



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 31, 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
Sharon Tyson, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on May 31, 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 May 3, 2023 Meeting Minutes**
- B. Public Hearings**
 - 1. CUP2303-001: Maverik Convenience and Gas Station Freestanding Interstate Sign;** A request for approval of a conditional use permit allowing for the development of a freestanding interstate sign, generally located at the southeast corner of the intersection of Interstate 10 and Tangerine Road. (Sarah Smith)
- 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: 05/31/2023

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: May 31, 2023

Subject: Approval of the May 3, 2023 Meeting Minutes

Attachments

Planning Commission Meeting Summary 5/3/2023



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 3, 2023, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, 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. Commissioner McIntyre seconded the motion. Motion passed, 7-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of March 29, 2023.

Commissioner Bowen made a motion to approve the meeting minutes from March 29, 2023. The motion was seconded by Commissioner Flint Motion passed, 7-0.

PUBLIC HEARING

1. PCZ2303-002: Ina Oldfather Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.7 acres of land from Multi-Family-Medium/High Density (MR-2) and Neighborhood Commercial (NC) to Village Commercial (VC). The property is generally located 300' northwest of the intersection of W Ina Rd and N Oldfather Rd, Lot 5, Section 31, Township 12 South, Range 13 East, Pima County, Arizona. (Scott S. Radden)

Senior Planner Scott Radden presented on this item. The property is located north of Ina Road, west of Old Father Road. The applicant, Lazarus and Sylvan, is requesting to rezone approximately 1.7 acres from Multi-Family-Medium/High Density (MR-2) and Neighborhood Commercial (NC) to Village Commercial (VC.) The intent of this request is to create uniform zoning and increase the property's marketability and allow for development of a future commercial use in conformance with the Village Commercial Zoning District. **Mr. Radden** asked when the Commission makes a motion, to include only Conditions #1, and #3 - #12. Condition #2 should not have been included as part of the staff report and should not be part of the motion as, no preliminary plat or development plan was submitted with the rezone. Condition #2: "Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to and approved by the Town Council as part of this Rezoning."

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:06 pm.

Chairman Schnee noted that staff received 3 letters of opposition from residents. The Commission had no comments or concerns.

Motion to approve subject to conditions #1, and #3 through #12 and omitting condition #2, by Chairman Schnee, seconded by Vice Chair Hill. Motion passed, 7-0.

2. PCZ2303-001: Silverbell Nelson Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 3.9 acres of land from Large Lot Zone (C) to Residential R-36. The property is generally located on the east side of Silverbell Road, one tenth of a mile south of Coachline Boulevard in a portion of Section 17, Township 12S, Range 12E. (Scott S. Radden)

Senior Planner, Scott Radden presented on this item. The property is located south of Silverbell Road, east of Coachline Blvd. The applicant, Lynn Hansen; representing Richard R. Nelson, is requesting to rezone approximately 3.9 acres from "C Zone" – Large Lot Zone to R-36 – Residential. The intent of this request is to update the Legacy Zoning to a current zoning district that conforms to the 2-4- General Plan and current Marana Zoning District designations.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:12 pm.

The Commission had no comments or concerns.

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

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Development Services Director; Jason Angell noted the town is currently accepting applications for the 4 terms expiring June 30, 2023. The deadline to submit an application is Friday, May 26, 2023 at 5:00 pm.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. The motion passed, 7-0. The meeting adjourned at 6:12 pm.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 3, 2023. I further certify that a quorum was present.



Terri Byler, Planning Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 05/31/2023

To: Planning Commission

Submitted For: Sarah Smith, Planner

From: Sarah Smith, Planner

Date: May 31, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: **CUP2303-001: Maverik Convenience and Gas Station Freestanding Interstate Sign;** A request for approval of a conditional use permit allowing for the development of a freestanding interstate sign, generally located at the southeast corner of the intersection of Interstate10 and Tangerine Road. (Sarah Smith)

Discussion:

Request

Maverik Convenience and Gas Stations has submitted an application for the approval of a Conditional Use Permit for a freestanding interstate sign, as required by Section 17-10-21 Freeway Interstate Signs in the Marana Town Code.

Location

The proposed sign is generally located at the southeast corner of the intersection of Interstate10 and Tangerine Road, in the southwestern portion of a property that is currently being developed as a Maverik convenience store and gas station.

