MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 26, 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 July 26, 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 31, 2023 Meeting Minutes

B. Public Hearings

1. **PCZ2306-003 Kurcz Callejas Wentz Rezone;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 8.7 acres of land, generally located on the north side of Sagebrush Road, approximately 825 feet east of Wentz Road, from Zone A (Small Lot) to R-144 (Residential). (Sarah A. Smith)

2. **PCZ2306-002 Bedroxx Industrial Rezone**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.75 acres of land, generally located on the west side of Camino Martin, 400 feet south of the Ina Road and Camino Martin intersection, from VC (Village Commercial) to HI (Heavy Industrial) (Scott S. Radden)

3. **PCZ2207-003 Mandarina South Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 162 acres from Zone E - Transportation Corridor Zone to Specific Plan (SP). The property is generally located west of Mandarina Boulevard and north of Tangerine Road, in Section 31, Township 11S, Range 12E. (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

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission Regular Meeting
Meeting Date: 07/26/2023

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: July 26, 2023

Subject: **Approval of the May 31, 2023 Meeting Minutes**

Attachments

Planning Commission Minutes from May 31, 2023

MARANA PLANNING COMMISSION
REGULAR MEETING

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

DRAFT

CALL TO ORDER

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

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

ROLL CALL

Chairman Schnee directed the Planning Commission secretary to call roll. Vice Chair Hill was absent. 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 Tyson seconded the motion. Motion passed, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS
Approval of the Regular Planning Commission Meeting Summary Minutes of May 3, 2023.

Commissioner Flint made a motion to approve the minutes, as presented. The motion was seconded by Commissioner McIntyre. Motion passed, 6-0.

PUBLIC HEARING

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 located at the Southeast corner of I-10 and Tangerine Rd. (Sarah Smith)

Planner, Sarah Smith presented on this item. The site zoning is Transportation Corridor (E.) The development plan for a Maverik Gas Station and Convenience Store was approved in 2022. The CUP request meets the Town of Marana Land Development Code criteria:

Town of Marana Land Development Code 17-10-21 states:

A. A freestanding interstate sign may be allowed for commercial sign-premises that are:
   1. Minimum one acre - *Project site is 10.3 acres*
   2. Within 250' of Interstate ROW OR Railroad ROW – *Sign-premise abuts UPRR ROW*
   3. Within 250' of the ROW of an arterial roadway intersecting the interstate – S*ign-premise abuts Tangerine Rd that intersects I-10 freeway*

B. Not exceed a height of 65 feet – *Sign is 65' tall*

C. Not to exceed a sign area of 300 square feet - *Sign face is 299.8 sq. ft.*

D. 500 feet from another freestanding interstate sign – *Sign is 1,130' from Quik Trip interstate sign*

E. 500 feet from the property line of any existing residential use – *Sign is 2,965' from residential*

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:05 pm.

There were no comments or concerns from The Planning Commission.

Motion to approve CUP2303-001 by Chairman Schnee, seconded by Commissioner Flint. Motion passed, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner Tyson seconded the motion. The motion passed, 6-0. The meeting adjourned at 6:06 pm.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 31, 2023. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission Regular Meeting

Meeting Date: 07/26/2023

To: Planning Commission

From: Sarah Smith, Planner

Date: July 26, 2023

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2306-003 Kurcz Callejas Wentz Rezone;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 8.7 acres of land, generally located on the north side of Sagebrush Road, approximately 825 feet east of Wentz Road, from Zone A (Small Lot) to R-144 (Residential). (Sarah A. Smith)

Discussion:

Request

Carlos and Abigail Callejas, representing Lottie A Kurcz Trust, the property owner, are requesting a recommendation to the Marana Town Council for approval to rezone approximately 8.7 acres of land from Zone A (Small Lot) to R-144 (Residential) with the intent to develop a single-family residence. The proposed rezoning is accompanied by a request to amend the Marana General Plan Land Use Map category designation from Traditional Neighborhood to Rural Residential.

Marana 2040 General Plan

The Marana General Plan Future Land Use Map designates the proposed rezoning area with a land use category of Traditional Neighborhood, allowing for residential development between two and eighteen dwelling units per acre. Based on the low density of the proposed rezoning, a request to amend the General Plan Future Land Use Map designation to Rural Residential, allowing residential development of up to one dwelling unit per acre, accompanies the proposed rezoning.

History

The 22.5 acre parent parcel (APN #21721016P), containing the 8.7 acre proposed rezoning area, was annexed into the Town of Marana in 1977 by Ordinance No.77.006. The existing Pima County zoning was translated to the Town zoning of "A" (Small Lot) that allows a 2.5 acre maximum lot size, thereby creating a legal non-conforming parcel. The property has been occupied by a private residence since annexation with a manufactured home added in 2000. The 8.7 acre portion of the property has been utilized for farming and livestock.

Surrounding Land Use and Zoning

The property is surrounded by parcels zoned "A" Small Lot on the north, south and east sides with existing homes and vacant land. To the east, the undeveloped property is zoned Specific Plan (SP), part of the Ranch House Specific Plan. There are properties to the southeast, across Sagebrush Road, that are zoned "B" (Medium Lot) with a single family residence and vacant land.

Access

The 8.7 acre proposed rezoning area is adjacent to Sagebrush Road with proposed direct driveway access.

Utilities

The rezoning area is located within the Marana Water service area and is within the intended

Marana Water Reclamation area. The rezoning area also lies within the service area of Tucson Electric Power.

Fire District Service
The proposed rezoning area is currently not part of a fire district but may annex into one in the future.

Public Notification
This public hearing was noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community, on the Town's website and at the site. As of July 17, 2023, staff had received one phone call of general interest.

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

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;
Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;
With the acceptance of the recommended conditions, this rezoning will benefit the community through infill of proposed low density residential development.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;
Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to be adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;
The rezoning amendment will conform to the goals and policies of the general plan, the land development code, and other town regulations and guidelines once the General Plan is amended.

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 property 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 will be more suitable for the proposed uses than are currently zoned under Zone "A" (Small Lot) .

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

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

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

The 8.7 acre portion of the subject property has been used as general agriculture since incorporation of the Town of Marana in 1977.

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

Based upon the rezoning subject area location, there is a limited supply of land available in the area and the surrounding community for lower density residential properties that can accommodate the zoning and community needs by utilizing successful infill.

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to 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. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
3. The property owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the property owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
4. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
5. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

Suggested Motion:

I move to recommend to the Town Council, approval of PCZ2306-003 Kurcz Callejas Wentz Rezone, subject to the recommended conditions.

Attachments

Kurcz Callejas Wentz Rezone Request
Location Map
Kurcz Callejas Wentz Rezone Maps
Application
Rezoning Requirement Waiver

June 16, 2023

Mr. Steve Cheslak

Planning Manager

Town of Marana Development Services Department

11555 W. Civic Center Drive

Marana, AZ 85653

SUBJECT: Rezoning Request and Request for General Plan Minor Amendment Regarding a Portion of:

14311 N. Wentz Rd. Marana, AZ 85653-8943

Parcel ID/Tax ID 217-21-016P

Owner: Kurcz Lottie A TR

See Attached MLS Tax Suite Map of the entire property, and Survey of the Subject Property (Approximately 8.7 Acres) to be split prior to rezoning.

We are under contract to purchase the Subject Property and need the zoning to be changed to R-144, rural residential. The subject Property's (8.7 Acres) current zoning is "Zone A – *small lot zone*". The current zoning prevents a lot split, Lenders from obtaining a residential appraisal, and obtaining residential construction and permanent financing to develop and build a single family rural residential dwelling with guest house.

It should be noted that portions of the Master Property, Parcel ID/Tax ID 217-21-016P, 14311 N. Wentz Rd. Marana, AZ 85653-8943 are currently developed for residential use by the current Owner. Additionally, nearby and surrounding properties are developed for residential use. The requested zoning change to R-144 has a residence per acre (RAC) rate up to 1du/ac and Marana's General Plan land use is designated Traditional Neighborhood with a RAC rate of 2 to 18 du/ac. This rezoning will require a minor amendment to the General Plan land use designation to rural residential. We believe our requested zoning change and minor amendment to the General Plan, for the proposed development of rural residential, will benefit the Town of Marana and enhance the value of the surrounding community.

We have obtained permission from the current Owner to proceed with the Project Application to achieve these actions by the Town of Marana. (See attached executed Development Services OWNER/APPLICANT AUTHORIZATION FORM)

The current Owner understands that the actual parcel split must be recorded and a parcel ID number and property address must be assigned by Pima County prior to the requested zoning change becoming effective.

We are all aware that these actions might take perhaps 120 days to complete, and our purchase contract stipulates consideration for these time frames.

If you have any questions please don't hesitate to contact me at 520-271-2326, or my email at ccallejas6@gmail.com. Should you need to contact our Realtor, Deborah Wierson, you may reach her at 520-490-8607 or via email at Deborah.Wierson@LongRealty.com

We thank you for your kind consideration and your assistance regarding our request.

Best regards,

Carlos and Abigail Callejas

12221 N. Meditation Drive

Marana, AZ 85658

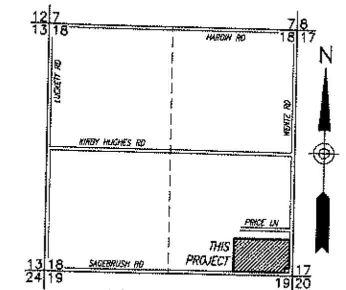
RECORDER'S STAMP

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE LEGAL DESCRIPTION CONTAINED IN DOCKET 11436, PAGE 2664. THE DATE OF THE LAST FIELD WORK WAS APRIL 29, 2022.
2. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID BEARING BEING SOUTH 89°51'50" WEST, PER DOCKET 11436, PAGE 2664.
4. REFERENCES USED FOR THIS SURVEY INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING;
   BOOK 55, PAGE 28, MAPS & PLATS.
   SEQUENCE No. 2013-1840001, RECORDS OF SURVEY.
5. ASSESSORS PARCEL NUMBERS (APN's), STREET NAMES, OWNERS NAMES AND ADDRESSES, IF SHOWN HEREON, ARE FROM THE PIMA COUNTY GIS WEBSITE, JANUARY 25, 2022.
6. FLOODPLAIN: THIS PROJECT IS LYING WITHIN F.E.M.A. FLOODPLAIN ZONE "X" (SHADED). SAID ZONE "X" (SHADED) BEING REFERRED TO AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN MAP 04019C1010L, MAP REVISION DATE JUNE 16, 2011.
7. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 22.5130 ACRES, MORE OR LESS.
8. THIS IS AN ABOVE GROUND SURVEY ONLY. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. THIS SURVEY WAS PERFORMED BY PAUL M. COTE', AZ RLS 50761.

PARENT PROPERTY

217-21-016P
KURCZ LOTTIE A TR
14311 N WENTZ RD
DOCKET 11436, PAGE 2664
±22.5130 acres

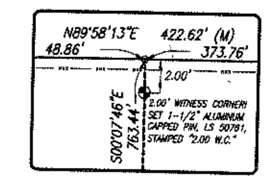


LOCATION MAP

SECTION 18
TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE

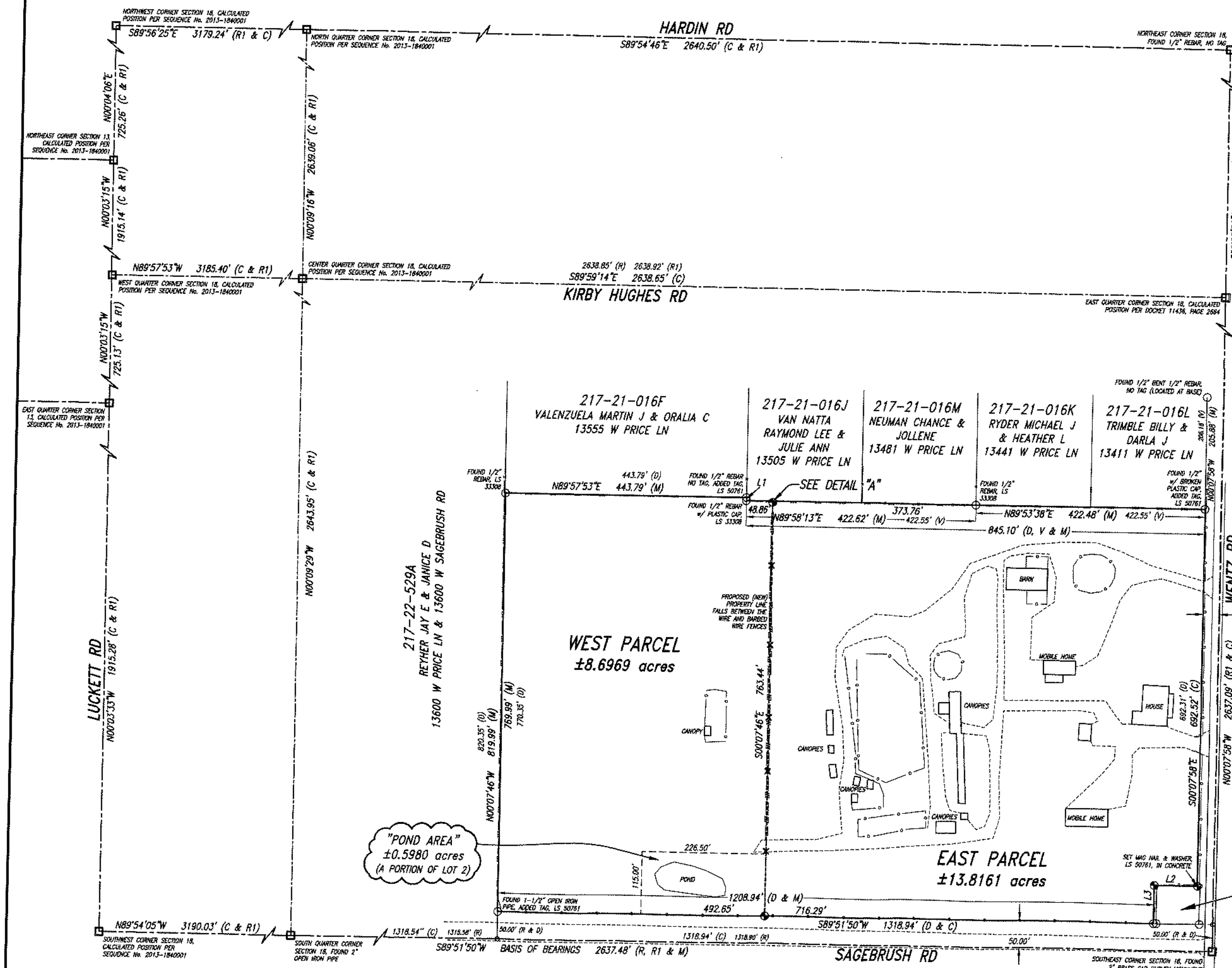
100' 0' 100' 200'
SCALE: 1 INCH = 100 FEET

L1	S00°07'58"E	5.68' (M) 6.18' (D)
L2	S89°51'50"W	80.00' (D & C)
L3	S00°07'58"E	70.00' (D & C)



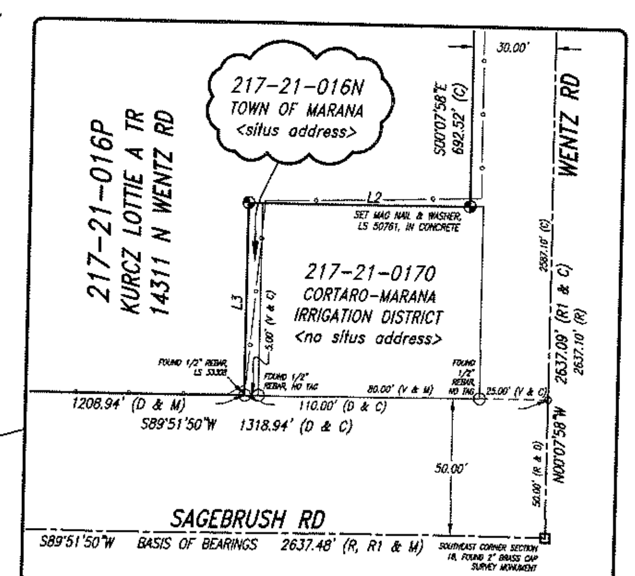
DETAIL "A"

NOT TO SCALE



LEGEND:

- (R) RECORD BEARING AND/OR DISTANCE, PER BOOK 55, PAGE 28, MAPS & PLATS
- (R1) RECORD BEARING AND/OR DISTANCE, PER SEQUENCE No. 2013-1840001, RECORDS OF SURVEY
- (D) RECORD BEARING AND/OR DISTANCE, PER DOCKET 11436, PAGE 2664
- (V) RECORD BEARING AND/OR DISTANCE, PER RESEARCH DOCUMENTS
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- □ FOUND SECTION CORNER, AS NOTED
- ○ FOUND PROPERTY CORNER, AS NOTED
- SET 1-1/2" ALUMINUM CAPPED PIN, RLS 50761, UNLESS NOTED
- ∘ CALCULATED POINT, NOTHING FOUND OR SET
- × SET 60d NAIL ON PROPERTY LINE
- SECTION LINE
- PARENT PROPERTY (EXISTING) PROPERTY LINE
- PROPOSED (NEW) PROPERTY LINE
- MID-SECTION LINE
- MISCELLANEOUS MATHEMATICAL TIE LINE
- CHAIN LINK FENCE
- WIRE and/or BARBED WIRE FENCE
- METAL FENCING
- PAVEMENT
- DIRT DRIVE
- 217-21-016M ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY GIS WEBSITE



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NO.	REVISION

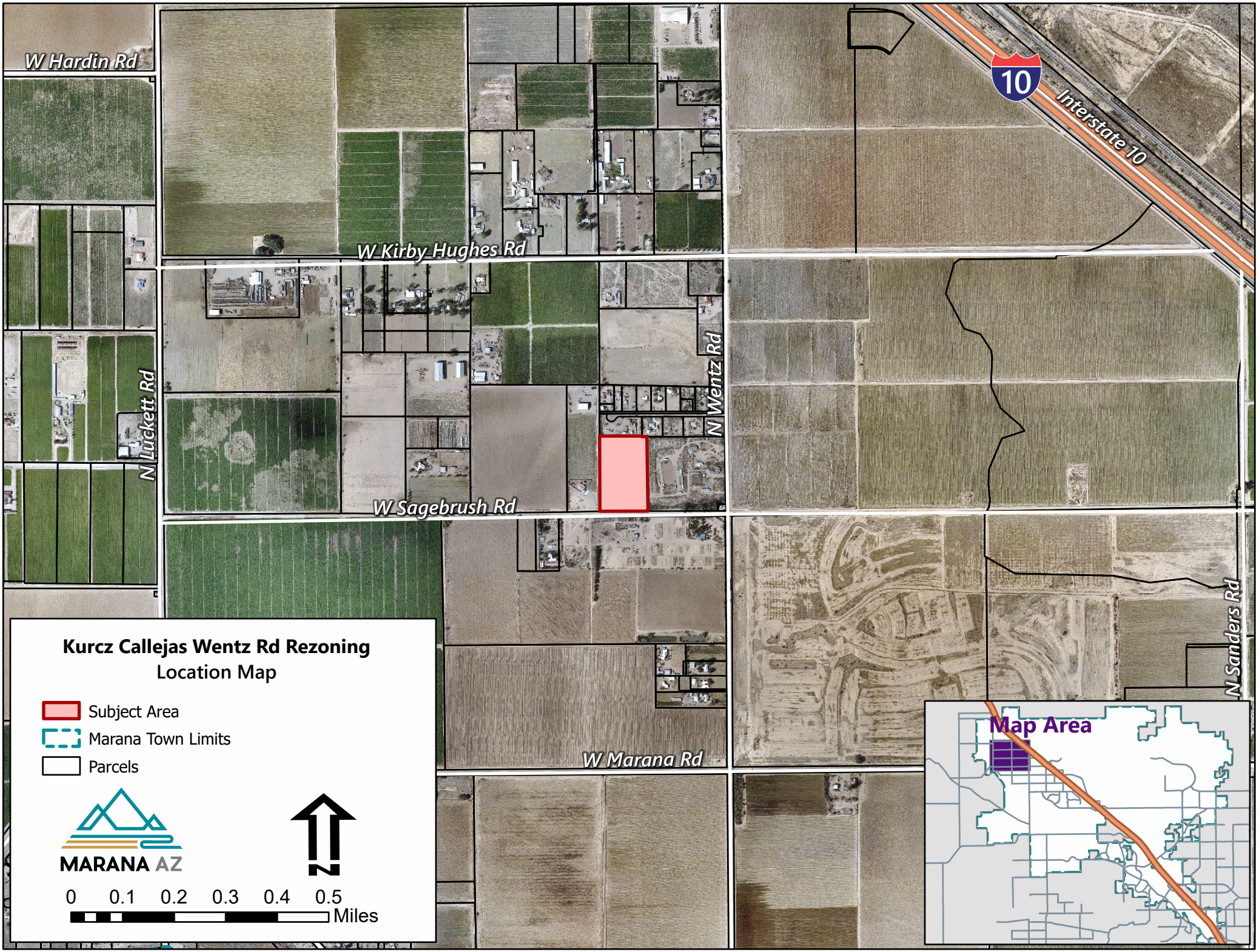
RECORD OF SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PLS PUTT LAND SURVEYING, INC.
4817 EAST FIFTH STREET, TUCSON, ARIZONA, 85711
TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

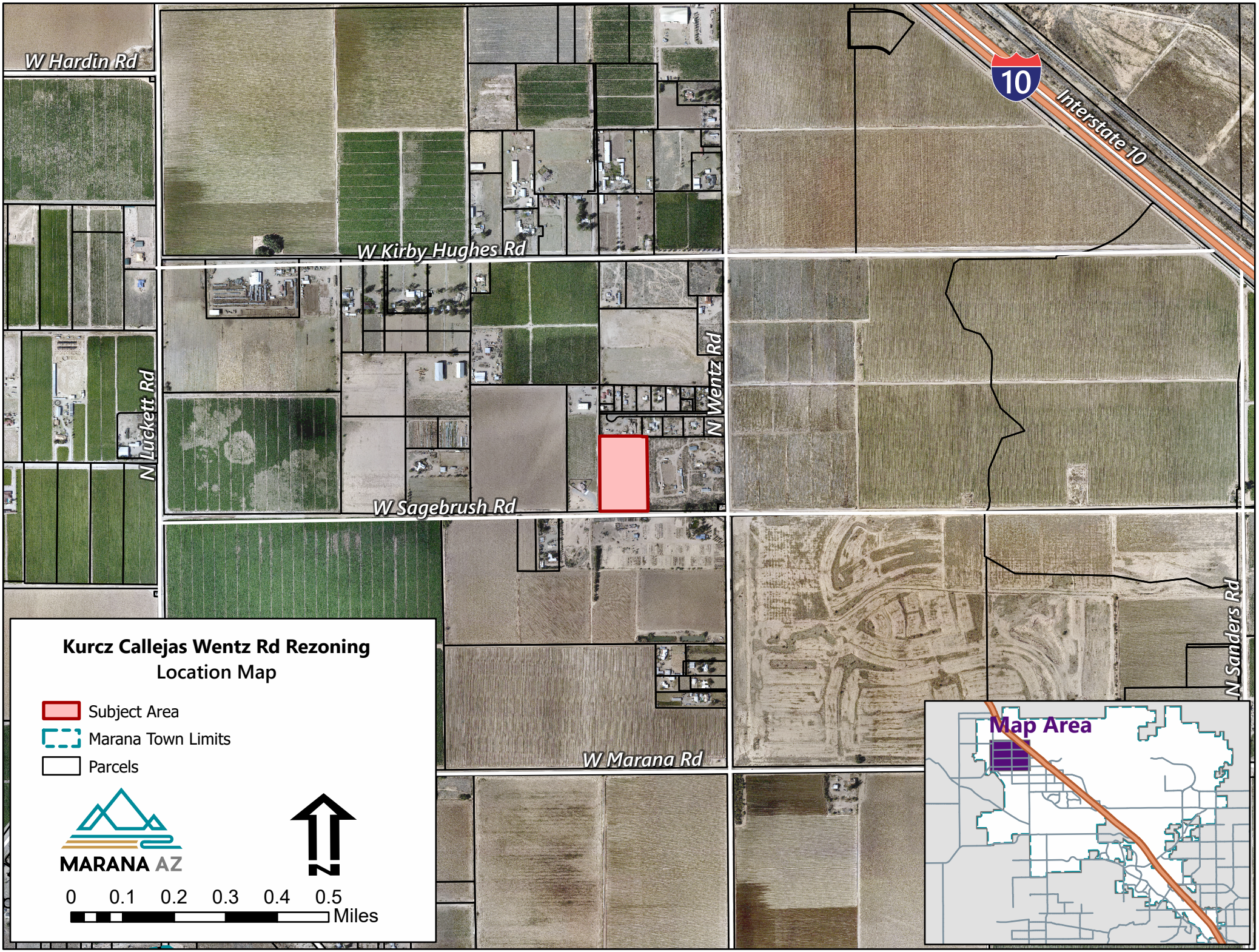
REGISTERED LAND SURVEYOR CERTIFICATE No. 50761 PAUL M. COTE Date Signed 5/05/22 ARIZONA, U.S.A.

DESIGNED:	N/A
DRAWN:	PMC
CHECKED:	DLP
DATE:	5/05/22
JOB No.	21-193



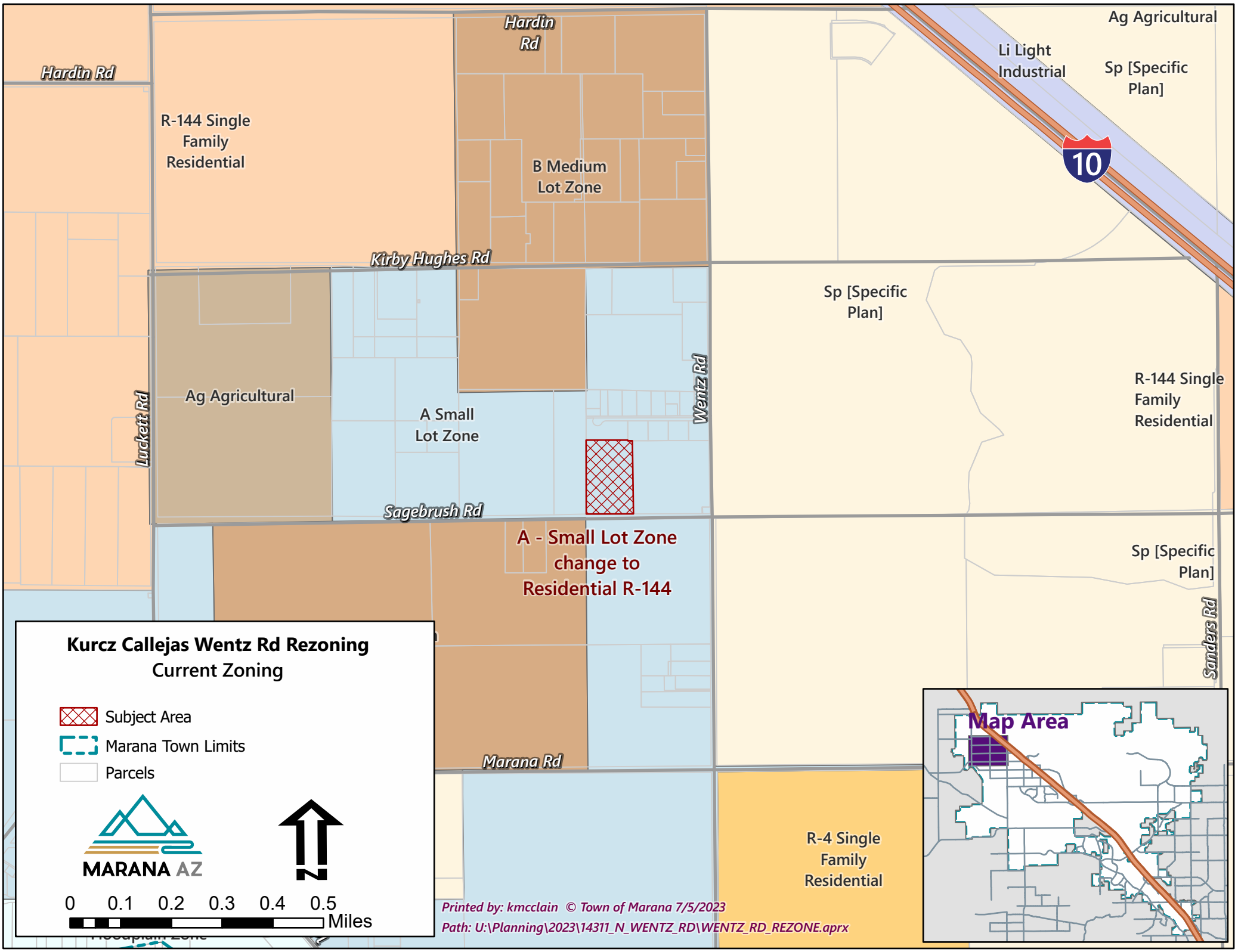
Printed by: kmcclain © Town of Marana 7/5/2023

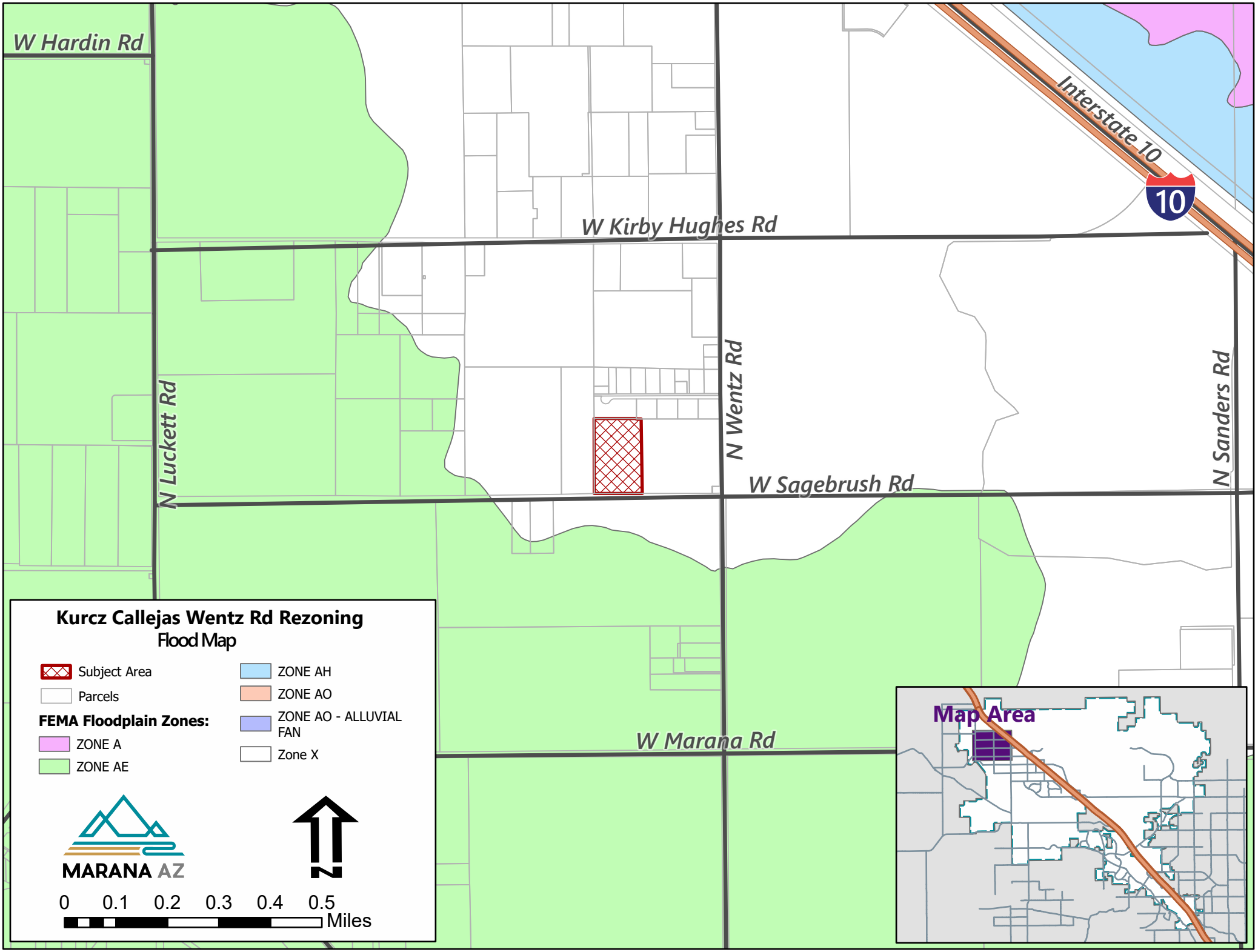
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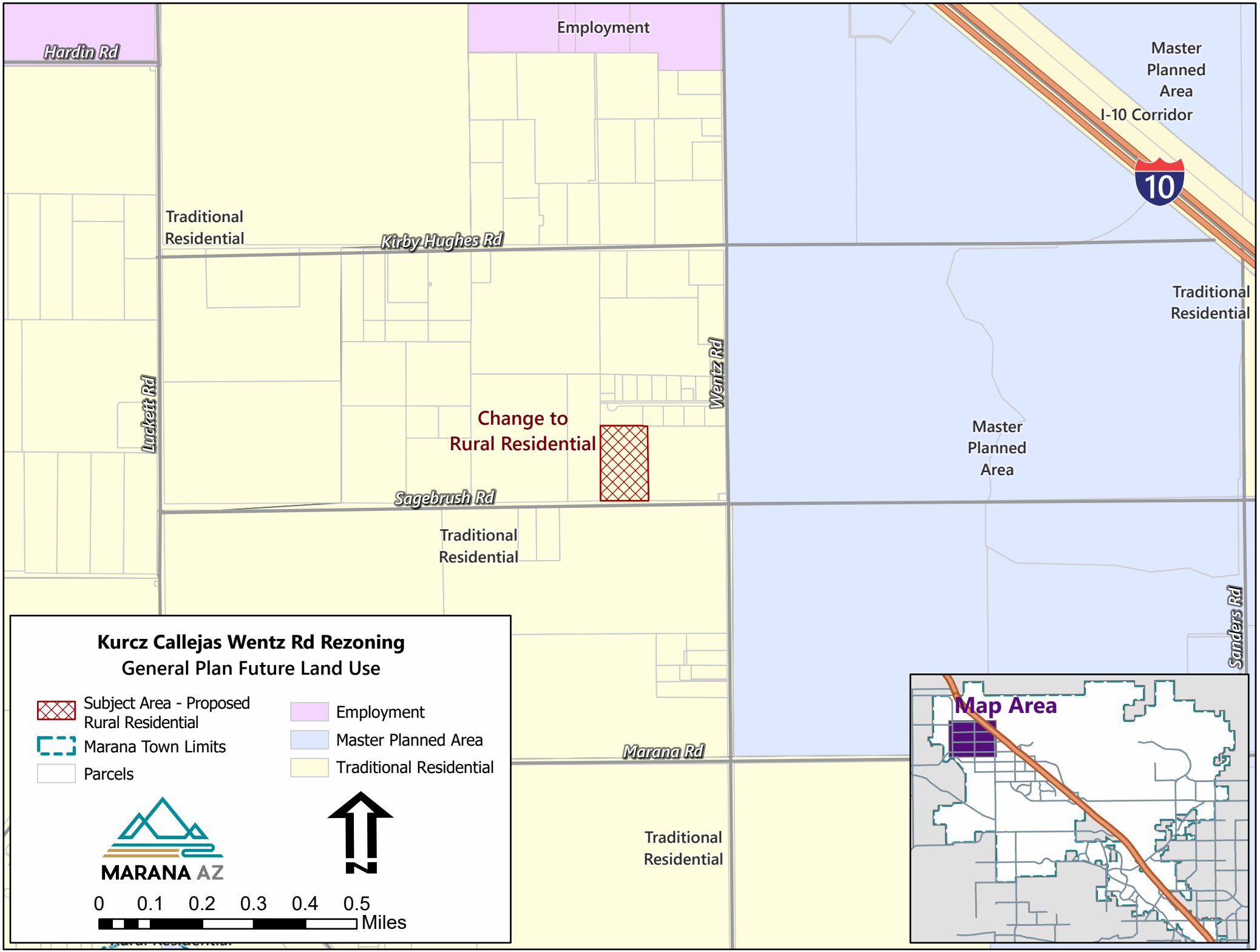
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Hardin Rd
Hardin Rd
R-144 Single Family Residential
B Medium Lot Zone
Ag Agricultural
Li Light Industrial
Sp [Specific Plan]
10
Kirby Hughes Rd
Sp [Specific Plan]
Lucket Rd
Ag Agricultural
A Small Lot Zone
Wentz Rd
R-144 Single Family Residential
Sagebrush Rd
A - Small Lot Zone change to Residential R-144
Sp [Specific Plan]
Sanders Rd
Marana Rd
R-4 Single Family Residential
Kurcz Callejas Wentz Rd Rezoning
Current Zoning
Subject Area
Marana Town Limits
Parcels
MARANA AZ
N
0 0.1 0.2 0.3 0.4 0.5 Miles
Map Area
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Authentisign ID: [redacted]

MARANA AZ

Development Services / maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641

PROJECT APPLICATION

Instructions

Information about project submittal requirements can be found online by reviewing the submittal checklist for the proposed scope of work at https://www.maranaaz.gov/developmentservicesforms.

- Applicants can submit electrically by email. Please follow the information resource on "How to Submit Electronically."
- Submit the completed application along with all forms and attachments electronically by email to maranaplanning@maranaAZ.gov for planning related applications or deveng@maranaAZ.gov for engineering related applications. If means to submit electronically are unavailable, applicants can submit in person using a print copy to:

  Development Services
  Marana Municipal Complex, Second Floor
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653
- The application and review status can be viewed through Permit Tracker, our On-line Application & Information System, utilizing the project search menu.
- Notice of correction or approval will be communicated via email to the applicant listed on the application.

Payment

Fee information can be found on the online at maranaAZ.gov/finance. An invoice will be provided by email to the applicant for payment. Payment can be made in the form of credit card, cash or check payable to the Town of Marana.

- Credit card over the phone, please call (520) 382-2600
- In person or by mail, please send checks to:

  Town of Marana, Cashiering
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653

Licensing Time Frame

Pursuant to and subject to A.R.S. § 9-836 (2019), the Town of Marana hereby establishes its licensing time frames, available here.

Contact Information

For planning related questions about this form, please contact Marci Johns by email at maranaplanning@maranaAZ.gov or call (520) 382-2600.

For development engineering questions about this form, please contact Charity Teresi by email at deveng@maranaAZ.gov or call (520) 382-2600.

