities in the Town Center. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic. All lighting shall protect the night skies, and shall employ "full-cutoff" techniques where possible.

All lighting in the project shall acknowledge the recommended lighting practices of the Illuminating Engineering Society of North America.

~~Street and parking lot light fixtures shall match the existing type and pattern of street and pedestrian lighting on Marana Main Street and Civic Center Drive.~~ Use of other lighting elements may vary from one area to the next, but levels of illumination shall remain consistent in quality and clarity. The use of special lighting elements and accent lighting is encouraged.

1. Lighting Applications

- a. On-site street and parking lot light standards
- b. Pedestrian sidewalks and transition zones (bollard/walkway lights)
- c. Landscape accent, spot or floodlights (concealed to reduce glare)
- d. Signage and monumentation (concealed to reduce glare)
- e. Architectural facade accent, spot, or flood lights in commercial zones (concealed to reduce glare)

2. Lighting Design Standards

- a. Street lighting fixtures along major and primary roads shall be consistent in design style.
- b. Street lighting fixtures on secondary and internal roads shall be consistent in design style and match those of adjacent parcels.
- c. Luminaries and poles shall have a durable finish.
- d. Lights shall be constructed of vandal resistant materials, recessed, or otherwise designed to reduce potential problems associated with damage and replacement of fixtures.
- e. Lighting elements shall have controls to allow their selective use as an energy conservation measure.
- f. Exterior lighting designs shall develop a hierarchy by varying heights and fixtures. This defines the organization of pedestrian and vehicular circulation

patterns.

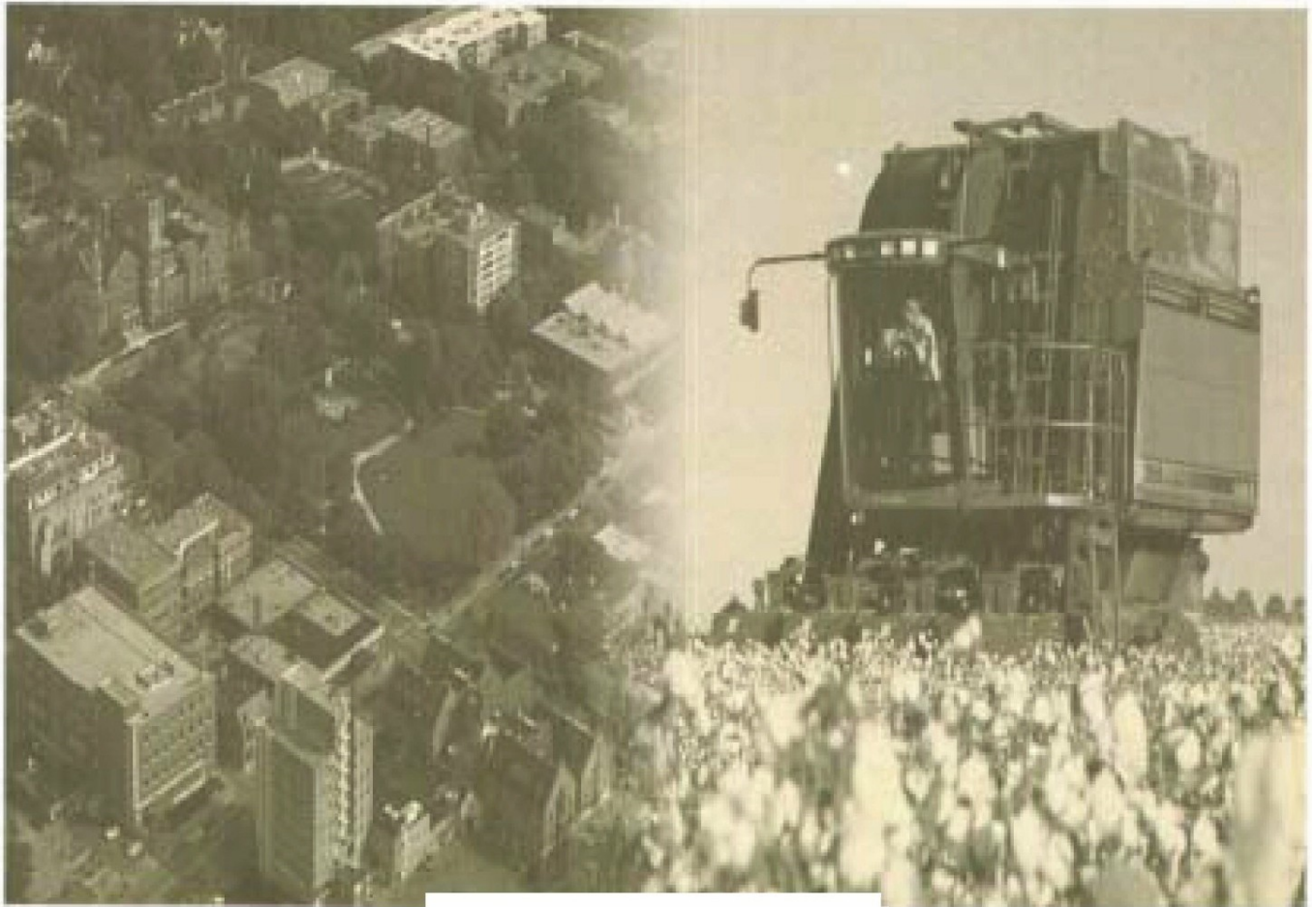
- g. Creative lighting design shall be placed at focal areas such as entrances (both pedestrian and vehicular), plazas, public art and courtyards to provide a sense of place and arrival.
- h. Parking areas, pedestrian walks, courtyards, plazas, seating and building entrances shall be well lighted for security purposes.
- i. Service area lighting shall be contained within the service yard boundaries and enclosure walls. Light sources shall not be visible from the street.
- j. Architectural lighting should be used to articulate structural design elements (i.e., wall washing, etc.) and emphasize community focal points.
- k. Area lighting includes building entries and other public plazas and courtyards.
- l. Building entries may be illuminated with soffit, bollard, step or other comparable lighting.
- m. Bollards used for pedestrian areas shall not exceed 42 inches in height. 18 inches is the minimum height for bollards.
- n. Steps, ramps, and seating walls shall be illuminated with built-in fixtures.
- o. Pedestrian area lighting shall utilize subdued ~~warm-white mercury or incandescent~~ lamps.
- p. All exterior architectural lighting shall utilize indirect or hidden light sources.
- q. Allowable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.
- r. Roof mounted light fixtures are not permitted.
- s. Freestanding fixtures shall be painted the same as street and parking area fixtures.
- t. Pedestrian lighting shall be used along walks and neighborhood parks when independent of streets.
- u. Lighting fixtures for parking lots that are located adjacent to any residentially zoned parcel shall be limited in height to prevent light trespass and glare into residential areas.
- v. Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.
- w. A uniform light color shall be used within project areas.
 - 1) Levels of illumination shall remain consistent throughout the project area.
 - 2) Incandescent lighting is permitted for residential applications only.
 - 3) The use of color lenses is permitted subject to approval by the Planning

Manager ~~Director~~.

- x. The design of freestanding light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.
- y. Security lighting:
 - 1) Security lighting fixtures shall not project above the fascia and/or roofline of the attached structure.
 - 2) Fixtures shall have shields that are painted and designed to be compatible with attached structure.
- z. All parking lot and driveway lights shall provide uniform illumination.
- aa. Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.
- bb. Accent illumination is recommended to be located at key positions within each project area such as entrances, exits, drives and loading zones.
 - 1) Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme that matches adjacent fixtures.
 - 2) The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.
- cc. Transformers or other electrical feeder apparatus shall not be located at the primary entrances to the project. They shall be screened from public view and painted to match the building or wall color.
- dd. Appropriate shielding or design techniques shall be used to remove direct lighting sources from residential uses within mixed-use buildings.
- ee. Lighting shall be designed to afford safety and security along with enhancement of general appearance of the area.