Proposed Sign

Marana Town Code Section 17-10-21 limits freeway signs to a maximum height of 65 feet and 300 square feet of sign area. The proposed sign stands at 65 feet tall and there is approximately 299.8 square feet of sign area. The sign will be constructed with a metal and brick design. At the base, a cultured stone veneer of skyline and country ledgerstone will be used to match the cultured stone veneer of the adjacent, Maverik building construction materials and design.

The proposed sign will be utilized only by the Maverik convenience and gas station with an electronic message display panel for advertising fuel pricing. Maverik has reached out to ADOT to ensure the sign complies with their guidelines, and has not received any objection to date.

The proposed sign will be located on the southwestern portion of the Maverik development property. This location is within the 250 foot limit from the railroad right-of-way and an arterial roadway (Tangerine Rd) intersecting the interstate (I/10) as required by Section 17-10-21 of the Town Code.

Public Notification

This public hearing was properly advertised and all property owners within 300 feet of the subject property were sent letters informing them of the proposed use. As of the date of this report, staff has not received any correspondence either in support or opposition to this project.

Recommended Findings of Fact

Staff finds that this proposal is consistent with the intent of the Town of Marana 2040 General Plan, the Town of Marana Land Development Code, and complies with the requirements of a conditional use permit. Staff finds the

following:

1. The applicant has demonstrated that the proposed use is appropriate to the specific location.
2. The proposed use does not appear to be detrimental to the immediate area and to the health, safety, and general welfare of the inhabitants of the area and the Town of Marana.
3. The proposed use will not adversely affect the orderly development of property within the Town.
4. The proposal will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town of Marana.
5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the Town of Marana General Plan.
6. The proposed use is not anticipated to create a nuisance or enforcement problem within the neighborhood.
7. The proposed use will not encourage marginal development within the neighborhood.
8. The proposed use is not anticipated to create a demand for public services with the Town beyond that of the ability of the Town to meet in the light of taxation and spending restraints imposed by law.
9. The proposed use does not conflict with the Town's approved funding priorities.
10. The proposed site is adequate in size and shape to accommodate the intended use and all requirements for the zone district including but not limited to setbacks, walls, landscaping and buffer yards.

Case Review

1. Ability to comply with Findings 1 through 10 of Administration and Enforcement, Chapter 17-3 of the Town of Marana Town Code pertaining to conditional use permits, Section 17-3-2.D.
2. Ability to comply with provisions A through F of Signs, Chapter 17-10 of the Town of Marana Town Code pertaining to freeway interstate signs, Section 17-10-21.

Staff Recommendation:

Staff finds that the proposed sign complies with Marana Town Code section 17-3-2, pertaining to Conditional Use Permits, with the applicable requirements of Marana Town Code section 17-10-21 pertaining to Freeway Interstate Signs.

Suggested Motion:

I move to approve CUP2303-001, a Conditional Use Permit for the Maverik Convenience and Gas Station freestanding interstate sign.

Attachments

Application
Project Narrative
Location Map
Site Plan
Sign Elevation



Development Services / maranaplanning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

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

PROJECT APPLICATION

APPLICATION TYPE

- | | | | |
|--|--|--|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name:

Description of Project:

Number of Lots:

Parcel No.(s):

Gross Area (Acres):

Project Address:

Ref. Project No.:

CONTACT INFORMATION

Owner:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Applicant:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

OWNER/APPLICANT AUTHORIZATION

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

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____

April 11, 2023

Development Services
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
maranaplanning@maranaaz.gov
(520) 382-2600

**Re: Maverik Fuel & Convenience Store:
Conditional Use Permit Application for Freestanding Interstate Sign - Narrative**

Description of Request:

Please accept the following Application for Conditional Use Permit for a High-rise Fuel Price Sign Display, to be visible from Interstate 10.

In our efforts to conform to the criteria of all applicable agencies in addition to the Town of Marana, we have attempted to contact the Arizona Department of Transportation. On March 15, 2023, we were advised by ADOT through email that: "If applicable, you will be contacted within five business days." As of April 3, 2023, we have not received any response. We are now proceeding with the understanding that since we have not received a response from them, we have their tacit approval to proceed.