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Authentisign ID: [illegible]

MARANA AZ

Development Services / maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
☒ Rezone	❑ Minor Land Division	❑ Translational Rezone	❑ 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: Translational

PROJECT INFORMATION

Project Name: Rezone 8.7 Acre Portion 14311 Wentz Road

Description of Project: Rezone 8.7 Acre Portion to Residential | Number of Lots: 1

Parcel No.(s): Portion of 217-21-016P | Gross Area (Acres): 8.7 Acre

Project Address: 14311 N Wentz Road, Marana, AZ 85653

Ref. Project No.:

CONTACT INFORMATION

Owner: Lottie A Kurcz Trust	Contact Name: Lottie A Kurcz, Trustee		
Address: 14311 N Wentz Road, Marana, AZ 85653	City: Marana	State: AZ	Zip: 85653
Email: lottie.kurcz@me.com	Phone No.: 520-307-8479		
Applicant: Carlos F & Abigail M Callejas	Contact Name: Carlos F Callejas		
Address: 12221 N Meditation Drive	City: Marana	State: AZ	Zip: 85658
Email: ccallejas6@gmail.com	Phone No.: 520-271-2326		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

APPLICANT AUTHORIZATION

By signing below, I hereby acknowledge that I have read the information provided online at maranaaz.gov/arsnotice and certify that the information set forth in this application are true and correct to the best of my knowledge. I am either the owner of the property or I have been **authorized in writing** by the owner to file this application. (If the applicant is not the owner, attach written authorization from the owner)

Carlos F Callejas	Authentisign Carlos M Callejas	06/19/23
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.**_____ **Date Received**_____

Revision Date 05/16/2023

Authentisign ID: [redacted]

MARANA AZ

Development Services / maranaplanning@maranaaz.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaaz.gov

APPLICATION CHECKLIST — TRANSLATIONAL/NON-SITE ANALYSIS REZONE

SUBMITTAL REQUIREMENTS

☒ Completed Project Application

☒ Owner authorization letter or Owner/Applicant Authorization Form if applicable

☐ Review fees, due at time of submittal (see comprehensive fee schedule)

☐ All submittal requirements requested at the pre-application meeting
Note: Additional information may be requested based on the complexity and impact of the proposed project

☒ Project narrative – Include the following information:
- Existing zoning and proposed zoning and why the rezoning is needed
- Existing and proposed use of the property and whether or not the existing use(s) will be removed, altered or remain
- Total number and size of residential lots proposed. (if applicable)
- How the proposed rezoning and land use is permissible by the Marana General Plan Future Land Use designation
- Public service and utility information, including how the property will be served by water, sewer, gas, electricity, telephone, fire district and other utilities
- Proposed site disturbance and preliminary grading
- Existing and proposed site topography and preliminary site hydrology or drainage
- Planned or existing access to the public street network

For non-residential rezoning:
- The proposed business operation, number of employees, number of parking spaces and expected hours of operation
- Planned height and square footage of any proposed buildings

☐ Project site plan - A birds eye view of a property which contains sufficient information to understand the scope, impact and development proposal of a property and shall include the following applicable items:
- Property dimensions on all sides of proposed or existing lots
- North arrow and scale
- Existing/proposed driveways or right-of-way access
- Existing/proposed easements
- Adjacent street names
- Proposed grading limits
- Location of all existing/proposed structures
- Existing/proposed structure setbacks
- Square footage of existing/proposed structures
- Building height of existing/proposed structures
- Location of existing/proposed septic
- Required bufferyards labeled with width and type
- Extent of paving
- Adjacent properties zoning/use
- Topography with existing contours labeled

FOR OFFICIAL USE ONLY **Project No.**_____ **Date Received**_____

Revision Date 4/14/2023

Authentisign LAK Authentisign CMC

Authentisign ID: [illegible]

MARANA AZ

Development Services / permits@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

OWNER/APPLICANT AUTHORIZATION FORM

I Lottie A Kurcz Trust, hereby authorize
{Property Owner}

Carlos F Callejas to act on my behalf
{Applicant/Contractor}

regarding parcel(s) a Portion of Parcel 217-21-016P
{Parcel Number(s)}

located at 14311 N Wentz Road, Marana, Arizona 85653
{Street Address}

As the property owner, I understand that I am responsible for any and all work that will result from the issuance of approvals and/or permits.

AuthentiSIGN
Lottie A Kurcz
Lottie A Kurcz, Trustee {Property Owner Signature}

06/20/23
{Date}

520-307-8479
{Phone Number}

AuthentiSIGN
CMC

MARANA AZ
DEVELOPMENT SERVICES

INTEROFFICE MEMORANDUM

TO: Marana Planning; Sarah Smith
FROM: Steve Cheslak, Planning Division
SUBJECT: PCZ2306-003 Kurcz Callejas Wentz Rezone Waiver
DATE: July 24, 2023

I am waiving, as allowed by Marana Town Code Section 17-3-1 D. Procedures (2.), a portion of the applicant's rezoning requirement to provide information as required by a Town application, checklist, or process guide, specifically, public service and utility information related to the proposed rezoning area. The existing residential units on the parent parcel of the proposed rezoning area are currently served by supporting utility services and road access. The future dwelling within the proposed rezoning area will utilize the same utility services and the location of access to the adjacent public street network will be determined at the time of building permit site plan approval.

Please contact me at (520) 382-2650 or scheslak@maranaaz.gov if you have any questions.

Planning Commission Regular Meeting

Meeting Date: 07/26/2023

To: Planning Commission

From: Scott Radden, Senior Planner

Date: July 26, 2023

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2306-002 Bedroxx Industrial Rezone**; A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.75 acres of land, generally located on the west side of Camino Martin, 400 feet south of the Ina Road and Camino Martin intersection, from VC (Village Commercial) to HI (Heavy Industrial) (Scott S. Radden)

Discussion:

Request
Larsen Baker, representing the property owner, Bedroxx Opportunity Fund, LLC, is requesting a recommendation to the Marana Town Council for approval to rezone approximately 1.75 acres from Village Commercial (VC) to Heavy Industrial (HI). The parcel is part of a larger 3.84 acre parcel that is split-zoned HI and VC. The intent of the proposed rezoning is to unify the property zoning and match the adjacent zoning district to the south, so similar land uses can be utilized. The proposed rezoning is also accompanied by a request to amend the Marana General Plan Land Use Map category designation from Commercial to Employment.

Marana 2040 General Plan
The Marana General Plan Future Land Use Map designates the proposed rezoning area with a land use category of Commercial (C). The majority of the property (2.1 acres), zoned HI, has a General Plan Future Land Use Map designation of Employment (E). The applicant requests a Minor General Plan Amendment to revise the Commercial land use designation to Employment (E) in which HI zoning is listed as a consistent use.

History
The property (APN #21721016P) was part of the Ina/Thornydale annexation area annexed into the Town of Marana in 1993 by Ordinance No.93.12. The existing Pima County zoning was translated to the Town's VC and HI zoning that divided the parcel zoning through the center of the existing building. In the past, the property has included businesses such as a bowling alley, nightclub, and restaurant. The building is currently vacant and in the process of redevelopment.

Surrounding Land Use and Zoning
To the north of the subject property is RideNow Powersports and Spectrum Ina Road Auto Collision, zoned VC. To the east, across Camino Martin, is Advanced Auto Parts and Pep Boys, zoned VC, and CCI Industries and Cool Rides Tint Shop, zone HI. To the south, is Sonoran Retractables and Northwest RV & Self Storage, zoned HI. To the west, there are vacant properties and the West Ina Substation, which are split-zoned VC and HI.

Access and Circulation
The subject property will have direct access to adjacent Camino Martin to the east and indirect access from Ina Road through parking areas to the north.

Utilities
The rezoning area is located within the Tucson Water obligated water service and Pima County sewer service areas, as well as within the service areas of Tucson Electric Power, Southwest Gas, Century Link and Xfinity/Comcast. The existing building on site is currently provided these services.

Fire Service
The rezoning area is located within the Northwest Fire District service area.

Public Notification
This public hearing was noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community, on site and on the Town's website. As of July 18, 2023, staff had received no comments.

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

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;
    Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;
    With the acceptance of the recommended conditions, this rezoning will benefit the community through the continuation of future business development.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network infuenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;
    Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to adversely influence the adjacent street network or generate such excessive storm runo?, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;
    The rezoning amendment conforms to 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 property 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;
    The existing and proposed transportation infrastructure is suitable and adequate to serve the anticipated traffic generated by the future 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;

Not Applicable

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

Based upon the rezoning subject area location, there is a limited supply of land available in the area and the surrounding community, but will accommodate the zoning and community needs by utilizing successful business development.

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. A detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Tucson Water Obligated Service Area (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility

requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat or development plan for any portion of the Rezoning Area.
8. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
9. The property owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the property owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
10. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
11. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.

Suggested Motion:

I move to recommend to the Town Council, approval of PCZ2306-002 Bedroxx Rezone, subject to the recommended conditions.

Attachments

Amended Bedroxx Rezoning Request

Bedroxx Location Map

Bedroxx Rezoning Maps

Application

LARSEN
BAKER
Development ● Brokerage
Management
6298 E. Grant Rd., Ste: 100 ● Tucson, AZ 85712
P: (520) 296-0200 ● F: (520) 296-1571
www.larsenbaker.com

July 21, 2023

Mr. Steve Cheslak
Planning Manager
Town of Marana Development Services Department
11555 W. Civic Center Drive
Marana, AZ 85653

SUBJECT: Minor Rezoning & General Plan Amendment Request - 7061 N. Camino Martin & 4385 W. Ina Road, Marana, AZ 85741

Dear Mr. Cheslak:

Bedroxx Opportunity Fund, LLC ("BOZO") owns approximately 3.84 acres (Parcel ID: 101-05-007D) located southwest of the West Ina Road and North Camino Martin intersection (the "Property"). Within the Town of Marana ("Town"). (See Location & Marana/Pima County Boundary Map, provided as Attachment 1.) Approximately 2.09 acres of the southern portion of the Property is zoned Heavy Industrial ("HI"). The northern approximate 1.75 acre balance of the Property is zoned Village Commercial ("VC"). The zoning demarcation runs through the middle of the existing building. (See Attachment 2, Zoning Map.) BOZO is moving forward with Property adaptive re-use plans with the following current permitting entitlements obtained or pending:

- Phase 1 – South Building Construction Documents (CD's) – Permit B2301-093, 4385 W. Ina Rd., Parcel #: 101-05-007D
- Phase 2 – North Building Construction Documents (CD's) – Permit B2303.012, 7061 N. Camino Martin, Parcel #: 101-05-007D
- Phase 1 – South Type 1 Grading Permit – Permit T12304.001, 4385 W. Ina Rd., Parcel #: 101-05-007D
- Phase 2 – North Type 1 Grading Permit – Permit T12301.004, 4385 W. Ina Rd., Parcel #: 101-05-007D

This letter serves as a request to correct the multiple zoning designations existing on the property to reflect a uniform zoning of H1 throughout the entire building and Property

Minor Rezoning & General Plan Amendment Request

According to discussions with Mr. Cheslak, the Property was part of an official Town annexation program, in which the zoning of Property was translated from Pima County zoning designations to the Town's VC and HI zones.

Marana's General Plan, Make Marana 2040, Future Land Use Map designates the Property location within the South Growth Area with Commercial and Employment future land uses. The Employment land use is defined as areas for employment opportunities including industrial, warehousing, manufacturing, business parks, corporate center, research and development uses, as well as appropriately sited and scaled residential and commercial uses. To support traffic to and from Employment uses and industrial operations, such uses should be located along major arterials, near highway interchanges, and along railroad corridors. The Property is currently located within the Commercial "C" Land Use area of the 2040 General Plan. In order to rezone the Property to HI, we are requesting a Minor Amendment to General Plan Employment "E".

Our adaptive reuse of the building will bring in users consistent with the surrounding area including light manufacturing, supply warehouses, and other flex/industrial uses.

Conclusion

In order to develop the Project as proposed, we are requesting a rezoning of the VC area to HI zone to align with the zoning across the majority of the Property through the Town's simplified rezoning process. In order to rezone the Property to HI, a General Plan Amendment to General Plan Employment "E" is needed.

Enclosed is a letter from the Property owner authorizing Larsen Baker as Owner Representative to take actions necessary to obtain entitlements. (See Attachment 3). Thank you for your consideration. Please do not hesitate to contact me if you have any questions or require additional information: (520) 296-0200 or via email at ted@larsenbaker.com.

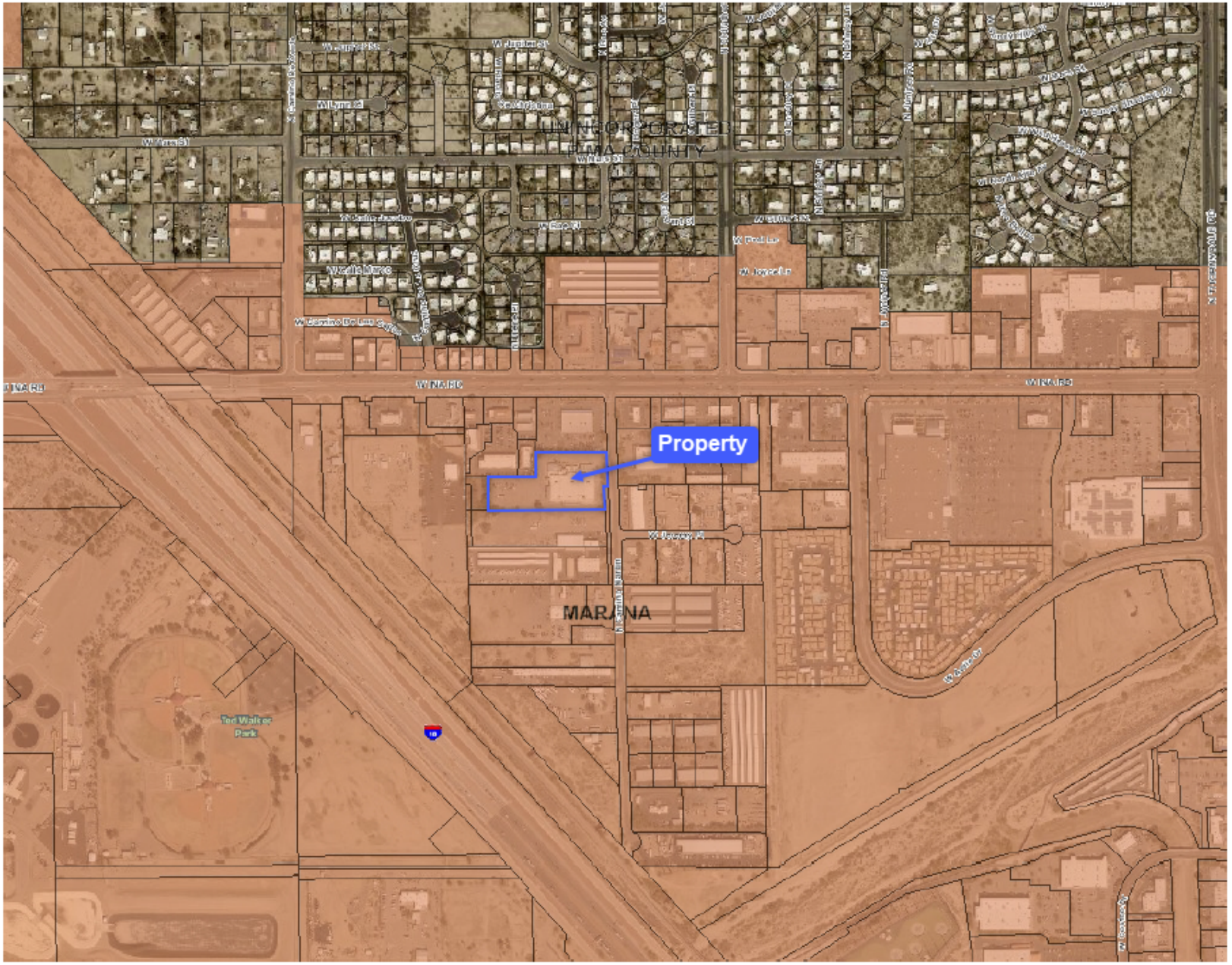
Best Regards,

By: Ted Herman, Larsen Baker
Title: Owner Representative - Member

Enclosures:

1. Location & Marana/Pima County Boundary Map
2. Zoning Map
3. Property Owner Authorization

Location & Marana/Pima County Boundary



Legend

- Parcels
- City Limits
  - Marana
  - Oro Valley
  - Sahuarita
  - South Tucson
  - Tucson



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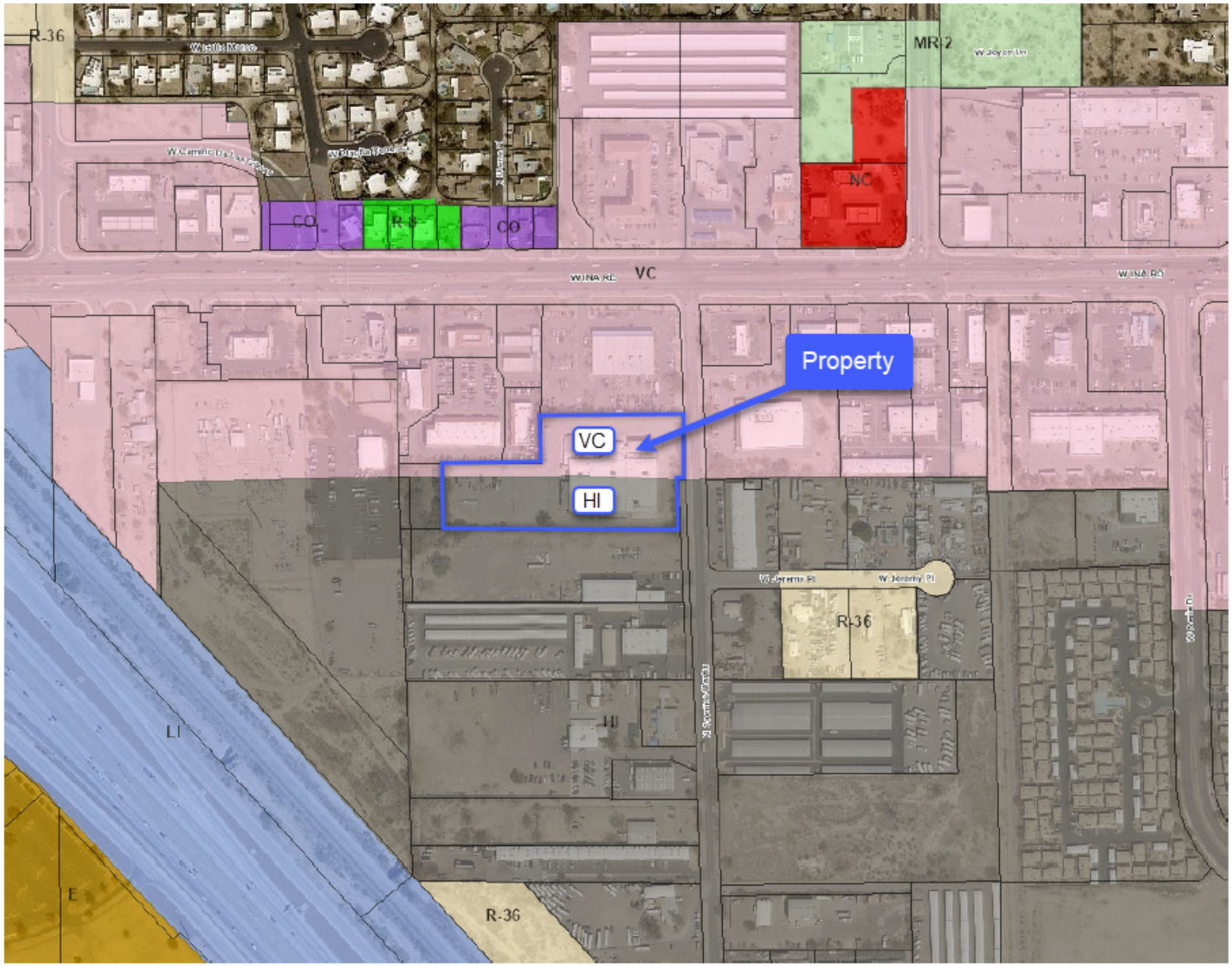
PIMA COUNTY GEOGRAPHIC INFORMATION SYSTEMS

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

Notes:

6/7/2023

Zoning Map



Legend

- Parcels

Zoning - Marana

A	Small Lot Zone
AG	Agricultural
B	Medium Lot Zone
C	Large Lot Zone
CO	Commercial (Office)
D	Designated Floodplain Zone
E	Transportation Corridor Zon
F	[Specific Plan]
HI	Heavy Industrial
LI	Light Industrial
MH	Manufactured Housing
MR-1	Multi-Family (High Density)
MR-2	Multi-Family (Med/High De
MU-1	Mixed Use Zone
NC	Neighborhood Commercia
R-10	Single Family Residential
R-144	Single Family Residential
R-16	Single Family Residential
R-3.5	Single Family Residential
R-36	Single Family Residential
R-6	Single Family Residential



Notes:

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Feet

PIMA COUNTY GEOGRAPHIC INFORMATION SYSTEMS

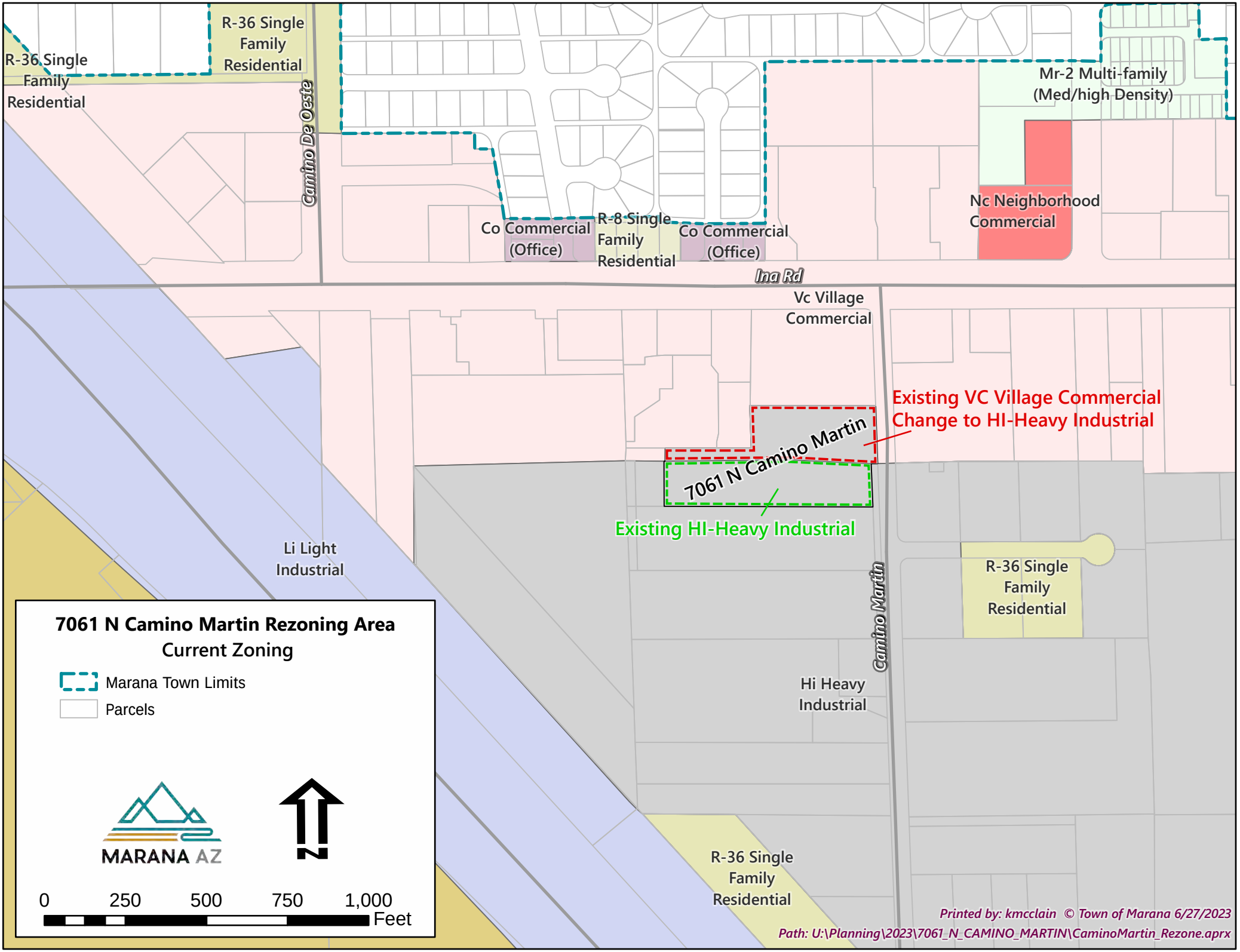
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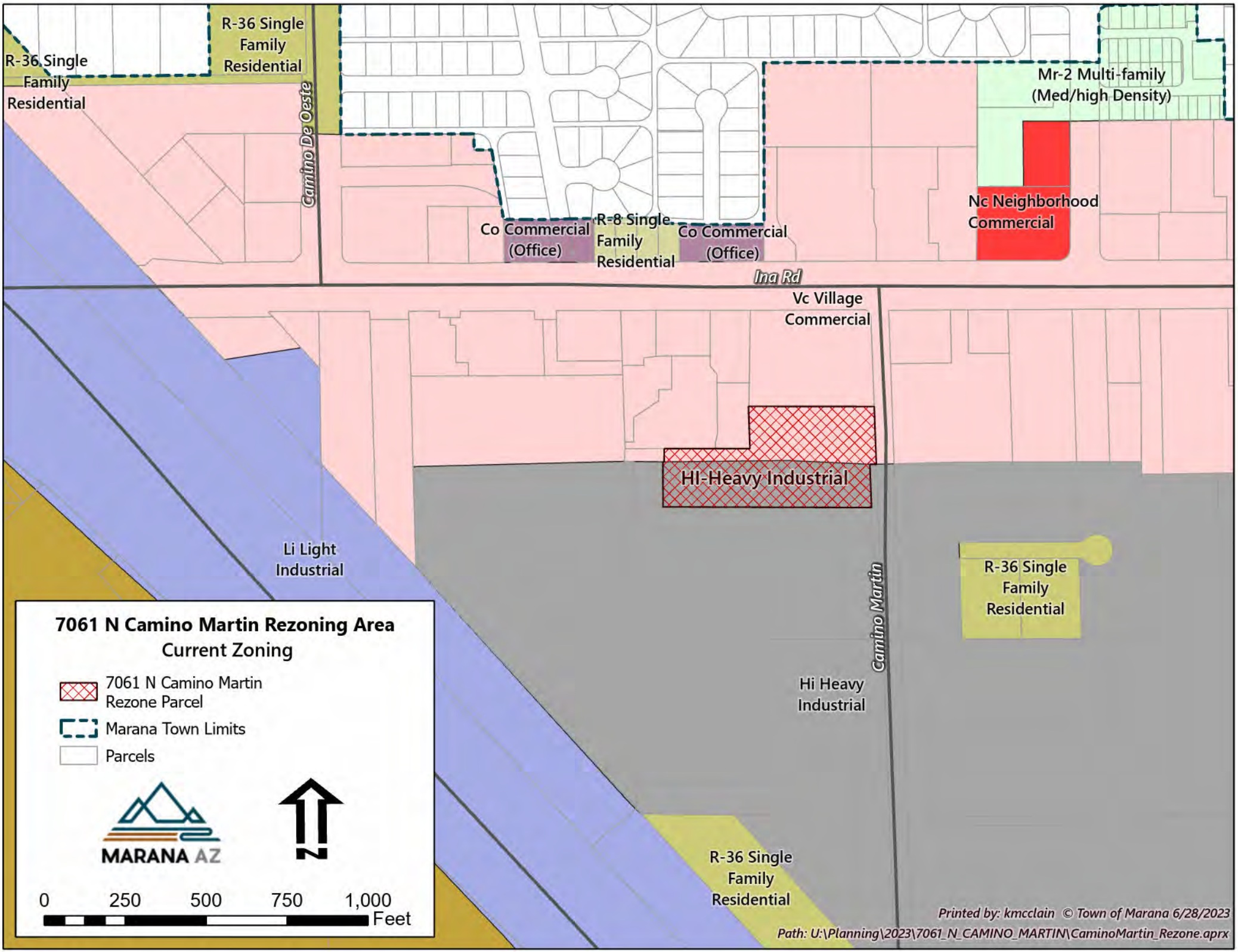
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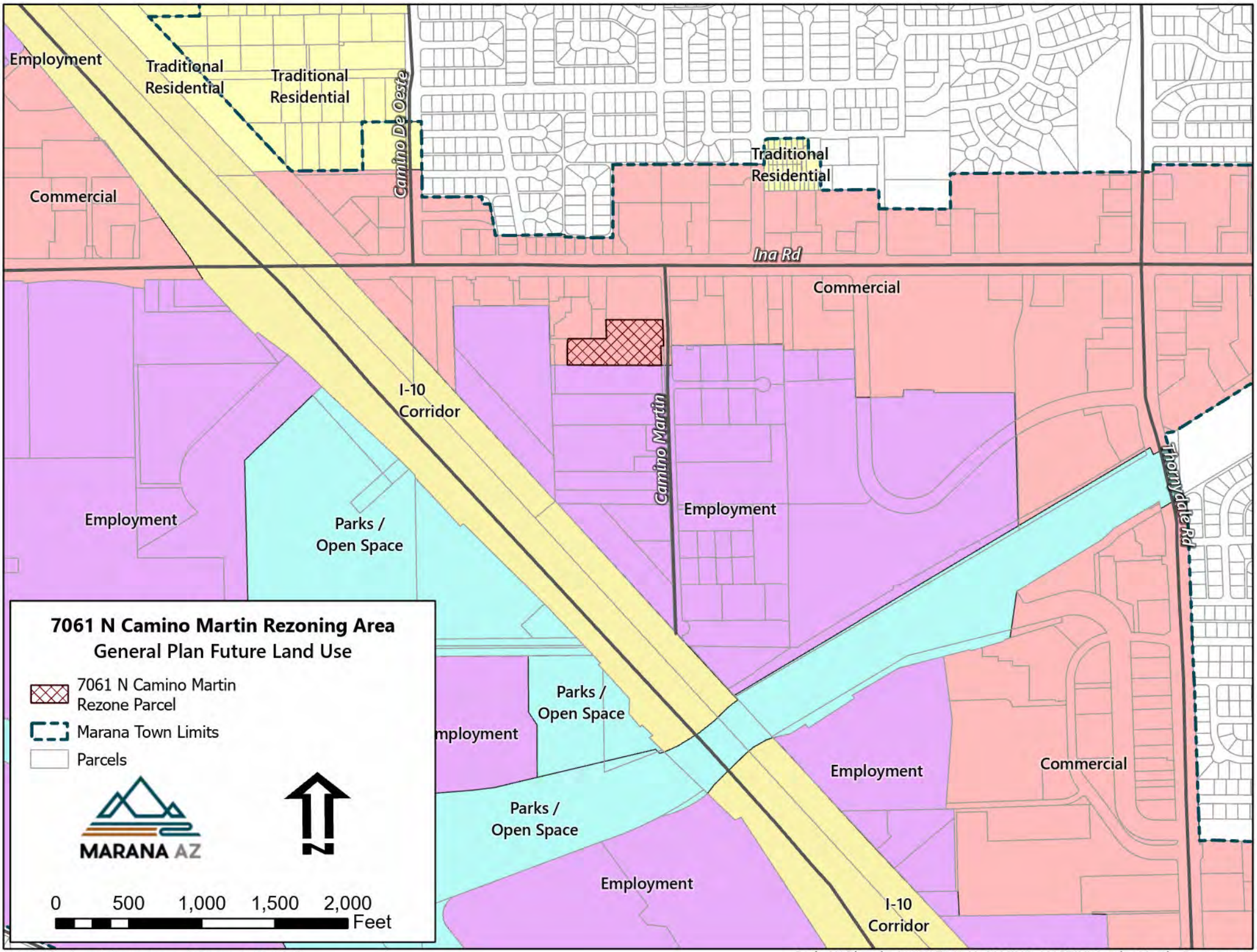


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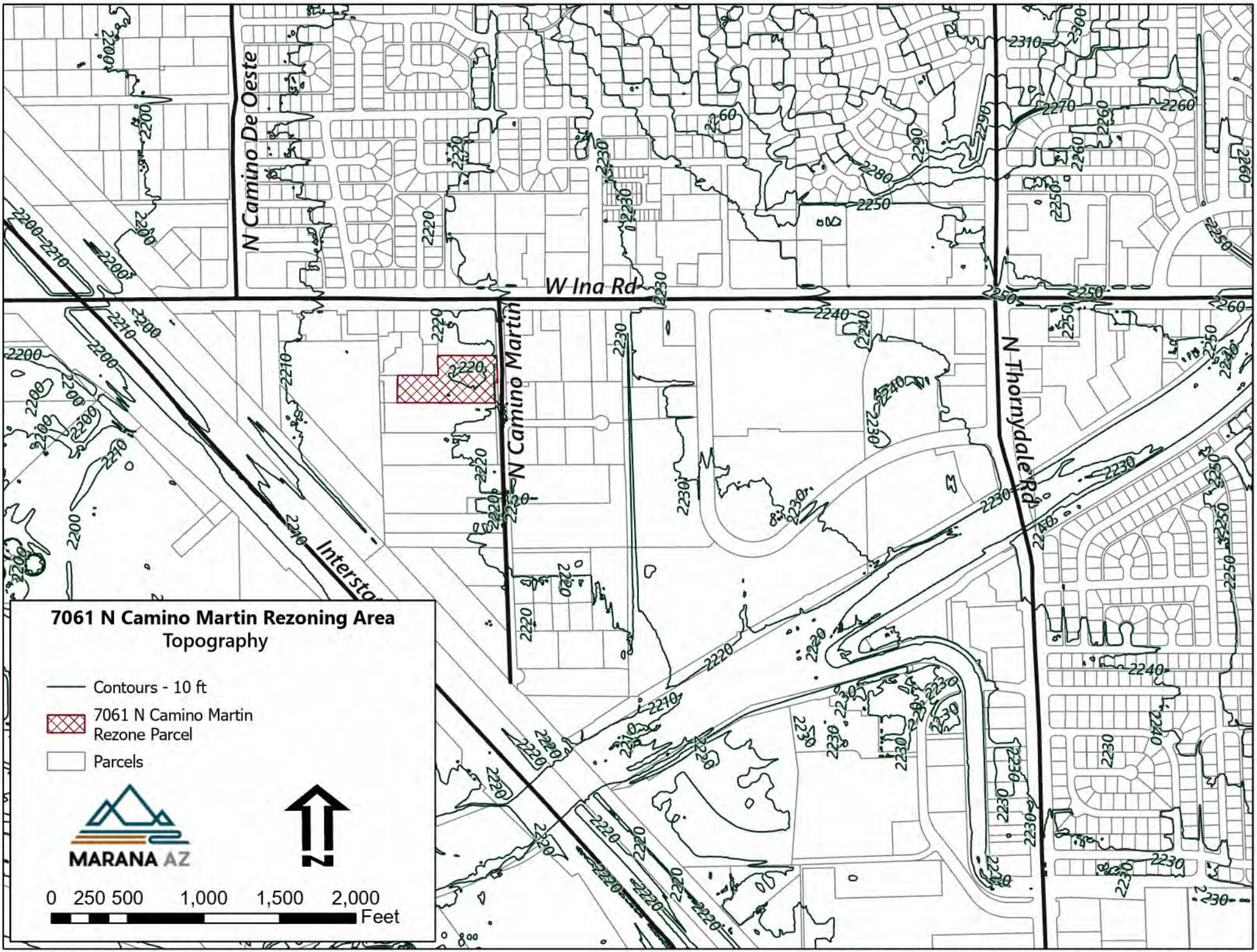

R-36 Single Family Residential
R-36 Single Family Residential
Camino De Oeste
Mr-2 Multi-family (Med/high Density)
Nc Neighborhood Commercial
Co Commercial (Office)
R-8 Single Family Residential
Co Commercial (Office)
Ina Rd
Vc Village Commercial
Existing VC Village Commercial
Change to HI-Heavy Industrial
7061 N Camino Martin
Existing HI-Heavy Industrial
Li Light Industrial
Camino Martin
R-36 Single Family Residential
Hi Heavy Industrial
R-36 Single Family Residential
7061 N Camino Martin Rezoning Area
Current Zoning
Marana Town Limits
Parcels
MARANA AZ
N
0
250
500
750
1,000
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R-36 Single Family Residential
R-36 Single Family Residential
Camino De Oeste
Mr-2 Multi-family (Med/high Density)
Nc Neighborhood Commercial
Co Commercial (Office)
R-8 Single Family Residential
Co Commercial (Office)
Ina Rd
Vc Village Commercial
HI-Heavy Industrial
Li Light Industrial
Camino Martin
R-36 Single Family Residential
Hi Heavy Industrial
R-36 Single Family Residential
7061 N Camino Martin Rezoning Area
Current Zoning
7061 N Camino Martin Rezone Parcel
Marana Town Limits
Parcels
MARANA AZ
N
0
250
500
750
1,000
Feet
Printed by: kmcclain © Town of Marana 6/28/2023
Path: U:\Planning\2023\7061_N_CAMINO_MARTIN\CaminoMartin_Rezone.aprx



Printed by: kmcclain © Town of Marana 6/28/2023

Path: U:\Planning\2023\7061_N_CAMINO_MARTIN\CaminoMartin_Rezone.aprx


N Camino De Oeste
W Ina Rd
N Camino Martin
N Thornydale Rd
7061 N Camino Martin Rezoning Area
Topography
Contours - 10 ft
7061 N Camino Martin Rezone Parcel
Parcels
MARANA AZ
N
0 250 500 1,000 1,500 2,000
Feet

MARANA AZ

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: Bedroxx - Industrial	
Description of Project: Building Conversion/Remodel	Number of Lots: 1
Parcel No.(s): 101-05-007D	Gross Area (Acres): 3.84
Project Address: 7061 N. Camino Martin, Tucson, AZ 85741/4385 W. Ina Road, Tucson, AZ 85741	
Ref. Project No.: B2301-093, B2302-012, T12304-001, T12301-004	

CONTACT INFORMATION

Owner: Bedroxx Opportunity Fund, LLC	Contact Name: Ted Herman		
Address: 6298 E. Grant Rd., Suite 100	City: Tucson	State: AZ	Zip: 85712
Email: ted@larsenbaker.com	Phone No.: (520) 296-0200		
Applicant: Larsen Baker, LLC	Contact Name: Ted Herman		
Address: 6298 E. Grant Rd., Suite 100	City: Tucson	State: AZ	Zip: 85712
Email: ted@larsenbaker.com	Phone No.: (520) 296-0200		
Consultant/Engineer: N/A	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.)