RANCHO MARANA WEST TOWN CENTER

SPECIFIC PLAN AMENDMENT

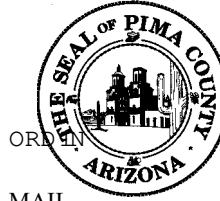


APPROVED
JUNE 17, 2008
SPA-08027

Amended April 5, 2023

PCZ2212-001

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: MRB
DEPUTY RECORDER
1562 PE2



DOCKET: 13332
PAGE: 562
NO. OF PAGES: 33
SEQUENCE: 20081200223

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TOWN OF MARANA
ATTN: TOWN CLERK
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06/20/2008
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MAIL

MARANA AZ 85653

AMOUNT PAID \$ 22.00

MARANA ORDINANCE NO. 2008.14

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING AN AMENDMENT TO THE RANCHO MARANA WEST SPECIFIC PLAN.

WHEREAS on February 6, 1990 the Town Council adopted Ordinance No. 90.04, which approved the Rancho Marana Specific Plan; and,

WHEREAS the Rancho Marana Specific Plan was amended, in 1999, by Ordinance No.99.13; and

WHEREAS the Rancho Marana Specific Plan was amended, in 2005, by Ordinance No. 2005.05; and

WHEREAS the Marana Planning Commission held a public hearing on May 28, 2008, and at said meeting voted unanimously to recommend that the Town Council approve said amendments; and

WHEREAS amending that portion of the plan known as Rancho Marana West to bring into conformance with the Town of Marana's adopted updated policy documents by amending the Development Regulations and including the- essential Design Guidelines on that property comprising of approximately 99 acres generally located approximately 175 feet south of Grier Road, north of Barnett Road, west of Lon Adams Road and approximately 470 feet east of Sandario Road; and

WHEREAS the Marana Town Council heard from representatives of the owner, staff and members of the public at the regular Town Council meeting held June 17, 2008, and have determined that the amendment to the Rancho Marana West Specific Plan should be approved.

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

Section 1. The amendment to the Rancho Marana Specific Plan comprising of approximately 99 acres generally located approximately 175 feet south of Grier Road, north of Barnett Road, west of Lon Adams Road and approximately 470 feet east of Sandario Road is hereby adopted.

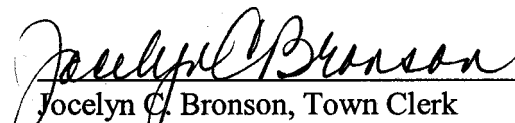
Section 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of June, 2008.

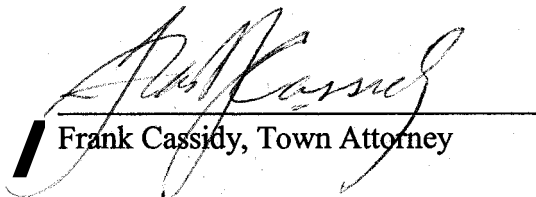

Ed Honea, Mayor

ATTEST:

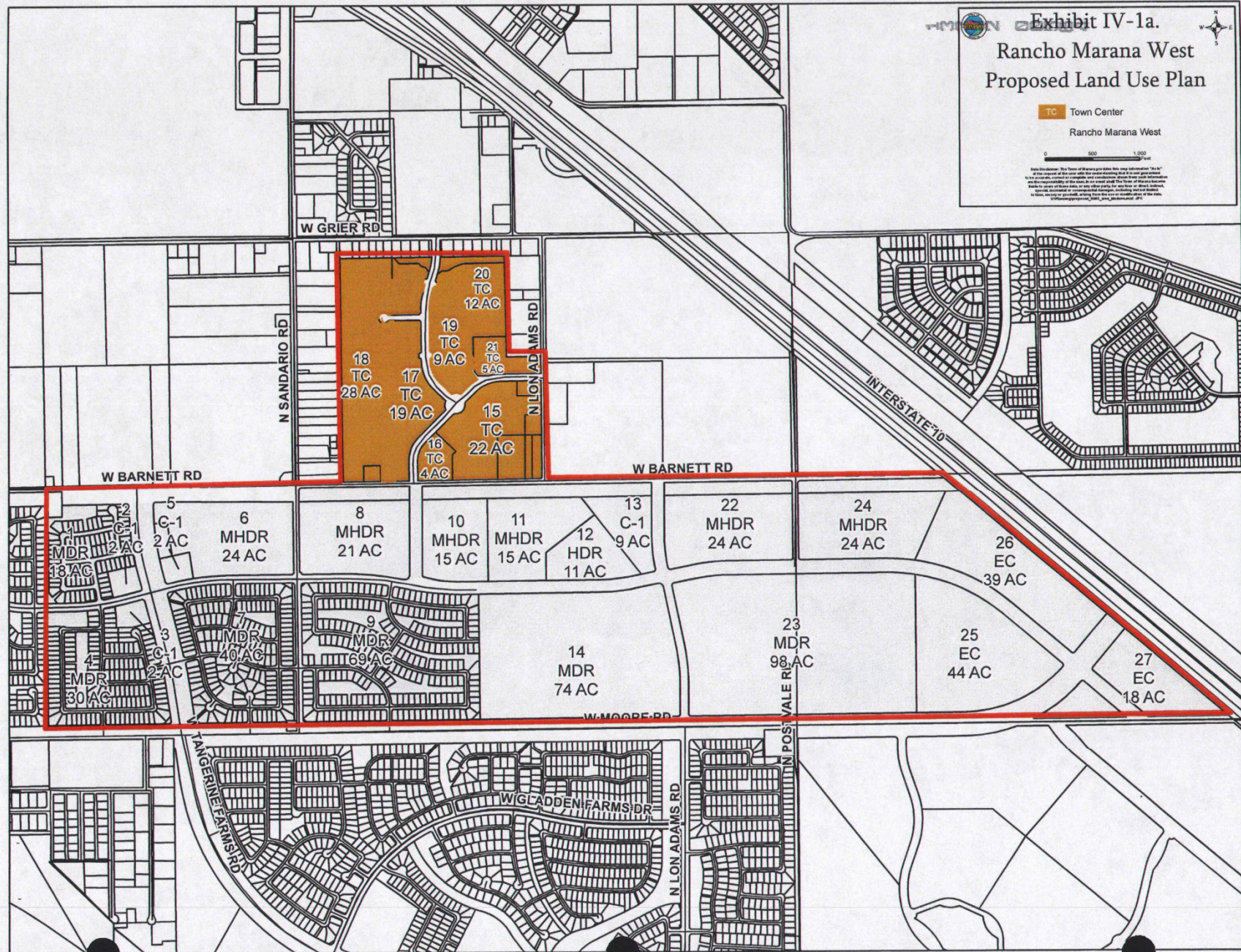

Jocelyn C. Bronson, Town Clerk

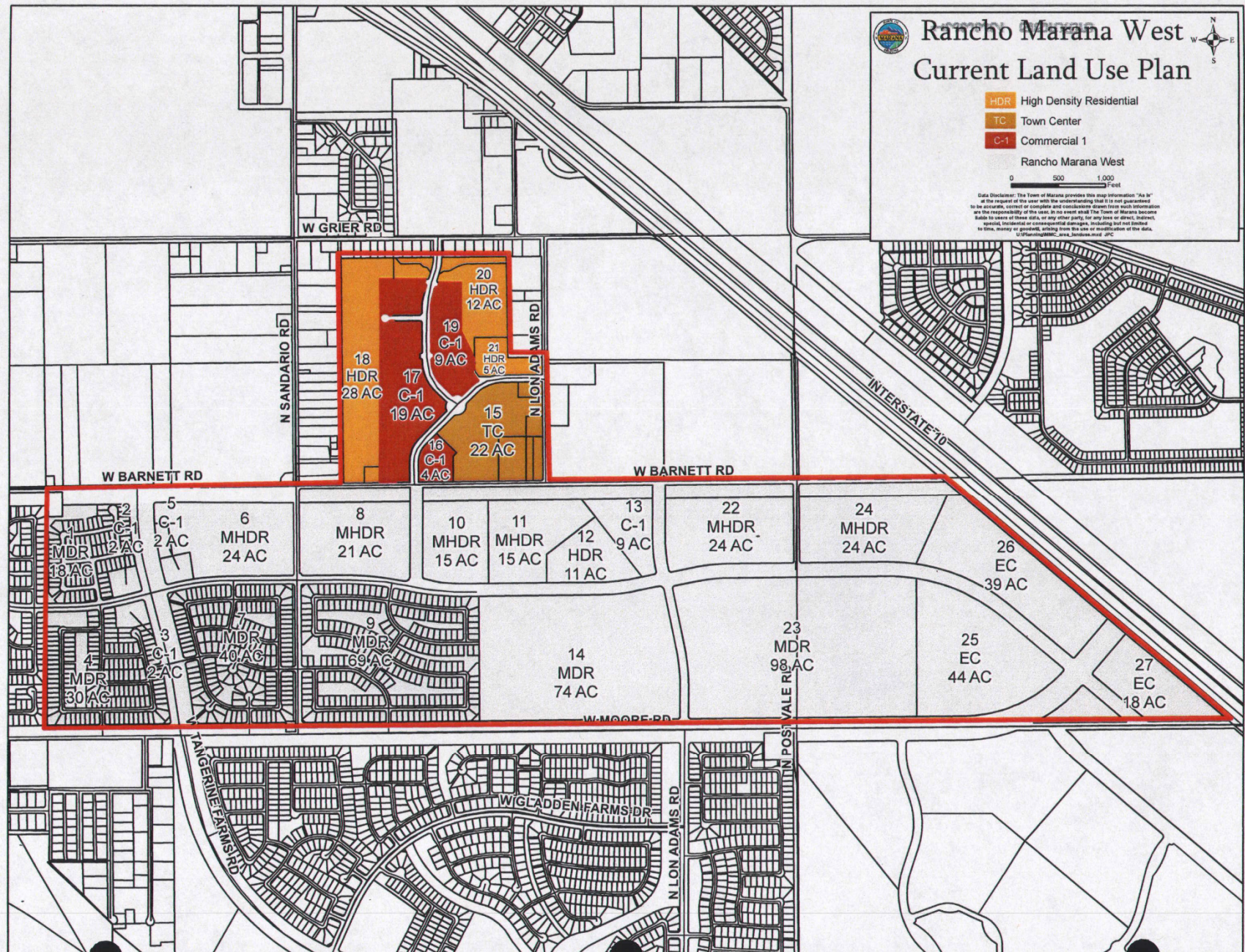


APPROVED AS TO FORM:


Frank Cassidy, Town Attorney

TC Town Center
Rancho Marana West





V. RANCHO MARANA WEST TOWN CENTER DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

These Development Standards will serve as the primary mechanism for implementation of the Town Center. The Town Center is intended to create an activity center with a comprehensive mixed-use environment including commercial, retail, office, institutional, entertainment, and residential uses. The Town Center is planned to be the focus of civic activities for the residents of Marana.

A variety of uses is intended to be organized around public open spaces in a high-intensity and multi-story development setting. The Town Center should encourage development of compact, pedestrian-scaled, mixed-use commercial and neighborhood areas.

B. DEFINITIONS

1. **Main Street:** Marana Main Street and Civic Center Drive within the Town Center.
2. **Mixed-use building:** A building with a combination of residential and non-residential uses.
3. **Outdoor gathering area:** A public congregation space such as plazas, squares, pavements, walkways, dining areas, and similar pedestrian areas that are designed exclusively for pedestrian activity and where no vehicular movement is permitted.

C. PERMITTED USES

The following uses are permitted in accordance with the Town Center standards:

1. Open Spaces - Public spaces including outdoor gathering areas, plazas, courtyards, and park areas.
2. Residential - Dwellings within the upper story of a mixed-use building, attached dwellings, townhomes, condominiums, apartments, congregate care facilities, and assisted living facilities.
3. Single family detached residential, subject to the requirements of the Residential Design Standards in the Land Development Code and subject further to the standards in Section V.I.
4. Offices - Professional, semi-professional, medical, dental, business, sales, counseling, consulting, and similar uses requiring an indoor office.
5. Retail - Apparel, appliances, bicycles, pharmacies, gift shops, variety stores, food and dry goods markets, antique dealers, hardware, stationery, office equipment, florists, jewelry, newsstands, bookstores, art galleries, furniture, packaged liquor, pet shops, office supplies, sporting goods, and similar sundry items.
6. Personal services - Barbershops, beauty salons, health clubs, copying services, clothes cleaning, tailoring, laundromats, picture framing, private postal services, shoe

- repair, video rentals, watch repair, small domestic machine repair, bicycle repair, and similar indoor services.
7. Financial services – Banks, credit unions, investment services, financial planning and similar financial institutions, not including drive-through facilities.
 8. Day care services - Child and adult day care institutions.
 9. Food and beverage services – Restaurants, bars, cafes, bakeries, coffee shops, butchers, delicatessens, candy stores, food preparation centers, catering services, and similar uses, not including drive-through facilities.
 10. Entertainment services - Theaters, concert halls, museums, visitor centers, art galleries and similar uses.
 11. Clinics/therapy services – Medical and dental clinics, laboratories, small animal veterinary clinics, bodywork therapy, and similar clinical and therapeutic services.
 12. Institutional uses - Government uses, libraries, arts and cultural centers, post offices, nonprofit community facilities, and similar civic or institutional uses.
 13. Churches - Churches, synagogues, and similar place of worship.
 14. Educational uses - Public, private and charter schools, colleges, art schools, dance schools, martial arts schools, yoga studios, and similar uses providing educational services.
 15. Transient lodging - Hotels, motels, bed and breakfast establishments, hostels, and similar transient lodging establishment.
 16. Other uses - Any use similar in nature and intensity to a use listed within the above categories as approved by the Planning Manager.

D. ACCESSORY USES

The following accessory uses are permitted so long as they are associated with the principal permitted use:

1. Outdoor seating, courtyards, and recreational facilities.
2. Parking structures.
3. Covered parking.
4. Garages as part of a residential development.
5. Swimming pools and recreation facilities as part of a residential development.
6. Outdoor retail and service display areas shall be approved as part of the development plan.

E. CONDITIONAL USES

All conditional uses shall require a Conditional Use Permit reviewed and approved as prescribed in the Land Development Code. The request must be consistent with the purpose and configuration of the Town Center, and may be subject to additional special conditions and limitations. Conditional uses that may be permitted include the following:

1. Any commercial use with a first story single tenant space floor area greater than 45,000 square feet.
2. Drive-through facilities for a bank, restaurant, pharmacy, and similar uses with the following criteria:
 - a. The design precludes vehicular access conflicting with an existing or planned adjacent use.
 - b. The drive-through is located away from the front and does not interfere with easy pedestrian movement along the Main Streets.
 - c. The facility is located to eliminate noise and odors beyond the property lines.

F. PROHIBITED USES

The following uses are prohibited in the Town Center:

1. Automotive services including gasoline sales, automotive repair, bodywork, and automotive parts or vehicle retail.
2. Contractor yards.
3. All types of warehousing.
4. Recreational vehicle or manufactured home parks.
5. Industrial uses.
6. Heavy equipment sales.
7. Recreational vehicle or boat storage.
8. Any commercial outdoor storage uses.
9. Other uses - Any use similar in nature and intensity to a use listed within the above categories as determined by the Planning Manager.