We have also contacted the "Central Arizona Project", in an attempt to establish their potential involvement with this project. After forwarding a site plan, we received a response noting that "...the proposed location of this new Maverik sign is outside of CAP's easement, and therefore will not require any authorization documents from CAP."

Neighborhood Impact:

We only foresee positive impacts for the traveling public, allowing timely decisions to be made in regards to access of our facility and to fuel price comparisons. We are also expecting to recruit Marana residents for inclusion in our employee team.

It is our goal to provide quality products and services at competitive prices.

Types and volume of traffic generated – *Typically Personal and Commercial Automobile and Semi-truck vehicles.*

Operation Information:

Hours of Operation – *24 hours, 7 days a week*

Number of Employees and shifts – *8 employees, 3 shifts per 24-hour period*

Times when operations or activities may vary – *Only in unforeseen circumstances*

YESCO Salt Lake

801-487-8481 » Phone

406-467-3447 » Fax

1605 S. Gramercy Road
Salt Lake City, UT 84104

Sign Details:

This display is considered “On-premise” and will only be advertising the “Maverik” name & logo, along with the prices of their provided fuels via the electronic price changer feature.

The proposed design conforms to the overall height limit of 65’, with the sign area calculated to be under the 300 square foot allowable area. The sign includes an aluminum pylon cover, painted to match the color of the Maverik building structure, and includes a 4’ masonry wainscot, also matching the building construction. The sign will be positioned out of any existing easements and will conform to the 20’ setback from property line. The sign will be positioned away from any existing overhead power lines in order to comply with the discussions and instructions with “TRICO Electric Cooperative”.

Adjacent Property Information:

Adjacent to the southwest side of the Maverik property and 203’ away from the leading edge of our proposed sign, is parcel #218490050, the 200’ wide “Union Pacific Railroad” property.

On the other side of the UPRR property is parcel #21849012A the State of Arizona’s Interstate 10 property. This would place the leading edge of our sign 403’ from the Interstate 10 property line.

Tangerine Road is found directly to the north of the Maverik property.

Directly to the east is parcel #21849007D, owned by TKC Marana LLC.

Directly to the south is parcel #21612020A, owner by LPE I LLC.

Please accept the preceding narrative for your consideration.

Thank you for your consideration. Please call with any questions that you may have.

Sincerely,
YESCO LLC



Charlie Taylor
Pre-production Project Manager
Custom Sign Sales
Office: 801-464-6468
Cell: 801-295-5928
ctaylor@yesco.com