Theodore Herman		6/29/2023
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Planning Commission Regular Meeting
Meeting Date: 07/26/2023

To: Planning Commission

From: Scott Radden, Senior Planner

Date: July 26, 2023

Strategic Plan Focus Area:
Not Applicable

Strategic Plan Focus Area Additional Info:

Subject: **PCZ2207-003 Mandarina South Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 162 acres from Zone E - Transportation Corridor Zone to Specific Plan (SP). The property is generally located west of Mandarina Boulevard and north of Tangerine Road, in Section 31, Township 11S, Range 12E. (Scott S. Radden)

Discussion:

Request
Pew & Lake, representing the property owner, Mandarina South LLC, is requesting a recommendation to the Marana Town Council for approval to rezone approximately 162 acres of land from Zone E- Transportation Corridor Zone to Specific Plan (SP) for the purpose of establishing the Mandarina South Specific Plan. The proposed rezoning is accompanied by a request to amend the Marana General Plan Future Land Use Map category designation from Commercial to Master Plan Area.

Marana General Plan
The 2040 Marana General Plan Future Land Use Map designates the proposed rezoning area in the land use category of Commercial (C). A minor amendment to the General Plan Future Land Use Map will accompany this rezoning, changing the designation to Master Plan Area (MPA), as required when rezoning to Specific Plan (SP).

Surrounding Land Use and Site Characteristics
The proposed rezoning area is currently undeveloped and zoned E- Transportation Corridor Zone. The property is bordered on the north and northeast by undeveloped Arizona State Lands, zoned Agriculture (AG). To the southeast is the TRICO Electric facility, zoned AG. Across Tangerine Road, to the south, is agricultural land zoned C-Large Lot Zone and the new Maverik Travel Center and A Bar RV Park to the southeast, zoned E- Transportation Corridor Zone. On the west and northwest side of the proposed rezoning area, development is planned to blend into the similarly zoned Mandarina Specific Plan proposed residential and commercial uses.

The topography of the vacant and undeveloped site is characterized by relatively flat terrain with a gentle slope from the east to the west. The majority of the site is within the AE FEMA Zone, though the applicant is working on perimeter channeling and other measures to the north of this area and is aware of requirements to remove Mandarina South from FEMA flood hazard zones. The Town will require the submittal of a drainage study and will evaluate all on-site and off-site drainage in greater detail during the review of a preliminary plat or development plan. All future

drainage infrastructure shall be constructed by the developer.

Proposed Land Use
The Planning Area Uses for Mandarina South proposes four different areas including: Tortolita Corridor (69.9 acres), Mandarina South Corridor (53.7 acres), Mandarina South Village Center (26.9 acres) and Open Space (12.2 acres). The developable planning areas are intended to offer a balance of commercial and residential development with the maximum number of residential units proposed at 1,500 (including single-family detached, single-family attached, and multi-family units). All the residential and commercial uses within the development will be subject to site and design standards found in the Specific Plan.

The Mandarina South Parks & Open Space area is located primarily along the northern and eastern bounds of the community to provide a visual buffer to surrounding development. Open space areas are also central to the community with exact locations for parks and open space to be determined with future development plans. Recreational areas and amenities will follow the requirements of the Specific Plan.

Access and Circulation
The Mandarina South Circulation Plan establishes the general circulation layout for the community and the area generally located north of the intersection of the proposed Adonis Road alignment and Tangerine Road and to the northeast and southeast via collector roads.

The Town of Marana Traffic Engineering Division has accepted the Traffic Impact Analysis for the project. It is determined that the developer must install traffic signals at the intersections of the future minor collector road /Tangerine Road and Adonis Road / future minor collector road, when warranted to mitigate Level of Service and safety concerns, to the Town of Marana's required specifications.

After analysis by Town Staff, the owner/developer must dedicate a 150-foot right-of-way for Adonis Rd plus any required accessory easements associated with the future development of this area.

Utilities
Marana Water will provide water and sewer service to future development within the rezoning area. A proposed plan identifying water use, fire flow requirements and all on-site and off-site water facilities will be required. A water service agreement and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owner / developer at the time of development.

The rezoning area lies within the service areas of Northwest Fire District, TRICO Electric, Southwest Gas, CenturyLink and Comcast. TRICO has indicated that new feeder extensions will be required from both Adonis Road and Tangerine Road at the developer's expense.

Citizen Participation
The applicants mailed notifications to introduce the proposed rezoning to all property owners within 300 feet of the rezoning area. To date, no questions or concerns were raised by neighboring property owners.

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

Case Analysis Review Criteria

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

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

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

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

With the acceptance of the recommended conditions, this rezoning will benefit the community by providing additional 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 an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

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

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

With the acceptance of the recommended conditions and the approval of the accompanying minor General Plan Amendment from Commercial (C) to Master Plan Area (MPA), the rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

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

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

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

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

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

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

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

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

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

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

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

The subject property has remained vacant since annexation into the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding

community to accommodate the zoning and community needs:

Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

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. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Conceptual Site Plan(s) presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A detailed traffic impact analysis (TIA) has been submitted by the Property Owners and accepted by Town staff. The Property Owners may be required to submit an updated TIA or updated traffic studies when warranted by changes to the Rezoning Area or in development surrounding the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water (the "water utility") prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP. The Property Owners may be required to submit an updated WIP when warranted by changes to the Rezoning Area or in development surrounding the Rezoning Area.
6. A master sewer plan must be submitted by the Property Owners and accepted by Marana Water (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan. The Property Owners may be required to submit an updated sewer plan when warranted by changes to the Rezoning Area or in development surrounding the Rezoning Area.
7. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
8. The final design of all streets and circulation facilities, including gated access (if applicable), must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.

9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. The Property Owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. The Property Owners shall dedicate or cause to have dedicated to the Town all necessary rights-of-way associated with the future development of the Rezoning Area upon demand of the Town, including without limitation a 150-foot right-of-way for Adonis Road and any required accessory easements for the road.
14. Pursuant to the accepted TIA, the Property Owners must install traffic signals to the Town's required specifications at the intersections of the future minor collector road /Tangerine Road and Adonis Road / future minor collector road, when warranted to mitigate Level of Service and safety concerns.
15. The maximum number of residential units shall not exceed 1,500.
16. The Property Owners shall comply with Arizona state law and Marana Town Code Chapter 17-12 regarding the protection of cultural resources in the Rezoning Area.
17. Except as otherwise set forth in this section, on or before issuance of the first building permit for the first habitable structure in the Rezoning Area, the Property Owners shall pay to the Town their proportionate financial share up-front for the costs to design, construct, or otherwise improve the circulation to and within the Tangerine Road/I-10 traffic interchange. The Property Owners' proportionate share will be determined based on the number of Equivalent Dwelling Units in the Rezoning Area and the assumptions in the Streets Facilities Infrastructure Improvements Plan approved by the Town of Marana Mayor and Council on September 20, 2022. As provided by A.R.S. § 9-463.05, the Property Owners' proportionate financial contribution shall be credited against the applicable impact fees payable for development within the Rezoning Area. If the improvements to the Tangerine Road/I-10 traffic interchange are completed before the first building permit is issued in the Rezoning Area, the Property Owners will not be required to pay their proportionate financial share up-front, but will be required to pay applicable development impact fees as the Rezoning Area is developed.
18. The Property Owners shall coordinate development of the Rezoning Area with the Central Arizona Project (CAP) as necessary, including obtaining any necessary CAP permits for development of the Rezoning Area and payment of any CAP fees.

Suggested Motion:

I move to recommend to the Town Council, approval of PCZ2207-003 Mandarina South Specific Plan subject to the recommended conditions.

Attachments

Mandarina South Specific Plan
Location Map
Mandarina South Maps
Application

Mandarina South

Specific Plan

162 Acres at Adonis Road & Tangerine Road

9100 W. Tangerine Rd.
Marana, Arizona

Town of Marana #PCZ2207-003
Submitted: June 2023

Mandarina South **Specific Plan**

Submitted to:
Town of Marana
11555 W. Civic Center Drive
Marana, AZ 85753

Prepared for:
Bela Flor Communities
1635 N. Greenfield Rd.
Mesa, AZ 85205

Prepared by:
Pew & Lake, PLC
1744 S. Val Vista Dr. #217
Mesa, AZ 85204
Contact: Reese Anderson & Jon Gillespie
Ph: 480-461-4670

EPS Group
1130 N. Alma School Rd. #120
Mesa, AZ 85201
Contact: Brian Nicholls
Ph: 480-503-2250

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Part 1 - Project Introduction

A. **Specific Plan Introduction**

The Mandarina South Specific Plan defines a set of comprehensive planning guidelines and regulations for the development of 162.4 acres located in the Town of Marana, Arizona. This Specific Plan intends to establish standards for the development and improvement of the property through site analysis, land use planning, development and design standard components. Various land uses will be integrated in a manner consistent with the Mandarina South community character as defined by this document and the Make Marana 2040 General Plan. Development regulations and standards guiding the implementation of the Land Use Plan are established within this Specific Plan. The Mandarina South Specific Plan is a regulatory plan that will be adopted by ordinance of the Town Council. In lieu of traditional zoning, the Mandarina South Specific Plan will allow the implementation of a detailed and focused land use plan in conformance with the Make Marana 2040 General Plan. Once adopted by Town Council, the Mandarina South Specific Plan will supersede all existing zoning for the site and will be a regulatory instrument for the Town of Marana.

Located generally to the east of Interstate 10 at the Tangerine Road interchange, the site is uniquely situated to be developed as a gateway to the Town of Marana and a hub for the region. The Mandarina South Specific Plan will provide for a multi-phased, mixed-use community consisting of retail, office, and commercial uses, integrated with a myriad of residential opportunities and community recreation uses. This variety of uses will afford a wide range of lifestyle opportunities to prospective Mandarina South residents of various income levels. Thoughtful trail planning and integration into Marana's proposed trails and open space system will promote healthy living and community connectivity. Sensitive and sustainable approaches to design and development may include innovative stormwater management techniques, water harvesting and responsive site planning.

B. **Specific Plan Authority and Scope**

Authority for preparation of Specific Plans is set forth in the Arizona Revised Statutes (A.R.S.) § 9-461.08. State law allows for the preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and allows for approval and adoption of Specific Plans.

Marana Town Code Section 17-4-15 provides the uniform procedures and criteria for the preparation, review, adoption and implementation of Specific Plans for the Town of Marana. Pursuant to these statutes and ordinances, a public hearing will be conducted by the Town Planning Commission and the Town Council after which the Specific Plan may be adopted by the Town Council and become effective. This Specific Plan is consistent with the Make Marana 2040 General Plan, adopted August 2020, and is in accordance with the Growing Smarter Plus Act of 2000. The Specific Plan, when adopted, will serve as the zoning and development code for the Mandarina South property and all subsequent approvals must be in conformance with this Specific Plan.

C. **Specific Plan** Vision

An innovative, integrated planned community is the vision for Mandarina South as outlined below in the community objectives. By integrating a broad mix of uses that provide jobs and services for the community, workers and residents will have access to conveniently located shopping, dining and employment opportunities. The mix of shopping and entertainment will create an area destination, with connections facilitating movement throughout the community. Mandarina South is a project that will adapt to the future—as Marana's needs change, this Specific Plan provides the ability to respond to the

need for more intense commercial development, a variety of housing choices for households of all types and the potential transportation systems between Phoenix and Tucson. Designed as a gateway between development to the east and Marana, Mandarina South is ideally situated to offer residents an exciting destination. This plan is based on principles of neighborhood design that will result in a great place to live, work, play and shop, in the immediate and long-term future.

> Mandarina South is planned as a significant and influential activity center that will evolve with Marana. Located at the transportation nexus of the Northwest Area of Metropolitan Tucson, where Interstate 10, Tangerine Road and Union Pacific Railway converge, Mandarina South is well-positioned to become a gateway for the region. Mandarina South envisions the opportunity for development that includes possible mass transit options to serve the growing Marana community. The community will blend regional transit development options with appropriate supporting densities that transition to commercial, business and office, and adjacent residential uses. Mandarina South will integrate innovative planning strategies including residential over retail, increased building heights, and higher residential densities supportive of mass transit.

Mandarina South will contribute to the Town of Marana's image as an urban center that draws employment and investment into the community. Integrating allowances for adaptive re-use and transit-oriented development will create a community which evolves seamlessly with The Town of Marana. Innovative strategies for timeless design set the framework for the Mandarina South Specific Plan's adaptability to the economy and demographics of the area.

Fundamental objectives of the Mandarina South Specific Plan:

Encourage INNOVATIONS in land use planning that result in the creation and availability of attractive development opportunities and make use of the property's natural features, views and adjacency to regional modes of transportation.

Allow a variety of CREATIVE SOLUTIONS for community design.

Encourage a mixed-use, DIVERSE community that provides for commercial, retail, residential, recreational and community services.

Promote ECO EFFICIENT design, development and construction practices.

Encourage FLEXIBILITY in site design with respect to design, building heights, orientation and density, open space and parking.

Provide physical neighborhood CONNECTIVITY and SOCIAL INFRASTRUCTURE to stimulate the interactivity of neighbors.

Promote ARCHITECTURAL INTEGRITY that will define the IMAGE and CHARACTER of Mandarina South.

Maximize the UNIQUE features and views of the site and CHARACTER of the region.

Create development patterns and project designs that further the GOALS and POLICIES of local government agencies.

Provide appropriate TRANSITIONS between land uses while encouraging an overall community character.

Provide a FRAMEWORK to evolve, responding to the needs of the consumer and changing market conditions, while maintaining the Mandarina South community image and concept.

Promote EFFICIENT use of land, energy and natural resources resulting in low maintenance costs for the developer and Town over the long-term through reasonable infrastructure requirements.

D. Location

Mandarina South lies within the Town of Marana in Pima County, Arizona. The site is approximately 162.4 acres and is located east of Interstate 10 and north of Tangerine Road in the East Growth Area of the Town of Marana General Plan. The property lies in Section 31, Township 11 South, Range 12 East. *(See Figure 1 - Location and Vicinity Map, on this page, and Figure 2 - Aerial Context, on the next page)*

FIGURE 1 - **LOCATION AND VICINITY MAP**

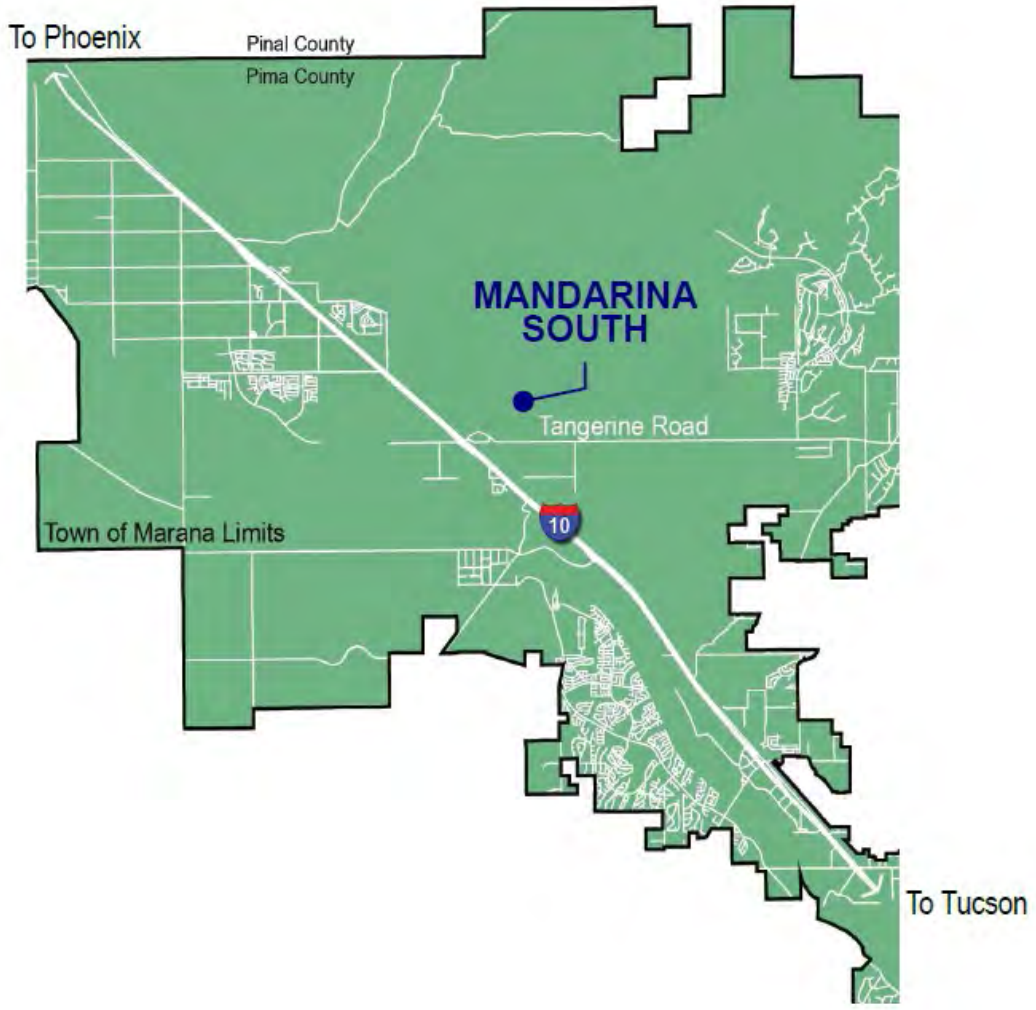


FIGURE 2 - AERIAL CONTEXT



E. Legal Description

(See Appendix C – Legal Description)

Part 2 - Development Plan

A. Purpose and Intent

This Development Plan establishes the overall parameters for the development of Mandarina South consistent with the intent and vision of the Town of Marana by setting forth land use designations and any special conditions and considerations related to the development of each parcel.

The Mandarina South Development Plan will serve as the overall framework by which the project is approved and developed. This approach affords the Town of Marana control of the land use and general layout over the course of build-out subject to the development standards of this document. It also ensures the developer a basic use by right, avoiding confusion or misinterpretation in the future by other parties.

This component of the Mandarina South Specific Plan integrates the project vision and the Make Marana 2040 General Plan vision with information gathered in the Development Capability Report (see Appendix B) to provide a viable proposal for the future development of Mandarina South.

Provisions of this Specific Plan are activated by "shall" or "will" when required, "should" when recommended, and "may" when optional.

B. Relationship to Adopted Plans

The Mandarina South Specific Plan is consistent with the Make Marana 2040 General Plan. The standards and criteria outlined in these documents shall apply to this Project, except as modified in this Specific Plan to improve the design and/or creativity of the Project.

Mandarina South is located in the East Growth Area of the Make Marana 2040 General Plan. A request to designate the site as a Master Planned Area under the General Plan accompanies this Specific Plan. The intent of the Make Marana 2040 General Plan for a Master Planned Area on the Mandarina South site is in line with the proposed land uses as outlined in the Specific Plan.

C. Development Plan Concept

The Mandarina South Specific Plan provides the framework for a diverse project that responds to market demands and the Town of Marana vision while maximizing development opportunities for the site. By integrating a variety of well-planned land uses which may include and are not limited to retail, commercial, and office uses, single-family and multi-family residences, a balanced community is envisioned.

Mandarina South is influenced by its proximity to strong transportation corridors. The strong retail and commercial land use component shall provide employment and tax revenue opportunities for the Town of Marana. The provision of a variety of housing options, appealing to all household types from families to empty-nesters, shall create a diverse community. Integrated residential uses shall provide opportunities for pedestrian friendly, walkable, live/work environments and a network of connections between existing and future open space areas and among the various neighborhoods in the area. (See Figure 3 - Land Use Concept, pg. 13.)

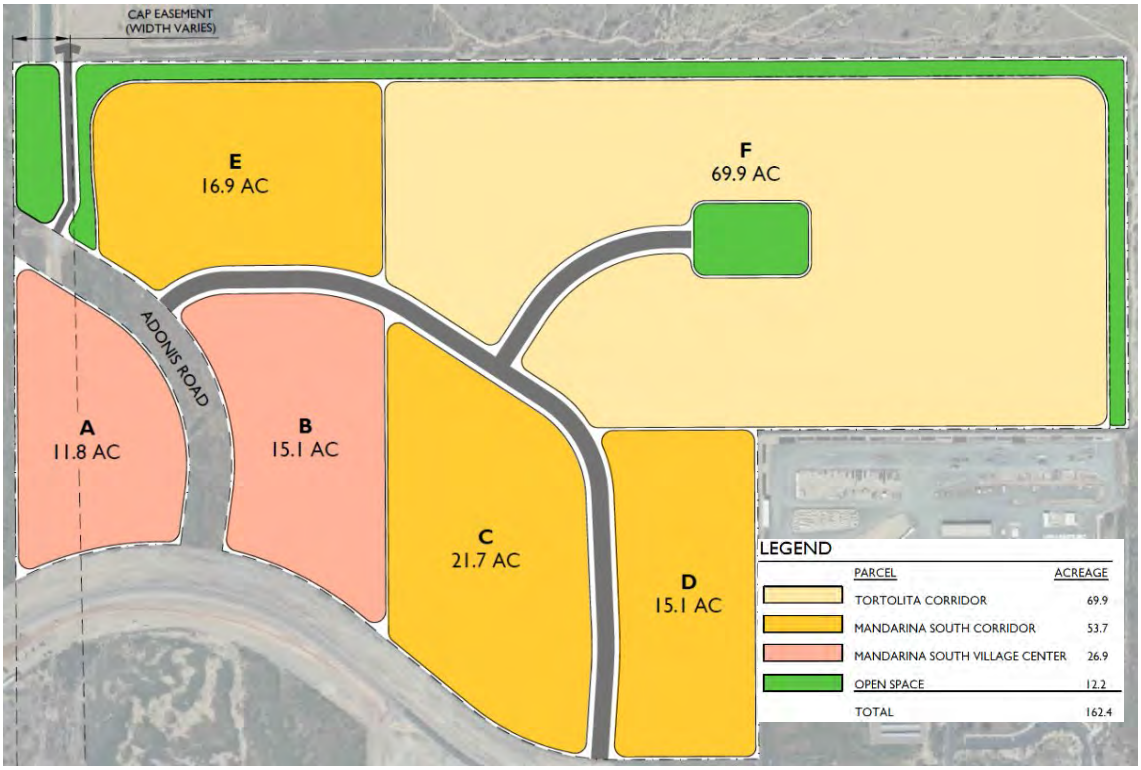
This plan envisions an area that can accommodate growth, create a destination and function as a gateway, both to the east and to the north as transit plans and transportation alternatives evolve. The

balance of uses, consistent with the economic vision for the area, shall be a catalyst and a partner in Marana's vision as a self-sustaining community that meets the needs of its citizens.

D. Land Use Concept

The four Planning Areas in Mandarina South represent a gradation of uses, with the most transportation influenced uses planned for the area adjacent to Tangerine Road and Adonis Road. Uses that are less dependent on direct access to the arterial road or the freeway interchange are intended for the areas to the north and east.

FIGURE 3 - LAND USE CONCEPT



1. Mandarina South **Land Use Planning Areas**

The four Planning Areas, described in this section, shall guide the implementation of the Mandarina South Specific Plan. Refer to Part 3 - Development Standards, of this document for proposed land uses for each Planning Area. Land use transition and development standards shall create a project in which the integrated mix of uses creates a place that people want to live, work, play and shop—helping build a successful Marana for the future.

1.1 Mandarina South **Village Center (M**SVC)

The Mandarina South Village Center shall be located at the intersection of Adonis Road and Tangerine Road. The location of the Mandarina South Village Center makes it a key gateway for the community providing arterial access to the greater Marana transportation network, Oro Valley, Northwest Tucson and all the communities east of the interstate. A broad range of retail and employment opportunities shall create a vibrant regional destination. Its pedestrian orientation shall create an exciting walkable hub with a vibrant sense of community. Residential uses may be integrated into this area, offering residents myriad opportunities for work and play.

1.2 Mandarina South **Corridor (M**SC)

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

1.3 **Tortolita Corridor (TC)**

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

1.4 Mandar**ina South Parks & Open Space (MSPOS)**

The Mandarina South Parks & Open Space area is located primarily along the northern and eastern bounds of the community to provide a visual buffer to surrounding development. Open space areas are also central to the community with exact locations for parks and open space to be determined with future development plans. Commercial and residential uses will be restricted in this area as it is intended to provide the amenities which support the prevailing uses within the Mandarina South Specific Plan.

2. **Land Use Summary**

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

TABLE A - **LAND USE SUMMARY**

Parcel	Planning Area	Area (Acres)
A	MSVC	11.8
B	MSVC	15.1
C	MSC	21.7
D	MSC	15.1
E	MSC	16.9
F	TC	69.9
Open Space	MSPOS	12.2
R.O.W.		Per Planning Area
TOTAL		**162.4**

E. Grading Concept

Due to the existing and predominantly flat topographic characteristics of the site, and previous agricultural uses, the grading concept includes re-grading the entire site and the incorporation of a series of drainage channels and paseos to convey all surface runoff into the drainage area adjacent to the western property boundary where they will be conveyed into the regional drainage solution that is part of the Mandarina project to the north.

F. Post Development Hydrology Concept

1. PDP Response to Hydrologic Characteristics of Site

The primary design components for the project drainage system are the facilities to intercept and convey offsite drainage around the project perimeter, onsite retention/detention basins, and limited storm drain channels or pipes for conveying onsite drainage to the downstream project boundaries. The post-project 100- year floodplains will be removed from the property by the perimeter channels that collect and convey flow to the downstream property boundary and into the regional drainage solution that is part of the Mandarina project to the north. Specifically, concrete lined channels will be constructed along the north and east property lines to collect unconfined flows that emanate from the Tortolita Mountain Piedmont. The channel along the north property boundary will drain west to the northwest property corner, then south along the west property line where it will cross Adonis Road, the CAP siphon and connect to the north end of the Mandarina UPRR channel. The channel along the east property line will drain south towards Tangerine Road then connect to a channel that will be built in conjunction with the Tangerine Road widening. The Tangerine Road channel drains west to cross Adonis Road, the CAP siphon and connect to the Mandarina UPRR channel just north of Mandarina Drive. Also note that a portion of the channel along the east property boundary will cross through the TRICO facility. The applicant has been coordinating with TRICO and the Tangerine Road design team to ensure that the perimeter channels will function hydrologically and hydraulically with the Town's Tangerine Road channel. In fact, the planning and oversizing of these drainage channels has already occurred between the property owner and the Town of Marana.

The proposed channels will have side slope lined with concrete, depths ranging from 5- to 8-feet, and top widths ranging from 35- to 40-feet. A concept plan for the collector channels along the project perimeter of the project can be provided as needed.

A Conditional Letter of Map Revision (CLOMR) may be required, and downstream drainage easements for the project (if necessary) shall be addressed with the platting and improvement plans for the Mandarina South Specific Plan area. A Letter of Map Revision (LOMR) will be processed if required to revise the FEMA FIRM panel to remove Mandarina South from FEMA food hazard zones once the required drainage structures are completed. The LOMR will be based on the proposed infrastructure improvements discussed above.

A Pre- and Post-Development hydrologic analysis was performed for on-site area based on an average land use density of 85% (for TR, PAD and Commercial). Total pre- and post-development discharge rates (prior to retention) for the 100-year storms are 333 cfs and 1160 cfs, respectively. These discharge rates were used to determine the total onsite retention requirements for the total project area using the North Marana criteria, which is to contain the 100-year plus 10-year developed conditions storm water runoff volume within onsite basins.

The retention volume is estimated to be about 50 acre-feet. This retention volume is anticipated to be provided within one (1) or more basins across the property. Some of the retention is likely to be provided in basins on each parcel and some may be provided in a sub-regional basin at the northwest corner of the Mandarina property, if additional capacity is available. Retention facilities shall be designed to drain within 36 hours, primarily by dry wells. The retention areas may use water harvesting techniques to enhance vegetation to the maximum practicable extent. Onsite channels are proposed to be constructed as necessary to convey storm water from development blocks to the retention basins, or to one (1) or more of the perimeter channels.

2. Floodplain Encroachments

Encroachment into the floodplains is necessary because the entire site is within a FEMA floodplain Zone A01 with sheet flow depths of 0.5 to 1.5 feet. Onsite drainage features (as discussed in the first paragraph of Section F.1) shall be used to control drainage entering the property and to mitigate impacts to adjoining properties. It is anticipated that the proposed channel system shall, at some time in the future, become an integral element of a regional drainage plan.

Channelization of the offsite flows is proposed because this is the only way to mitigate the existing sheet flow conditions. The perimeter channels will connect to the Mandarina channel as previously described. Peak discharge rates exiting the site will decrease since the project must comply with the North Marana retention requirement. Compliance with the North Marana retention requirements means that the total storm water runoff volume from the 10-year and 100-year one hour duration storms will be retained onsite.

3. Impacts to Upstream and Downstream Properties

The proposed drainage systems shall not result in any adverse impacts to adjoining properties as discussed in Section F.1, paragraphs 1-2. The channels shall be lined as necessary to control erosion and have sufficient capacity to avoid a backwater condition on to upstream properties.

4. Engineering Design Features

Engineering design features include the channels and retention basins discussed above. These structures shall be designed and constructed in accordance with Town of Marana standards. Riprap aprons may also be used to control erosion at culvert and channel or basin outlets. Vegetation may be used to enhance channel appearance but preservation of natural channels is not possible since none exist on the site. A concept plan for the collector channels along the project perimeter of the project can be provided as needed.

Some parking lots may require a water quality first flush device to help clean stormwater flows that leave the site. For example, in multi-family residential parking lots, commercial fuel centers, etc.

5. Compliance with Regulations and Policies

Construction of the drainage facilities shall provide compliance with Town of Marana drainage standards and policies as discussed above.

G. Hydrology and Water Resources

1. Pre-Developed On-Site Hydrology

There are no defined watersheds on the site. All onsite storm water runoff drains as overland flow toward Tangerine Road and the CAP underground siphon. An on-site hydrologic analysis was performed based on the PC Hydro Method V5, dated March 2007. Soil types were derived from the Soils Conservation Service (SCS) soils study. Per this report, both Hydrologic Soil Type A and Soil Type B are present within the project boundary. The methodology within the Pima County PC-Hydro software only recognizes soil types B, C, and D. The area was, therefore, assumed to contain 100% B soil. The basin factors for the watersheds, in conformance with the Pima County Hydrology Manual, range from 0.035 to 0.040. Vegetative type and cover were derived from site visits and recent aerial photography. The rainfall depths were derived from the Upper Bound of the 90% Confidence Interval from the NOAA Atlas

14 data available from the NOAA's National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server based on the latitude and longitude of the project site. The existing conditions 2-, 10-, and 100-year peak discharge rates for the site were computed to be 19, 101 and 333 cfs, respectively. Again, storm water runoff from the property occurs as sheet flow along the west and south property boundaries; there are no well defined points of concentration.

The Mandarina South project lies within FEMA floodplains with Zone A01 which indicates dispersed flow having an average depth of one foot. The project lies within FIRM panels 04019C1035L and 04019C1045L, effective June 16, 2011.

2. **Off-site Watersheds**

The primary offsite watersheds affecting the project site include Wild Burro, Ruelas and Prospect Canyon. Storm water runoff from the watersheds comingles several miles to the north beginning at the canyon apex. Downstream of that point, channels become ill-defined and flows disperse onto the Tortolita alluvial fan.

3. **Off-site Hydrology**

Offsite peak discharges for the Project were obtained from the FEMA approved FIS study completed by CMG for the Town of Marana and adopted by FEMA in 2011. These peak discharges were used for the purpose of determining required channel and culvert capacities.

The FEMA approved Tortolita Alluvial Fan Study (TAFS) hydrologic and hydraulic model results were used to determine the required channel capacities. The FLO-2D non-regional storm model was used to develop peak flow rates and hydrographs along the upstream study boundary. The non-regional storm is based on higher precipitation depths and storm intensities which yield higher peak flows. Use of the non-regional storm is required by the Town for design of drainage structures, as it is more representative of peak flows to be encountered along individual washes as opposed to the regional storm which is more representative of broader risk associated with floodplain mapping.

The non-regional peak discharge rate for flow entering along the east property boundary and the TRICO property is estimated to be 1,313 cubic feet per second (cfs). The non-regional peak discharge rate for flow entering along the north property boundary is 1,018 cfs.

4. **Existing Downstream Conditions**

The land uses along the south downstream boundary is currently undeveloped agricultural areas south of Tangerine Road. The Mandarina project (currently under development) is located along the west boundary. Drainage channels being constructed as a part of that project will have capacity available for existing and post-project flows from Mandarina South.

5. **Section 404 Permit**

The development of Mandarina South will be subject to the rules and regulations set forth by Section 404 of the Clean Water Act. The presence or lack thereof for Jurisdictional Waters of the United States within the project boundaries is under review by the U.S. Army Corps of Engineers.

H. Views

The existing site topography is flat with views to the region's mountains in all directions. Where possible, the development of Mandarina South shall maximize view corridors and vistas to the major mountain

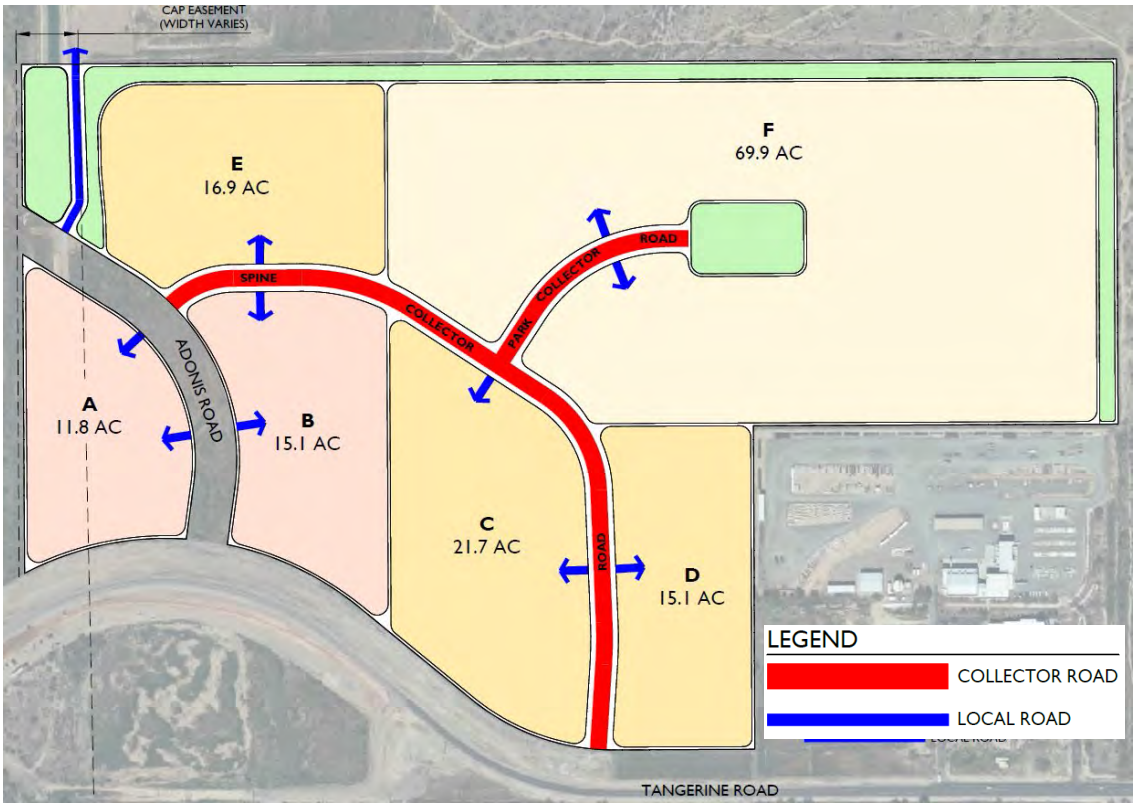
ranges. Alignments and locations of roads and trails shall take advantage of these abundant mountain views, when possible.

I. Circulation Concept

The Mandarina South Circulation Plan establishes the general circulation layout for the community and the area generally located north of the intersection of Adonis Road and Tangerine Road and to the northeast therefrom. The property's location next to Interstate 10, including the existing capacity constraints at the I-10/Tangerine interchange, should guide transportation decisions in Mandarina South. Future development plans will need to accommodate all modes of transportation—personal vehicles, transit, future rapid transit stops, bicycles, and pedestrians. Specific transportation designs, such as turn lane locations and traffic signal installations, will be determined by the Mandarina South Traffic Impact Analysis, which will continue to be analyzed as development progresses.

All arterial and collector roads shall have detached sidewalks to accommodate pedestrians. The network of trails shall provide connectivity to open space areas and community recreation facilities in the area. Design Standards for streets and trails is provided in the Circulation/Streetscape Vision section in Part 4 – Design Standards Section E(2) (see pg. 48 herein). Appendix D provides additional detail on the right-of-way sections to be implemented in Mandarina South. When implementing the circulation concepts herein, reference should also be made to Circulation/Streetscape Vision section in Part 2 – Development Plan Section M(3) (see pg. 20 herein). (*See Figure 4 – Circulation Concept)*

FIGURE 4 - **CIRCULATION CONCEPT**



J. Public Right-of-Way

Public Right-of-Way (R.O.W.) is permitted throughout the Mandarina South planning area. Landscaping, berms, accent lighting, trails, monumentation, signage, drainage facilities, entry features and other

landscape elements are permitted within the public right-of-way. Monumentation, signage, entry features, pavers, and raised crossing surfaces shall require a right-of-way use permit and a license agreement for maintenance. Sight visibility requirements, as specified by the Town of Marana standards, shall be met. After dedication to the Town of Marana, the license agreement shall allow for the maintenance of any landscaping, trails, drainage facilities, accent lighting, and entry features in the public right-of-way, which shall be the responsibility of the Master Developer or its assigns.

K. Landscape Concept

Mandarina South's landscape palette shall highlight the regional characteristics of the Sonoran Desert and Southern Arizona. To achieve this, a myriad of colors and textures shall be applied through the landscape design using a combination of native and non-native plant materials. A blend of accents, trees, shrubs and ornamental grasses shall provide year-round interest throughout the community while maintaining an indigenous appearance. Plant materials shall be used to create connectivity and continuity within spaces, along roadways and pedestrian corridors, through parking lots, within open space and common areas and serve as transitions across property lines. No design shall be completed without assessing adjacent landscape areas already designed and/or installed. Turf areas may be allowed in open space areas. The landscape shall be irrigated but shall have low water and low maintenance requirements once the plant materials have been established. A mix of desert shrubs, cacti, ornamental grasses and wildflowers shall be used to revegetate disturbed areas and minimize erosion. These areas shall be maintained to appear as a naturalistic environment, where appropriate.