G. GENERAL DEVELOPMENT STANDARDS

Commercial and institutional development will be subject to the requirements of the Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

1. Street Frontage

- a. The building frontage along the Main Streets shall be as continuous as is practicable leaving spaces for normal vehicular and pedestrian access and other functional open space needs.
2. Sidewalk Maintenance
 - a. A licensing agreement that is applicable to the Town Center may be required to assure continuous and safe sidewalks. The agreement shall address maintenance, the property owner's options in sidewalk construction and integration with any existing sidewalks, safe walkways, and permitted display and use of walkway areas.
 - b. Walkways connecting parking lots to the buildings and the Main Street shall be shaded, pedestrian friendly and safe.
3. Front Setback
 - a. There shall be no setback for the first floor of building frontage along any street.
 - b. The first floor front setback may be increased and designed as an outdoor gathering area with the following criteria:
 - a. A shaded walkway that may be a colonnade, arcade, awning, pergola, first level floor overhang, recessed ground level floor and other similar design feature.
 - b. The shaded walkways may encroach into the front setback and will be provided along the building edge facing the main streets.
 - c. The continuity of shade structures can be interrupted for a structural reason, change in form, change in materials, and an aesthetic reason in such a way that the intent of a pedestrian-oriented streetscape is not lost.
 - c. Building upper floors (above first floor) may have zero minimum setbacks.
4. Side and Rear Setback
 - a. For buildings with frontage along any street, no minimum side or rear setbacks are required provided minimum building code requirements are met.
 - b. All buildings in the Town Center shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.
 - c. Sidewalk setbacks may be occupied by the first floor tenants provided a clear sidewalk is left which is at least six feet in width with no obstructions that may interfere with pedestrian movement or emergency functions.
5. Building Separation

- a. The minimum distance between a principal building and an accessory building or two accessory buildings shall be per building and fire codes.
6. Building Height
 - a. Maximum building height shall not exceed 60 feet.
 - b. Buildings along the Main Streets shall be at least 25 feet in height.
 - c. A tower, pole, cupola, dome or similar structure erected as an accessory building or feature to a principal building on a site may be increased to a maximum height of 75 feet. The feature or structure shall be subject to the following criteria:
 - 1) The structure creates a varied appearance of height among a group of buildings within a development.
 - 2) The structure provides a focal point from public spaces within the Town Center.
 - 3) The structure provides a unique architectural feature among Town Center buildings.
7. Underground Utilities

All exterior on-site utilities such as water lines, gas lines, sewer and drainage systems, electrical and telephone wires and equipment shall be installed and maintained underground. Necessary above ground utilities shall be screened by a visual barrier as approved by the Planning Manager.

H. ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS

Residential development of attached and multi-dwellings will be subject to the following standards:

1. Minimum site area shall be 5 acres. This area refers to the area encompassed by the development plan or subdivision plat.
2. Minimum site perimeter setbacks: All buildings shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.
3. Maximum lot coverage: 75 percent.
4. Maximum building height: 40 feet.
5. Minimum common open space: 15 percent of the site excluding parking and driveway areas. The open space includes common areas either landscaped or developed for recreation.
6. Minimum private open space per dwelling unit: 100 square feet for patios, 50

square feet for balconies.

7. Minimum distance between principal buildings: per applicable building and fire codes.

I. DETACHED SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

Residential development of detached dwellings will be subject to the requirements of the Residential Design Standards in the Marana Land Development Code and subject further to the following standards:

1. Minimum lot area for each dwelling unit shall be 3,500 square feet.
2. Minimum lot width: 35 feet.
3. Minimum lot depth: 75 feet.
4. Minimum front yard setback: 20 feet. Where front entry garages are recessed 10 feet or more from the livable portion of the dwelling, the front setback may be reduced to 10 feet except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of 20 feet. A maximum of 50% of the lots may have a reduced setback.
5. Side yard setback: 5 feet, 10 feet with a street side yard. Zero lot line siting of dwelling units is permitted subject to building and fire codes. The setback for an attached patio structure that is open on three sides may be reduced to 5 feet.
6. Rear yard setback: 10 feet. The setback for an attached patio structure that is open on three sides may be reduced to 5 feet.
7. All buildings shall provide a landscape setback with a minimum of 25 feet from the property lines of existing residences located adjacent to the Town Center District with an increase of 1 foot of setback for each foot of height over 20 feet.
8. Maximum lot coverage: 75 percent.
9. Maximum building height: 25 feet.
10. Multi-story dwellings: No more than 60% of the dwellings may be two stories.
11. Minimum common open space: 15 percent of the site excluding parking and driveway areas. The open space includes common areas either landscaped or developed for recreation.
12. Minimum distance between principal buildings: 10 feet.

J. ACCESS AND TRAFFIC CONTROL STANDARDS

1. Additional pedestrian access from the rear end or from the side of the building is encouraged, if applicable.
2. Vehicular access to blocks from side streets is encouraged.

3. All vehicular access shall be designed to locate parking in the rear of the development.
4. All facilities shall include adequate service and emergency access. When appropriate, pedestrian and bicycle routes shall be highlighted through use of special paving materials and textures.

K. PARKING STANDARDS

Unless mentioned herein, the Parking Standards in the Land Development Code shall govern the parking requirements. Some parking requirements are reduced to account for shared use of parking spaces and to minimize the impact of paved parking areas.

1. For purposes of the Town Center, a parking lot is defined as the parking area within a specific development plan.
2. Parking areas shall be located at the rear of the building.
3. No parking shall be permitted in the front of the building except on- street parking
4. Parking standards shall be as prescribed in the Land Development Code.
5. Off-street loading: Front, side or rear retail (customer) entrances shall also serve the dual purpose of service access for deliveries and other similar business necessities.
6. On street delivery shall be permitted only between 6 A.M. and 10 A.M. The use of streets and driving aisles for truck movement and parking for delivery shall take place between 6 A.M. and 10 A.M. and shall not be in conflict with regular movement of shoppers and business operations.

L. SIGN STANDARDS

All sign locations and sign designs through a detailed review of a submittal that includes the following standards:

1. Sign requirements in the Land Development Code shall guide the development of the Town Center sign plans.
2. One ground monument sign is permitted for a development complex.
3. A maximum of two projecting signs are allowed for each building facade of a retail establishment.
4. All signs shall incorporate colors, textures, and building materials that complement the architectural theme of the principal building.
5. Signs shall be designed to allow safe pedestrian movement.
6. Signs shall be designed to keep the source of illumination not visible from nearby residential uses. Design examples include light being transmitted through translucent material that is not white, yellow or a similar highly reflective color, internally lit signs with an opaque background

panel, and a neon sign using a non-white, low reflective color.

M. STORAGE STANDARDS

Open storage of equipment and materials is prohibited. Storage areas, including areas used for dumpster of private garbage facilities shall be subject to standards as follows:

1. Storage areas shall be screened from all streets and adjacent property.
2. The screening shall form a complete opaque screen up to a point eight feet in vertical height. Storage within the screened area may not exceed the height of the screen.
3. Screening material shall be compatible in color, texture, and material with the overall architectural design of the building.

N. LANDSCAPING STANDARDS

The landscaping plan for each site shall be reviewed for the appropriateness of the variety, mass, and size of plants. All landscape plans shall be subject to the requirements of the Marana Land Development Code and subject further to the following standards:

1. The landscaping plan for each development shall emphasize drought resistant plants, pedestrian friendly textures, and colorful groundcover elements.
2. All plants shall conform to the Rancho Marana West approved plant list.
3. The landscaping plan shall include water-harvesting features whenever practicable.
4. All landscaped areas shall be irrigated and maintained in a well-kept condition in accordance with the Marana Land Development Code.
5. A minimum ten-foot buffer shall be placed against adjoining residential development and public rights-of-way. A combined perimeter buffer plan may be permitted with a joint written agreement between the development site developer and residential plat developer and approved by the Planning Manager.
6. Parking lot landscaping shall be subject to the following standards:
 - a. Landscaping planters no less than six feet wide shall be placed at the ends of parking rows to define driveways with at least one tree per parking aisle and appropriate shrubbery and groundcovers.
 - b. Canopy trees shall be placed every ten parking stalls in planters having a minimum of four sides with no dimension less than six feet.
 - c. When the placement of trees in the required location among single or double row parking stalls is made impracticable by the location of a building, access area, drainage area or similar site constraint, the Planning Manager may determine whether the required parking area trees may be placed elsewhere on the site based on the approved landscaping plan.
7. Landscape requirements for parking areas may be excluded if solar parking structures are

incorporated into the parking lot area.