cc: Matt Wren – YESCO LLC
Austin Cope – YESCO LLC

YESCO Salt Lake

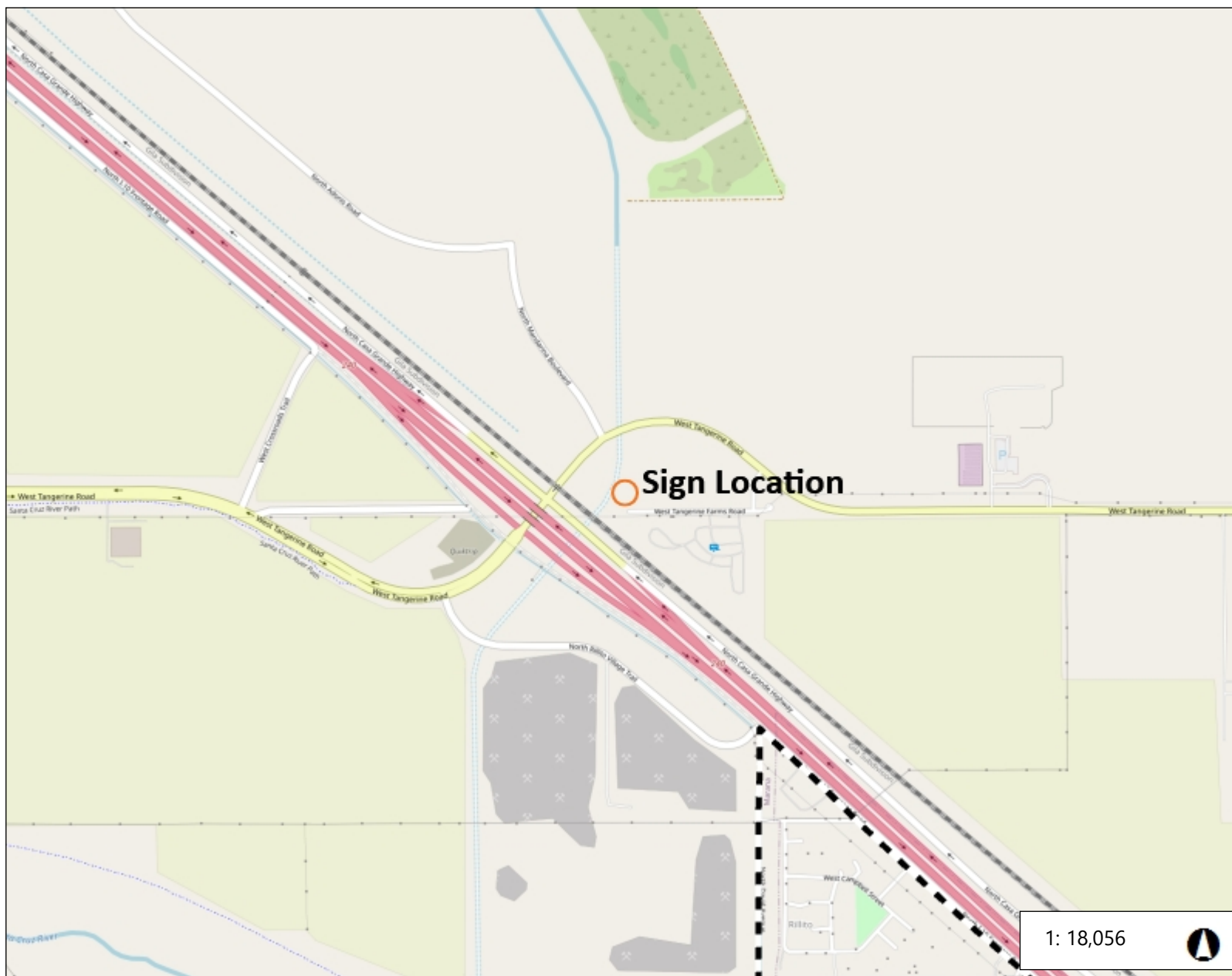
801-487-8481 » Phone
406-467-3447 » Fax

1605 S. Gramercy Road
Salt Lake City, UT 84104



Legend

Marana Town Limits



1: 18,056



0.6	0	0.28	0.6 Miles
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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Maverik Convenience and Gas Station
Freestanding Interstate Sign. 65' and
299.8 square feet.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
Δ	08.30.22/Sign moved & signs added (RF)
Δ	10.07.22 / Setbacks noted (RF)
Δ	10.14.22 / Signs updated-added (RF)
Δ	11.04.22
Δ	01.13.2023 No changes (GB)
Δ	02.10.2023 Sign #1 setback (GB)
Δ	03.08.2023 No changes (GB)
Δ	03.08.2023 No changes (GB)
Δ	03.14.2023 No changes (GB)
Δ	03.30.2023 Cond. Use Permit (GB)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik Store #723