The landscape design for Mandarina South shall take into consideration Xeriscape principles and water-wise landscape design that are promoted by the Town of Marana. Principles of sustainable storm water management may be applied as appropriate to parking lots and drainage areas. See Appendix E for the list of plants that shall help define the project.

L. **Native Plant Preservation** Concept

Native Plant Preservation Plans shall be prepared in accordance with Title 17 of the Town of Marana Land Development Code.

M. **Open Space, Recreation, Parks and Trails Concept**

Mandarina South shall provide opportunities for the active lifestyle that draws people to Southern Arizona. A goal of the open space concept is to assure that every employee and homeowner is within reasonable walking distance of open space. A network of pedestrian connections shall connect Mandarina South to the Town of Marana's master planned trail system.

1. Open Space

Definition

All common areas (with the exception of streets, alleys, and concrete channel bottoms of drainageways), parks and trail corridors in Mandarina South shall be considered open space. Integration of drainage facilities and recreation areas are encouraged where practical to provide additional open space opportunities.

2. **Recreation**

Where required by this document, recreation areas integrating elements such as play structures, turf areas, picnic tables, benches and community gathering areas may be incorporated to provide active and

passive recreation opportunities. Drainage facilities that do not interfere with the function of the parks are permitted in recreation areas.

Requirements

On-site recreation areas shall be measured and credited on a project-wide basis to meet the intent of this Specific Plan, thus allowing the Master Developer to create diverse recreational amenities for the community that are appropriate for the neighborhoods being developed. The Marana Town Code Section 17-5-3 requirement for on-site recreational area will be followed including by providing at least 500 square feet for each single-family residence with an average lot size of 4,000 square feet or less, 140 square feet for each town home unit and 100 square feet for each apartment/ condominium unit. Any trail and trail corridors in Mandarina South that are part of the Town of Marana regional trail system shall be considered part of the community-wide recreation area calculations to meet the intent of this plan.

Assurances

Upon development, assurances will be provided as required under Marana Town Code Section 17-5-3.B.12.f.

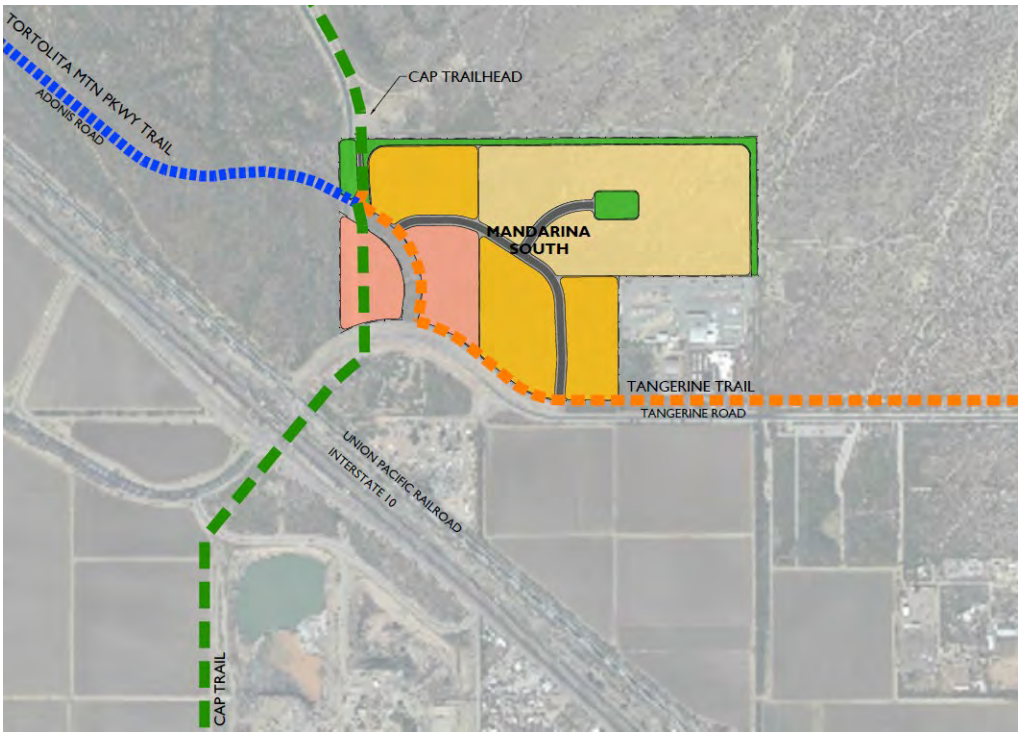
3. **Trails**

A trail system will be pursued to provide potential connectivity with the CAP Canal Trail and future trail systems along Adonis Road and Tangerine Road (see Figure 5 – Trails Plan, pg. 21). The planned Mandarina South trail system will, if possible, integrate into the regions trail system, connecting to the trails located to the north of Mandarina South. Connections shall be made within the community by a network of multi-use secondary and neighborhood connections, creating abundant walking and biking opportunities. The developer shall coordinate with the Town to determine the best location for the trails.

The CAP Canal Trail has an existing, established trail head. A separate at-grade crossing of Tangerine Road may be necessary if the Trail receives a National Recreation Trail designation. If the trail crosses Mandarina South, care shall be taken for proper site planning and trail-community interface to enhance the trail experience and create connectivity within the community. The portion of the trail passing through Mandarina South shall be credited towards open space requirements for Mandarina South.

Trail systems in Adonis Road and Tangerine Road can be connected into to create opportunities for regional trail connectivity to the Tortolita Mountains. The developer shall cooperate with the Town of Marana to determine the appropriate trail connections.

FIGURE 5 - TRAILS PLAN



N. Infrastructure and Public Facilities

1. Sewer

Mandarina South shall connect to the appropriate Town-owned system for wastewater services. A wastewater service agreement shall be completed with the Town of Marana. Mandarina South shall cooperate with the Town of Marana to develop a system that serves the project area and beyond if necessary. Currently, it is planned for Mandarina South to connect underneath the CAP canal into West Adonis Road and into the infrastructure being installed as part of the Mandarina project. Depending on the wastewater master plan the Town develops at the time of construction, the cost of the sewer connection may be shared with an adjacent development or implemented through an improvement district (or other similar funding mechanism).

2. Fire and Emergency Services

Currently, this property is not located in the Northwest Fire District service area, but Mandarina South is located within the service boundary. As distinct areas of Mandarina South are ready for development, those areas will be annexed into the Northwest Fire District at the appropriate time(s).

3. Water

Mandarina South is located within the service boundary of the Town of Marana Water Department. The Town of Marana has an assured water supply, as classified by the State of Arizona Department of Water Resources. Since the project site is currently not served by the water utility, a water service agreement shall be completed between the Town and the Developer to include this property in the Town's water service area.

The property is not located with the Cortaro Marana Irrigation District at this time. Thus, a two pipe system cannot be installed to allow non-potable water to be used as an irrigation source.

4. **Schools**

Mandarina South is located within the Marana Unified School District. Estes Elementary School, Gladden Farms Elementary School, Marana Middle School, and Marana Plus Alternative Education are located within approximately 5 miles of the project site.

It is projected that the residential areas of Mandarina South will not generate a sufficient population of students to locate a school site within the community.

5. **Dry Utilities**

Natural Gas	Southwest Gas shall provide natural gas service and installation for the community.
Communications	CenturyLink shall provide telephone service and line installation for the community.
Electric	TRICO Electric Cooperative shall provide electrical service and facility installation for the community.
Cable Television	Comcast shall provide cable television service for the community.

6. **Public Safety**

Mandarina South is located within the incorporated limits of the Town of Marana and shall be served by the Town of Marana Police Department.

7. **Trash Removal and Recycling**

Trash removal and recycling shall be provided by private contractors.

Part 3 - Development Standards

A. Introduction

Mandarina South Development Standards are intended to encourage design innovation in land development. The development standards permit the integration of commercial, flex space, retail, office, residential, open space and recreational land uses in a manner that shall be consistent with the Mandarina South community character and the Make Marana 2040 General Plan. As set forth in the Development Plan section of this document, the land use designations (Planning Areas) within the Mandarina South Specific Plan are: (1) Mandarina South Village Center, (2) Mandarina South Corridor, (3) Tortolita Corridor, and (4) Mandarina South Parks & Open Space. Within each Planning Area, land uses and appropriate standards shall be applied to assure quality development and transitions between uses.

(See Figure 3 – Land Use Concept, p. 13)

B. General Provisions

1. Applicability of Town of Marana Land Development Code

Specific development standards outlined in this Specific Plan shall control development of Mandarina South and where conflicts arise, this Specific Plan shall supersede standards in Chapter 17-6, General and Miscellaneous Development Regulations. However, if an issue, condition or situation arises or occurs that is not set addressed in this Specific Plan, the applicable portions of the Town of Marana Land Development Code as adopted at time of approval of this Specific Plan shall apply.

2. Building Codes

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

3. Additional Uses

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

4. Maximum Number of Residential Units

Forms of residential development may occur throughout Mandarina South, and may include single family detached, single family attached, and multi-family residential units. The maximum number of residential units (single family detached, single family attached, and multi-family) will be 1,500.

C. Community Development Standards

Mandarina South's Community Development Standards outline the Planning Area Uses and Planning Area Standards for the community. The designated Planning Areas permit a variety of land uses,

including commercial, office and retail uses of various scales, a mix of residential densities and housing types, and open space. The intent is to design a community that responds to market demands by offering a wide range of opportunities for residents and visitors. Comprehensive planning standards ensure continuity of design and intent across Planning Areas. Sustainable energy conscious design is encouraged in all Planning Areas.

1. **Planning Area Uses**

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

1.1 **Planning Area Uses**—Mandarina South **Village Center (M**SVC)

a. Permitted Uses

- Animal services, such as pet day care, small animal boarding and grooming, small animal rescue facility, veterinary care, and similar uses
- Artisan uses, such as photo studios and galleries
- Assisted living facility / Adult daycare / Nursing home / Continuing care facility
- Attached or free-standing parking structures, publicly or privately managed
- Civic, cultural & educational facilities, such as amphitheater, art gallery, public and private educational facilities, library, museum, performance theater, fire station, police station, community meeting center and similar uses
- Clubs, such as health, fitness, sporting, lodge, fraternal organization, and similar uses
- Food, beverage and merchandise kiosks
- Health care facilities, such as hospital, medical office, out-patient clinic, ambulance services and similar uses
- Indoor entertainment facilities, such as movie theater, bowling alley, and similar uses
- Lodging facilities, such as hotel / motel and similar uses
- Monumentation (major and minor), community signage and wayfinding
- Movie, TV and radio studios
- Office, such as financial services, governmental, professional, high tech, and similar uses
- Open air markets, such as farmer's markets, art shows, street fairs
- Parks / Open space / Recreation facilities
- Public and private education facilities
- Public spaces
- Public utilities facilities required for local service, such as a well site or pump station
- Rehabilitation clinic with boarding facilities
- Religious facilities, such as church and other religious institution
- Research and Development / Technical / Flex Space / Light Industrial Uses / Manufacturing. Excludes freestanding machine shops. All facilities and activities shall be enclosed
- Residential - Single family attached (If located outside a 200-foot buffer from Adonis Road and Tangerine Road)

- Residential - Multi-family
- Residential – Mixed-Use
- Restaurant sales and services, such as coffee shop, fast-food restaurant, dine- in restaurant, bar, tavern, night club and similar uses
- Retail sales, such as, home improvement center, specialty retail store, wholesale and retail warehouse, department store, showroom, drug store, convenience store, discount store, grocery store, supermarket, pharmacy, liquor store, specialty retail store, and similar uses
- Retail showroom / Warehouse
- Sales and services with drive up and through facilities such as bank, coffee shop, dry cleaner, fast-food, liquor store, pharmacy, restaurant, and similar uses
- Seasonal uses such as Christmas tree lots (subject to Town of Marana temporary use permit requirements)
- Services, such as automobile services (service station, detailing, repair or restoration, equipment and supplies, brake shop, tire shop, and similar uses), car wash, gas pumps as primary or accessory use, bank, child care facility, laundromat, salon, spa, and similar uses
- Special event shows (subject to Town of Marana special event permit requirements)
- Sustainable energy conscious design and alternative power generation appurtenances
- Temporary uses, such as construction office, sales office, welcome center and similar uses
- Uses related to local and regional multi-modal transit and facilities
- Uses related to sports and or entertainment complexes and facilities
- Uses within the CAP water siphon easement area will be limited. However, the CAP easement area can be used for parking, electrical vehicle charging, circulation, recreations/trails, landscaping, and shade structures
- Other similar uses approved by the Zoning Administrator

b. Conditional Uses

- Outdoor entertainment facilities, such as amusement park, water park, mini-golf course, go-kart track and similar uses
- Residential - Single family attached within 200-feet from Adonis Road or Tangerine Road
- Sales, service and storage for passenger vehicles, commercial vehicles, motorcycles, ATVs, boats, trailers RVs and similar uses
- Wireless communications facilities. In conformance with Town of Marana Land Development Code Chapter 17-18, Wireless Communication Facilities. Subject to MSDRC and Zoning Administrator approval

c. Not Permitted

- Reserved

1.2 **Planning Area Uses**—Mandarina South **Corridor (M**SC)

a. Permitted Uses

- Animal services, such as pet day care, small animal boarding and grooming, small animal rescue facility, veterinary care, and similar uses
- Artisan uses, such as photo studios and galleries
- Assisted living facility / Adult daycare / Nursing home / Continuing care facility
- Attached or free standing parking structures, publicly or privately managed
- Civic, cultural & educational facilities, such as amphitheater, art gallery, public and private educational facilities, library, museum, performance theater, fire station, police station, community meeting center and similar uses
- Clubs, such as health, fitness, sporting, lodge, fraternal organization, and similar uses
- Food, beverage and merchandise kiosks
- Funeral home / Mortuary / Crematorium
- Health care facilities, such as hospital, medical office, out-patient clinic, ambulance services and similar uses
- Heliport
- Indoor entertainment facilities, such as movie theater, bowling alley, and similar uses
- Lodging facilities, such as hotel / motel and similar uses
- Monumentation (major and minor), community signage and wayfinding
- Movie, TV and radio studios
- Office, such as financial services, governmental, professional, high tech, and similar uses
- Open air markets, such as farmer's markets, art shows, street fairs
- Parks / Open space / Recreation facilities
- Personal storage warehouse facilities
- Public and private education facilities
- Public spaces
- Public utilities facilities required for local service, such as a well site or pump station
- Rehabilitation clinic with boarding facilities
- Religious facilities, such as church and other religious institutions
- Research and Development / Technical / Flex Space / Light Industrial Uses / Manufacturing. Excludes freestanding machine shops. All facilities and activities shall be enclosed
- Residential - Single family attached
- Residential - Single family detached (If located outside a 200-foot buffer from Adonis Road and Tangerine Road)
- Residential - Multi-family
- Restaurant sales and services, such as coffee shop, fast-food restaurant, dine- in restaurant, bar, tavern, night club and similar uses
- Retail Sales, such as, home improvement center, specialty retail store, wholesale and retail warehouse, department store, showroom, drug store, convenience store, discount store, grocery store, supermarket, pharmacy, liquor store, specialty retail store, and similar uses
- Retail showroom / Warehouse and similar uses

- Sales, service and storage for passenger vehicles, commercial vehicles, motorcycles, ATVs, boats, trailers RVs and similar uses
- Sales and services with drive up and through facilities such as bank, coffee shop, dry cleaner, fast-food, liquor store, pharmacy, restaurant, and similar uses
- Seasonal uses such as Christmas tree lots (subject to Town of Marana temporary use permit requirements)
- Services, such as automobile services (service station, detailing, repair or restoration, equipment and supplies, brake shop, tire shop, and similar uses), car wash, gas pumps as primary or accessory use, bank, childcare facility, laundromat, salon, spa, and similar uses
- Special event shows (subject to Town of Marana special event permit requirements)
- Sustainable energy conscious design and alternative power generation appurtenances
- Temporary uses, such as construction office, sales office, welcome center, and similar uses
- Uses related to local and regional multi-modal transit and facilities
- Uses related to sports and or entertainment complexes and facilities
- Other similar uses approved by the Zoning Administrator

b. Conditional Uses

- Outdoor entertainment facilities, such as amusement park, water park, mini-golf course, go-kart track and similar uses
- Residential - Single family detached within 200-feet from Adonis Road or Tangerine Road
- Wireless communications facilities. In conformance with Town of Marana Land Development Code Chapter 17-18, Wireless Communication Facilities. Subject to MSDRC and Zoning Administrator approval

c. Not Permitted

- Reserved

1.3 **Planning Area Uses—Tortolita Corridor (TC)**

a. Permitted Uses

- Animal services, such as pet day care, small animal boarding and grooming, small animal rescue facility, veterinary care, and similar uses
- Artisan uses, such as photo studios and galleries
- Assisted living facility / Adult daycare / Nursing home / Continuing care facility
- Attached or freestanding parking structures, publicly or privately managed
- Civic, cultural & educational facilities, such as amphitheater, art gallery, public and private educational facilities, library, museum, performance theater, fire station, police station, community meeting center, and similar uses
- Clubs, such as, health, fitness, sporting, lodge, fraternal organization, and similar uses
- Food, beverage and merchandise kiosks

- Health care facilities, such as hospital, medical office, out-patient clinic, ambulance services, and similar uses
- Heliport
- Indoor entertainment facilities, such as movie theater, bowling alley, and similar uses
- Lodging facilities, such as hotel / motel, and similar uses
- Monumentation (major and minor), community signage and wayfinding
- Movie, TV and radio studios
- Office, such as financial services, governmental, professional, high tech, and similar uses
- Open air markets, such as farmer's markets, art shows, street fairs
- Parks / Open space / Recreation facilities
- Personal storage warehouse facilities
- Public and private education facilities
- Public spaces
- Public utilities facilities required for local service, such as a well site or pump station
- Rehabilitation clinic with boarding facilities
- Religious facilities, such as church and other religious institutions
- Research and Development / Technical / Flex Space / Light Industrial Uses / Manufacturing. Excludes freestanding machine shops. All facilities and activities shall be enclosed
- Residential - Single family attached
- Residential - Single family detached
- Restaurant sales and services, such as coffee shop, fast-food restaurant, dine- in restaurant, bar, tavern, night club and similar uses
- Retail sales, such as, home improvement center, specialty retail store, wholesale and retail warehouse, department store, showroom, drug store, convenience store, discount store, grocery store, supermarket, pharmacy, liquor store, specialty retail store, and similar uses
- Retail showroom / Warehouse and similar uses
- Sales and services with drive up and through facilities such as bank, coffee shop, dry cleaner, fast-food, liquor store, pharmacy, restaurant, and similar uses
- Seasonal uses such as Christmas tree lots (subject to Town of Marana temporary use permit requirements)
- Services, such as automobile services (service station, detailing, repair or restoration, equipment and supplies, brake shop, tire shop, and similar uses), car wash, gas pumps as primary or accessory use, bank, child care facility, laundromat, salon, spa, and similar uses
- Special event shows (subject to Town of Marana special event permit requirements)
- Sustainable energy conscious design and alternative power generation appurtenances
- Temporary uses, such as construction office, sales office, welcome center, and similar uses

- Uses related to local and regional multi-modal transit and facilities
- Uses related to sports and or entertainment complexes and facilities
- Other similar uses approved by the Zoning Administrator

b. Conditional Uses
- Outdoor entertainment facilities, such as amusement park, water park, mini-golf course, go-kart track, and similar uses
- Residential - Multi-family
- Sales, service and storage for passenger vehicles, commercial vehicles motorcycles, ATVs, boats, trailers, RVs, and similar uses
- Wireless communications facilities. In conformance with Town of Marana Land Development Code Chapter 17-18, Wireless Communication Facilities. Subject to MSDRC and Zoning Administrator approval

c. Not Permitted
- Reserved

1.4 **Planning Area Uses— Mandarina South Parks & Open Space (MSPOS)**

a. Permitted Uses
- Parks / Open space / Recreation facilities
- Uses within the CAP water siphon easement area will be limited. However, the CAP easement area can be used for parking, electrical vehicle charging, circulation, recreations/trails, landscaping, and shade structures
- Other similar uses approved by the Zoning Administrator

2. **General Planning Area Standards applicable to all Planning Areas**

The following standards apply to all Planning Areas. See C.1 for Planning Area uses.

2.1 **Residential**

Forms of residential development may occur throughout Mandarina South, and may include single family detached, single family attached, and multi-family residential units.

a. Single Family Detached

The minimum lot size for each single-family detached unit is 3,500 square feet. The intent is to encourage development that complements an employment center and transit oriented development. Single-family detached residential development may utilize conventional layouts and unique layouts to meet niche needs within the market. Examples include patio homes, alley-loaded homes, green court homes, zero-lot-line homes, and similar configurations. To encourage product diversity, 70% of the area within a plat may be dedicated to the development of multi-story single family detached lots. In cases where a plat contains only single family detached lots, then 70% of the single family detached lots may be multi-story dwellings.

i) Development Standards
- Figure 6 - Development Standards Matrix - Residential, pg. 32.
- Figure 7 - Lot Standards, pg. 33.

- Figure 8 - Single Family Attached Standards, pg. 34.
- Figure 9 - Lot Options, pg. 35.

ii) Accessory Uses

The following residential accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that the architectural style of the accessory building is harmonious with the main building and, further provided, that all residential uses are compatible with the residential character of the neighborhood:

- Swimming pools, spas and related structures
- Patios and children's play structures
- Home occupations
- Guest home
- Garage, carport, or enclosed storage
- Sports courts
- Fences and walls
- Community recreation uses including sports courts, swimming pools, spas, recreation buildings, patio shelters and other facilities common to a homeowners association, for a specific subdivision
- Community identification elements
- Model homes, within an approved subdivision
- Alternative power generation appurtenances

b. Single-Family Attached

Single-family attached residential development may utilize conventional layouts and unique layouts to meet niche needs within the market. Examples include rowhomes, townhomes, and similar configurations allowing for product diversity.

i) Development Standards

- Figure 6 - Development Standards Matrix - Residential, pg. 32.

ii) Accessory Uses

- Swimming pools, spas, and related structures
- Home occupations
- Guest home
- Garage or carport
- Sports courts
- Fences and walls
- Community recreation uses including sports courts, swimming pools, spas, recreation buildings, children's play structures, patio shelters, and other facilities common to a homeowners association, for a specific subdivision
- Community identification elements
- Model homes, within an approved subdivision
- Alternative power generation appurtenances

c. Multi-Family

Multi-family residential development may utilize conventional layouts and unique lay-outs to meet niche needs within the market. Examples include stacked flats, condominiums, apartments, and similar configurations allowing for product diversity.

i) Development Standards

- Figure 6 - Development Standards Matrix -Residential, pg. 32.

ii) Accessory Uses

- Swimming pools, spas and related structures
- Garage or carport
- Fences and walls
- Community recreation uses including sports courts, swimming pools, spas, recreation buildings, children's play structures patio shelters and other facilities common to a homeowners association, for a specific subdivision
- Community identification elements
- Alternative power generation appurtenances

Figure 6 - Development Standards Matrix - Residential

Development Standards Matrix—Residential Land Uses

Planning Area	Potential Uses	Maximum Building Heights	Maximum Lot Coverage [1]	Min Lot Size (SF)	Minimum Setbacks [2][4]							
					Arterial Street [5]	Street			Rear	Side	Building Separation	Accessory Structure [12]
						Structure [6]	*Street Facing Garage Face* [7]	*Non-Street Facing Garage Face* [8]				
Mandarina South Corridor, Tortolita Corridor	Single Family Detached	30' [3] / 45' [3]	80%	3500	20'	10'	20'	10'	5' [9] / 10'	5' [10]	10'	5'
Applies to all planning areas	Single Family Attached	45'	85%	N/A	30'	10'	20'	10'	5'	5' [10]	10' [11]	5'
Applies to all planning areas	Multi Family	150'	90%	N/A	30'	10'	20'	N/A	5'	5' [10]	10' [11]	5'

1 Lot coverage is defined as the area covered by the buildings and accessory buildings.

2 Roof overhangs are permitted with a maximum encroachment of 2' into the building setback.

3 One-story or two-story maximum height is 30'; 45' for three story, as calculated from the finished floor elevation to the highest point of the building, excluding architectural features (see Note 4).

4 Bay windows, cantilevers, chimneys, exterior posts/columns, parapets, roof mounted solar panels, mechanical equipment, light fixtures and other architectural features shall not be considered when calculating setbacks or building heights.

5 Setback measured from arterial right-of-way to building.

6 Setback measured from the right-of-way to the building plane of the livable space, commercial space or other non-garage face of a building. Covered porches and courtyards can encroach into setback provided the encroachment is not within the public right-of-way. No setback is required outside of the easement for urban streetscapes within the Mandarina Village Center.

7 Setback measured from face of a street facing garage to back of sidewalk.

8 Setback measured from the right-of-way to the front elevation of a non-street facing garage.

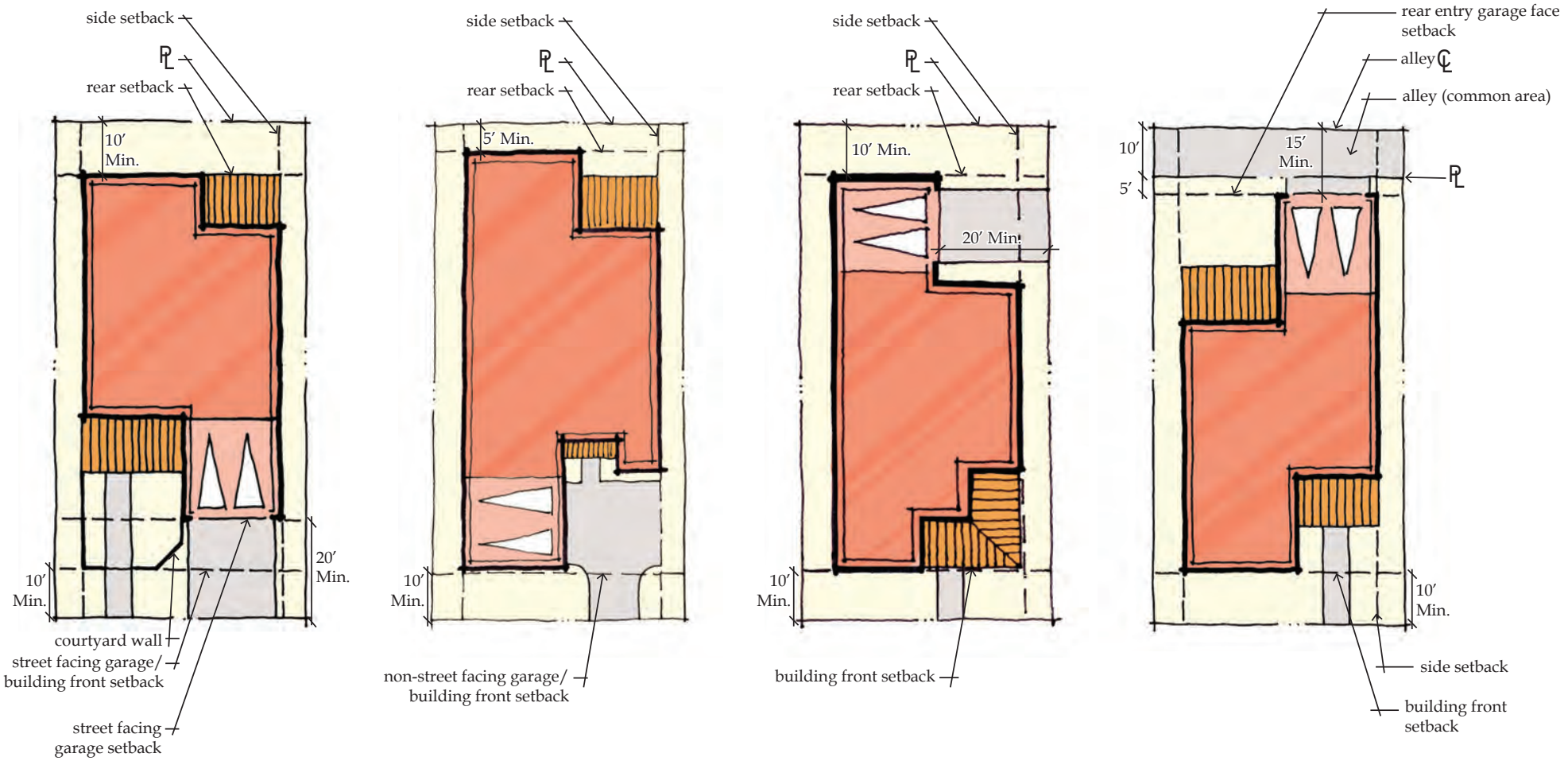
9 5' rear setback applies to dwelling units with a street facing garage recessed 10' from the front elevation of the dwelling unit, dwelling units with non-street facing garages (refer to Exhibit 3.C.2, p.36), and rear entry garages.

10 A zero lot line or cross-use design may be utilized when a shared use maintenance easement or cross-use easement of at least 3' is executed.

11 A building may consist of multiple units. Building separation refers to distance between buildings, not between units.

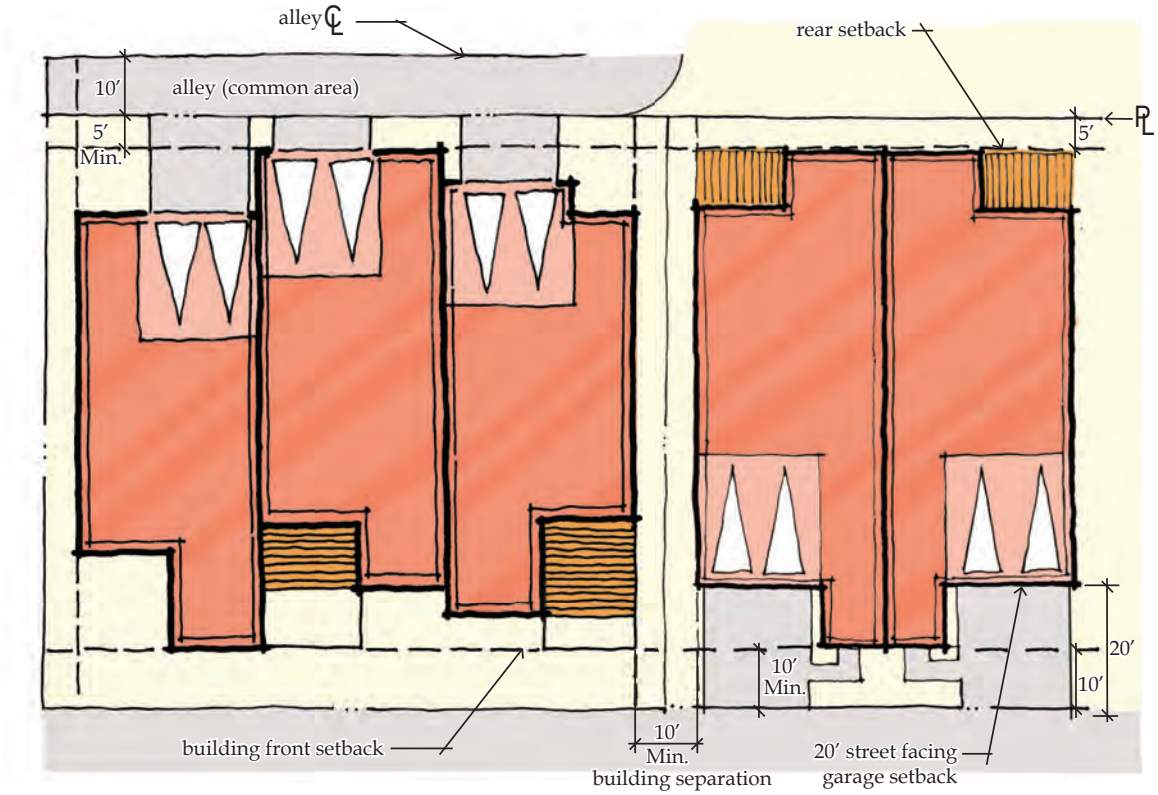
12 Accessory structure shall be located behind the primary structure.

Figure 7 - LOT STANDARDS

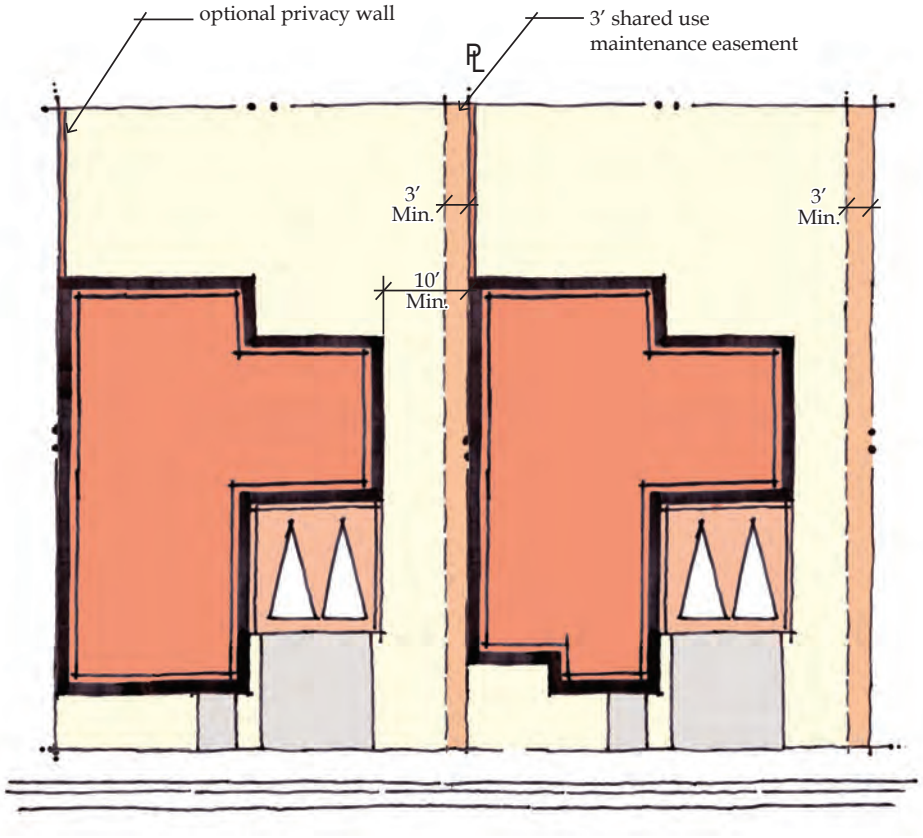


single family detached | development standards

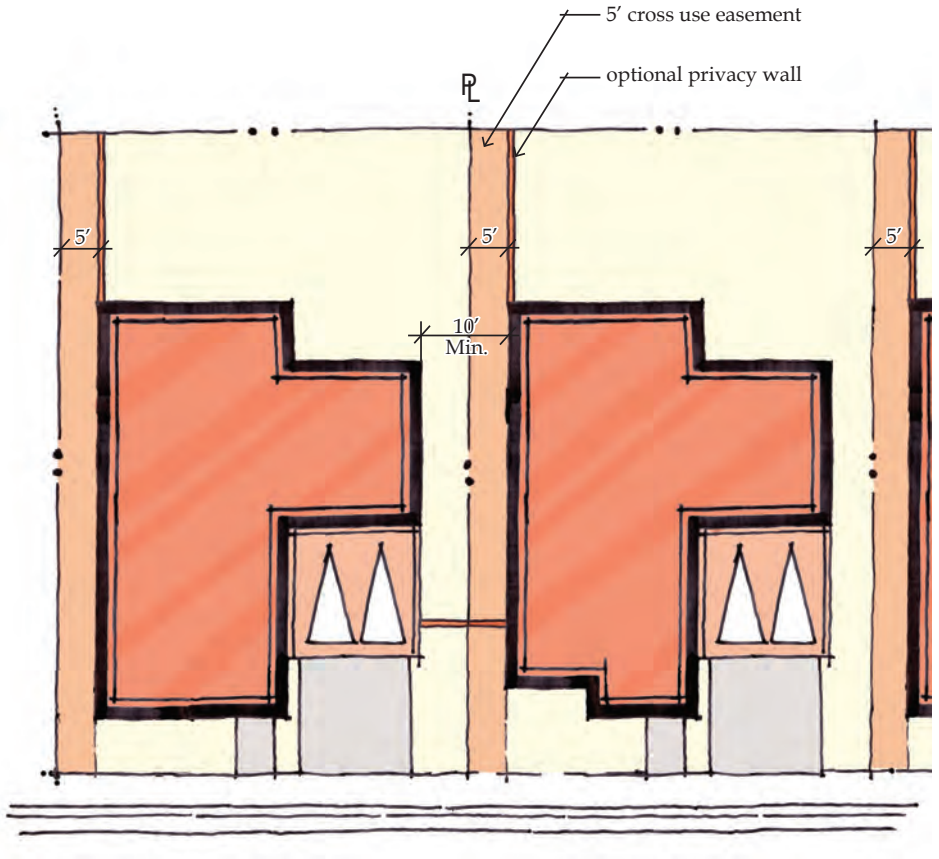
Note: For alley load scenarios, guest parking will be provided on streets or within clustered parking. Refer to Development Standards, Section 3.C.2.4.d.



single family attached | development standards



single family detached - lot option | zero lot line



single family detached - lot option | cross-use easement

2.2 **Non-Residential**

Non-residential development occurs throughout Mandarina South and shall be integrated with other uses in all Planning Areas. Examples of non-residential uses include office, retail (stand alone and in-line), flex space, mixed-use, civic, and institutional uses. See Part 3.C.1 for the list of allowed uses for each Planning Area.

i. Development Standards
   - Figure 10 - Development Standards Matrix - Non-Residential, pg. 37.
   - Figure 11 - Mandarina South Village Center Development Standards, pg. 38.
   - Section 3.C.2.3, Land Use Transition Buffers, for applicable landscape transition standards
   - Section 3.C.2.4, Parking, for applicable parking standards

Figure 10 - Development Standards Matrix - Non-Residential

Development Standards Matrix—Non-Residential Land Uses

Land Use Category	Planning Area	Maximum Building Heights	Maximum Lot Coverage [1]	Minimum Setbacks [2][3]					
				Arterial Street [4]	*Street [5]*	*Side*	*Rear*	*Building Separation [6]*	*Accessory Structure [10]*
Commercial, Retail, Office, Flex, Light Industrial	Tortolita Corridor	60' [8]	80%	25'	0'	10'[9]	10'	10'	10'
	Mandarina South Corridor	60' [8]	80%	25'	0'	10'[9]	10'	10'	10'
	Mandarina South Village Center	150' [8]	80%	10'	0'	10'[9]	10'	10'	10'
Special Intensity Uses [7]	Applies to all planning areas	250' [8]	80%	25'	25'	10'[9]	10'	10'	10'

1 Lot coverage is defined as the area covered by the buildings and accessory buildings.

2 Roof overhangs are permitted with a maximum encroachment of 2' into the building setback.

3 Bay windows, cantilevers, chimneys, exterior posts/columns, parapets, roof mounted solar panels, mechanical equipment, light fixtures and other architectural features shall not be considered when calculating setbacks or building heights.