0. NOISE STANDARDS

Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on mixed-use and adjacent residential properties. When appropriate, an acoustical analysis will be required as part of the plan review process.

VII. RANCHO MARANA WEST TOWN CENTER DESIGN STANDARDS

A. INTRODUCTION AND PURPOSE

The purpose of this document is to provide specific design criteria and standards for the Rancho Marana West Town Center. The location of the Town Center is illustrated in Exhibit IV-1a.

Adherence to these Design Standards will ensure that development in the Town Center is an asset to the community and can proceed in an orderly, attractive manner that meets expectations of the owners and the Town of Marana. Further, these standards serve to provide compliance with the 2007 Town of Marana General Plan and the Rancho Marana West Specific Plan.

The Town Center is designed as a mixed-use, walkable area with a variety of uses such as education, government, residential, commercial, professional offices, entertainment and social activities. It is designed with intersecting Main Streets (Marana Main Street and Civic Center Drive are referred to as Main Streets in this document) anchored with the Marana Municipal Complex and plaza areas. Buildings in the Town Center should provide opportunities for mixing residential and commercial with a continuous building facade and presence along the main streets. Off-street parking will be located behind the main street buildings with convenient, shaded pedestrian connections.

B. AUTHORITY AND SCOPE

1. Both the developer and the Town of Marana shall be responsible for the implementation of these Design Standards. They shall be applied, in addition to the Town's applicable zoning, subdivision and development requirements, to the review of all development in the Town Center of the Rancho Marana West Specific Plan.
2. Being specific to the Town Center of the Rancho Marana West Specific Plan, and in the case of a conflict with other regulations, the provisions contained herein shall prevail.
3. Minor amendments to these Design Standards may occur with the approval of the developer and the review and approval of the Planning Manager. Minor amendments include changes to setbacks, minor alterations to road alignments, minor alterations to site layout and configuration, and any increases or decreases to parcel size within a 10% margin.
4. Major amendments to these Design Standards shall be subject to the same process used to amend the zoning for the Rancho Marana West Specific Plan. Major amendments include:
 - a. Changes to the land use boundaries.
 - b. Any proposed amendment, which conflicts with the adopted Rancho Marana West Town Center Specific Plan.
 - c. Reductions to the dimensions of the required buffer areas.
 - d. Other amendments, which modify the zoning stipulations, shall be considered a major amendment.

5. If any provision herein is considered ambiguous or unclear, the Planning Manager shall be responsible for interpreting the intent of these Design Standards.
6. All items not specifically addressed by these Design Standards will automatically be covered by the Town of Marana Land Development Code.

C. LAND USE STANDARDS

A variety of uses is intended to be organized around public open spaces in a high- intensity and multi-story development setting.

1. The Town Center shall include development of compact, pedestrian- scaled, mixed-use commercial, residential, government and neighborhood areas.
2. Development in the Town Center shall provide compatible transitions to adjacent properties.

D. CIRCULATION STANDARDS

Development in the Town Center will establish vehicular and pedestrian connections with the existing and planned land uses around the site. It is important to make the Town Center a comfortable walking and pedestrian friendly destination. Tree lined streets, arcade-building frontages, and pedestrian alleyway shortcuts will make it an easy, safe and attractive destination.

To achieve this, development blocks shall have limited vehicle access points. Drives shall be located away from the pedestrian areas along the Main Streets. All off-street parking shall be located behind the buildings and have dedicated, shaded pedestrian pathways. Buildings masses shall be separated by pedestrian alleyways to create regular points of egress and ingress between the off-street parking and the Main Streets.

The layout of traffic corridors within the district builds connections to the existing public street network and is specifically designed to unite residential, recreational, and commercial activity areas and public facilities within and adjacent to the Town Center. In addition to roads and parking, the district will include a comprehensive pedestrian and bicycle circulation network.

Approach and entry shall be effectively designed to announce the transition into the Town Center. Points of entry announce to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accent plantings, accent masonry, and combining placement and scale, a fresh entry expression is projected for the Town Center. The Landscape Design Standards section addresses specific entry feature concepts.

1. Pedestrian and Bicycle Circulation

Pedestrian-friendly communities are made possible through well-designed and efficient circulation systems. Pedestrian spaces and routes should be designed to invite non-vehicular traffic throughout the Town Center. Pedestrian and bicycle pathways shall be planned such that they connect all open space and development areas. These circulation routes should be recognized as recreational amenities and as alternatives to automobile circulation.

The Town Center provides a variety of pedestrian circulation options including pathways, pedestrian alleyways and streets. They can all weave through the buildings,

open spaces and public places to give safe and comfortable access to all areas.

The Main Streets shall have sufficiently wide sidewalks with appropriate shading and pedestrian seating areas to make walking a pleasure even in the desert summer. Continuous building frontage with a variety of retail uses spilling out onto the sidewalks can make streets an active public place. Pedestrian alleyways can serve as short cuts between buildings and provide for additional frontage to the retail businesses.

Pedestrian friendly development with a human scale will be achieved with the following standards:

- a. Building heights shall be proportional to the street width.
- b. Streets shall have a continuous canopy of trees.
- c. Buildings with front setbacks shall be built up to the sidewalks by adding arcades, colonnades, awnings, stoops, balconies and terraces.
- d. Bicycle and pedestrian paths shall be designed to minimize conflicts with vehicular traffic.
- e. Bicycle parking shall be provided at focal points, recreation areas and activity centers.
- f. Bicycle and pedestrian paths shall be developed to provide links to open spaces, recreational facilities, governmental offices and educational facilities within and adjacent to the Town Center.

2. Street Design

Streets that are safe and functional with easy access into the Town Center. The Rancho Marana West development provides new connections to Main Circulation shall include convenient access to and from adjacent neighborhoods, and minimize conflicts between pedestrians and vehicles by strategically controlling street connections into and out of development blocks. Parking lots shall be organized so they are strategically buffered from the majority of pedestrian storefront activity and are located behind the Main Streets.

An active, pedestrian oriented streetscape shall be developed that includes the following:

- a. On-street parking opportunities shall be included in all streets.
- b. Way finding and signage locations shall be incorporated as part of the Planned Sign Program for the Town Center.
- c. Streetscapes shall include abundant street trees and special plantings.
- d. A street and sidewalk environment with colonnades, trellises and other shade structures is encouraged.
- e. Sidewalk areas shall include special paving and pedestrian oriented open

spaces.

- f. Driveways serving commercial development shall be shared where possible.
- g. Access and interconnectivity ~~shall be provided~~ to and between residential parcels is encouraged, where practical.

3. Local Streets

Local streets will serve the residential neighborhoods of the Town Center and will be characterized by a street tree theme specific to each neighborhood with sidewalks on both sides of the street.

Local streets shall be built in accordance with the Town of Marana Subdivision Street Standards Manual within rights-of-way specified in that document.

E. GRADING AND DRAINAGE

The site for the Town Center is a retired agricultural field with flat grades of less than 0.5 percent. The design concept for the project is to create a minimal 0.5 percent slope across the site to ensure adequate drainage and to retain the 10- year and 100-year stormwater flows on site. This may be accomplished by directing the storm water flows to the Barnett Linear Park, which will serve as a temporary retention basin and, when completed, serve as conveyance of storm water to the Santa Cruz River. The following standards are incorporated in the Rancho Marana West design:

- 1. The Town Center is designed to accommodate drainage in accordance with the adopted Town policies, standards and ordinances.
- 2. All retention areas shall be drained within a 36-hour period of time if they are holding the entire 100-year storm.
- 3. All retention basins shall be designed to be as shallow as possible with multiple uses encouraged, particularly recreational and open space. The design shall not preclude or discourage riparian area establishment.
- 4. The portion of the Barnett Linear Park along the southern boundary of the development will be excavated and may function as an interim retention area until the final channel is completed to the Santa Cruz River.
- 5. On-site retention shall be required prior to the completion of the Barnett Linear Park to the Santa Cruz River. This retention area may be altered to provide flow-through to the Barnett Linear Park upon completion of that channel to the Santa Cruz River or reclaimed as buildable area.
- 6. All erosion protection rock shall be "Apache Brown" color.