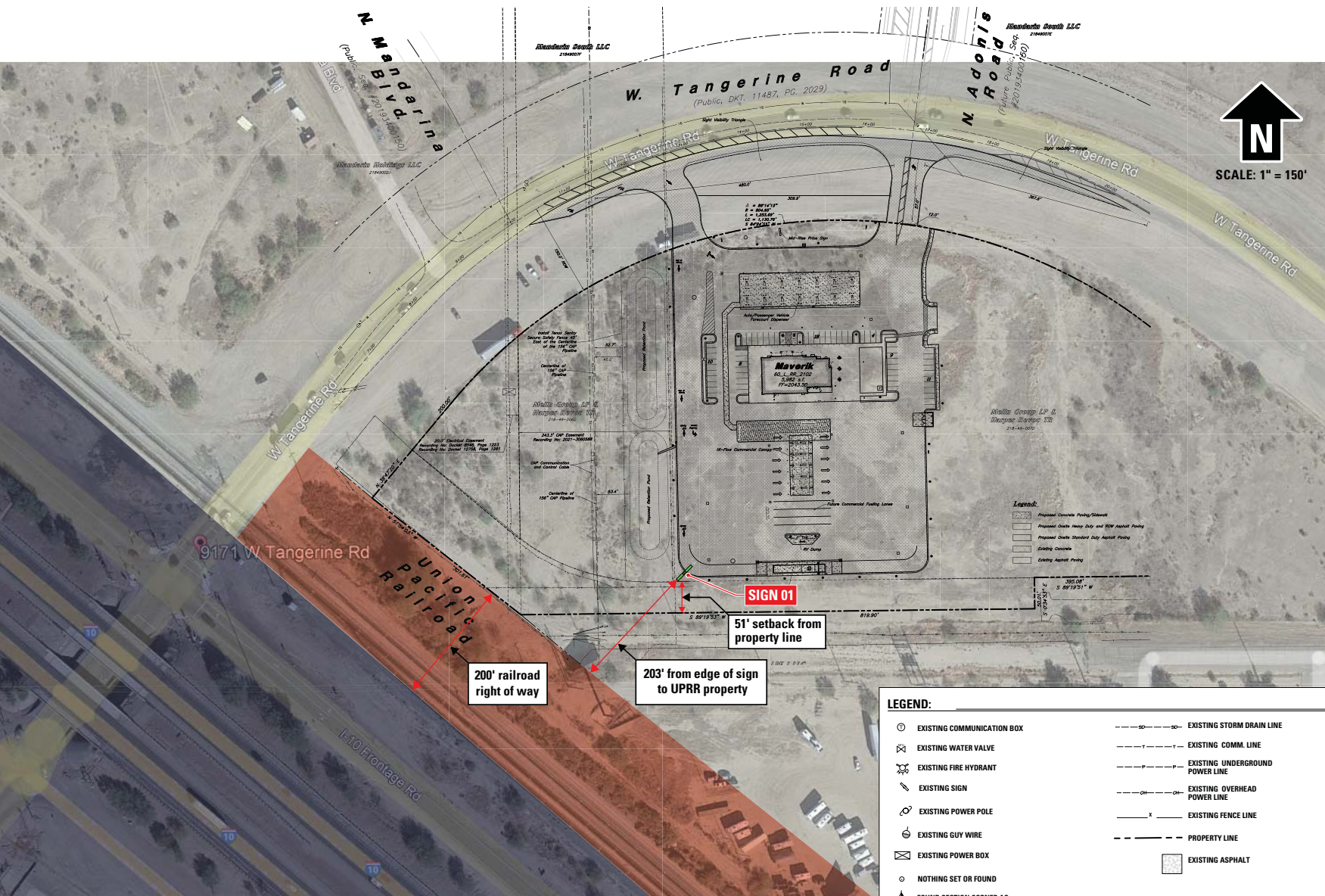
Interstate 10 and Tangerine Rd
Marana, AZ 85658