4 Setback measured from arterial right-of-way to building.

5 Setback measured from right-of-way to the building plane of the livable space, commercial space or other non-garage face of a building. Covered porches and courtyards can encroach into setback provided the encroachment is not within the public right-of-way. No setback is required outside of the easement for urban streetscapes within the Mandarina Village Center.

6 A building may consist of multiple units. Building separation refers to distance between buildings, not between units.

7 Special Intensity Uses such as Water or Amusement Park, RV Sales and Storage, Utility and Emergency Services, Regional Transit Facility uses, Sports and Entertainment Complex Uses.

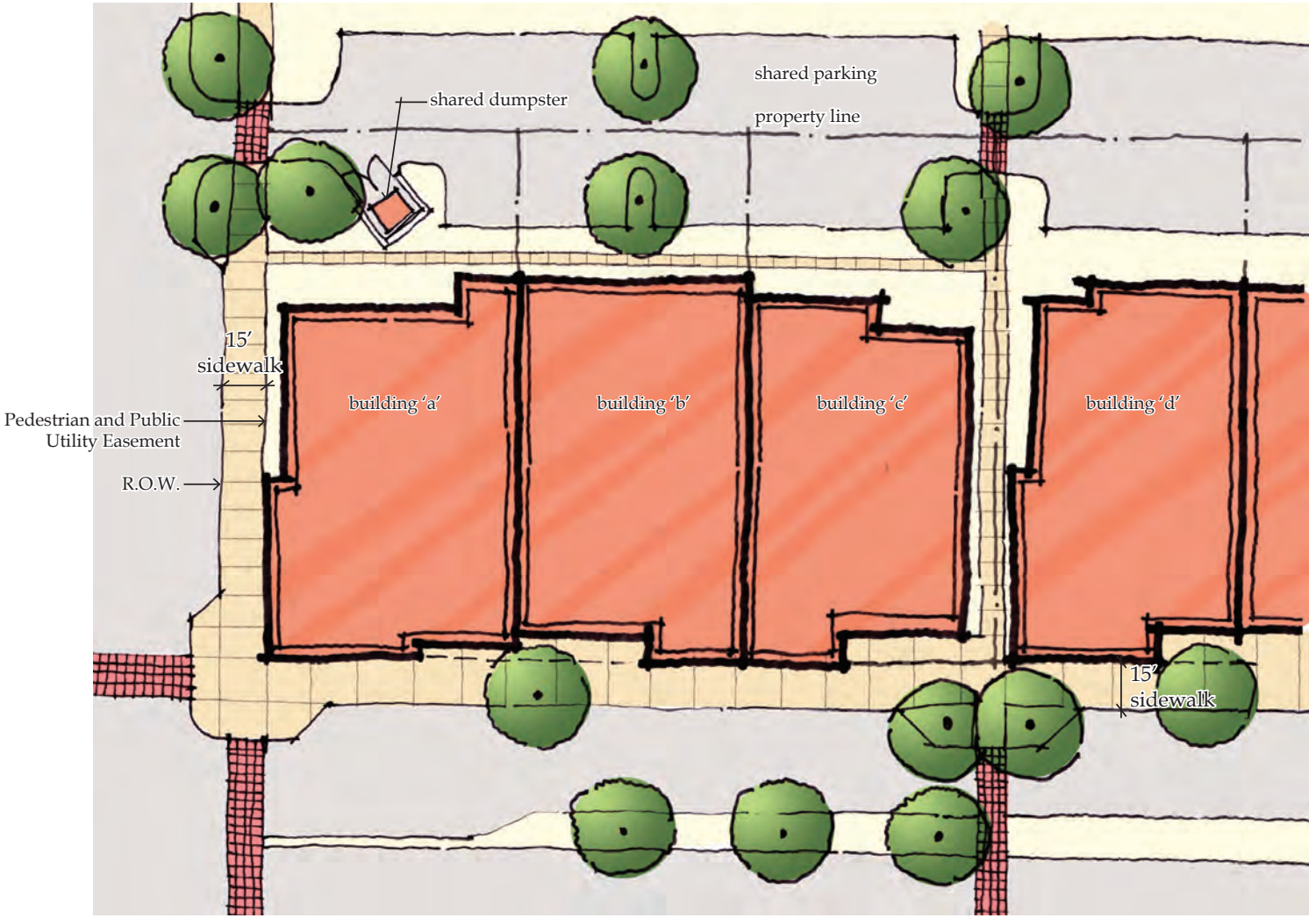
8 Building height is measured from the finished floor elevation to the highest point of the building, excluding architectural features (see Note 3).

9 0' for attached user with a common wall, 10' for single user.

10 Accessory structure shall be located behind the primary structure.

Note: See Part 3, Development Standards, for Potential Uses for each Planning Area

Figure 11 - Mandarina South Village Center Development Standards



2.3 **Land Use Transition Buffers**

Transition buffers are integrated into the Mandarina South plan to define spaces and to facilitate a transition between land uses. Differing land uses shall be buffered using landscaped areas and / or screening. All land use transition buffering shall be approved by the MSDRC.

a. Buffer Yard Standards

   i. Land use transition buffering consists of land area and vertical screening elements such as plants, berms, fences or walls.

   ii. Buffer yards shall be located adjacent to property lines, on the perimeter of a parcel.

b. Determination of Buffer Yard Requirements

   i. Land use buffering shall be provided as shown in Tables B and C, respectively.

   ii. For the purpose of Table B, Minimum Buffering Between Land Uses, Special Intensity Uses include water or amusement park, RV sales and storage, utility and emergency services, regional transit facility uses, and sports and entertainment complex uses. The MSDRC may add additional uses under the Special Intensity Use category.

   iii. Buffer yards may not be required between parcels or Planning Areas that have the same land use, developed under the same or separate plats. Same land uses with different residential product may require a land use transition buffer.

   iv. Where a parcel abuts open space, the buffer yard requirement may be considered for waiver by the MSDRC and Zoning Administrator.

   v. Where a parcel abuts a public street, the minimum land use transition buffer shall be ten (10) feet. All or part of the buffer may be in the R.O.W. or common area, subject to MSDRC approval and a license agreement for maintenance.

   vi. In the case where drainage facilities are located within the buffer yard, the buffer yard shall be increased to include a three (3) foot flat area between the drainage facility and the screen wall to allow for effective plant screening. The area of the drainage facility shall be calculated as buffer area for planting purposes.

   vii. The MSDRC and Zoning Administrator may modify or waive buffer yard requirements due to conflicts with sight visibility, other code requirements, or where needed to accommodate the Mandarina South design intent.

c. Responsibility for Buffer Yard

   i. The initial land use shall provide a 10' land use transition buffer. A subsequent land use that develops on adjacent parcels shall provide the required minimum land use transition buffer as shown in Table B, pg. 40.

d. Buffer Yard Uses

i. Permitted Uses
Buffer yards may be used for passive recreation, and may include recreational trails, seating, and public art. All buffer requirements, including required plants and screening, shall be met.

ii. Prohibited Uses
Buffer yards may not be used for playfields, courts, or other active/structured recreational uses; dumpsters; or circulation drives (except at access points).

e. Required Screening

i. Screening is required as shown in Table B below.

ii. Screening devices may be walls, earthen berms, or a combination of these elements providing a minimum five (5) foot high opaque screen (loading docks may require additional screening height to reduce light, noise, and visual impact). Vegetation may be considered as a screening device by special review and approval of the MSDRC and Zoning Administrator. Where parking is adjacent to a public street a minimum forty-two (42) inch high wall or berm shall be required unless a buffer of twenty (20) feet or greater in width is provided.

iii. When earthen berms are used for screening, the slope shall not be greater than 3:1, and the berm shall be constructed with smooth transitions into existing grade.

iv. The requirement for screening may be adjusted (requiring either additional screening height or lowering the height requirement) or waived at the discretion of the MSDRC and Zoning Administrator. The need for screening may be influenced by topography, existing screening, and/or safety concerns.

v. If a wall is used for screening between land uses, the wall shall be placed on the property line. Sections of walls may encroach up to three (3) feet into the buffer yard to break visual monotony.

vi. Required screening shall complement the style and character of the building architecture. Should unsuitable screening exist when the subsequent land use is developed, screening shall be replaced or improved as determined by the MSDRC. Duplication of screen walls shall be avoided.

TABLE B - **MINIMUM BUFFERING BETWEEN LAND USES**

Land Use (Land Use A / Land Use B)	**Buffer** (1)	**Screening Required** (2)
Initial Land Use with no adjacent existing buffer	10’	No
Residential (Single Family) / Residential (Single Family)	10’	No
Residential (Single Family) / Residential (Multi Family)	15’	No
Residential (Single & Multi Family) / Commercial, Office, Retail	25’	Yes

Land Use (Land Use A / Land Use B)	Buffer (1)	Screening Required (2)
Residential (Single & Multi Family) / Special Intensity	40’	Yes
Commercial, Office, Retail / Residential (Single & Multi Family)	25’	Yes
Commercial, Office, Retail / Special Intensity	25’	No
Special Intensity / Residential (Single & Multi Family)	40’	Yes
Special Intensity / Commercial, Office, Retail	25’	No

(1) Refer to Section 3.C.2.3.b for buffer yard exceptions.
(2) Screening, if required, is the responsibility of the subsequent land use.

Example 1: Residential develops next to existing Commercial. Total buffer width between land uses is 35’.

- Commercial, as the initial land use, shall provide a 10’ land use transition buffer as required in 3.C.2.3.c.i.
- Residential, as the subsequent land use, shall provide a 25’ buffer to meet the minimum land use buffer requirement as shown in Table B. Residential shall also provide screening.
- Residential, as the subsequent land use, shall provide a 25’ buffer to meet the minimum land use buffer requirement as shown in Table B. Residential shall also provide screening.

Example 2: Special Intensity develops next to Residential. Total buffer width between land uses is 50’.

- Residential, as the initial land use, shall provide a 10’ land use transition buffer as required in 3.C.2.3.c.i.
- Special Intensity, as the subsequent land use, shall provide a 40’ buffer to meet the minimum land use buffer requirement as shown in Table B. Special Intensity shall also provide screening.

Exceptions: For exceptions to Landscape Buffer Requirements, see section C.2.3.b.

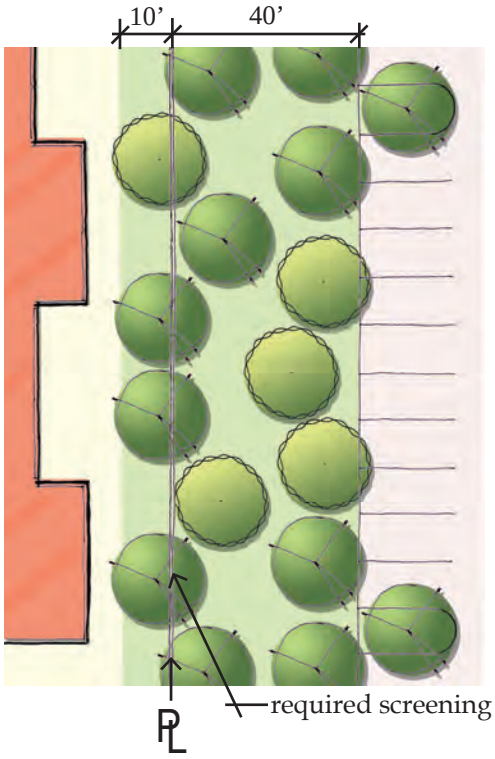
TABLE C - LAND USE TRANSITION BUFFERING PLANTING STANDARDS

	Trees	Shrubs, **Accents and Groundcovers**
Plants per 1,500 SF of buffer area	4	12

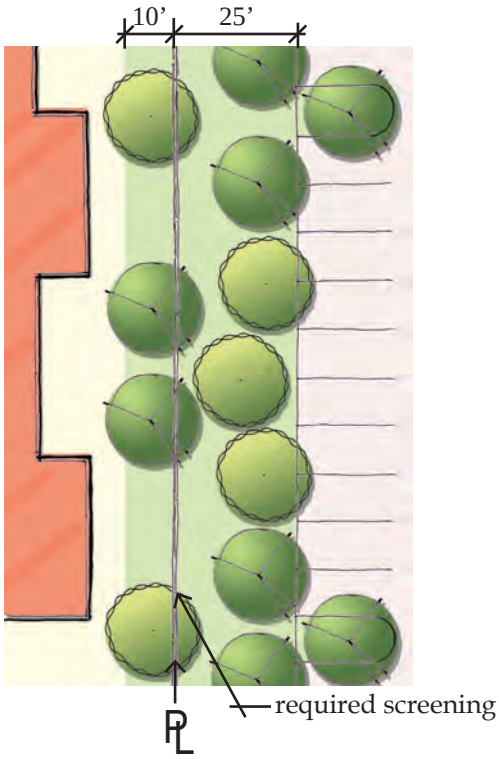
f. Development Standards
- Figure 12 - Land Use Buffering Examples, pg. 42
- Figure 13 - Land Use Transition Buffer, pg. 43.

Figure 12 - Land Use Buffering Examples

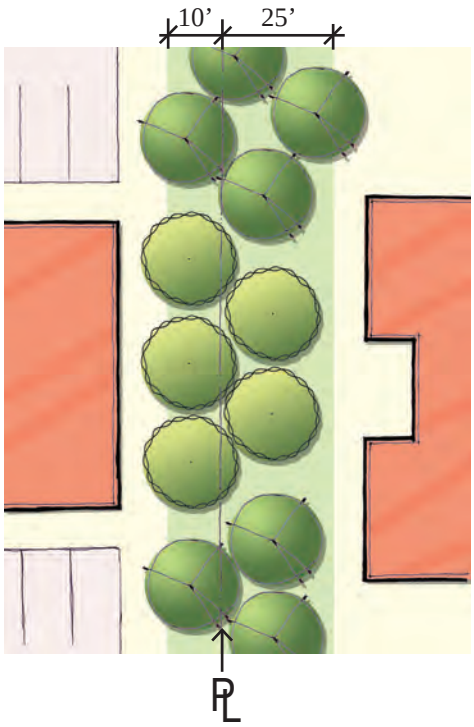
Multi Family Residential (initial land use) Special Intensity (subsequent land use)



Multi-Family Residential (initial land use) Retail (subsequent land use)



Commercial/Office (initial land use) Special Intensity (subsequent land use)



Single Family Residential (initial land use) Multi Family Residential (subsequent land use)

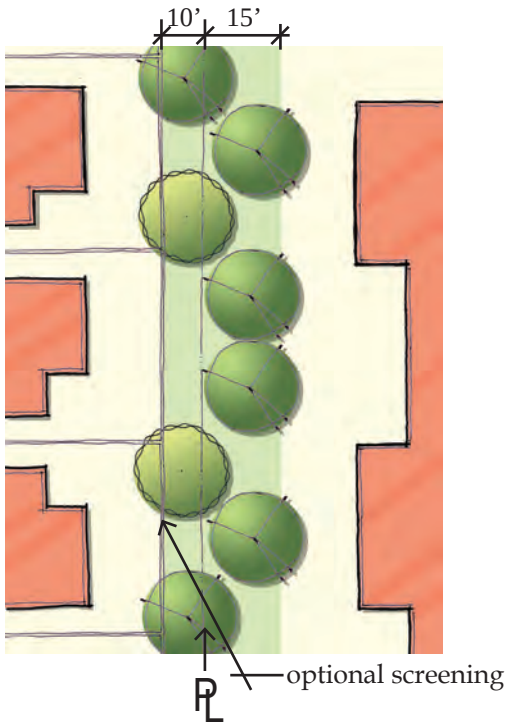
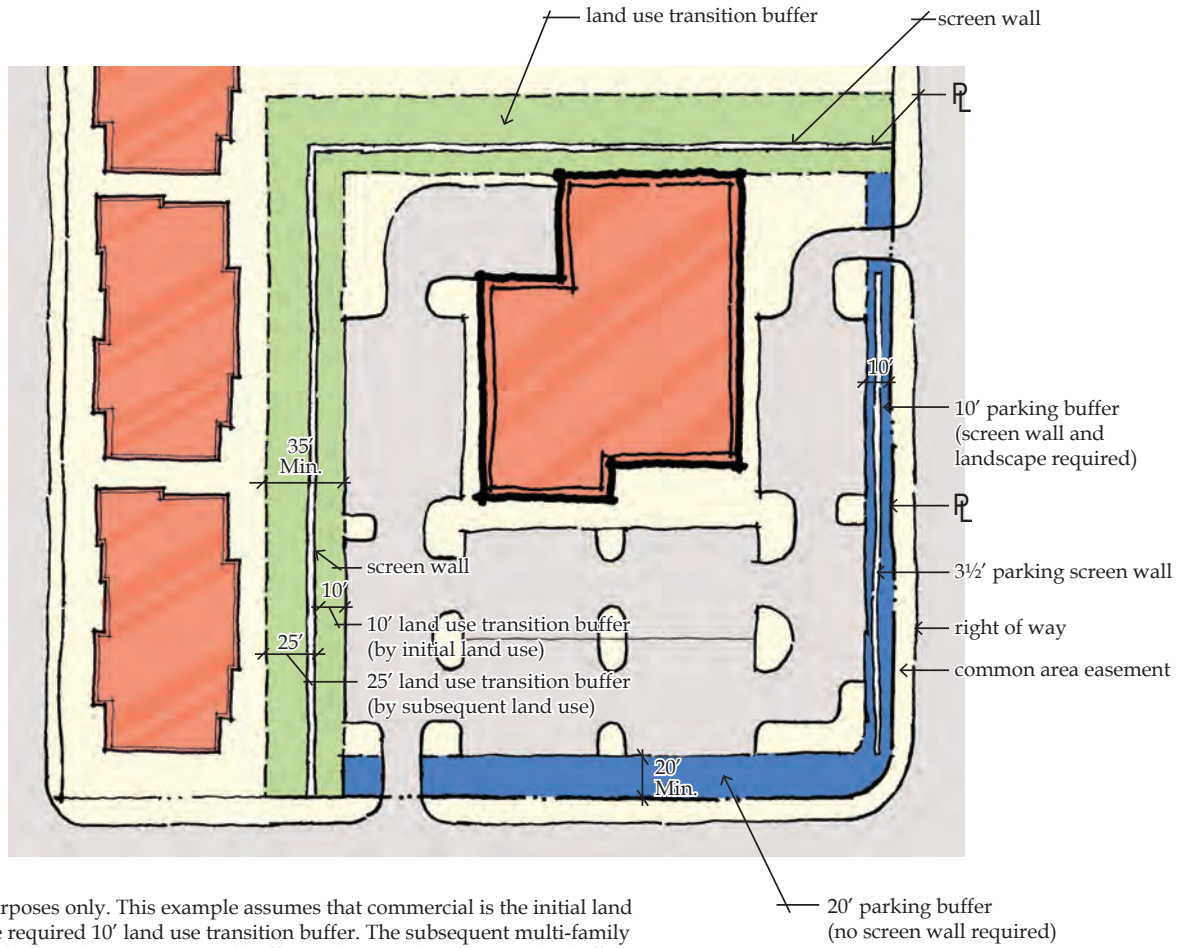


Figure 13 - LAND USE TRANSITION BUFFER



land use transition buffer
10′ buffer by initial land use
25′ buffer by subsequent land use
4 trees/1500 sf
12 understory plants/1500 sf

parking buffer
20′ buffer (no screen wall required)
10′ buffer (screen wall required)
4 trees/1500 sf
12 understory plants/1500 sf
3½′ decorative screen wall (when required)

For illustrative purposes only. This example assumes that commercial is the initial land use, providing the required 10′ land use transition buffer. The subsequent multi-family residential use shall provide a minimum 25′ buffer and required screening. The buffer area, screening and planting requirements may be increased or decreased according to the circumstances of each land use.

land use transition buffer | multi-family residential/commercial example

2.4 **Parking**

The overall parking ratios for Mandarina South shall meet or exceed Town of Marana Standards unless otherwise stated herein.

a. Shared Parking

   i. Shared parking may be incorporated into all Planning Areas with the approval of the MSDRC

   ii. Where a use generates parking demand primarily during hours when an adjacent use or uses are not in operation or generate shared trips, a reduction of the required parking may be approved by the Zoning Administrator. Application for shared parking shall include:

      - Submission of a parking study
      - Proposed documents for recordation of cross-easements for parking purposes
      - Proposed documents to ensure maintenance of the shared parking spaces

   iii. Conditions for approval of shared parking should include meeting three (3) or more of the following:

      - 50% more bicycle parking is provided than required by this Specific Plan
      - Parking areas are located to the rear of the building
      - There is a transit stop within ¼ mile of the property
      - The entire project is integrated to provide pedestrian linkages between the project components
      - Direct pedestrian access is available to the project from adjoining residential parcels
      - Parking is decentralized and dispersed evenly as parking pockets throughout the project

b. On-Street Parking: On-street parking may be counted toward parking requirements and visitor parking requirements.

c. Clustered Parking: Clustered parking may be used to comply with parking requirements, such as in cases where private streets do not allow for on-street parking. Clustered parking may be used to meet visitor parking requirements for alley load scenarios.

d. Off-Site Parking: Where a non-residential use in the Village Center cannot provide all the required parking spaces on site, off-site parking may be approved.

e. Reduction in Parking: The Zoning Administrator may approve a decrease in parking based on unique circumstances of each parcel. A parking study shall be required.

f. Parking for Age Restricted Uses: a reduction in parking requirements for a multi-family age restricted use may be approved where the project is restricted by covenant or deed restriction to an age restricted use. Any such approval shall be based on a parking study or other acceptable evidence that supports the requested parking reduction. In no event shall required parking be reduced below

0.5 parking spaces per dwelling unit. Parking requirements for the multi-family use shall revert to those specified in the Land Use Code if age restrictions are no longer in effect.

g. Mixed-use Parking: For a residential use over a non-residential use, parking shall be provided at the rate of 1 space per 1-bedroom apartment, 2 spaces per unit for each 2-bedroom apartment or larger with no less than one space per unit being provided. In addition, 1 visitor space per three units shall be provided. Parking may be provided off-site or by a shared parking agreement.

h. Research and Development, Technical, and Flex Space Parking: parking requirements shall be based on the intensity of the proposed use as determined by a parking study and are subject to approval by the Zoning Administrator.

i. Location: Parking is permitted in the required setback provided the landscape buffer planting requirements are met to shield parking from the street and / or adjacent use.

j. Drive-through Lanes: All drive-through lanes shall be designed with adequate stacking and screening.

k. Off-Street Loading

   i. Truck loading and unloading facilities shall be arranged so that the loading and unloading process does not obstruct any other private or public drive or street used for vehicular circulation.

   ii. Loading and delivery zones shall be clearly marked.

   iii. Joint-use loading, refuse collection, and delivery spaces for a shopping complex of several retail stores or a 'main-street' configuration is allowed. Alternate loading and unloading locations may be allowed with MSDRC and Zoning Administrator approval.

l. In the event that a previously approved development is converted to a different use, the number of existing and/or added parking spaces for the applicable use(s) shall meet the requirements.

m. When a building encompasses multiple users, parking should be calculated based on the floor area covered by each use.

n. Site planning and design of parking structures shall be subject to MSDRC review and approval.

o. Vehicle / Automotive display parking for the promotion of vehicular sales, car shows, or public events shall be allowed in the Mandarina South Transportation Corridor, the Mandarina South Corridor, and the Mandarina South Village Center.

2.5 Mandarina South **Parks & Open Space (MSPOS**)

Parks, open space, trails and recreational uses shall be allowed in all Planning Areas. MSPOS areas may include a welcome center, developed parks, recreational fields, trails and similar uses. If high-

intensity MSPOS facilities are planned adjacent to existing or planned residential uses, sensitivity to the residences and possible mitigation of some effects shall be considered when designing such facilities.

a. Permitted uses

- Landscaping
- Trails
- Retention and detention basins
- Drainage facilities
- Parks
- Recreation facilities
- Other uses and facilities typically associated with parks, open space, trails, and recreational uses
- Kiosks, community signage and monumentation, and similar uses shall be allowed
- Underground wet and dry utilities

Part 4 - Design Standards

A. Introduction

Mandarina South Design Standards are a tool for the developer of Mandarina South and the Town of Marana to ensure that the design of all buildings and public areas maintain a standard of quality. The Design Standards are intended to implement a unified character for the community, and shall complement and/or exceed the design standards as set forth by the existing Town of Marana standards.

B. Purpose and Intent

A successful planned community combines excellence in land planning, environmental sensitivity, architecture, and landscape design. The purpose of these Design Standards is to create a framework incorporating all aspects of a dynamic planned community. The creation of a unified community character and promotion of regional architectural styles, forms and materials shall help meet this intent.

The design standards described herein shall provide a desirable environment for the community's occupants, the visiting public, and neighbors of Mandarina South. A vibrant mixed-use community shall be promoted using materials, textures and color that have a timeless appeal and high level of design quality.

All photos and illustrations contained in this section are illustrative of the level of design quality required by these Design Standards. Final designs shall be submitted at a later, more appropriate stage of the process, and are not required to specifically duplicate the illustrations herein, but shall remain generally consistent to the established character.

C. Applicability of Town of Marana Land Development Code

These Design Standards have been created to establish guidelines for the planning and design of commercial, residential, parks and open space, landscape, architecture, and all other uses included in this Specific Plan. These guidelines shall supersede the Town of Marana's Design Guidelines. Items not specifically addressed herein shall refer back to the Residential Design Guidelines and the Commercial Design Guidelines adopted by the Marana Town Council, as of the date of approval by the Town Council of this Specific Plan.

D. Design Review Committee

The Mandarina South Design Review Committee (MSDRC) shall be established per Part 5 section E of this Specific Plan document. The committee shall review and approve, in writing, all designed elements of the community, including, but not limited to: building plans, site plans, elevations, colors, exterior improvements, landscaping, fencing, lighting, parking and signage.

E. Community Design Standards

1. Community Character

Mandarina South builds on the best of the past while reaching forward to embrace the most promising technologies and strategies for future growth and development. The historically southwestern, rustic styles which are designed to adapt and respond to the environment, site, and climatic conditions are embraced by the community. Architects and builders are encouraged to be sensitive to the traditions of Southern Arizona architecture, where styles have blended with deep-rooted local building traditions and native building materials. At the same time, innovations in energy efficiency and sustainability should be

explored and incorporated. This adaptation should produce an indigenous architectural style reflective of the rural heritage and forward-looking attitude appropriate for the Town of Marana.

1.1 **Elements**

The MSDRC shall ensure that all built elements adhere to the community character through the review and approval process. A creative blend of regional building traditions and materials as well as innovative use of new materials should be encouraged to enhance the traditional forms and materials that are found in the regional architecture. Sustainable energy conscious design and alternative power generation appurtenances are permitted within Mandarina South, subject to the future homeowners association CC&Rs and/or MSDRC approval.

1.2 **Materials**

All monumentation, columns and walls planned throughout Mandarina South should use similar textures, materials and colors. The suggested material list is as follows:

- Rammed Earth
- Stabilized Adobe Block
- Burnt Adobe Block
- Integral Color Slump Block with colored mortar joints
- Rusted Steel / Varied finishes
- Powder Coated Steel
- Integral Color, Pre-Cast Concrete Accents
- Natural and Artificial Stone Veneers that match native materials
- Stucco and Painted CMU Walls and Columns
- Tile Accents and Mosaics
- Mortar Washes

To allow for innovative use of materials and advancement in technology, materials other than those on the approved list may be used, with MSDRC approval. When using CMU, slump block, or other architectural accents, they shall be integrally colored. All elements shall be reviewed and approved by the MSDRC before submittal of plans to the Town.

2. **Circulation / Streetscape Vision**

The circulation plan for Mandarina South integrates a variety of street types into the community. All street sections have been designed to foster bicycle and pedestrian movement throughout the community. The street sections (described here and included in Appendix D) proposed for use within Mandarina South shall supersede Town of Marana Subdivision Street Standards.

(See Appendix D, Exhibit App.D:1 Street Classification Matrix, pg. 98)

2.1 **Arterial Roads**

Tangerine Road is currently a two-lane road. It is being designed to be widened to four lanes. Adonis Road is planned to be a four-lane divided road with bike lanes, landscape buffers and pedestrian ways on both sides. Adonis Road is an arterial roadway with a 150' right-of-way that runs through the community.

Whenever possible, trail intersections may be emphasized along Adonis Road. Adonis Road will have a side path on the east side that will connect to the CAP Canal Trail. Trailhead opportunities allow for parking, ramadas, and enhanced landscape areas emphasizing nodes of recreational opportunities and amenities.

Major pedestrian crosswalks should be designed to have decorative paving with contrasting color and texture to the surrounding pavement and shall be signed and striped per Town of Marana Subdivision Street Standards Manual (Section 11.0) signing and striping standards. Major, signalized intersections are encouraged to have pedestrian plazas integrating decorative paving, seat walls, and shade trees to increase pedestrian awareness, improve safety and enhance aesthetic appeal. All design elements shall complement the community character and be approved by the MSDRC, before submittal of plats or development plans to the Town of Marana. The use of decorative pavement will be permitted only with a license agreement with the Town of Marana whereby the developer agrees to maintain the pavement.

2.2 **Collector Roads**

Collector roads shall use the approved rights-of-way shown in Appendix D. Collector roads may substitute the required detached sidewalk with an eight (8) foot multi-use trail or include a four (4) foot decomposed granite trail in addition to the sidewalk. This allows for an enhanced experience for pedestrians, joggers and bicyclists.

Pedestrian crosswalks on collector roads may require the use of decorative paving that provides a contrast with the color and texture of surrounding pavement to enhance pedestrian safety and aesthetic appeal. Crosswalks shall be signed and striped per Town of Marana Subdivision Street Standards Manual (Section 11.0) signing and striping standards. Sidewalks or trails along collector roads may meander to allow landscape material to separate the road and the sidewalk.

(See Appendix D for Major and Minor Collector street sections)

2.3 **Pedestrian Oriented Streets**

To encourage a pedestrian oriented main-street character in Mandarina South, Village Center street sections will be established. These pedestrian-oriented streets include travel lanes, on-street parking, curb zone, planting and furnishing zone, throughway zone, and building frontage zone. Traffic calming treatments, at locations approved by the Town, are suggested to assist in calming traffic and creating a more pedestrian friendly environment. Street furniture and trees placed along a sidewalk are amenities that encourage walking. Street furniture, such as seating, provides both a functional service to pedestrians as well as visual detail and interest. Street furniture also helps to convey to other users of the street that pedestrians are likely to be present. Pedestrian-oriented streets are planned for Mandarina South to provide for flexibility of design and development.

2.4 **Local Roads**

Local roads in Mandarina South shall use the approved rights-of-way shown in Appendix D. A five (5) foot wide sidewalk may be attached to the back of curb. If sidewalks are detached, they shall be a minimum of six (6) feet from the back of curb to accommodate street trees and other landscape planting in the curbway. Landscape Maintenance Easements shall be recorded at time of plat.

(See Appendix D, Street Section, Local Street)

2.5 **Priv**ate Streets

Private streets in Mandarina South shall use the approved cross sections shown in Appendix D.

2.6 **Alleys / Shared Driveways**

To account for emerging trends in residential site planning and design, alleys, or shared driveways, are a design alternative available for use within Mandarina South. Many times, alley-loaded housing provides some additional flexibility that may lead to a broader mix of housing within the community. Homes can front greenways and open space areas, as well as the traditional streetscape. On-street parking is prohibited within shared driveways.

(See Appendix D, Street Section, Shared Driveway)

2.7 **Trail Corridors**

Trails should be designed to meander and weave between landforms to create an interesting and enjoyable trail experience. All trail corridors shall be landscaped according to Table E Planting Standards, pg. 57.

Private trailheads and activity nodes should have enhanced landscape plantings to create shade for pedestrians and to create habitat for birds and wildlife. Depending on the significance of the trailhead, it may be programmed as a passive recreation area. Parking areas, ramadas, shade structures, restrooms, water fountains and other program elements may be included at the developer's discretion. These elements shall be included in the open space calculation.

3. Monumentation and Signage

A Planned Sign Program shall be developed to establish and maintain a consistent design character over the course of community build out. The Planned Sign Program shall include the Mandarina South Sign Plan determining the signage and monumentation program relating to the overall framework of the community. Examples include gateway monumentation, community monumentation and community wayfinding. In addition, individual Planning Area Sign Plans shall be developed for each Planning Area as a supplement to the Mandarina South Sign Plan.

For the purpose of this document, monumentation and signage are treated separately, but monumentation may have a sign component. All monuments and signage shall conform to the Mandarina South design standards. All monumentation should be placed in easements, common areas and/ or the public right-of-way as dedicated by final plat or by separate legal instrument, and shall conform to the sight visibility standards of the Town of Marana. The design and location of monumentation in Mandarina South shall be reviewed and approved by the MSDRC before submittal of plans to the Town. The Mandarina South Sign Plan and each Planning Area Sign Plan shall be reviewed and approved by the MSDRC before being submitted to the Town of Marana. The Mandarina South Sign Plan shall be submitted as a supplement to the Mandarina South Specific Plan, and shall be approved by the Zoning Administrator prior to approval of the First Plat. The Planning Area Sign Plans shall be submitted as a supplement to the Mandarina South Specific Plan subsequent to the Mandarina South Sign Program. Mandarina South monumentation and signage standards shall supersede the Town of Marana sign standards.

3.1 Monumentation

Monumentation is an essential design element within the Mandarina South community. Uniform monumentation design shall provide visual continuity throughout all phases of development and establish the unique identity of the community. In addition to informing and directing, all monuments shall be designed to remain generally consistent with the materials, color, size, and scale of adjacent community elements.

a. Gateway monumentation shall be the primary community identifier from Interstate 10, and may incorporate Town of Marana branding. Gateway monumentation is defined as 70' tall (maximum height) elements, installed per user or per group of users (multiple tenets) along the western and southern boundary of the community. Due to the distance the community users shall be located from the Interstate and other interfering billboard signage, the height of these monuments shall be measured from highway grade (measured generally perpendicular to the adjacent Interstate at Interstate pavement level) to ensure design continuity and project visibility. Each monument shall incorporate elements of the community character and allow for easy identification of the businesses located in Mandarina South. The monument design is intended to represent the community character materials and colors.

b. Community Monumentation: A series of monumentation styles are planned to establish a hierarchy of community entries. The height and width of the monumentation shall vary according to the placement and use of the monument. Forms, colors, materials, and textures used in both primary and secondary community monumentation shall complement the character elements used throughout Mandarina South.

   Each commercial entry may be unique. However, common elements, such as materials and forms, shall conform to the overall community character. The name of the commercial center and its tenants may be used on either (or both) primary and secondary monumentation. The height and width of monumentation shall vary according to the placement and use of the monument.

c. Community Wayfinding: A series of wayfinding monuments shall be implemented within the community to assist directing automobile and pedestrian traffic.

3.2 Signage

Signage is an essential design element within the Mandarina South community. Uniform sign design shall provide visual continuity throughout all phases of development, as well as help to create the unique identity of the community. In addition to informing and directing, all signs shall be designed to remain consistent with the materials, color, size and scale of the immediately adjacent community elements. All traffic-related signs, including street-name signs, shall conform to the Manual on Uniform Traffic Devices (most recent edition) and Town of Marana standards.

a. General Signage Standards

   The following sign standards shall effectively regulate the placement and maintenance of signs within Mandarina South. These standards are intended to provide equitable requirements for the protection of property values, visual aesthetics and the public health, safety, and general welfare.

   i) All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks, or adjacent premises so as not to cause glare or reflection that may constitute a traffic hazard or nuisance.

ii) All signs shall be designed free of bracing, angle-iron, guy wires, cables, or similar devices.
iii) With the exception of two-sided signs, the exposed backs of all signs visible to the public shall be suitably covered, finished to match surrounding color and properly maintained.
iv) All signs shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.
v) Any sign that does not conform to the provisions contained herein shall be made to conform or shall be removed.
vi) The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in the area calculations.
vii) Any damaged signs shall be promptly repaired.
viii) LED and or video signs shall be allowed with MSDRC approval.
ix) All lighting shall adhere to the Town of Marana Outdoor Lighting Code.

b. Prohibited Signs. The following signs shall be prohibited in all areas of Mandarina South:
i) Inflatable signs, except temporary uses which may be posted for 48 hours maximum (Town of Marana special event permit is required).
ii) Rooftop signs.
iii) Signs on trailers, except during construction.
iv) Painted sides of disabled or parked vehicles.
v) Signs advertising or displaying any unlawful act, business or purpose.
vi) Except for themed signage, as approved by the MSDRC, any sign, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, lighting system, or upon any fixture of the fire or police alarm system of the Town of Marana.
vii) Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, sky dancers, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
- Pennants, banners, balloons, or flags used in conjunction with subdivision sales offices, parcel entry points or where specifically permitted.
- National, state, local government, institutional or corporate flags properly displayed.
- Holiday decoration, in season, used for an aggregate period of 90 days in any one calendar year.
- Signs identifying grand opening and special marketing events in commercial / retail / office areas with prior approval from the MSDRC.

3.3 Design Standards

The following design standards shall be applied to assure that the signage reflects the vision of the community:

a. Locate freestanding and wayfinding signs on monumentation or incorporate distinctive elements of the community character into the design of freestanding signs. Since community character elements may be incorporated into the design of the sign, only the area of the sign text is considered for the total square footage of the sign.

b. Design and locate signage to be safely visible for pedestrians and vehicles.

c. Provide building signage that is proportional to the scale of the building façade. All building signage should be designed to complement the architecture of the community and the overall community

character. Building signage, including logos and signs conveying company name, shall be allowed on all four (4) sides of a commercial or retail building, when all four sides are visible from I-10 and arterial roadways, with approval from the MSDRC. Signage is permitted on up to two (2) sides of a building under all other circumstances, subject to MSDRC review.

d. Illuminated letters and reverse channel lighting shall be allowed for freestanding signs and building signage.

e. Sign backgrounds and sign cabinets shall be painted to complement neighborhood architecture and community character.

f. Prominent color bands, painted accents and type on signs should complement, not dominate, the architectural character of the building.

g. Maximum aggregate sign area for each building elevation (measured in square feet) shall be 1.5 times the length (measured in linear feet) of the elevation on which the sign shall be placed (i.e. 75' long elevation on which sign shall be placed is permitted to have up to 108.5 square feet of aggregate sign area: 75 + 37.5).

h. All traffic signs (including street name signs) to be installed in the public rights-of-way shall conform to the Manual on Uniform Traffic Control Devices or Town standards.

i. Wayfinding signage should conform to the community character and image.

j. Flag poles and temporary portable trailers at model centers shall be permitted as a temporary wayfinding use, subject to MSDRC approval (Town of Marana permit required).