F. LANDSCAPE DESIGN STANDARDS

Rancho Marana West incorporates coordinated landscaping through the entire project and provides landscaping standards for arterial and collector streetscapes, local streetscapes, commercial development areas, and community open space. The Town Center will be designed with distinctive landscape features to define its identity and relation to other development in Rancho Marana West.

Desert sensitive and native landscaping will be a primary influence on the landscape character for the Town Center. Plants shall be selected for their form, color, drama, stateliness and shade qualities. Choice and design of planters will be equally important with respect to overall character and functionality for supporting plant life.

Development shall be subject to the Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

1. General Standards

- a. Trees shall be planted to soften the architecture of proposed buildings and provide shade for parking and pedestrian areas.
- b. Shrubs shall be planted where appropriate to create foundation planting adjacent to the proposed buildings to provide an appropriate transition from the ground plane. Shrubs can also be used to provide visual screening for utility boxes and service items.
- c. Groundcovers shall be planted to provide continuity within the landscape and tie together other landscape elements.
- d. All plants shall be selected from the Rancho Marana West Specific Plan plant palette.
- e. All planting areas shall be irrigated. The developer will provide non-potable, irrigation water lines (purple lines) to all development parcels. Non-potable water will be available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Each development parcel shall utilize non-potable water supplies to irrigate landscaped areas including common areas and individual lots.
- f. Special design features such as low walls, trellises and desert sensitive water features shall be encouraged along with public art.

2. Street Standards

- a. Tree species or patterns of multiple species shall be consistent on any given street.
- b. Street trees are to be a minimum of 24-inch box size.
- c. Refer to the Circulation Section of the Rancho Marana West Specific Plan for roadway cross sections including landscape areas.

3. Vehicular Access

The Town Center shall have both on-street and off-street parking. Off-street parking facilities shall be shared between uses such as offices, retail and residential. Parking shall be designed behind the main street buildings and accessed away from the central pedestrian zone, minimizing any conflicts between vehicular and pedestrian traffic.

- a. Service parking can be provided during non-business hours within the parking areas. For short-term service needs, on street sites can be designated.
4. Decorative Paving and Walls
- a. Decorative paving
Hardscape materials available for the paving of special activity areas, vehicular and pedestrian areas are numerous in their choice of colors, patterns and textures. Interlocking brick pavers, colored or textured concrete surfaces are encouraged for use throughout the Town Center. The following standards are incorporated in the Rancho Marana West Town Center design:
 - 1) The selection of materials shall be based on the established architectural theme of a given project area.
 - 2) Areas of intense pedestrian activity shall be delineated with accent pavement and specialty lighting.
 - 3) Materials and colors (reds and browns) for hardscape and paving shall be approved by the developer and the Planning Manager.
 - b. Wall design shall be in accordance with the exhibits in this section. Alternative wall designs may be approved by the developer and the Planning Manager.
 - 1) Alternative wall designs may be approved by the Planning Manager and the developer.
 - 2) Alternative walls and fences within a project area shall be consistent with the architectural theme including materials and design of the project and any developed areas located adjacent to such wall or fence.
 - 3) Walls shall be of adequate height to function as a screening device as determined by the Planning Manager and the developer.
 - 4) Screen walls or fences of sheet or corrugated metal or chain-link fencing must be approved by the Planning Manager.

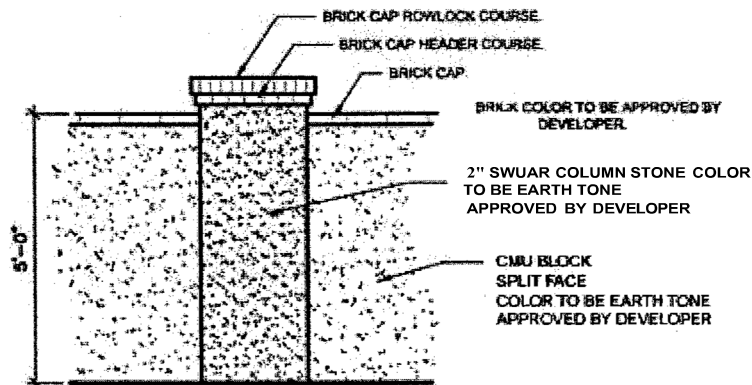


Exhibit VII-1: Commercial and Perimeter Wall Elevation

- 5) Interior residential wall design shall be in accordance with Exhibit VII-2

and 3. Alternative wall designs may be approved by the Planning

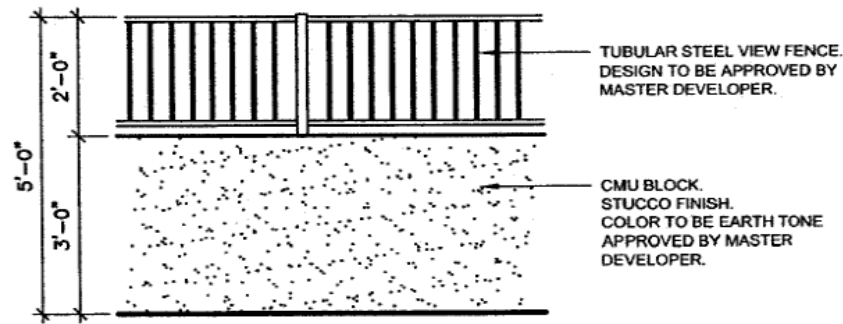


Exhibit VII-3, Open Space Boundary Wall Elevations

Manager and the developer.

- 6) Interior residential walls shall be utilized along the side property lines of individual residential lots and where the rear yards of two individual residential lots abut one another.
- 7) Alternative walls and fences within the project area shall be consistent with the architectural theme of the planned area, reflecting materials and design of the architectural theme and must be approved by the Planning Manager and the developer.
- 8) The Planning Manager and the developer shall determine where walls and fencing may be placed with the ideal to eliminate walls and fencing where appropriate.

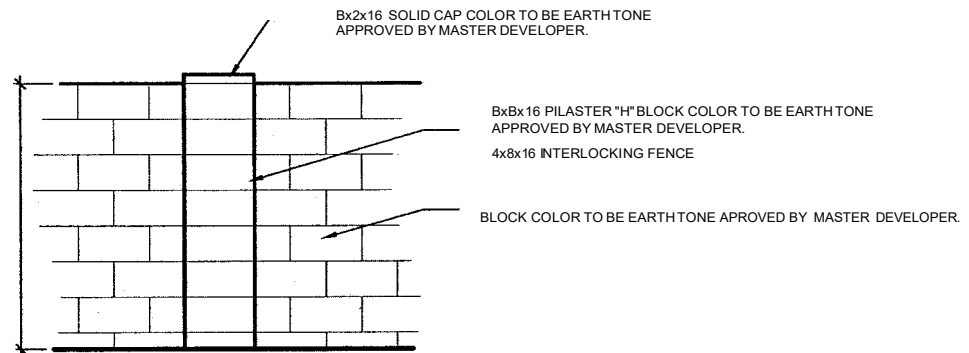


Exhibit VII-2: Interior Residential Wall Elevation

5. Amenities

Site amenities may include trash receptacles, ash urns, benches, planters, bicycle racks, bollards, drinking fountains and information displays. Additional amenities may be approved by the developer. The following principles and standards shall be applied to the selection and placement of outdoor amenities:

- a. Amenities shall be located so as not to impede the flow of pedestrian traffic and shall conform to applicable Americans with Disabilities Act (ADA)

standards.

- b. Design shall reflect the character of the project area.
- c. Amenities shall be constructed of long-wearing, vandal resistant materials.
- d. The final selection of amenities shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements shall be deferred to the developer.
- e. Outdoor amenities shall be incorporated to some degree in the majority of open space areas within a given development.