Acct. Exec: Matthew R Wren
Designer: Ryan Francis

Date: 08.08.2022

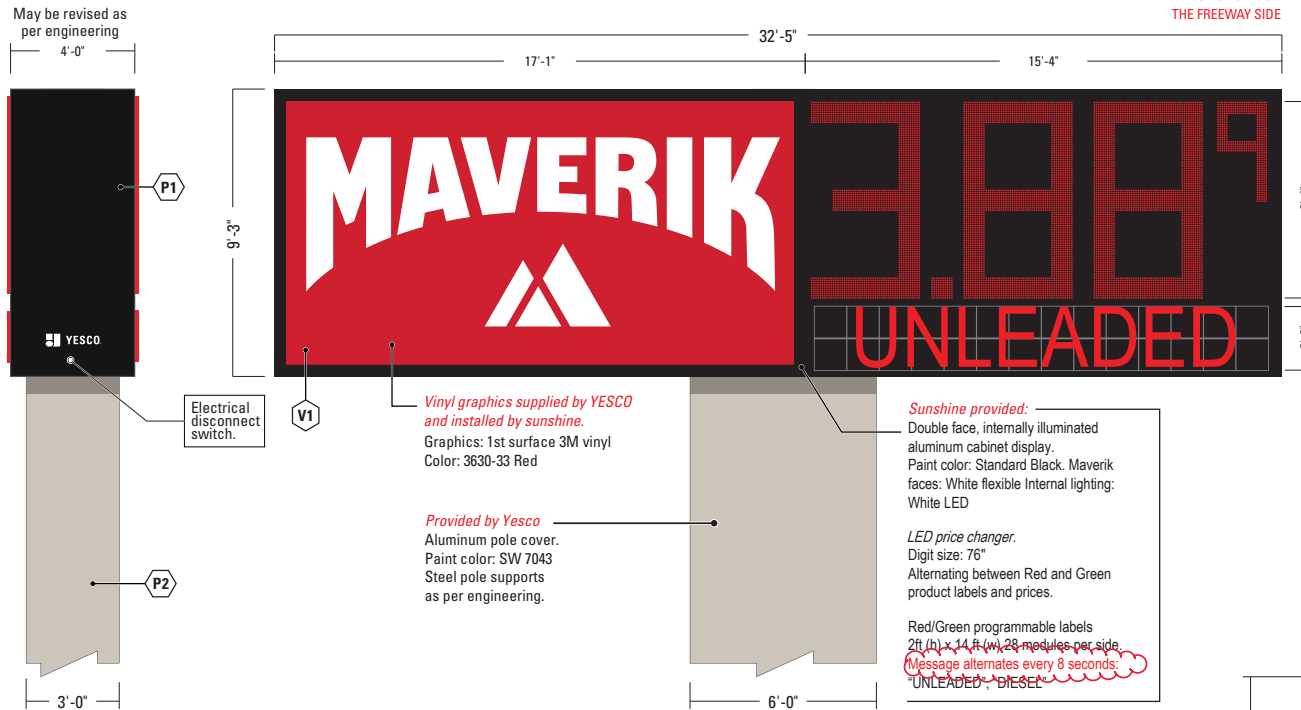
OPY-49323 R9

LOC 0.3



2 SIGN 01 - SIDE VIEW

SCALE: 1/4" = 1'-0"



1 SIGN 01 - DOUBLE FACE HIGH RISE POLE SIGN

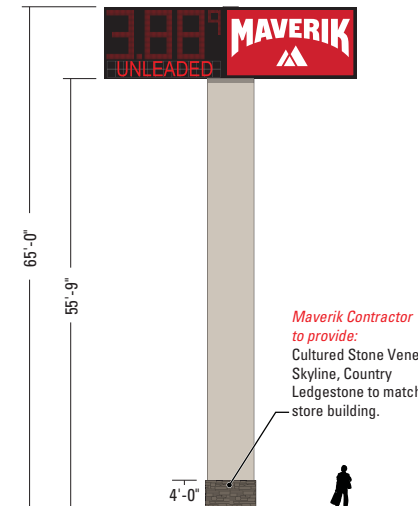
SCALE: 1/4" = 1'-0"

Freestanding Interstate Sign Display

9. Skyline, Country Ledgerstone (detail)



NOTES
LED DIGITS TO BE ON
THE FREEWAY SIDE



3 SIGN 04 - FULL VIEW (OPPOSITE SIDE)

SCALE: 1/16" = 1'-0"

NOTES
LED DIGITS TO BE ON
THE FREEWAY SIDE

SCOPE OF WORK
INSTALL ONE (1) DOUBLE FACE HIGH RISE
POLE SIGN.

8. PERMITTING SIGN AREA: 299.8 FT²

FINAL ELECTRICAL CONNECTION:
YESCO TO CONNECT SIGN TO CUSTOMER
PROVIDED PRIMARY POWER TO SIGN
LOCATION

COLOR KEY

P1	Standard Black
P2	SW 7043 Worldly Gray
V1	3M 3630-33 Red

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

8. A freestanding interstate sign shall not exceed 300 square feet



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	08.30.22
2	10.07.22 / Disconnect switch added (RF)
3	10.14.22
4	11.04.22
5	01.13.2023 No changes (GB)
6	01.23.2023 Sunshine cabinet updates (GB)
7	03.08.2023 Added pole cover (GB)
8	03.09.2023 Pole cover size increased (GB)
9	03.14.2023 Stone veneer added (GB)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik Store #723

Interstate 10 and Tangerine Rd
Marana, AZ 85658

Acct. Exec: Matthew R Wren
Designer: Ryan Francis

Date: 08.08.2022

OPY-49323 R9

ART 1.0