4. Open Space

Community open space includes a network of trails within Mandarina South as well as connections to regional trails, paseos for recreational activities, and common areas that can include programmed elements such as play and gathering areas. Mandarina South's open space provides recreational opportunities for residents, employees and visitors.

4.1 **Trails**

Multi-use trails should be provided throughout the community. Bicyclists and pedestrians will be able to use these trails to access commercial, residential, park and open space areas of the community. Primary trails shall be constructed as eight (8) foot wide, hard surfaced paths with two (2) foot shoulders on each side constructed of stabilized decomposed granite or similar material. Additional multi-use trails shall be created to facilitate non-motorized movement throughout the community. When the trail location is located in the bottom of a drainage paseo, the finished level of the trail should be elevated above the water elevation of nuisance flows. Stabilized decomposed granite trails should connect common areas and sidewalks to secondary trails or multi-use trails. Any trails may be constructed of hard surface materials at the discretion of the Developer. For safety, all shrubs shall be placed a minimum of three (3) feet from the paved edge of the trail, and trees shall be placed a minimum of six (6) feet from the paved edge of the trail.

4.2 **Paseos**

Paseos may be used for stormwater conveyance, retention, water harvesting, open space and recreational opportunities. Pedestrian access to paseos shall be from common areas and public streets (no backyard or side yard paseo access shall be allowed). A one (1') foot wide, no-access easement shall be recorded along the inside of all lots that are located adjacent to paseos. Within each paseo, a partially turf or ornamental grass lined drainage channel may be built. Incorporation of a sweeping, curvilinear form shall give the turf edge a visually flowing and attractive shape to the paseo. Improvements located within the paseo shall generally avoid "engineered" slopes. Grading improvements within the paseo shall use smooth transitions and varying degrees of slope maintaining the natural contour and character of the land. Any visible rip-rap that is used in the paseos shall be of earth tone color to match the character of native stone found in the region. Large areas of rip-rap shall have curves and breaks in the pattern for trees and shrubs to be planted. All paseo improvements are subject to review and approval by the MSDRC before submittal to the Town.

4.3 Common Areas

Common areas include paseos, neighborhood parks, pocket parks, drainage and buffer areas, private streets, alleys, sidewalks, and landscape areas adjacent to the right-of-way. Program elements may include: ramadas and shade structures, play areas, tennis courts, BBQ areas, picnic tables, skate park, benches, turf areas, and similar gathering areas. These areas may be located adjacent to or within paseos and/or detention basins and should be connected by the trail system. All common areas owned by the future homeowners association (MSPOA), except those areas maintained by the Town of Marana, shall be maintained by the MSPOA. All areas shall be reviewed and approved by the MSDRC prior to submitting a plat to the Town.

5. Landscape

A harmonious and unified landscape character is envisioned throughout Mandarina South. With a regionally sensitive landscape approach and by using locally adapted plant materials, the following guidelines shall provide direction to distinctively articulate the landscape character.

5.1 **General Landscape Standards**

a. All plant material shall conform to the proposed Plant List for Mandarina South (see Appendix E). Additional plants may be acceptable at the discretion of the MSDRC and Master Developer. All plant material shall be required to meet the Arizona Nurserymen's Association standards for caliper, height and width.

b. The Builder shall be responsible for tree planting and warranting all plant material for one year. All dead and diseased plants are to be promptly replaced during the one-year warranty period. Subsequently, the Property Owner shall be responsible for maintaining plant material and shall replace any dead or diseased plant material in areas of required landscaping within thirty (30) days and on an ongoing basis.

c. All street landscapes are to be maintained by the MSPOA. All dead and diseased plants are to be promptly replaced.

d. All landscape plans prepared for Mandarina South are to be sealed and signed by a landscape architect, registered by the State of Arizona, before submittal to the MSDRC for review and approval.

e. All landscape areas, with the exception of any turf areas, are to receive a 2" layer of decomposed granite and/or decorative rock, color and size to be selected by the Developer. Wildflower and/or native revegetation hydroseed mix may be substituted as a suitable groundcover in any landscape areas of the community.

f. Commercial entries and intersection landscaping improvements shall conform to Town of Marana sight visibility requirements.

g. Landscape screening and buffering shall be provided by each property owner per Part 3.C.2.3, Land Use Transition Buffers. Plans shall be submitted to the MSDRC for approval before submittal to the Town of Marana. Areas of concern include, but are not limited to, service areas, roll-up doors, loading docks, refuse collection areas and vehicle / outdoor storage areas. To mitigate any visual impacts, additional screening standards may be required at the discretion of the MSDRC. The buffer area, screening and planting requirements may be increased or decreased as determined by the type of use, the adjacent land use, the building design and the existing site conditions, subject to review and approval by the MSDRC.

h. Sustainable landscape practices, such as rainwater harvesting and the use of native or desert adapted plants shall be encouraged throughout the community.

i. Barrier-free landscape practices shall be encouraged throughout the community.

j. Automatic irrigation shall be standard. See Part 4.E.5.7, Irrigation for specific irrigation standards.

k. Perimeter landscaping shall blend the site with surrounding land uses and existing landscape character.

l. A wildflower and/or native revegetation hydroseed mix or decomposed granite shall be applied to all disturbed areas during the construction process.

5.2 Commercial **Landscape Design Standards**

a. All landscape buffers shall meet the minimum requirements per Part 3.C.2.3, Land Use Transition Buffers.
b. Commercial entries should include an enhanced landscape palette to distinguish and articulate the entry while complementing the character of the adjacent landscape buffer.
c. Plant material should be utilized to emphasize individual building entries.
d. Large non-vegetated areas are not permitted. Planting densities of adjacent parcels shall be studied and matched in subsequent landscape plans to provide a unified character throughout the project. In the event of any confusion or plant density inconsistency the MSDRC may require the applicant to refer to Table I Open Space Planting Standards for minimum plant densities required.
e. Commercial entries and intersection landscaping improvements shall conform to Town of Marana sight visibility requirements.
f. All service areas are to have a minimum five (5) foot high screen wall, or higher at the discretion of the MSDRC. The design of the screen wall shall complement the commercial buildings character. Additional screening and buffering shall be required

when a service area is visible from a single-family detached residential neighborhood or adjacent to a public roadway at the discretion of the MSDRC.

g. Trees shall be placed in parking lots to shade parked vehicles. There shall be one tree required for every ten parking spaces. The location of the trees may be in curb islands, or within 5' of the parking lot. The maximum separation of parking islands is ten (10) parking spaces.
h. Parking landscape islands shall be a minimum of five (5) feet wide as measured from back of curb to back of curb.
i. Parking landscape islands shall use a six (6) inch vertical curb to delineate the area and protect the plants, where necessary.
j. The Town shall review and approve all landscape plans after they have been approved by the MSDRC.

5.3 **Arterial and Collector Road Landscape Design Standards**

a. A minimum of 33% of all trees are to be 24-inch box or larger. The remainder of trees along arterial and collector roads should be 15-gallon size or larger.
b. Shrubs and accents are to be a minimum of 5-gallon size and groundcovers are to be a minimum 1-gallon size.
c. Plant material selection should establish a distinctive character for arterial and collector roads.
d. The plants required in Table D, pg. 56, Arterial and Collector Road Planting Standards (excludes intersections and aprons), shall be distributed on both sides and in the median on arterial and collector roads.
e. All streetscape landscape areas are to receive a 2" layer of decomposed granite and/ or decorative rock, color and size to be selected by the Developer. Wildflower and/or native revegetation hydroseed mix may be substituted as a suitable groundcover in any landscape areas of the community. Any visible rip-rap required in the public street rights- of-way should complement the color of the decomposed granite and/or decorative rock in the landscape areas.
f. Street trees located along local streets are to be planted per the residential landscape section of this plan.

TABLE D - **ARTERIAL AND COLLECTOR PLANTING STANDARDS**

	Trees	Shrubs	Accents	**Groundcovers**
Minimum plants required per 50 LF of Arterial and Collector roads	1	4	4	2

5.4 **Paseo Landscape Design Standards**

a. All trees located in Mandarina South paseos are to be, at minimum, 25%, 24-inch box, or larger size with the remainder being a minimum 15-gallon size.
b. Shrubs and accents are to be a minimum of 5-gallon size and groundcovers are to be a minimum 1-gallon size.

c. Plant material used in paseos should complement adjacent streetscapes and developed areas.
d. Turf areas are allowed in paseos. Masses of plant materials are encouraged to give visual variety and texture to the paseo.
e. All paseo landscape areas, that are not turfgrass, are to receive a 2" layer of decomposed granite and/or decorative rock, color, and size to be selected by the Developer. Wildflower and/or native revegetation hydroseed mix may be substituted as a suitable groundcover in any paseo areas of the community.

TABLE E - PASEO PLANTING STANDARDS

	Trees	Shrubs	Accents	**Groundcovers**
Minimum plants required per 1,500 SF of Paseo Area	4	8	8	4

5.5 **Residential Landscape Design** Standards

a. All trees shall be a minimum 15-gallon size or larger. All shrubs and accents shall be a minimum 5-gallon size, and groundcovers shall be a 1-gallon minimum size.
b. Residential Street Trees: Each lot shall have one tree planted in the curbway (the landscape area located between the detached sidewalk and the curb) or behind an attached sidewalk in a Landscape Maintenance Easement. On corner lots, one tree shall be planted in the front and one tree shall be planted in the side yard (before the rear yard begins), but all trees shall be located outside of vehicular sight visibility triangles. Trees shall not be planted within ten (10) feet of the house connection sewer service line.
c. Primary residential entries
    i. Landscape: Entries are encouraged to have a landscape island - minimum 12' wide, minimum length 50'. Refer to Table F, Primary Residential Entry Planting Standards, this page, for required plant densities. Minimum tree size is 24" box. Trees may be spaced irregularly in informal groupings or regularly spaced.
    ii. Paving: Decorative pavement is encouraged at the entries. Decorative paving (pattern and color to be selected by the Developer and approved by the MSDRC) within the street surface should extend a minimum of fifty (50) linear feet at residential entries. Placement of the decorative pavement should be located directly behind the crosswalk.

TABLE F - PRIMARY RESIDENTIAL ENTRY PLANTING STANDARDS

	Trees	**Shrubs, Accents and/or Groundcovers**
Minimum plants required for each entry side and median	1	10

d. Secondary residential entries
    i. Landscape: Refer to Table G, Secondary Residential Entry Planting Standards, this page, for required plant densities. Trees may be spaced irregularly in informal groupings or regularly spaced.
    ii. Paving: Decorative pavement is encouraged at the entries. Decorative paving (pattern and color to be selected by the Developer and approved by the MSDRC) within the street surface should extend a minimum of fifty (50) linear feet at residential entries. Placement of the decorative pavement should be located directly behind the crosswalk.

TABLE G - SECONDARY RESIDENTIAL ENTRY PLANTING STANDARDS

	Trees	**Shrubs, Accents and/or Groundcovers**
Minimum plants required for each entry side	1	10

e. Tertiary residential entries
    i. Landscape: Refer to Table H, Tertiary Residential Entry Planting Standards, pg. 58, for required plant densities.
    ii. Paving: Decorative pavement is encouraged at the entries. Decorative paving (pattern and color to be selected by the Developer and approved by the MSDRC) within the street surface should extend a minimum of ten (10) linear feet at residential entries.

TABLE H - TERTIARY RESIDENTIAL ENTRY PLANTING STANDARDS

	Trees	**Shrubs, Accents and/or Groundcovers**
Minimum plants required for each entry side	1	8

f. When a residential land use is located adjacent to open space, park or paseo, buffering is not required.
g. All landscape areas are to receive a 2" layer of decomposed granite and/or decorative rock, color and size to be selected by the Developer and approved by the MSDRC. Wildflower and/or native revegetation hydroseed mix may be substituted as a suitable groundcover in any landscape areas of the community, at the discretion of the MSDRC.

5.6 Open Space Landscape Design Standards

a. All trees located in open space areas are to be, at minimum, 25% 24-inch box and the remainder should be a minimum 15-gallon size.
b. Shrubs are to be a minimum of 5-gallon size and groundcovers are to be a minimum 1-gallon size.

c. Refer to Table I, this page, for minimum Open Space Planting Standards. To allow for areas of open space for active and passive recreation, the Open Space Planting Standards may be reduced at the discretion of the MSDRC to allow for recreation area.
d. Trees may be spaced irregularly in informal groupings or regularly spaced. Shade and screening is a priority for park and open space areas—careful consideration should be given to the design of the planting plan and organization of the tree canopies.
e. All open space area plantings shall be compatible with adjacent parcel and streetscape plantings to provide continuation of existing landscape character for subsequent landscape areas. Turf areas are allowed in Mandarina South open space and shall primarily be used in active and accent areas.

TABLE I - OPEN SPACE PLANTING STANDARDS

	Trees	Shrubs	Accents	**Groundcovers**
Minimum plants required per 2,000 SF of Open Space Area	3	6	6	5

5.7 Irrigation

Mandarina South's irrigation system shall allow for future use of non-potable water from the Town of Marana for irrigation. All landscaped common areas, parks, buffers, and public streetscape shall be irrigated with non-potable water, if available at the site from the Town of Marana and as determined to be feasible. All irrigation equipment shall be specified to meet non-potable irrigation standards, and the system shall be charged with potable water until a non-potable water supply is available. The Master Developer and/or its assigns shall be responsible for all common area and open space irrigation. Any subsequent development areas (those not associated with the landscaped common areas) shall design and submit irrigation system plans as a part of landscape plan review to the MSDRC. To account for water management technological advances and the goal of water conservation for the community, all irrigation systems shall meet or exceed the standards dictated by the MSDRC at the time of submittal. Water conserving measures should be considered during the irrigation design of these non-common space areas.

6. Wall and Fence Standards

Walls and fences are critical design elements within Mandarina South and shall complement the overall community character. All walls and fences shall be designed to meet the standards of this Plan. For the purposes of this portion of the design standards, "wall" and "fence" may be used interchangeably. Walls and fences shall be constructed and maintained by the developer / builder of each individual parcel.

6.1 Commercial Walls and Fences

a. Screen Walls

A screen wall is a decorative masonry wall that shields utilities or uses from view. Materials used shall reflect the community character as defined by this plan. Examples include screen walls between unlike uses, walls that screen utilities, and perimeter walls. To avoid monotonous blank walls, runs longer than sixty (60) feet shall integrate either a change in materials or plane. Residential screen walls shall be at least five (5) feet in

height. Refuse and recycling containers shall be fully screened from public view with a minimum six (6) foot high screen wall or enclosure in character with adjacent built elements. Loading docks may require additional screening height to reduce light, noise, and visual impact.

b. Parking Screen Walls
Where parking lots abut streets, a forty-two (42) inch high screen wall shall be required (an earthen berm or combination of berm and screen wall of equivalent height may be substituted). The requirement for a screen wall shall be waived if the provided landscape buffer is equal to or greater than twenty (20) feet in width. To avoid monotonous blank walls, runs longer than sixty (60) feet shall integrate either a change in materials or plane.

c. Amenity Walls
An amenity wall is a decorative masonry wall that may vary in height. Amenity walls may be used to highlight architectural elements or define spaces within commercial areas. The materials shall reflect the community character as defined in this Specific Plan or match the adjacent building walls in material, color and texture.

6.2 **Residential Walls and Fences**

For residential uses, all rear yards may be enclosed with a wall or fence as approved by the MSDRC. All walls and fencing shall have a minimum height of four (4) feet with a maximum of six (6) feet and meet local pool codes for yard enclosure, with the exception of courtyard walls. Privacy fences constructed of a composite of materials may be considered by the MSDRC on a case-by-case basis. Wire fencing shall be allowed subject to approval by the MSDRC. Wooden fencing shall not be permitted due to maintenance and longevity concerns in the desert environment.

Decorative vehicular gates at driveways or porte-cocheres may be encouraged when appropriate to the style of the home. Vehicular gates are subject to approval by the MSDRC. In single-family residential areas, one (1) foot no-access easements shall be recorded on final plats to prohibit undesired vehicular access into areas such as side and rear yards (no-access easements shall not apply to garages, driveways, sidewalks, or trails). Recreational vehicle parking in residential areas shall not be allowed.

a. Decorative Perimeter or Screen Walls
Where homes back or side to an arterial or collector road, a decorative wall shall be provided. A decorative wall is a masonry wall that is at least five (5) feet in height and the materials shall reflect the community character as defined in this Plan. The design of decorative walls shall be approved by the MSDRC.

b. View Fence
View fencing is encouraged at rear and side yards that face onto open space areas or paseos to provide enclosure, while preserving views. View fencing should reflect the character of the community or neighborhood, rather than that of an individual house. All

view fences shall have decorative columns using community character elements and materials spaced at regular intervals not to exceed 125 linear feet and should correspond with locations that mark property corners of residential lots where feasible.

c. Character Walls
Character walls shall be four (4) feet to six (6) feet high and match the character of the adjacent home. Character walls are encouraged between homes to enclose the side yards. Character walls, when viewed from the street, should be recessed a minimum of eight (8) feet behind the face of adjacent garages, porches or livable portions of the home. The eight (8) foot setback should allow sufficient space to access any utility meters. Where two different wall styles meet between homes, one wall shall be staggered two (2) feet behind the other wall allowing for a clean termination of the individual styles and colors on an inside corner.

d. Courtyard Walls
Courtyard walls are optional and are similar to character walls in design (in the respect that the design matches the character of the house). Courtyard walls may be used to mitigate the visual impact of garage forward designs on the street scene. Courtyard walls should be a minimum of 36" high with a maximum height of 60". Courtyard walls may extend to the adjacent setback, and may be located on any side of the unit. A courtyard wall and gate may be encouraged, for instance, on a house plan where the front door is not visible from the street to articulate the entrance. Adjacent courtyard walls shall also be staggered by a minimum of two (2) feet to allow for clean material and color transitions between neighboring properties on an inside corner. A garage adjacent to a courtyard wall that extends a minimum of five (5) feet in front of the garage face shall be considered a recessed garage (see Figure 14 - Wall Standards-A, pg. 62).

e. Privacy Walls
Walls on property lines that are not visible from the street or open space areas within the community would be considered privacy walls. A privacy wall is a masonry wall that is at least five (5) feet in height and the materials shall reflect the community character as defined in this Plan. Design and integration of privacy walls is at the discretion of the builder or landowner. Integrally colored materials should be used; no gray (unfinished) CMU blocks shall be allowed. The design shall be approved by the MSDRC.

(See Figure 14 - Wall Standards-A, pg. 62, and Figure 15 - Wall Standards-B, pg. 63)

7. Outdoor Lighting

All proposed lighting within Mandarina South shall adhere to the Marana Outdoor Lighting Code. All proposed street, public, common area, sign, and landscape lighting shall be full cutoff light fixtures, as certified by photometric test reports, and shall conform to any applicable provisions of the Town of Marana Outdoor Lighting Code. Low voltage lighting should be encouraged for accent use.

Figure 14 - WALL STANDARDS-A

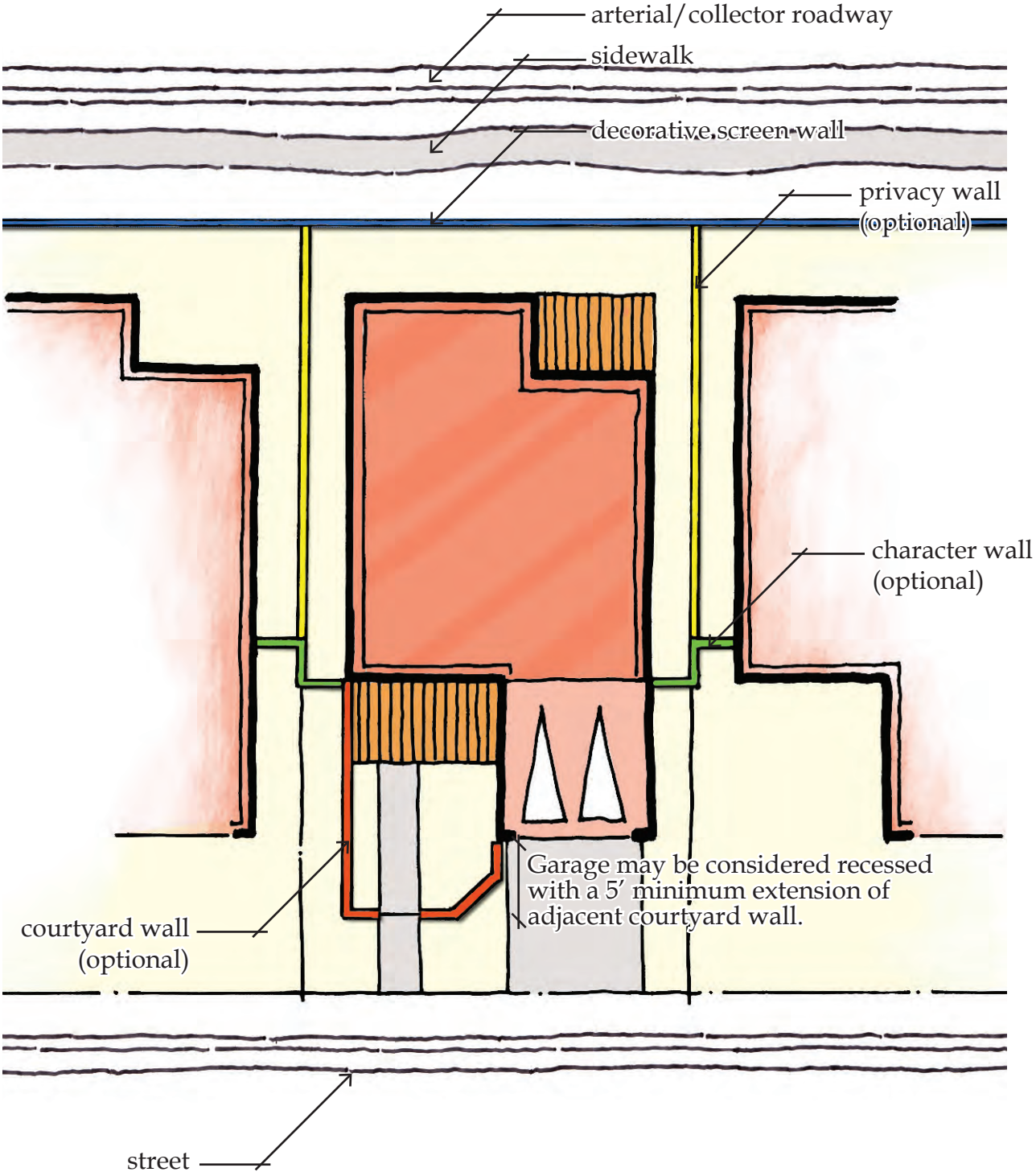
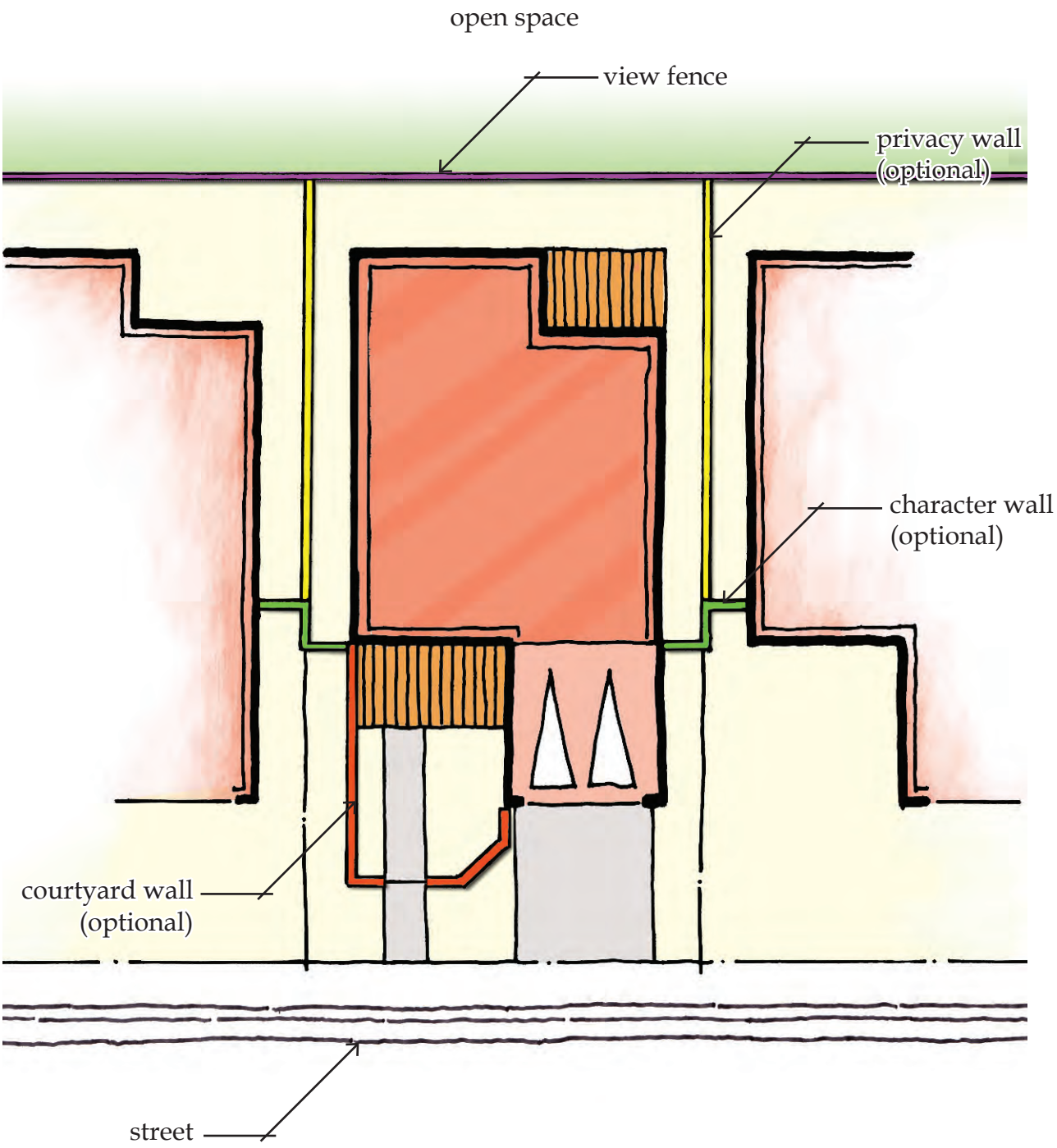


Figure 15 - WALL STANDARDS-B



F. Mandarina South **Commercial Planning Area Design Standards**

The purpose of these standards is to establish design and development criteria for the Planning Areas that reflect the identity and quality of the Mandarina South character. The Mandarina South Commercial Design Standards have been drafted to supersede the Commercial Design Standards of the Town of Marana Land Development Code.

1. **General Site Planning Standard**

The following Site Planning Standards apply to all Mandarina South Planning Areas.

1.1 **Layout**

a. Commercial areas shall be designed to be pedestrian friendly and include pedestrian use areas with amenities that are simple in design and function, and located in a manner that they do not interfere with pedestrian circulation or building entries and exits.
b. Plazas, courtyard spaces and pedestrian walkways that are central elements of the overall concept should be incorporated.
c. Buildings should be oriented to allow views through the site and to provide pedestrian connections into plazas, courtyards, trails and open space areas.
d. Buildings should be oriented to maximize surrounding mountain and open space views.
e. Buildings should be oriented to minimize the negative visual impact of parking areas.
f. When a commercial parking area faces a public street, a forty-two (42) inch screen wall shall be required on the commercial side of the street, integrated in the minimum buffer per the requirements of Section C.2.3, Land Use Transition Buffers. The requirement for a screen wall shall be waived if the provided landscape buffer is equal to or greater than twenty (20) feet in width.
g. For utility screen walls that are near buildings, materials and colors that complement the design character of the adjacent architecture shall be used.
h. Outside storage of materials shall be screened by a masonry wall with a minimum height of five (5) feet. The screening of outside storage does not apply to the retail sale of items that are customarily sold outside, such as, automobiles, plant nursery, or the sale of seasonal items customary in a retail setting.
i. The maximum cul-de-sac length allowed in Mandarina South is 600'.
j. Live / Work units shall be permitted
k. Vertical mixed-use (e.g. residential over retail) may be incorporated.

1.2 **Building Orientation and Massing**

a. Locate buildings closer to arterial intersections to provide strong visual and pedestrian connections to the street. When practical, locate employee parking and service functions behind buildings or away from residential areas or public streets.
b. Emphasize major project entries with monumentation, decorative pavement, and enhanced landscaping.
c. In large, multi-building projects, organize the site design to provide functional pedestrian spaces, plazas, and amenities between or in front of buildings.
d. Provide elements that provide weather and sun protection for pedestrians, such as overhangs, awnings, canopies, and shade structures.

e. Orient canopies covering fuel pumps, drive-through lanes, service functions, and accessory structures away from the intersection of arterial roadways.
f. All buildings should consider energy conservation when determining the orientation of the building on its site.

1.3 **Pedestrian Amenities and Hardscape**

a. Design convenient pedestrian and bicyclist access from all adjacent streets to enhance connectivity to the site.
b. Design sites to minimize pedestrian and vehicular conflicts. Where major pedestrian circulation paths intersect with a vehicular route, provide decorative crosswalks that have contrasting color and texture to surrounding pavement. If approved by the Town, emphasizing the crossings may be achieved with decorative bollards to increase visibility, improve safety, and enhance aesthetic appeal, and elevated pavement at pedestrian crosswalks may also be considered.
c. All commercial site plans should have pedestrian connectivity to adjacent commercial and residential uses and/or trails that exist, or are planned.
d. All commercial sites larger than ten (10) acres shall have pedestrian amenities that allow for the use and enjoyment of outdoor areas as a focal point or central amenity. These areas should include a mix of pedestrian-scaled features such as lighting, tables, drinking fountains, benches, seat walls, shade trees, raised landscape planters, properly scaled water features, specimen trees, plants in pots, information kiosks or public art.
e. Pedestrian access from parking areas is required on all sites larger than ten (10) acres. Access shall be integrated into a landscaped island that has trees, shrubs, and decorative rock to mitigate heat and reflected glare.
f. All commercial sites shall have convenient bicycle parking. Bicycle parking shall be separate from pedestrian circulation and have convenient access to entries. On sites larger than ten (10) acres, multiple bicycle parking areas shall be located in convenient and visible areas. Three percent (3%) of total car spaces should be provided for bicycle parking.
g. Design courtyards, plazas, and restaurants to allow for outdoor dining opportunities to enliven the public spaces. Outdoor dining areas and courtyards shall be separated and screened from vehicular traffic and parking areas.
h. Use architectural features, such as arcades and colonnades in commercial areas to provide shade and shelter for outdoor dining and pedestrian circulation.
i. Pedestrian use areas should have ample design elements to mitigate the sun and reflective heat. Arcades, colonnades, canopies, trellis or tensile shade structures shall be used in combination with canopy shade trees to enhance pedestrian circulation areas.
j. A system of walkways and sidewalks shall connect the buildings and provide access to the primary entrances.
k. West and south exposure of buildings that have plazas, patios and pedestrian use areas should have architectural and landscape features as design elements to provide shade.
l. Barrier free design is encouraged throughout the project to increase accessibility.

m. Developer provided sidewalks shall remain as installed unless replaced for driveway entrances.

1.4 **Vehicular Circulation and Parking**

a. All major entries to commercial sites shall have decorative paving in the street surface to emphasize the entry. If the decorative paving falls within the Town's right-of-way, a license agreement for maintenance shall be received from the Town of Marana.
b. Vehicular connectivity should be considered as adjacent sites are planned.
c. On major parking area access lanes, traffic calming devices should be encouraged to promote and enhance pedestrian safety.
d. All parking screen walls should be designed to complement the community character.
e. Canopy trees shall be planted in parking landscape islands to break expanses of parking and provide shade.
f. For commercial sites larger than fifteen (15) acres, an outer parking access lane shall be used to move vehicular traffic away from the parking aisles.
g. To promote a variable of uses, parking stalls may be set at 90°, 70°, 60° or parallel. Two-way traffic flow is preferred in parking areas. All sizes of stalls and cross lanes shall conform to Town of Marana Title 22 Off-street Parking Standards.
h. Delivery vehicles ingress/ egress, etc. shall not interfere with traffic flow.
i. There shall be no product or goods storage in customer parking areas.
j. Parking quantities shall meet Town of Marana standards, except where otherwise noted in this Specific Plan.

1.5 Cart Storage Areas

a. Provide long-term storage of shopping carts either within the tenant space or adjacent to it, behind a decorative screen wall exceeding the height of the carts. The decorative screen walls shall match the building architecture. Shopping cart storage may not encroach upon vehicular and pedestrian circulation patterns.
b. For establishments that use parking lot shopping cart corrals, the design of the corrals shall incorporate durable materials that shall withstand the regional climatic conditions and use. The materials and colors should complement the buildings architectural character.
c. Parking spaces used for shopping cart corrals shall not be counted toward required parking spaces.

1.6 Lighting

a. In pedestrian use areas, such as sidewalks, seating areas, courtyards, and plazas, pedestrian-scale lighting fixtures shall be provided. Lighting fixtures are to complement the architectural character of the site.
b. Building entries should be illuminated with soffit, bollard, step, or other lighting fixtures to enhance pedestrian safety and articulation of the building.
c. Highlighting of unique or special features of the site, such as architectural features, specimen plants, and public art with lighting is encouraged to create identity and sense of place.
d. Ornamental, wall-mounted sconces, or light fixtures shall be used to complement the character of the architecture and to light pedestrian use areas that are near or adjacent to buildings.

e. All pedestrian use areas that have public art should have a variety of lighting to add interest and safety.
f. All lighting shall adhere to the Town of Marana Outdoor Lighting Code.

1.7 Public Art

a. Commercial buildings greater than 50,000 square feet may provide public art. For commercial sites with more than one (1) building larger than 50,000 square feet, a Public Art Master Plan may be developed to coordinate the artwork and placement to enhance the site and create opportunities for synergy and shared artwork within the community.
b. All public art should generally reflect the character, heritage and traditions found in Southern Arizona and the southwest.

1.8 Service Areas and Refuse Containers

a. Refuse areas should be retained in central locations with convenient access for refuse vehicles. These locations shall be completely enclosed by a solid minimum six foot (6) tall screen wall. The wall and solid doors should be designed to complement the character of the main building.
b. Trash and recycling containers shall be screened from public view with a wall in character with the building landscaping, green screen, or the building itself.
c. Additional landscape materials may be planted adjacent to the refuse area screen wall to enhance visual buffering from parking and pedestrian areas.
d. Exterior components of electrical or irrigation purposes, and exterior components of plumbing, processing, heating, cooling and ventilations systems (including, but not limited to, piping, tanks, stacks, collectors, heating cooling and ventilation equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from an adjacent property.
e. All operations involving loading and unloading of goods on private property should be conducted outside of the public right-of-way.
f. All loading, service and delivery areas should be located on the side or rear of a building. Additional screening and buffering may be required when a site is located adjacent to single-family residential. All screening shall be reviewed and approved by the MSDRC before submittal of development plans to the Town of Marana.
g. All loading and unloading shall occur in designated loading areas only. Loading areas shall be designed as integral to the building/facility/site. Alternate loading and unloading locations may be allowed with MSDRC and Zoning Administrator approval.
h. Service doors shall be screened by amenity walls, using materials consistent with the building.
i. Service and storage areas shall be adequately screened from view by building walls or screen walls. Service vehicles, supplies and equipment should be stored in areas least visible by visitors.

2. **Specific Planning Area Site Standards**

The following Planning Area Site Standards apply to specific Planning Areas.

2.1 Mandarina South **Village Center Site Planning**

a. Layout
   i. Residential units, such as attached townhomes, condominiums, apartments, and residential over retail shall be encouraged in pedestrian oriented areas of the Village Center.
   ii. Wider sidewalks shall be encouraged to allow for outdoor restaurant seating.
   iii. Street furniture and site amenities that reflect the community character shall be encouraged.
   iv. Limited curb cuts shall be encouraged to maximize the pedestrian streetscape.

b. Building Orientation and Massing
   i. To promote a pedestrian friendly environment, buildings of four (4) or more stories should be stepped back or shall provide mass breaks to decrease the apparent mass of the building.
   ii. Articulated building facades shall be encouraged.

c. Vehicular Circulation and Parking
   i. On-street parking is strongly encouraged (where appropriate).
   ii. On-street parking in front of buildings on the Village Center may be counted toward the overall parking requirements for the building or use.
   iii. Where possible, parking lots shall be sited behind the buildings. Access to rear parking lots shall be by alleys, when possible.
   iv. Shared parking is encouraged, subject to approval by the MSDRC and the Zoning Administrator.

G. Residential Site Planning Standards

The purpose of these guidelines is to establish design and development standards that reflect the identity and quality of the Mandarina South community design character. The Residential Site Planning Standards have been drafted in accordance with the Residential Design Standards of the Town of Marana Land Development Code.

1. **Layout**
   a. Variations in architectural style, setbacks and street layout shall be incorporated into the neighborhood design to create a desirable character.
   b. Roads and open space corridors shall align with mountain views and vistas, when possible.
   c. There should be diversity in lot sizes and dimensions, where appropriate.
   d. Variety in the side-yard setback shall be encouraged to limit the massing domination of multi-story units with adjacent one-story units. Increasing the side yard setback creates more space and lessens the visual impact of a multi-story unit adjacent to a one-story unit.