6. Commercial Parcels

The following landscape requirements apply to commercial development in the Town Center:

- a. A minimum of 50 percent of the trees within a commercial development are to be 24-inch box size and the balance shall be 15-gallon size minimum.
- b. Plant selection shall conform to the Rancho Marana West Specific Plan plant palette.
- c. Parking lot trees shall be geometrically arranged in regularly spaced planter bays to create a formal look. Additional trees may be planted in front of stalls.
- d. Trees shall be located in planter bays to provide a shading effect to the adjacent parking bays. Additional shrubs can be planted in planter bays to further reduce large areas of unbroken paving.
- e. Shrubs are to be used in planter bays to screen cars from street frontages, property lines, entry drives and pedestrian walkways. All other surfaces within planting areas are to be covered by organic or inorganic groundcover.
- f. No trees or large shrubs shall be planted within 10 feet of any entry driveway.
- g. Shading of asphalt areas will be in accordance with the Marana Land Development Code.
- h. Informal groups of trees shall be planted next to structures.
- i. Landscape berms are allowed and, if used, shall be undulating and no more than 4 feet in height.
- j. Visitor parking and drop-off areas shall be clearly defined with distinct landscape materials and decorative paving.
- k. Service areas shall be screened from views from public streets with a minimum 5-foot wide densely planted landscape screen or a 5-foot wall.
- l. Required commercial streetscapes may not be phased. For phased commercial development the required streetscape for the entire development, including

shrubs used for parking lot screening and street trees, shall be installed when the first phase of development occurs.

7. Residential Open Space

Open space is a vital amenity contributing to and enriching the quality of livable spaces. It provides a refuge from urban development creates recreational opportunities and establishes buffers between varying land use intensities. Open space shall be configured according to the following standards:

a. Pedestrian paths

Landscape designs should recognize the importance of pedestrian use areas and incorporate treatments to enhance these particular experiences. Pedestrian paths shall be laid out in such a manner as to permit free and safe access for all residents to amenities within the project area. Pedestrian paths shall be an 8-foot wide minimum hard surface.

b. Landscaping

- 1) Vegetation within the open space areas shall consist of low water use plants. Limited use of more water intensive plants may be used in oasis areas.
- 2) Trees shall be minimum 15-gallon size with 30 percent in a 24-inch box size.
- 3) Shrubs shall be minimum 5-gallon size.
- 4) Groundcover and accents shall be minimum 1-gallon size.
- 5) Landscape berms, if utilized, shall be undulating and no more than 4 feet in height.
- 6) The use of shallow basins is encouraged for the purpose of water harvesting to provide plants with supplemental water.
- 7) Orchard - Trees shall be planted in an orchard grid arrangement in various locations throughout the open space areas (see Exhibit VII-4). Orchard areas shall contain a minimum of 12 trees and shall consist of a single species per orchard area. Trees permitted in the orchard areas are listed in the Rancho Marana West Specific Plan Appendix E.
- 8) Mesquite Bosque - Trees shall be planted in a loose grid arrangement in various locations throughout the open space areas (see Exhibit VII-4). Bosque areas shall contain a minimum of 12 trees and shall consist of a single species per bosque. Trees permitted in the bosque areas are limited listed in the Rancho Marana West Specific Plan.
- 9) Plant Palette - Open space planting design shall be compatible with adjacent development improvements. Plant materials shall visually identify and separate individual use areas while blending them into the overall visual environment. With the exception of the "orchard" planting areas and accent points, the trees and shrub planting groups shall be informal. Permitted plant materials are listed in the Rancho Marana West Specific Plan.

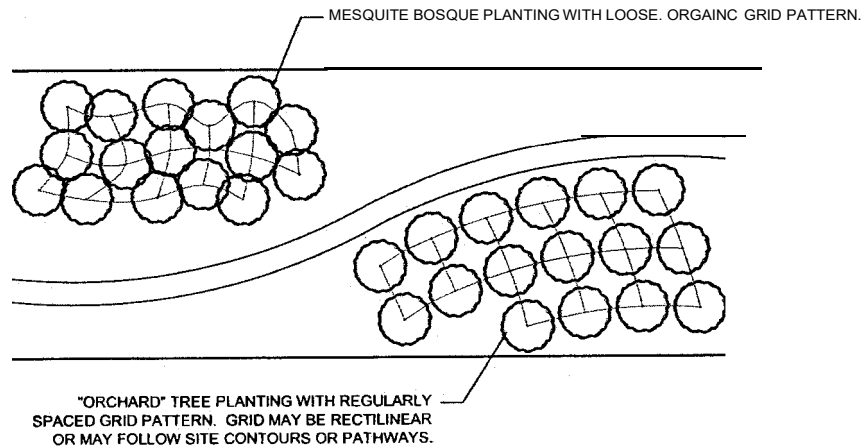


Exhibit VII-4: Orchard and Bosque Concept

- 10) As development progresses, open spaces shall be designed in a manner that is consistent and compatible, as determined by the developer, with adjacent existing open space areas. This includes the use of similar and compatible plant materials, hardscape elements and drainage features.
- 11) A minimum of twenty-five percent of a site's land area shall be developed as pedestrian open space.
- 12) At least twenty-five percent of the pedestrian open space of the site shall be landscaped.

G. SITE PLANNING

1. General Site Design Standards

- a. The building design and elevation plans shall be sensitive to the pedestrian scale of the overall Town Center.
- b. The building frontage along the main streets shall be as continuous as is practicable leaving spaces for normal vehicular and pedestrian access and other functional open space needs.
- c. Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on mixed-use and adjacent residential properties. When appropriate an acoustical analysis will be required as part of the review process.
- d. All building frontages shall be sensitive to pedestrian circulation and human scale.
- e. Building articulation and configuration shall consist of:
 - 1) Varied building facades
 - 2) Strong continuous built influence along street fronts

- 3) Generous first floor heights
- 4) Architectural detailing
- 5) Special corner treatments
- f. Covered and shaded walkways may consist of one or more of the following:
 - 1) Colonnades
 - 2) Awnings
 - 3) Trellises
 - 4) Canopies
 - 5) Other shading devices as accepted by the Planning Manager.
- g. Retail buildings shall include one or more of the following:
 - 1) Multi-sided shopping
 - 2) Varied shops
 - 3) Continuous shop frontage
- h. Parking integration into the Town Center shall contain:
 - 1) Pedestrian friendly and inviting entry points to Main Street
 - 2) Parking behind buildings
 - 3) Parking structures where appropriate
- 2. Sidewalks
 - a. A licensing agreement that is applicable to the district shall be required to assure continuous and safe sidewalks. The agreement shall address the following:
 - 1) Maintenance
 - 2) The property owner's options in sidewalk construction and integration with any existing sidewalks
 - 3) Safe walkways
 - 4) Permitted display and use of walkway areas
 - 5) Signage

H. BUILDING MASSING AND ARTICULATION

The character of building mass should provide a community oriented scale of development with friendly retail, office, lodging, residential and civic opportunities.

1. Buildings shall be articulated to have a varied appearance in their heights, features, roof styles and colors that work to create a sense of evolution and growth over time. This discontinuity in facade design and arrangement is complimented by eliminating or largely reducing the side yards to allow continuous rows of shops. This idea reinforces the pedestrian scale and creates a vibrant mix of uses.
2. The building mass shall be broken at specific points for scale providing shortcuts and invoking curiosity. The edge treatment at these corners should be dealt with using great sensitivity.
3. Building Massing and Articulation features. may include the following:
 - a. Shade canopies
 - b. Relief islands in parking lots
 - c. Show windows alongside alleys
 - d. Public art and landscaping at strategic points
 - e. Safe and shaded pedestrian path connections to shops
 - f. Multi use congregation spaces

I. LIGHTING

Street lighting shall be designed for safety and to unify the Town Center development in accordance with the Town of Marana Outdoor Lighting Code. Standards have been designed to respond to the requirements of a variety of land uses and activities in the Town Center. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic. All lighting shall protect the night skies, and shall employ "full-cutoff" techniques where possible.