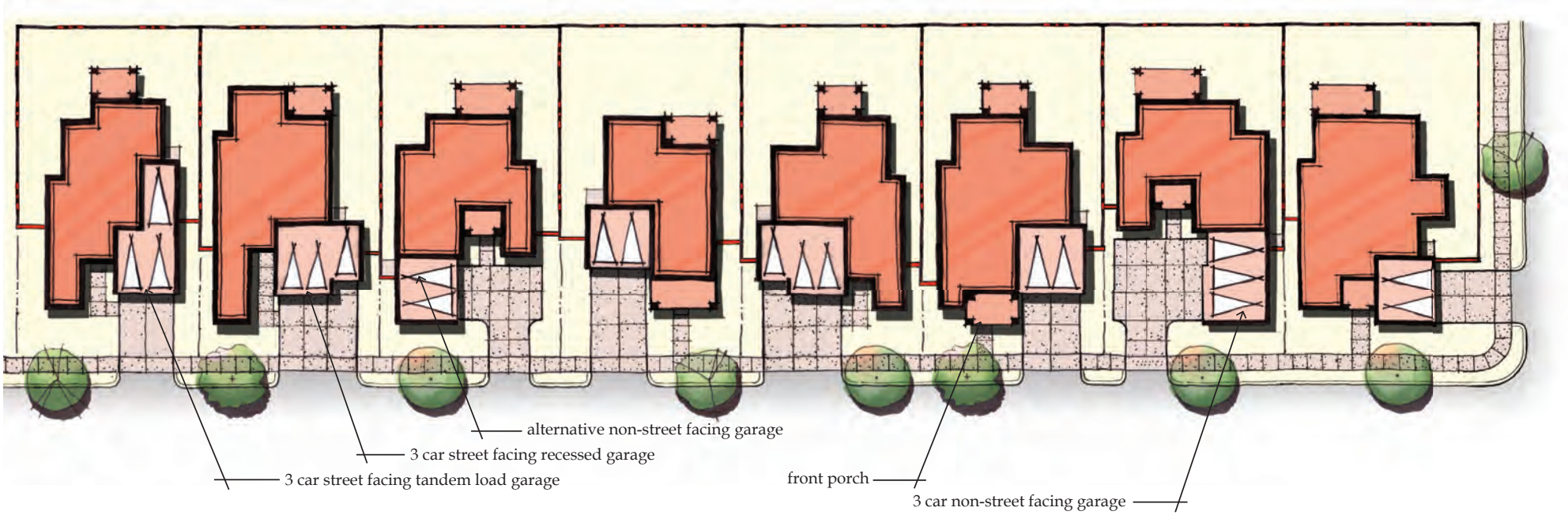
e. The maximum cul-de-sac length allowed in Mandarina South is 600'. Hammerhead cul-de-sacs are permitted.
f. Shared parking and clustered parking are allowed with the approval of the MSDRC and the Zoning Administrator.

1.1 **Site Planning Vignettes**

The following design vignettes are included to express the intent of the Residential Design Standards.

- Exhibit 4.G.1 - Typical Streetscape, pg. 70.
- Exhibit 4.G.2 – Shared Driveway / Alley Load Character, pg. 71.
- Exhibit 4.G.3 - Courtyard Home Character, pg. 72.
- Exhibit 4.G.4 - Single-Family Attached Character, pg. 73.

2. **Pedestrian Connectivity and Circulation**
   a. Care shall be taken in neighborhood planning to provide adequate neighborhood trail connection opportunities for visitors and residents to the community trail network.
   b. All drainage areas, where appropriate, should have a neighborhood trail connection to the community trail network.
3. **Paseos, Open Space and Parks**
   a. Open space areas should be designed as an integral element of neighborhood design in Mandarina South.
   b. Opportunities to increase open space frontage should be encouraged to integrate the parks into the neighborhood.
   c. Open space areas should be designed as a community amenity and should contain prominent design elements.



neighborhood character | typical streetscape



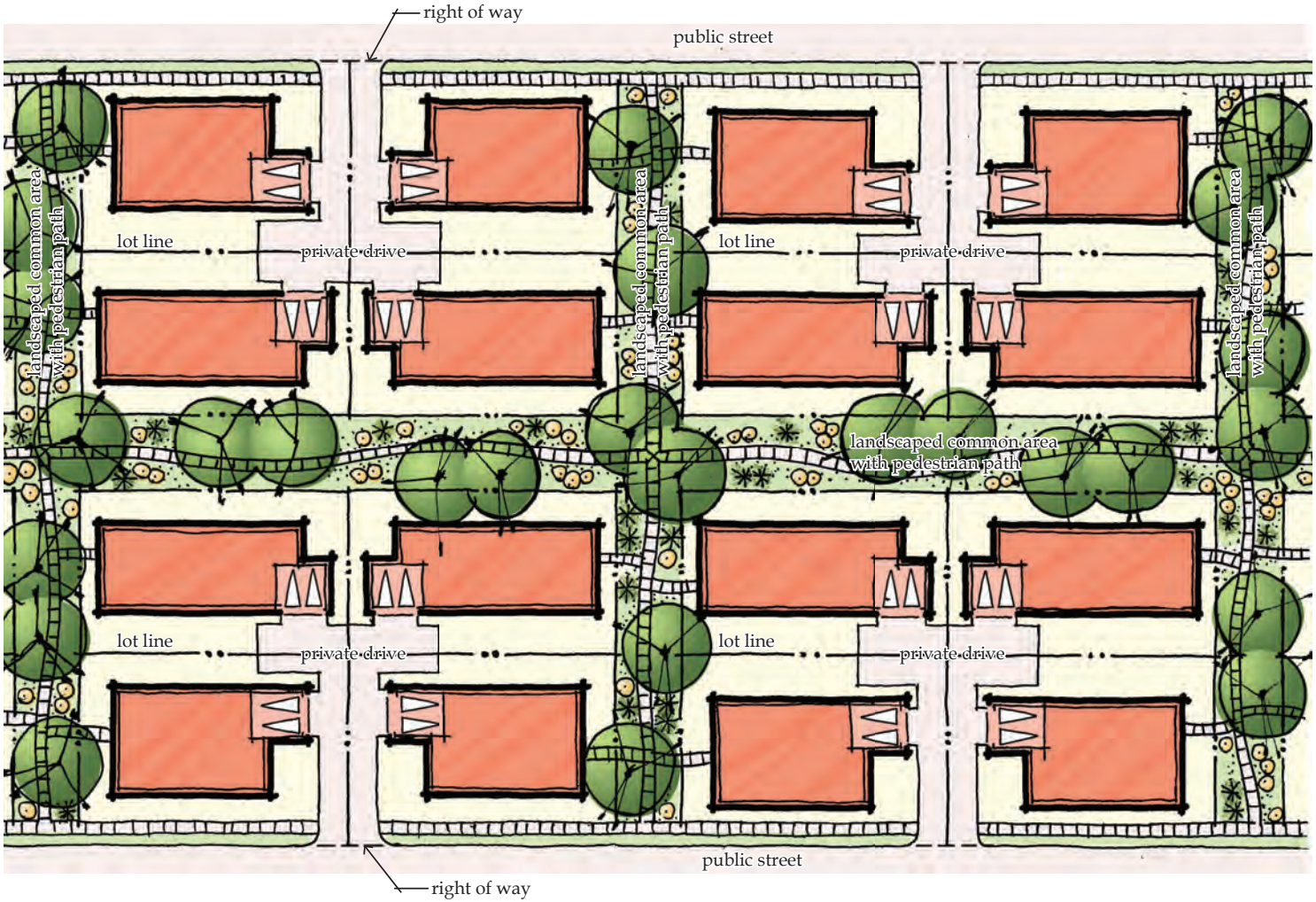






neighborhood character | alley load character

Figure 18 - COURTYARD HOME CHARACTER











neighborhood character | courtyard home character

Figure 19 - SINGLE-FAMILY ATTACHED CHARACTER









H. Architectural Standards

Architectural Standards have been drafted to complement traditional regional styles. These standards shall supersede the Town of Marana standards unless otherwise noted. They shall assist architects and builders in developing architecture in which the building mass, roof form, façade, architectural elements, materials and color are consistent with the Marana community character. Sustainable practices such as solar orientation, cisterns and water harvesting shall be encouraged.

1. Non-Residential Architectural Standards

1.1 Design

a. Commercial buildings shall be designed with a variety of surfaces, textures, shapes, multi-planed roofs, materials, and wall articulation.
b. Long, unarticulated building walls, or facades of more than one hundred (100) feet shall be avoided by segmenting through the use of window panels, reveals, recesses, projections and other architectural elements, such as mass breaks, molding, columns and arches, decorative columns, varying texture and/or materials, offsets, landscapes or similar features. In the Village Center, unarticulated wall lengths or facades shall not exceed sixty feet (60').
c. Design building mass and fenestration in proper proportion and scale within the site, adjacent streets, adjacent buildings, and developments.
d. Architectural styles shall fit the Mandarina South community character and shall be approved by MSDRC before submittal of plans to the Town of Marana.
e. Primary building entries shall be positioned and articulated so they are immediately identifiable from the interior pedestrian areas or parking areas.
f. Exposed ducts, pipes, downspouts, and similar equipment are discouraged but where installed shall be painted to match the surface of the building.
g. When mechanical equipment is located on the roof of a commercial building, an appropriately sized parapet style roof shall be used to screen equipment from view from property line at ground level.
h. All multi-story buildings should incorporate a recognizable base, middle and cap using changes in material, architectural accents, or other features, as appropriate.
i. Roof decks and patios are encouraged exclusive of building height.
j. Vegetated green roofs and solar panels are encouraged.

1.2 Color

a. Building colors shall reflect the natural desert tones found in the Sonoran Desert. Suggested colors include:
   - Earthy browns, sepias, and tans
   - Dark reds and maroons
   - Dark oranges to pinks
   - Dark greens
   - Deep sky blues to gray-blues
   - Deep purples
   - Ochres, yellow-browns
   - Variations of the above colors that result from natural weathering or oxidation

b. Accent colors shall be used to add interest at focal areas and entries. Variations in wall color to avoid monotonous facade are encouraged.

1.3 **Materials**

a. Permitted exterior finish materials shall conform to materials that are listed in the Mandarina South community character materials list and the following commercial architectural material list. To allow for architectural creativity and technological advances, materials that are not listed in this document shall be permitted, if approved by the MSDRC on a case-by-case basis.
   - Textured tilt-up concrete panels
   - Standing seam metal roofs
   - Concrete and clay tile roofs
   - Exterior Insulation and Finish Systems (EIFS)
   - Architectural metal
   - Clear / tinted glass
   - Brick
   - Stone
   - Integrally colored CMU
   - Stucco
   - Manufactured Stone
   - Materials listed in section E1.2

b. Four-sided architectural treatment should apply to all buildings, subject to MSDRC approval.

c. All architectural details should be appropriate to the style of the building. The use of composite and integrally colored materials is encouraged where possible for durability purposes. Changes of materials should always be terminated at an inside corner, for smooth material transitions.

d. The use of prefabricated, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

e. Building materials and landscaping shall be consistent with adjacent, non-residential buildings to complement the community character.

f. Windows shall consist of tinted bronze, blue or green glass or transparent glass.

g. Reflective glass may be used to limit heat transfer while maximizing available sunlight for interior illumination, subject to MSDRC approval.

1.4 **Roofs**

a. Variation and articulation in rooflines or parapets should be used and roof types mixed to reduce the scale of commercial buildings. Roof size, scale, material, color, and slope should be coordinated with the character of the building.

b. Parapet walls for the concealing of flat roofs should feature three (3) dimensional cornice treatments when at the ends or corners of the building. Where not used in conjunction with other roof elements, parapets should vary in height and have a finished depth at all building corners.

c. The size of all roof design elements should be appropriate to the size and scale of the roof materials used.

d. Buildings with sloped roofs should include multiple rooflines and multiple facets of planes.
e. Visible roofs shall be made of tile, slate, concrete shingles, metal, or other similar materials as approved by the MSDRC.
f. Mechanical equipment on roofs is permitted and shall be screened and/or camouflaged.

1.5 Loading and Service Areas

a. Outdoor service and storage areas shall be screened with solid masonry walls that complement the architectural character of the building. Outdoor storage is subject to MSDRC and Zoning Administrator approval.
b. Major exterior trash and recycling receptacles shall remain within service and storage areas and be painted to match the primary or secondary color used on the main building.
c. Where applicable, green screens with evergreen vines are encouraged to screen utility and service areas. Their shape can be integrated into the architectural character of the building. Green screens are to be used in addition to the required screen wall (they are not a replacement for the required wall).

1.6 **Recreational Structures**

All structures found within Mandarina South common spaces and paseos shall conform to the architectural standards contained herein and their design shall complement the overall community character by the use of similar colors, textures and materials. For example, on prefabricated structures such as a park ramada, the exposed posts can be clad in exterior masonry veneer to enhance the quality of the structure and a standing-seam steel roof may be used to emulate a tile roof.

a. All recreational structures should use compatible architectural character and blend into the community in a harmonious manner.
b. The scale of recreational structures should blend with the surrounding community.
c. A creative mix of architectural styles is encouraged for recreational structures to give a unique look and identity to each recreational area.

2. **Residential Standards**

2.1 **Architecture that Responds to the Climate**

All residential buildings constructed in Mandarina South should respond to the climate in which they are located. In this region, dwellings were historically characterized by extensive roof overhangs, covered porches and patios, arcades, low horizontal roof lines, thick walls, and natural building materials.

The generous roof overhangs and covered porches and patios shade interior rooms while allowing windows and doors to be opened during the hot summers, promoting cross ventilation. While roof overhangs provide shade in the summer months, the low sun angles associated with the winter season allow the sun to enter and warm interior spaces.

Integrated covered porches, patios, and arcades provide shade in the summer-time and protection from the elements during cold winter months while providing open outdoor living and activity spaces as an extension of interior rooms. All of these architectural features are intended to make the Desert Southwest more comfortable in a varied climate characterized by hot summers and cool winters.

2.2 **Architecture that Responds to Regional Traditions**

Architectural design should consider the historic context of the region; therefore, southwest themes are consistent with the character of Mandarina South. Although a single style or combination of styles is not required or endorsed, the use of contemporary interpretation and materials to emulate the regional traditions is strongly encouraged.

a. Pueblo / Southwest

The Pueblo style has historical precedent dating back to the Native American Indians. Adapted from the harsh climatic conditions of the region and functional uses of available materials, the Pueblo style is unique to the Southwest. Characterized by flat roofs, the sculptural, box-like organic forms of the style were influenced by the early Spanish colonists. The Southwest style grew out of the multi-cultural influences of Pueblo architecture with the introduction of pitched barrel tile roofs and Spanish motifs.

b. Spanish Mission

The Spanish Mission style dates back to the original missionary settlements of Southwest America. Mission style is heavily inspired by Spanish and Mexican architecture for the missionaries that brought their culture to the Native Americans of this region. Influenced by climate, materials and available labor, the Mission style adapted its own character. The style is characterized by strong, decorative, formal massing and, traditionally, has sculptural parapet roof lines and barrel tile roofs.

c. Spanish Colonial / Territorial

Spanish Colonial style has its origins in Mediterranean Architecture with eclectic inspirations that range from Moorish to Byzantine. This architectural style became popular in the Southwestern United States as an adaptation of the region's earlier mission style along with the rich culture of Latin American influences on the region. It is most characterized by strong, simple, informal massing and is traditionally unified by courtyards, arches and tiled roofs.

A sub-variety of Spanish Colonial style is known as the Territorial Style. This style was developed in New Mexico, West Texas and Arizona, and is characterized by one and two story structures with flat roofs of varying heights; parapet coping (typically brick or masonry to protect the adobe); portals and loggias; smooth finish stucco or brick or masonry; delicate wood moldings and accents; doors and windows flush with the wall surface; divided pane windows and wood trim defining major openings.

d. Monterey Revival

The Monterey Revival movement occurred during the 1920's and 30's. It blended American Colonial and Spanish adobe architecture. These homes were typically two story rectangular, asymmetrical plans with wood detailing.

2.3 **Detached Residential Architecture**

Mandarina South shall adhere to residential design standards found in Town of Marana Residential Design Ordinance. In addition to Town of Marana standards, the following design standards shall apply:

a. Authentic Architecture

In keeping with the rustic regional character and the natural beauty of the Sonoran Desert, residences at Mandarina South are encouraged to follow the regional architecture traditions of Southern Arizona. Successful neighborhoods should be inspired by the historical reference, with attention to authentic detailing. Recognizable styles following historical, traditional forms reinforce 'timeless' gracefully aged character which provide charming, sustainable neighborhoods.

i. In creating authentic architectural styles, floor plans should be designed with architectural character in mind. Homes with floor plans designed with a predetermined set of compatible character styles have a stronger appearance than a home that has a style applied to it after a floor plan has been designed.
ii. When designing plans, simple forms and masses lend themselves to ease of construction as well as authentic architectural expression. Special care should be taken to integrate covered porches, balconies, arcades, porte-cocheres and courtyards into floor plans where possible to create a more dynamic street scene.
iii. Roof pitches, massings, and materials should vary between plans and elevations and be stylistically consistent with the character of the house.
iv. To complete a historic character, building details shall be interpreted with authenticity. Details should retain a simple and appropriate appearance for its architectural style.

b. Varied Architectural Character

To create diverse neighborhoods and avoid monotony, careful planning and plotting of neighborhoods shall be done to develop a quality appearance and avoid repetitive architectural styles, elements, details and color.

c. Architectural Site Design

In an attempt to reduce garage dominated neighborhoods, a variety of residential designs are encouraged. Homes should emphasize connections to the street and neighborhood by placing porches or livable portions of the house in front of the garage. Setbacks on all lots have been carefully selected to encourage design with allowances for porches (porches shall be a minimum of fifty (50) square feet on lots greater than 4500 square feet, and a minimum of twenty four (24) square feet on lots equal to or less than 4500 square feet), livable spaces and non-street facing garages to avoid a garage dominated neighborhood. On all homes, the prominent use of porches, balconies, portals, porte-cocheres and courtyards are encouraged to create a lively and pleasant streetscape. To encourage and create a livelier street scene in Mandarina South, street facing garages that have a livable space, courtyard wall or patio that extends a minimum of five (5) feet in front of the garage face shall be considered a recessed garage.

d. Architectural Elements and Projections

Porches, arcades, portals, and covered patios provide welcome relief from the desert sun as well as connection to the street, and are encouraged in Mandarina South residential villages. Most southwestern architecture includes one or more of these features. Porches and covered terraces are important architectural elements and often play a key role in defining a specific style and contribute to streetscape character.

e. Roofs

Varied materials and forms in roofs are essential to providing diversity in neighborhoods. Roofs should retain simple massings but vary in pitch, heights, materials, and orientation depending upon the desired character. Roofs should be consistent throughout a house, but pitch may occasionally vary on a porch or projecting wing depending on character.

i. All roof penetrations and venting shall be behind ridgelines and away from roadways and front elevations, whenever possible. Exposed flashing, venting and piping at roofs are to be painted to match the dominant color.
ii. Mechanical equipment on roofs is permitted and shall be screened and/or camouflaged.
iii. Flat / low pitch roofs shall be provided with parapets, including rear patios. All flat / low pitch roof materials shall be integral color with the building exterior.
iv. The use of skylights, solar tubes and solar panels are restricted to rear elevations or behind parapets not visible from the roadway and elevations, where possible.
v. Chimneys shall be rock, stone, brick, or of a finish material identical to the accompanying structure, and shall include a chimney cap.

f. Garage Design and Driveways

The architecture forward concept is encouraged to minimize the visual impact of the garage dominated neighborhood. Garages are encouraged to be set back behind the front face of the house by using alternative garage orientation and varying front yard setback requirements for livable areas and porches. Tuck under garages (a garage 'tucked' under the main floor of the building or accessory building) are allowed.

i. Minimum two-car garage shall be four hundred (400) square feet [for example, a standard garage shall be twenty by twenty (20 x 20) feet; a tandem garage shall be ten by forty (10 x 40) feet]. The driveway shall provide a twenty (20) foot space to accommodate a parked vehicle without blocking the sidewalk. Garage size requirements do not apply to single-car garages conforming to the residential parking requirements.
ii. Garage doors are limited to nine (9) feet in height and shall be recessed six (6) inches minimum behind garage walls.
iii. All garage doors should be chosen with a style appropriate to the house character. Garage door windows are encouraged and should be limited to the top panel of the door.
iv. Garage doors shall be painted the color of the building or an accent color.
v. Driveways shall be limited in width of the adjacent garage door. Although most driveways should be concrete, pavers may be employed in keeping with the architectural style of the house. To reduce overall paving within the development, builders are encouraged to propose alternatives to traditional driveways, including "Hollywood"

driveways, grass pave, gravel pave, stabilized decomposed granite, etc. However, all non-standard driveway layouts or paving options shall be approved by the MSDRC and Zoning Administrator.

vi. Street facing 3-car garages shall have one (1) bay offset two (2) feet minimum behind the other two (2) garage bays.

vii. Tandem garage configurations shall be calculated the same way as a standard garage for setbacks, area, and residential parking requirements.

g. Architectural Articulation

Architectural treatment is the use of details and massing elements that comprise each architectural style of a home. Details may include, but are not limited to, window shape, size and grid configuration, decorative door patterns, decorative gable vents, eve and rake details, decorative tile and ironwork, balconies etc. which correspond to the architectural style. Full architectural treatment is required on all front elevations of houses and as listed below:

i. Four-side architectural treatment is required when a house is visible from arterial or collector roads, open spaces, common area or paseos.

ii. Side elevations on the street side of corner lots, or adjacent to paseos, open space or trailheads shall receive full architectural treatment.

iii. Courtyards, while often not visible from the street, should be considered as extensions of the front of the house, and shall be detailed accordingly.

iv. In general, side elevations facing another side elevation do not require full architectural treatment. The sides of the house should substantially match the character of the front, using similar materials, window sizes and details.

v. In general, smaller product types, single-family attached and multi-family housing shall require four-side architectural treatment.

vi. Some architectural styles may allow the introduction of amounts of stone, composite siding or brick to complement stucco.

2.4 **Attached and Multi-Family Product Standards**

Single-family attached and multi-family buildings shall be designed to meet the Residential Detached Architecture standards in Section H.2.3. In addition, the following design standards shall apply:

a. Buildings should be designed with a variety of surfaces, textures, shapes, multi-planed roofs, materials, and wall articulation.

b. The scale, details and materials shall be compatible with surrounding residential neighborhoods.

c. A variety of heights, colors, setbacks, and step-backs are encouraged to avoid long, unarticulated building facades.

d. Buildings should be designed in clusters of small buildings or the appearance of a series of smaller buildings.

e. Variations in exterior walls in depth and direction. Use pop-outs, arches and balconies to break up massing.

f. Minimize the bulk and appearance of structures using sloping rooflines consisting of varying roof heights, directions, and shapes.

g. Massive straight rooflines with flat appearances shall be avoided.
h. Building placement and orientation shall vary for design interest and visual relief.
i. Multiple design solutions shall be integrated into the building to provide visual interest and variation.
j. Garages shall be architecturally integrated into the established design character.

Part 5 – Implementation and Administration

A. Purpose and Intent

This section of the Mandarina South Specific Plan outlines the implementation of the plan during the development of the community. It identifies the responsible party to ensure the community is built in coordination with infrastructure improvements, providing logical growth and continuity of the community design and character. General administration and specific plan amendment procedures shall be defined in this section of this Specific Plan.

B. Proposed Changes to Zoning Ordinance

If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations in the Town of Marana Land Development Code that are applicable for the most similar issue, condition or situation shall be applied by the Zoning Administrator as the guidelines to resolve the unclear issue, condition or situation.

C. General Implementation Responsibilities

The implementation of the Mandarina South Specific Plan is the responsibility of the Master Developer, the Builders / Developers, any quasi-government community facilities or improvement district that is created, the future homeowners association (which may include any design review committees) and the Town of Marana.

The Town of Marana Development Services shall be responsible for ensuring all policies and standards in the Specific Plan are adhered to during the review, development and construction of Mandarina South.

Upon request of Developer, the Town staff shall process any request for a Community Facilities District (CFD) pursuant to A.R.S. § 48-701, et seq. and the Town's Guidelines for Establishment of Community Facilities Districts, and the Town Council shall reasonably consider such request for a Community Facilities District.

D. Development Review Procedure

All development plans and subdivision plats within Mandarina South shall be subject to and implemented through the review and approval process in conformance with this Specific Plan. In addition, all development within Mandarina South is subject to the building permit and review process as defined by the Town of Marana and this Specific Plan.

Prior to submitting preliminary and final subdivision plats and/or development plans to the Town of Marana, applicants shall submit all plans to the MSDRC for approval. The Master Developer, MSPOA and MSDRC reserve the rights to review, comment, approve or deny any design or architectural aspect of the development that affects the exterior appearance of any structure or area of land. This includes, but is not limited to, the review of site plans, signage, landscaping, entry features, street standards, and architecture for conformance to the Development Standards and Design Standards outlined in this Specific Plan.

All Development / Site Plan, Sign Program and Design Guideline applications shall be processed by the Development Services Department as an administrative review and approval according to the Town's internal administrative processes. Administrative approval can be with or without conditions.

Preliminary and final plats shall be processed according to the Town of Marana plat review process per the Land Development Code.

E. Design Review Process

It shall be a requirement of this Specific Plan that, subsequent to its approval and prior to the submittal of any preliminary subdivision plat or development / site plan within the Specific Plan, a standing Mandarina South Design Review Committee (the MSDRC) shall be established. Thereafter, the MSDRC shall review and approve individual development / site plan filings (for commercial development) and subdivision plat submittals (for residential development) for conformance to the Specific Plan and the CC&R's prior to submittal to the Town for its review and approval.

F. Planning Area Uses

Conditional Planning Area uses require review and approval by the Mandarina South Design Review Committee (MSDRC) and the Planning Commission and/or Town Council to ensure compatibility with surrounding uses. Approval of these uses may be conditioned upon proactive mitigation measures being implemented in association with the approved conditional use. All conditional uses shall be approved by the MSDRC prior to submittal for review / approval by the Town.

G. Phasing

Phasing shall occur in a logical and cost-effective manner based on infrastructure extension, availability of utility services and market conditions. The project shall be built in several phases, as future conditions dictate.

The spine infrastructure needed to serve the community shall be constructed and extended as needed for the development. Current estimates of build-out are six (6) to fifteen (15) years.

The purpose of planning the phasing is to ensure adequate infrastructure is available for the planned development. The phases of development may occur in a different order, or concurrently, at the discretion of the Master Developer.

H. Specific Plan Administration

1. Enforcement

The Mandarina South Specific Plan shall be administered and enforced by the Town of Marana Development Services Department, in accordance with the provisions of the Specific Plan and any applicable provisions of the Town of Marana Development Code.

2. Protected Development Rights/Vested Rights

Developer and the Town agree that the zoning designation, uses, and densities shall apply to the Property upon the effective date of the Specific Plan.

3. Administrative Change

Amendments to the approved Specific Plan may be deemed necessary to respond to changes in site conditions, market conditions, and financing to meet requirements or preferences of users and developers in Mandarina South. Changes to the provisions of the Mandarina South Specific Plan may be made administratively by the Town of Marana Zoning Administrator, provided the changes are

determined to by minor under Section 17-4-15.D of the Marana Town Code. Any changes shall conform to the goals, objectives and policies of the Mandarina South Specific Plan.

The planning manager shall determine whether a proposed specific plan amendment is administrative or substantial. Such amendments and changes shall, upon approval, be attached to the Specific Plan as an addendum and become part thereof. Minor changes do not require public notification or public hearings.

Categories of administrative amendments include, but are not limited to:

a. The addition of new information to the specific plan maps or text that does not change the effect of any regulations or guidelines.

b. Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the specific plan or increase the development capacity in the specific plan area.

c. Changes in the land use designation boundary, division of plan areas or combinations of areas.

d. Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the specific plan.

e. The addition of a use that is materially similar to a listed use, as determined by the planning manager pursuant to the process set forth in Section 17-4-2(C).

A substantial amendment is an amendment that would result in a substantial change to the specific plan's regulations or the overall intent of the specific plan, and that is not an amendment listed in subparagraph 2 above or a materially similar amendment.

4. **Interpretation**

The Zoning Administrator shall be responsible for interpreting the provisions of the Mandarina South Specific Plan. Any applicant aggrieved by the Zoning Administrator's interpretation may request an appeal to the Board of Adjustment within fifteen (15) days from the date of the interpretation.

If any provision of the Design Standards is considered ambiguous or unclear, the Zoning Administrator shall be responsible for interpreting the intent of the Specific Plan.

5. Fees

Fees shall be assessed as indicated by the Town of Marana's adopted fee schedule that is in place at the time of development.

Appendix A—Definitions

Accessory Structure

A structure that is incidental to the principal use on the lot, such as a play structure. An accessory structure shall be located behind the primary structure.

Accessory Building

A subordinate building or portion of a main building on the same lot or building site, incidental to that permitted in the main building, or to the land upon which the main building is located.

Alley Loaded

A residential product that provides the primary vehicular access from public streets through a private alley/shared driveway at the rear of the residence (rear yard), while the primary pedestrian entrance is located at the front of the residence (front yard).

Builder / Developer

The Builder / Developer is the purchaser of development areas of Mandarina South, and is responsible for the building or development within the areas of their ownership.

Clustered Parking

Designated grouped parking spaces or a parking lot accessed from an alley, private street, or public street. For example, ninety (90) degree parking bays accessed from an alley, private street, or public street; parking bays in the center island of an enlarged cul-de-sac.

Guest Home

A secondary residence which may be an attached or detached structure from the primary residence. A guest home may provide limited kitchen facilities, including no more than a two burner stove, a reduced size refrigerator, sink, and microwave oven. Guest homes are subject to MSDRC review and approval. These units may not be for rent. Also known as a Granny Flat.

Home Occupation

As defined by the Town of Marana Land Development Code.

Live / Work Unit

A building or space within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot Coverage

The area covered by the buildings and accessory building.

Mandarina South **Design Review Committee (MSDRC**)

A committee, appointed by the Master Developer or MSPOA, whose function is to review and approve all designed elements of the community, including, but not limited to: building plans, site plans, elevations, colors, exterior improvements, landscaping, fencing, lighting, parking and signage.

Mandarina South **Property Owners Association (MSPOA)**

The property owners association that will be established by the Master Developer to oversee the development of Mandarina South. Prior to relinquishing control of all Planning areas to non-builder owners, the Master Developer, or its designee, has the power to appoint and remove board members. The Property Owners Association shall administer property, prepare the budget, assign and collect fees, and review any designed elements for the community. The Master Developer may delegate these rights and duties to individual property owner associations.

Master Developer

The Master Developer for Mandarina South and/or its assigns of all or certain phases of the project will be the entity responsible for providing the spine infrastructure, including roads, sewer, and water for the project. The Master Developer shall form any required quasi-government community facilities district, the Property Owners Association and design review committees. The Master CC&R's will be recorded by the Master Developer.

Open Space

All common areas (with the exception of streets, alleys, and concrete channel bottoms of drainageways), parks and trail corridors in Mandarina South shall be considered open space. Integration of drainage facilities and recreation areas are encouraged where practical to provide additional open space opportunities.

Planning Area

Unique areas of Mandarina South that are regulated by land use and buffer standards.

Zoning Administrator

The individual who is acting or appointed director of the Town of Marana Development Services Department, or any administrator who is acting on behalf of the Town of Marana Development Services Department.

Project

The Mandarina South Specific Plan development project.

Residential Over Retail

Residential use over a non-commercial use. Separate access is required to the residential use.

Residential - Multi-Family

Two or more dwelling units in any configuration, semi-attached, attached or grouped for permanent residency on a rental, lease, or are individually owned, which are all located on a single lot (such as stacked flats, condominiums, apartments, and similar configurations).

Residential - Single Family Attached

A dwelling unit attached to one or more dwelling units by structural elements common to the attached units with each dwelling unit located on its own individual lot (such as duplexes and triplexes). The structural elements include common wall construction, roof, or other similar improvement. Elements like trusses, beams, and patio walls are not included.

Residential - Single Family Detached

One residential dwelling unit per lot. May include a guest home.

Special Intensity Uses

Special Intensity Uses include water or amusement park, RV sales and storage, utility and emergency services, regional transit facility uses, and sports and entertainment complex uses.

Specific Plan

The Mandarina South Specific Plan.

The Town

The Town of Marana.

Transit Stop

A transit stop (for example a bus stop, shuttle stop, or transit facility) for public transportation. Light rail is included under this definition should service become available.

Appendix B—Development Capability Report

A. Purpose and Intent

This component of the Mandarina South Specific Plan identifies the natural and existing conditions on and around the site, and analyzes the suitability of the Mandarina South site for development. Site Inventory and Analysis is the primary design tool guiding how development will integrate the natural and existing features of the site into a harmonious community design. This Development Capability Report follows the Town of Marana requirements provided in Section 17-4-15 of the Town of Marana Land Development Code.

The following natural and existing features were analyzed to assure future development of the site is feasible and the site design takes advantage of all existing opportunities to enhance the character of the Mandarina South community.

- Existing Land Uses and Zoning
- Adjacent Property Information
- Topography and Slope
- Hydrology and Water Resources
- Existing Vegetation
- Wildlife
- Soils and Geology
- Views
- Traffic Circulation and Road System
- Recreation, Open Space and Trails
- Cultural Resources
- Existing Infrastructure and Public Facilities
- Project Constraints

B. Existing Land Uses and Zoning

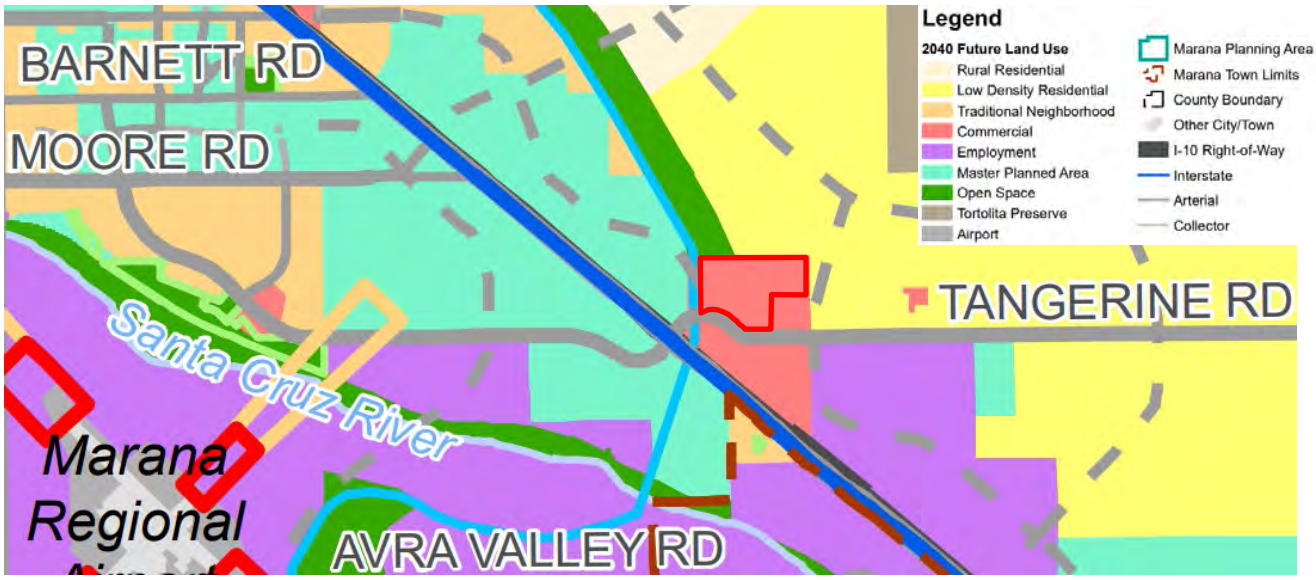
This section of the Site Analysis identifies existing land uses and zoning on the project site and adjacent properties.

1. Existing On-Site Land Uses

According to the Town of Marana Geographical Information System (GIS) Department the existing site is vacant. The land is generally characterized as former agriculture and ranch land that has remained undeveloped. The Make Marana 2040 General Plan Future Land Use Map proposes commercial uses for the site.

(See Exhibit 1 - Existing 2040 General Plan Map, pg. 89)

EXHIBIT 1 - 2040 GENERAL PLAN FUTURE LAND USE MAP

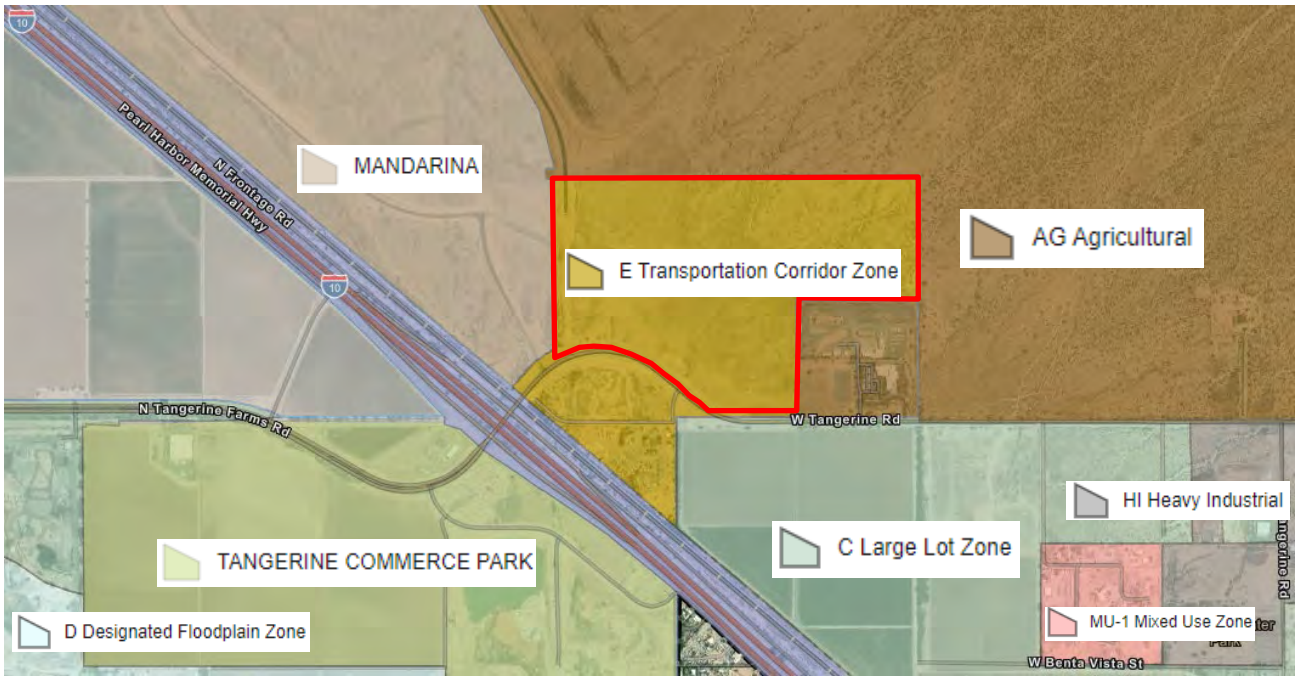


2. Existing On-Site Zoning

According to the Town of Marana GIS Department, the existing zoning on the Mandarina South site is Zone E - Transportation Corridor Zone.

(See Exhibit 2 - Existing On-Site Zoning, pg. 89)

EXHIBIT 2 - EXISTING ON-SITE ZONING



C. Adjacent Property Information within ¼ Mile

1. Existing Land Uses

According to the Town of Marana GIS Department, the Mandarina South site is surrounded by the following existing land uses: State of Arizona Trust and vacant land. Southeast of the site is the Trico Electric Cooperative headquarters. The CAP Canal lies west of the site boundary. The Canal is open on the northern portion of the property and transitions into an underground pipeline towards the south.