All lighting in the project shall acknowledge the recommended lighting practices of the Illuminating Engineering Society of North America.

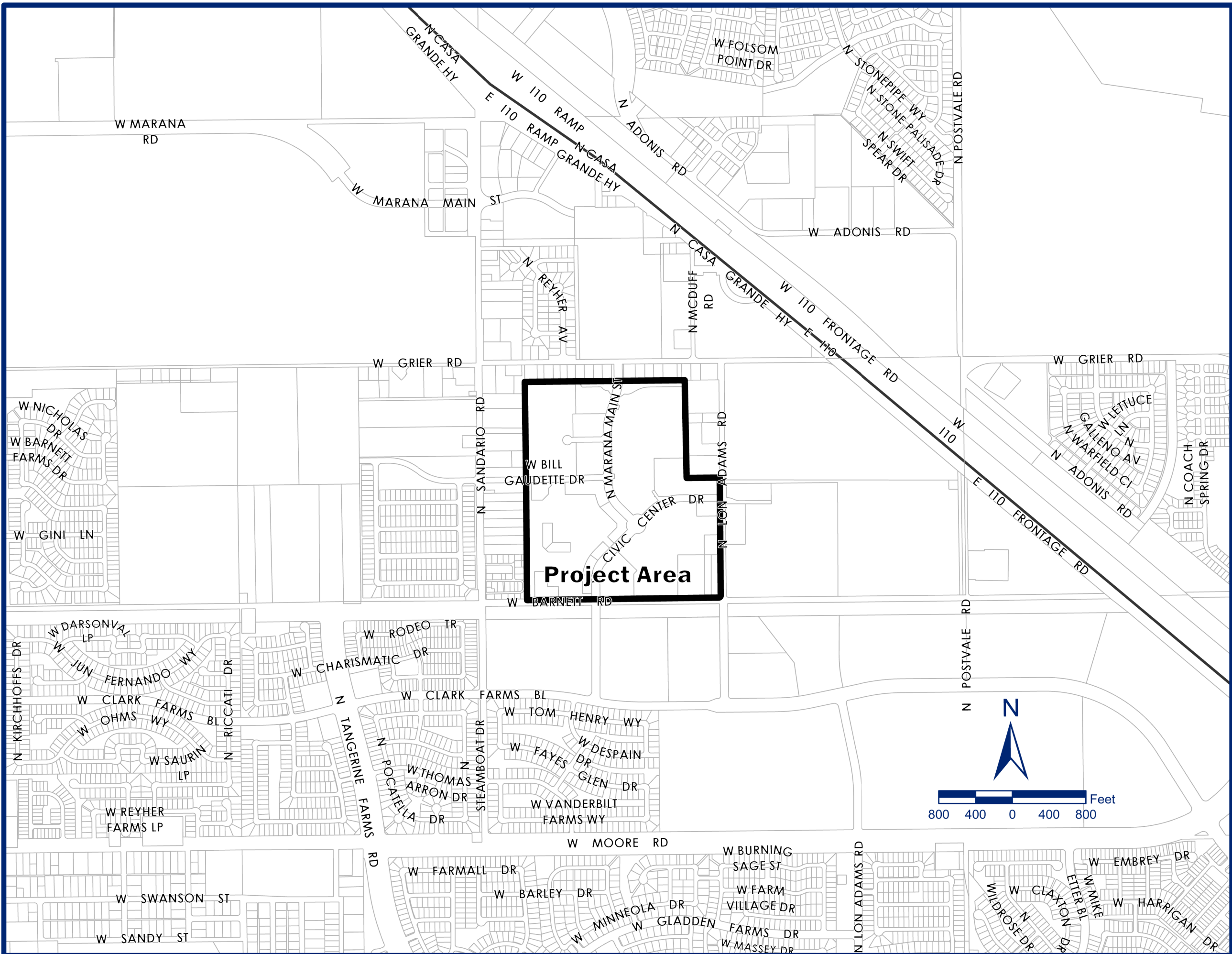
Use of other lighting elements may vary from one area to the next, but levels of illumination shall remain consistent in quality and clarity. The use of special lighting elements and accent lighting is encouraged.

1. Lighting Applications
 - a. On-site street and parking lot light standards
 - b. Pedestrian sidewalks and transition zones (bollard/walkway lights)
 - c. Landscape accent, spot or floodlights (concealed to reduce glare)
 - d. Signage and monumentation (concealed to reduce glare)
 - e. Architectural facade accent, spot, or flood lights in commercial zones (concealed to reduce glare)

2. Lighting Design Standards

- a. Street lighting fixtures along major and primary roads shall be consistent in design style.
- b. Street lighting fixtures on secondary and internal roads shall be consistent in design style and match those of adjacent parcels.
- c. Luminaries and poles shall have a durable finish.
- d. Lights shall be constructed of vandal resistant materials, recessed, or otherwise designed to reduce potential problems associated with damage and replacement of fixtures.
- e. Lighting elements shall have controls to allow their selective use as an energy conservation measure.
- f. Exterior lighting designs shall develop a hierarchy by varying heights and fixtures. This defines the organization of pedestrian and vehicular circulation patterns.
- g. Creative lighting design shall be placed at focal areas such as entrances (both pedestrian and vehicular), plazas, public art and courtyards to provide a sense of place and arrival.
- h. Parking areas, pedestrian walks, courtyards, plazas, seating and building entrances shall be well lighted for security purposes.
- i. Service area lighting shall be contained within the service yard boundaries and enclosure walls. Light sources shall not be visible from the street.
- j. Architectural lighting should be used to articulate structural design elements (i.e., wall washing, etc.) and emphasize community focal points.
- k. Area lighting includes building entries and other public plazas and courtyards.
- l. Building entries may be illuminated with soffit, bollard, step or other comparable lighting.
- m. Bollards used for pedestrian areas shall not exceed 42 inches in height. 18 inches is the minimum height for bollards.
- n. Steps, ramps, and seating walls shall be illuminated with built-in fixtures.
- o. Pedestrian area lighting shall utilize subdued lamps.
- p. All exterior architectural lighting shall utilize indirect or hidden light sources.
- q. Allowable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.
- r. Roof mounted light fixtures are not permitted.

- s. Freestanding fixtures shall be painted the same as street and parking area fixtures.
- t. Pedestrian lighting shall be used along walks and neighborhood parks when independent of streets.
- u. Lighting fixtures for parking lots that are located adjacent to any residentially zoned parcel shall be limited in height to prevent light trespass and glare into residential areas.
- v. Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.
- w. A uniform light color shall be used within project areas.
 - 1) Levels of illumination shall remain consistent throughout the project area.
 - 2) Incandescent lighting is permitted for residential applications only.
 - 3) The use of color lenses is permitted subject to approval by the Planning Manager.
- x. The design of freestanding light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.
- y. Security lighting:
 - 1) Security lighting fixtures shall not project above the fascia and/or roofline of the attached structure.
 - 2) Fixtures shall have shields that are painted and designed to be compatible with attached structure.
- z. All parking lot and driveway lights shall provide uniform illumination.
- aa. Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.
- bb. Accent illumination is recommended to be located at key positions within each project area such as entrances, exits, drives and loading zones.
 - 1) Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme that matches adjacent fixtures.
 - 2) The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.
- cc. Transformers or other electrical feeder apparatus shall not be located at the primary entrances to the project. They shall be screened from public view and painted to match the building or wall color.
- dd. Appropriate shielding or design techniques shall be used to remove direct lighting sources from residential uses within mixed-use buildings.
- ee. Lighting shall be designed to afford safety and security along with enhancement of general appearance of the area.



TOWN OF MARANA

PIMA COUNTY, AZ

Rancho Marana West
Town Center
(Ownership)

-  Rancho Marana West Town Center
-  Parcels



By: SSR Date: 2023.2.8

2022 Aerial Imagery