Existing land uses:

- North: State of AZ Trust and vacant land, CAP Canal Trailhead
- East: State of AZ Trust and vacant land, Trico Electric Cooperative, CAP canal and agricultural land
- South: Tangerine Road, Vacant Land, A-A RV Park & Storage, Trico Electric Cooperative
- West: CAP canal and vacant land

2. Existing Zoning Conditions

According to the Pima County Land Information System, the existing zoning conditions within one-quarter (¼) mile of the property consist of the following:

- F - Specific Plan
- AG - Agriculture
- E -Transportation Corridor
- C - Large Lot

3. Existing Building Heights

There are no existing structures.

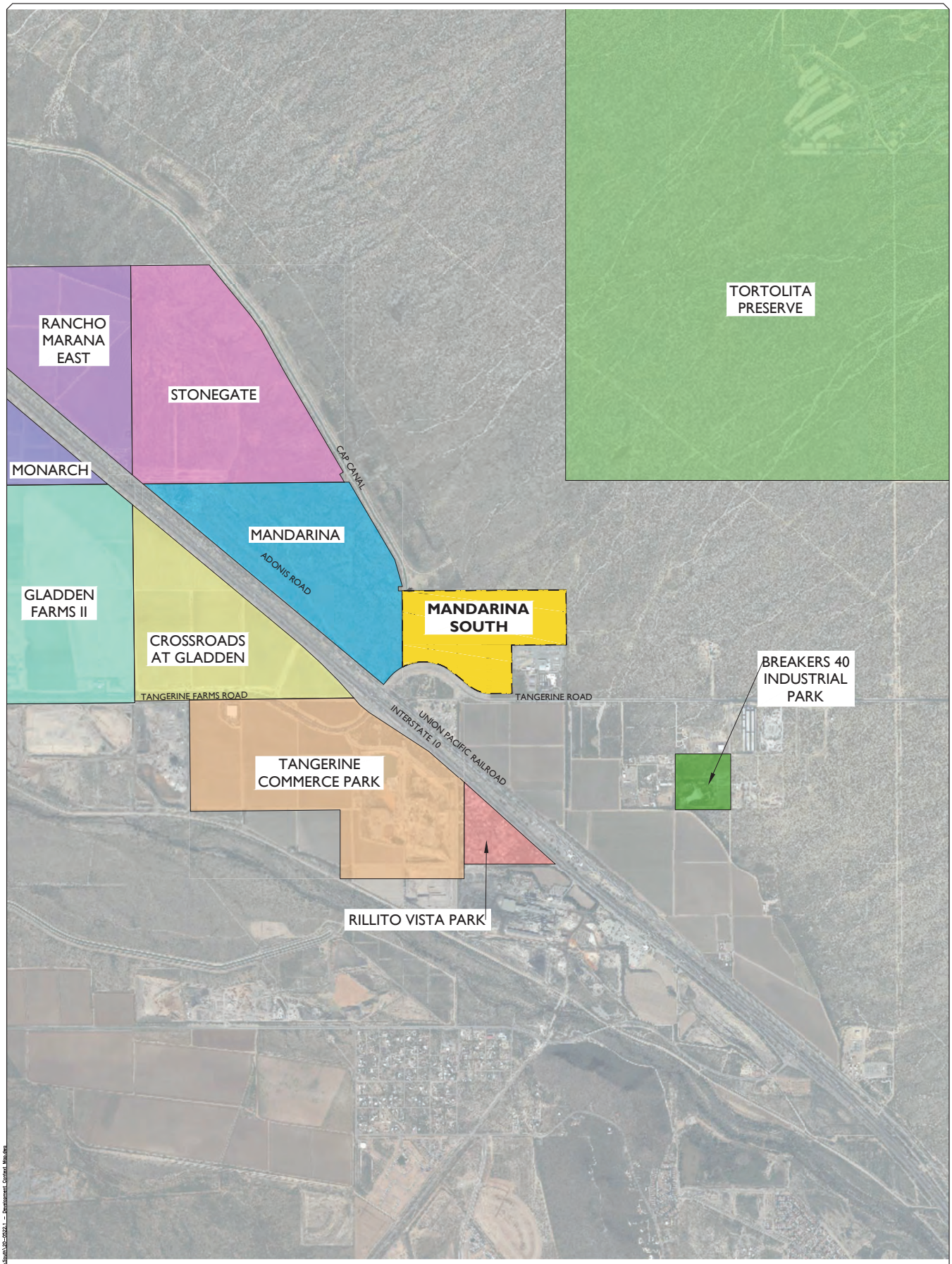
4. Pending Rezonings and Specific Plans

There are four Specific Plans that address nearby properties: Mandarina Specific Plan, Tortolita Shadows Specific Plan, Tangerine Commerce Park Specific Plan, Crossroads at Gladden Specific Plan, and the Stone Gate pending rezoning.

5. Subdivision Plats / Development Plans Approved

None Approved. Nearby final plats include the Mandarina Block Plat which is currently under review with the Town of Marana.

(See Exhibit 3 - Development Context, pg. 91)



SHEET	JOB NO	Mandarina South Marana, Arizona	EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com
1 OF 01	20-0522.1	Development Context Map	

D. Topography and Slope

Historically, the Mandarina South site was used for agriculture and ranching, and was previously graded and impacted by these uses. No significant natural topographic features can be found on the property.

1. Hillside Conservation Area

No Hillside Conservation Areas exist on the site.

2. Rock Outcroppings

No rock outcroppings exist on the site.

3. Slopes Greater than 15%

No slopes greater than 15% exist on the site.

4. Significant Topographic Features

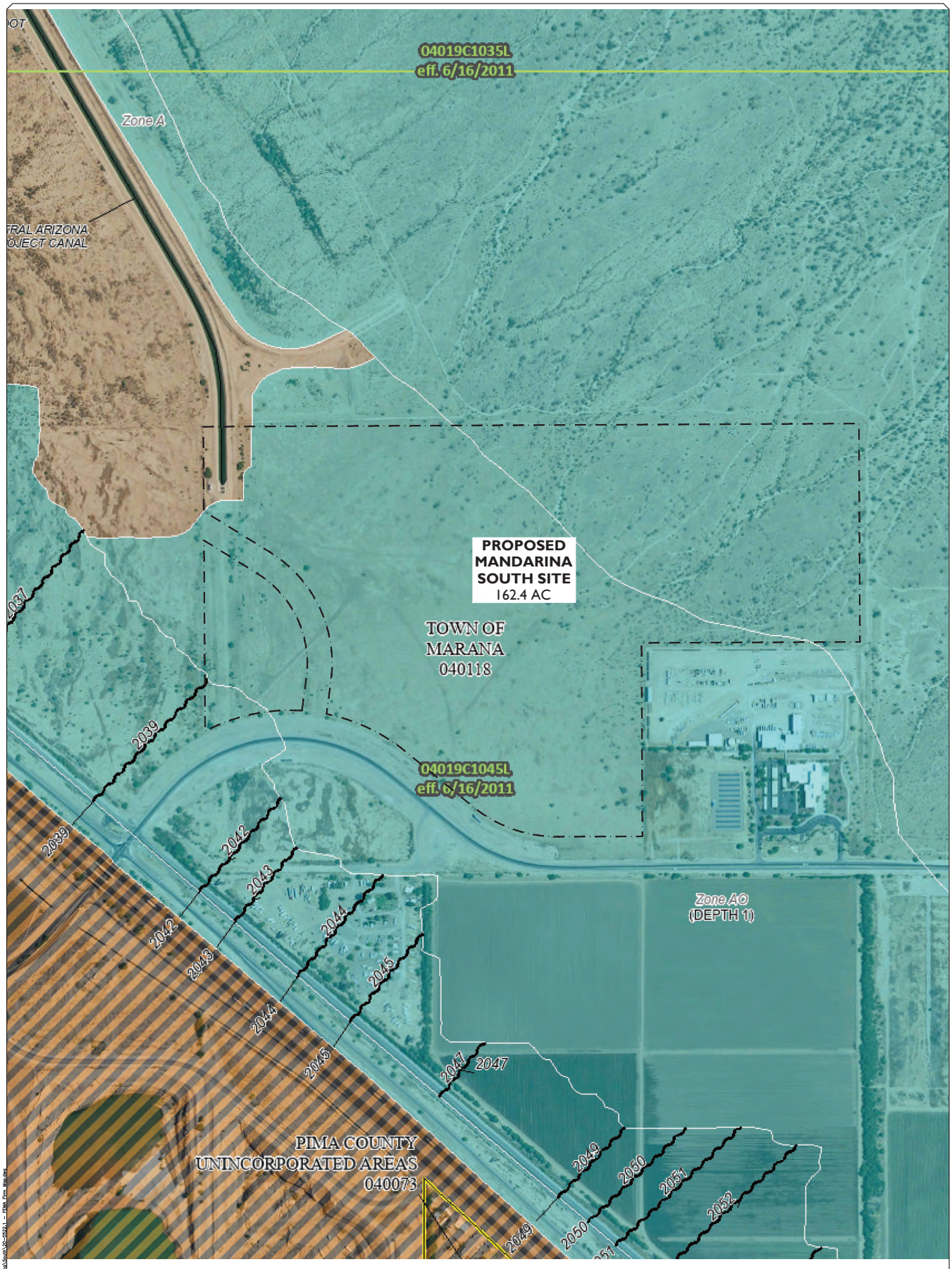
No significant topographic features exist on the site.

5. Pre-Development Cross-Slope

An analysis of the average cross-slope of the site calculates the existing slopes less than 1%; the existing topography and cross-slope are not constraints for developing the property.

E. Hydrology and Water Resources

Additional detail to follow regarding the Pre-Developed On-Site Hydrology, off-site watersheds, off-site hydrology, and Existing Downstream Conditions. Please see FEMA FIRM Map on next page.



250 0 250 500
scale feet

NORTH

SHEET	JOB NO	Mandarina South Marana, Arizona	EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com
1 OF 01	20-0522.1	FEMA Firm Map	

F. Vegetation

1. Vegetative Communities and Associations on the Site

The Mandarina South site consists of previously graded and disturbed lands. Historically, this property was used for agriculture and ranching. Due to previous site disturbance, there is minimal existing native vegetation. The ground plane consists of non-native grasses and invasive weeds. Pima County Land Information System classifies the land as "Warm, Temperate Grasslands." Native vegetation is of the Creosote-Cruxifiction Thorn Series of the Arizona Upland Subdivision of the Sonoran Desert (Brown, 1994).

Vegetation found on the project site includes the following:

Trees	Shrubs	Cacti
Mesquite (*Prosopis velutina*) Mexican Palo Verde (*Parkinsonia aculeata)* Salt Cedar (*Tamarix spp.*)	White Thorn Acacia (*Acacia constricta*) Creosote (*Larrea tridentata*) Desert Broom (*Baccharis sarothroides*)	Prickly Pear (*Opuntia englewannii*) Barrel Cactus (*Ferocactus wislezenii*) Cholla (*Opuntia spp.*)

2. Vegetative Densities

Existing vegetative densities found on the project site are relatively sparse when compared to undisturbed Sonoran Desert vegetation found in the region. No washes are located on the site, nor the typical vegetative densities associated with them. The northern two-thirds of the site have Creosote, Barrel Cactus, and Cholla as light vegetative cover, but they are not found on the southern one-third of the site, due to more historically intensive agricultural patterns.

3. **Significant Vegetation and Federally-Listed Threatened or Endangered Species**

No significant vegetation or endangered species occur on the site, but the Arizona Game and Fish Department (AGFD) has recorded that the Thornber Fishhook Cactus occurs within a three mile radius. Considering that the microhabitat preferred by Mamalaria thornberi is the area beneath the overhanging side branches of Ambrosia dumosa (Rutman 1995), and that no undisturbed Sonoran desert vegetation exists on the site, it is unlikely that Mandarina South has the vegetation patterns to support the habitat for Thornber Fishhook Cactus or any other significant and/or endangered species.

References:

Brown, D.E. (Ed.). (1994). Biotic Communities: Southwestern United States and Northwestern Mexico. Salt Lake City, UT: University of Utah Press.

Rutman, S. (1995). The distribution of Mamillaria thornberi on Saguaro National Monument, Tucson Mountain Unit, Arizona. Tucson, Arizona: Saguaro National Monument.

G. Wildlife

1. **Presence of State-Listed Threatened or En**dangered Species

Although there are no Federally-Listed Threatened or Endangered Species found on the site, the AGFD has defined other five Special Status Species that occur within 3 miles of the site by using the Heritage Data Management System: Tucson Shovel-nose Snake, Western Yellow-billed Cuckoo, Cactus Ferruginous Pygmy-owl, Sonoran Desert Tortoise and the Yellow-nosed Cotton Rat.

A survey to determine the presence or absence of the cactus ferruginous pygmy-owl was conducted in 1999 by Thomas Olsen and Associates. The conclusion of the survey was that the site contained no suitable pygmy owl habitat. The CFPO bird has since been delisted.

H. Soils and Geology

1. Soils

According to soil survey data obtained from the Natural Resource Conservation Service, the soil associations found on the project site are a variety of silty, clayey and sandy loams. The soil types would not present a constraint in developing the site. Geotechnical testing will need to be conducted, prior to development, to study their weight bearing capacity.

2. Geologic Features

Since the project site lies in the Santa Cruz River Basin, at the base of the Tortolita Alluvial Fan, the geology of the site consists of alluvial materials that have been deposited over time. There are no distinctive geologic features found on the project site.

I. Views

1. Views from the Site

Mandarina South consists of flat topography sloping gently downward from east to west. The entire site has an expanse of mountain views; including the Picacho Mountains and Picacho Peak to the northwest, Baboquivari Peak and Kitt Peak to the southwest, the Tucson Mountains to the south and the Silverbell Mountains to the west. Views to the east are a mosaic of layered mountain views dominated by the Tortolita Mountains, with the San Maniego Ridge, Mount Lemmon and Pusch Ridge (in the Santa Catalinas) visible in the distance. Views to the south include distant features of Mt. Wrightson and Elephant Head in the Santa Rita Mountains.

2. Views into the Site

Mandarina South is highly visible from Interstate 10 and Tangerine Road due to the relatively flat topography found on the site and its adjacency to both roads. The site is generally screened to the northeast due to grading from the CAP canal.

J. Traffic Circulation and Road System

The major roadways in the project area are Tangerine Road, Adonis Road and Interstate 10. Tangerine Road is the south boundary of the project site. The soon-to-be constructed Adonis Road creates a corridor through the Mandarina South site. A Traffic Impact Study is being completed for the Mandarina South Specific Plan and will further detail the traffic capacity of the proposed plan when the study is completed.

K. Recreation, Open Space, and Trails

Mandarina South abuts the CAP trailhead. The CAP Trail is a beautiful trail that follows the CAP canal's elevated maintenance road. It is a non-technical dirt road which is elevated and gives fantastic 360-degree views of the surrounding area. The existing CAP parking area will be relocated to the east side of the CAP canal after Adonis Road is extended to Tangerine Road. Currently, there are two additional planned trails in the Town of Marana - Park, Trail and Open Space System Master Plan located near the site; the Wild Burro Wash Trail is located to the north side of Tangerine Road, extending east of the

property; and the Santa Cruz River Trail is planned to the southwest along the Santa Cruz River. According to the Town of Marana Northwest Area Plan Open Space, Parks and Trail System, an undeveloped special purpose park lies to the east of the CAP Canal. A bike trail is to run along the railroad tracks. The Tangerine Trail is planned on the northern edge of the Tangerine Road R.O.W., which includes a greenway with a divided urban trail along the entire Tangerine Road Corridor.

L. Cultural Resources

The Mandarina South project area has been the subject of a number of cultural resources investigation projects since the early 1980s. Initially the larger area was surveyed as part of the Northern Tucson Basin Survey and several sites were identified on the Mandarina South property. One site, AZ AA:12:118 was subsequently tested and recommended for further archaeological investigations to be conducted on this site. This site is located in the northeast corner of the subject property.

The Mandarina South property was re-surveyed in 2007 by WestLand Resources. During this survey the above-mentioned site was determined to have been occupied during the early Classic period and that it is a significant cultural resource. The study recommended that if the site cannot be avoided and protected, it should be subjected to thorough data recovery prior to the development of the project area. Careful coordination will be undertaken with the Arizona State Museum and any other regulatory agency in the removal of the items.

All work within the project area will comply with Chapter 17-12 of the Town's Land Development Code.

M. Existing Infrastructure and Public Facilities

1. Water

There are no existing facilities on the project site. The Town of Marana will provide water for this site.

2. Sewer

The Town of Marana will provide sewer service for this site.

3. Schools and Libraries

There are no schools or libraries within a one-mile radius of the project boundary.

4. Police, Fire and Emergency Services

The specific plan area falls within the Northwest Fire District boundary. There are no police or emergency services within one mile of the specific plan boundary. Police and Fire Stations are located at the Town of Marana Municipal Complex to the northwest of Mandarina South; a Fire Station is located within Dove Mountain, to the east of Mandarina South.

5. Solid waste disposal and recycling

Waste disposal and recycling will be provided by private companies.

6. Private Utilities

An active Trico Electric line runs through the site. Currently no services are provided. Electricity, telecommunications, and cable television services will be extended into this project area when it is necessary though agreements with the specific private utility companies.

Appendix C—Legal Description

Appendix D – Street Classification Matrix

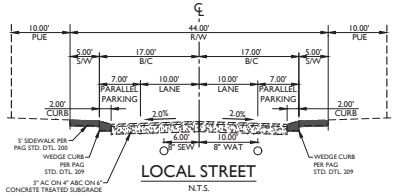
Table D.1: Street Classification Matrix

Street Name	Classification	Median	Proposed R.O.W. Width	Travel Lanes	Speed Limit	Multi-Use Lane	Pedestrian Ways	Public	Surface
Tangerine Road	Arterial	Yes	250' (1)	4(2)	40	Yes	Yes	Yes	Paved
Adonis **Road**	Arterial	Yes	150'	4	45	Yes	Yes	Yes	Paved
Major Collector 'A'	Collector	No	79'	2	35	Yes	Yes	Yes	Paved
Major Collector 'B'	Collector	Yes	85'	2	35	Yes	Yes	Yes	Paved
Minor Collector	Collector	No	67'	2	30	No	Yes	Yes	Paved
Local	Local	No	44'	2	25	No	Yes	No	Paved
Private Local	Local	No	26'	2	25	No	Yes	No	Paved
Shared Driveway	Local	No	20' (3)	2	15	No	No	No	Paved

(1) Tangerine Road: 250' R.O.W. width corresponds with the Major Streets and Routes Plan.

(2) Tangerine Road is currently a two-lane road. It is being designed to be widened to four lanes. The four-lane cross section is a future cross section provided by the Town who is constructing the Tangerine Road improvements.

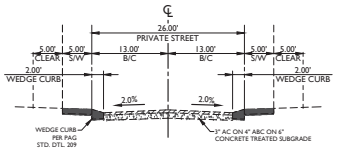
(3) Shared Driveway / Alley / Private drive will use common area easement in lieu of right-of-way



LOCAL STREET

N.T.S.

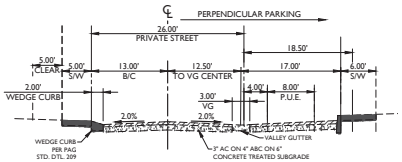
MODIFICATION FROM TOWN OF MARANA STANDARD DETAIL 100-1



PRIVATE LOCAL STREET

N.T.S.

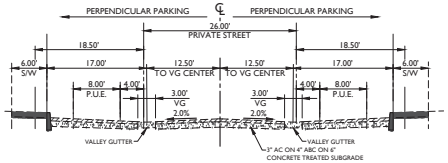
MODIFICATION FROM MANDARINA SPECIFIC PLAN
NO ON-STREET PARKING ALLOWED



PRIVATE LOCAL STREET (PARKING ONE SIDE)

N.T.S.

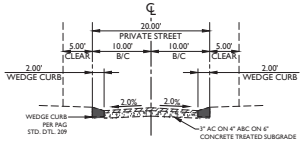
MODIFICATION FROM MANDARINA SPECIFIC PLAN
NO ON-STREET PARKING ALLOWED,
PARKING IN DESIGNATED STALLS ONLY



PRIVATE LOCAL STREET (PARKING TWO SIDES)

N.T.S.

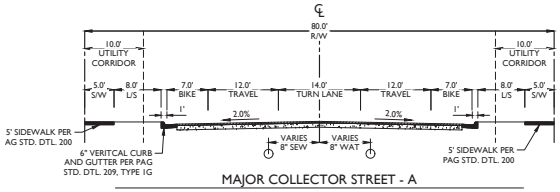
MODIFICATION FROM MANDARINA SPECIFIC PLAN
NO ON-STREET PARKING ALLOWED,
PARKING IN DESIGNATED STALLS ONLY



SHARED DRIVEWAY

N.T.S.

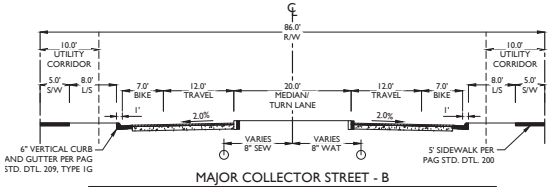
STREET CROSS SECTION FROM MANDARINA SPECIFIC PLAN
NO ON-STREET PARKING ALLOWED



MAJOR COLLECTOR STREET - A

N.T.S.

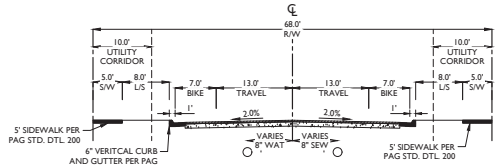
MODIFICATION OF TOWN OF MARANA STANDARD DETAIL 110-3



MAJOR COLLECTOR STREET - B

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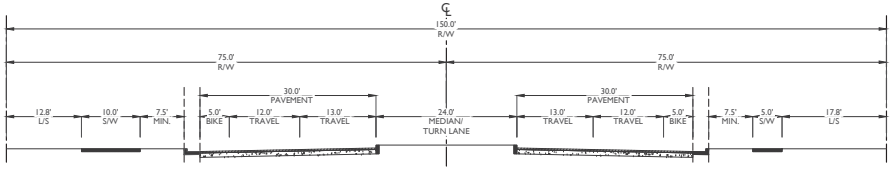
MODIFICATION OF TOWN OF MARANA STANDARD DETAIL 110-3



MINOR COLLECTOR STREET

N.T.S.

MODIFICATION OF TOWN OF MARANA STANDARD DETAIL 100-5



ADONIS ROAD BUILD OUT

BY OTHERS

20-0522

Itokos

May 24, 2023 2:10pm S:\Projects\2020\20-0522\Planning\Drawings\Exhibits\20-0522 – STREET SECTIONS_Exhibit.dwg

EPS GROUP
3130 N. Alma School Rd., Ste. 120
Chandler, AZ 85224
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Mandarina
12350 N Adonis Rd, Marana, AZ 85658
Marana, Arizona

Project:

STREET SECTIONS

Revisions:

Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
20-0522

EXHIBIT

Sheet No.
1
of 01

Appendix E—Proposed Plant List

The following plants are proposed for use in Mandarina South landscapes:

Trees

Acacia anuera	Mulga
Acacia berlandieri	Fern Acacia
Acacia salacina	Willow Acacia
Acacia shaffneri	Twisted Acacia
Acacia smallii	Sweet Acacia
Celtis reticulata	Western Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Cercidium x 'Desert Museum'	Desert Museum Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis 'Lois Adams'	Desert Willow
Chilopsis linearis 'Warren Jones'	Desert Willow
Fraxinus greggii	Little Leaf Ash
Fraxinus velutina 'Rio Grande'	Fan Tex Ash
Lysiloma thornberi	Fern Tree
Olneya tesota	Ironwood
Pithecellobium flexicaule	Texas Ebony
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
Quercus buckleyi	Red Rock Oak
Quercus virginiana	Live Oak

Palm Trees

Phoenix dactylifera	Date Palm
Chamaerops humilis	Mediterranean Fan Palm
Washingtonia robusta	Mexican Fan Palm

Shrubs

Abutilon palmeri	Superstition Mallow
Acacia constricta	Whitethorn Acacia
Acacia greggii	Catclaw Acacia
Aloysia wrightii	Wright's Bee Bush
Ambrosia dumosa	White Bursage
Anisacanthus quadrifidus wrightii	Mexican Flame Bush
Buddleia marrubifolia	Woolly Butterfly Bush
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Calliandra hybrid 'Sierra Star'	Sierra Star
Cassia nemophila	Desert Cassia
Cassia wislezenii	Shrubby Cassia
Celtis pallida	Desert Hackberry
Chrysactinia mexicana	Damianita Daisy

Condalia globosa	Bitter Condalia
Condalia warnockii	Mexican Crucillo
Cordia boissieri	Texas Olive
Dalea bicolor	Silver Dalea
Dalea frutescens	Black Dalea
Dalea pulchra	Bush Dalea
Dodonea viscosa	Hopbush
Encelia farinosa	Brittlebush
Eremophila spp.	Emu Bush
Ericameria larcifolia	Turpentine Bush
Hyptis emoryi	Desert Lavender
Justicia californica	Chuparosa
Justicia candicans	Red Justicia
Justicia spicigera	Mexican Honeysuckle
Larrea tridentata	Creosote Bush
Leucophyllum spp.	Texas Ranger
Prosopis pubescens	Screwbean Mesquite
Rhus ovata	Sugar Bush
Salvia spp.	Sage
Santolina spp.	Santolina
Simmondsia chinensis	Jojoba
Sophora secundiflora	Mountain Laurel
Tecoma spp.	Yellow Bells
Vauquelinia californica	Arizona Rosewood
Viguiera stenoloba	Golden Eye
Vitex agnus-castus	Chaste Tree
Wedelia texana	Devil's River

Accents

Agave spp.	Agave
Aloe spp.	Aloe
Asclepias linaria	Pine Leaf Milkweed
Asclepias subulata	Desert Milkweed
Carnegia gigantea	Saguaro
Dasylirion acrotriche	Green Desert Spoon
Dasylirion longissimum	Toothless Desert Spoon
Dasylirion wheeleri	Desert Spoon
Dietes bicolor	Fortnight Lily
Euphorbia rigida	Gopher Plant
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parviflora	Red Yucca
Nolina microcarpa	Bear Grass
Pedialanthus macrocarpus	Lady Slipper
Opuntia spp.	Prickly Pear
Yucca spp.	Yucca

Perennials

Hymenoxys acaulis	Angelita Daisy
Baileya multiradiata	Desert Marigold
Berlandiera lyrata	Chocolate Flower
Melampodium leucanthum	Blackfoot Daisy
Penstemon spp.	Penstemon
Psilostrophe cooperi	Paper Flower
Ruellia brittonia	Purple Ruellia
Sphaeralcea ambigua	Globemallow
Tagetes lemmonii	Mt. Lemmon Marigold
Verbena spp.	Verbena
Zinna acerosa	Desert Zinnia

Ornamental Grasses

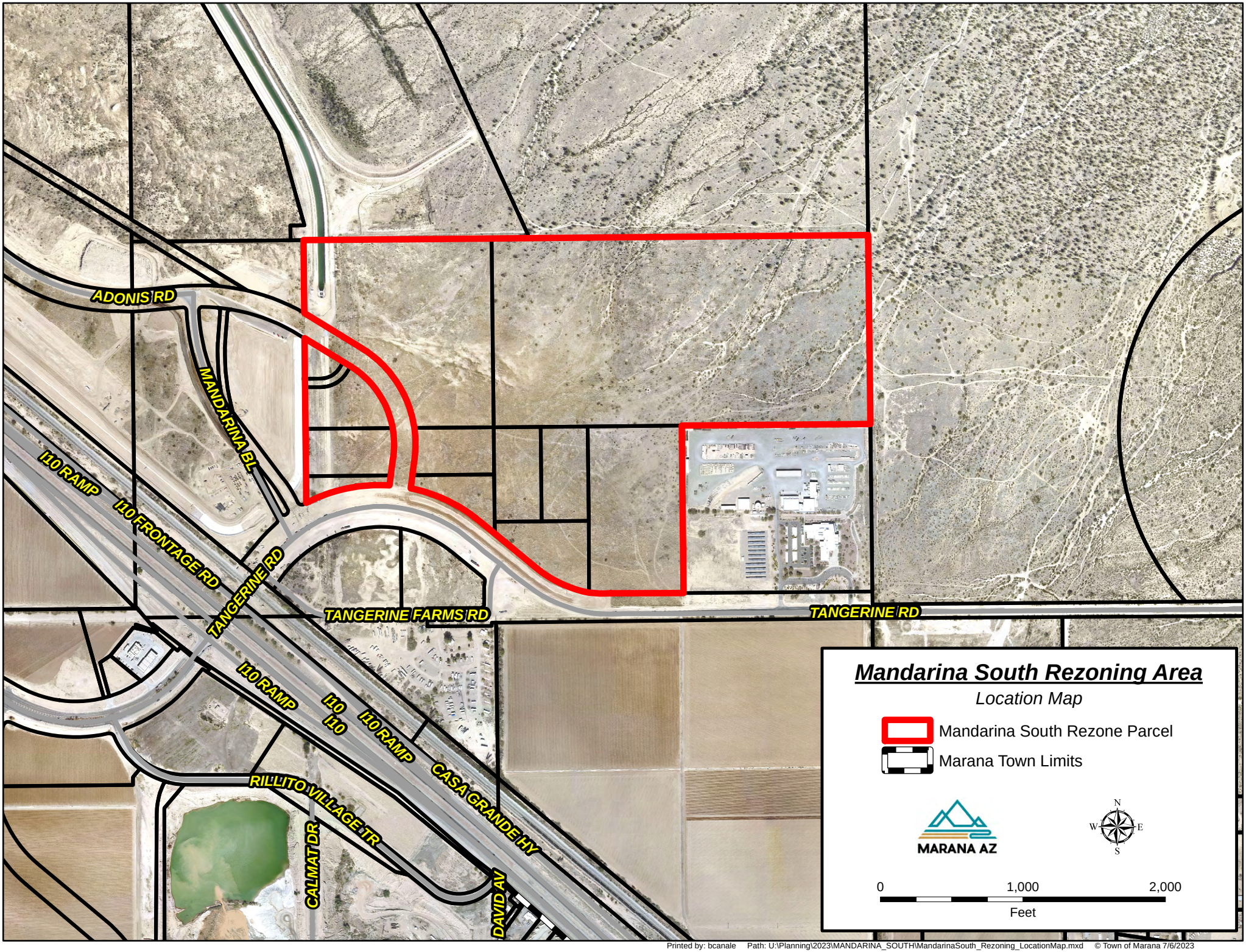
Muhlenbergia capillaris	Pink Muhly
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia emerslyi	El Toro
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deer Grass

Groundcovers / Vines

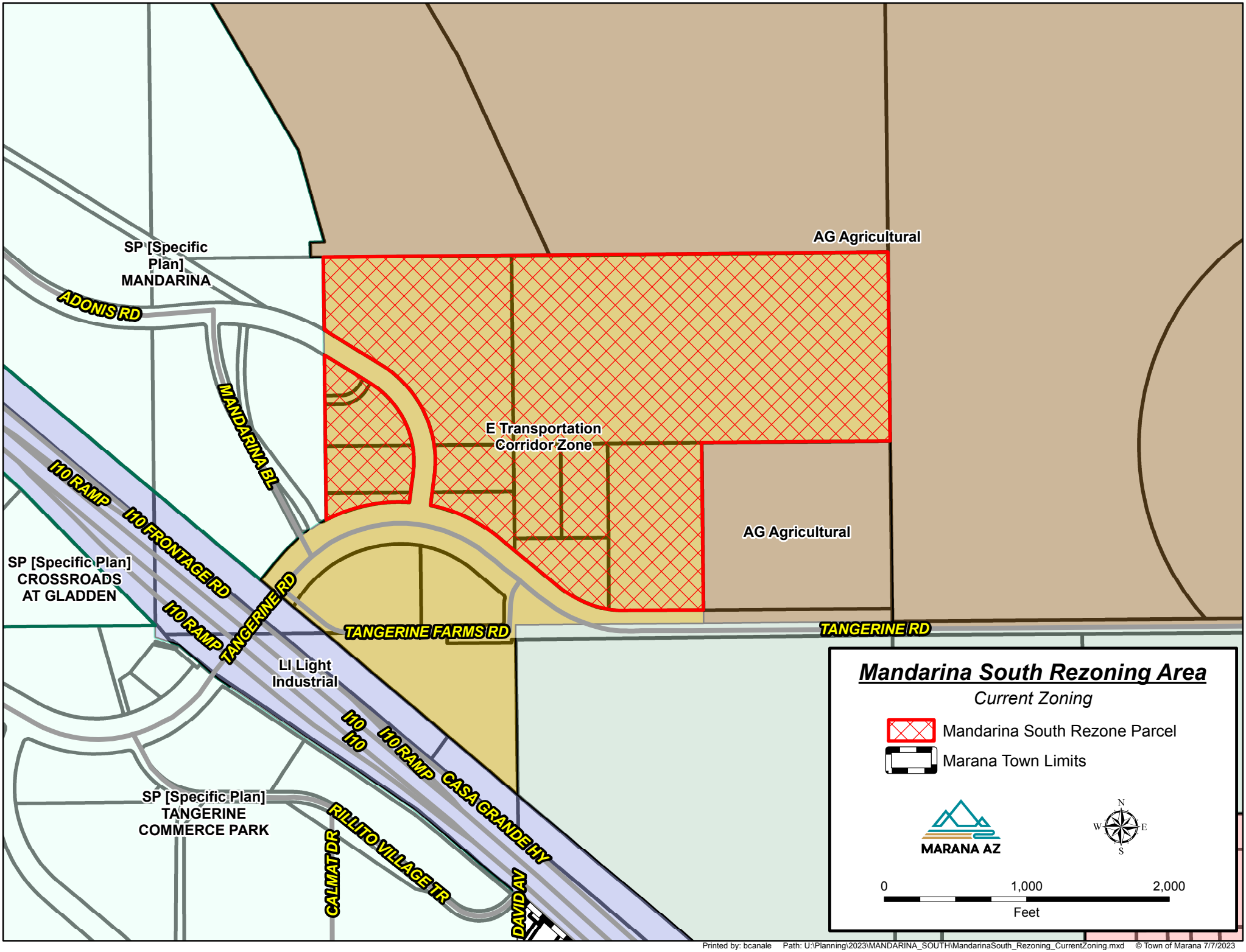
Acacia redolans	Prostrate Acacia
Bignonia capreolata	Tangerine Cross Vine
Calylophus hartwegii	Sundrops
Dalea capitata	Green Dalea
Dalea greggii	Trailing Indigo Bush
Ficus pumila	Creeping Fig
Lantana montevidensis	Trailing Lantana
Macfadyena unguis-cati	Cat's Claw Vine
Mascagnia lilacina	Blue Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine

Appendix F—Traffic Impact Study

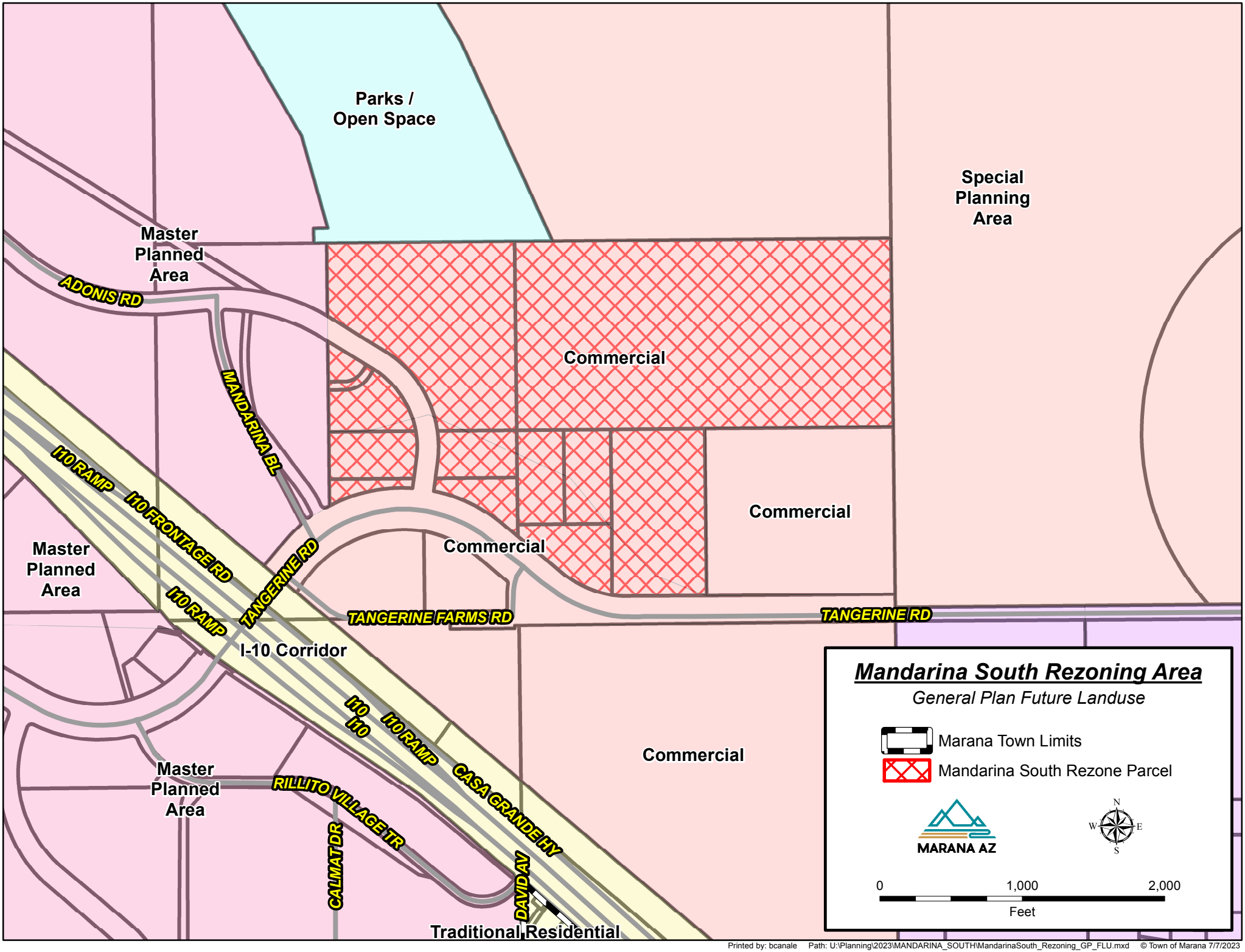
A Traffic Impact Study is being completed for the Mandarina South Specific Plan under TRA2209-001. Traffic patterns, information, and conclusions from the final Traffic Impact Study will guide development within the Mandarina South Specific Plan.



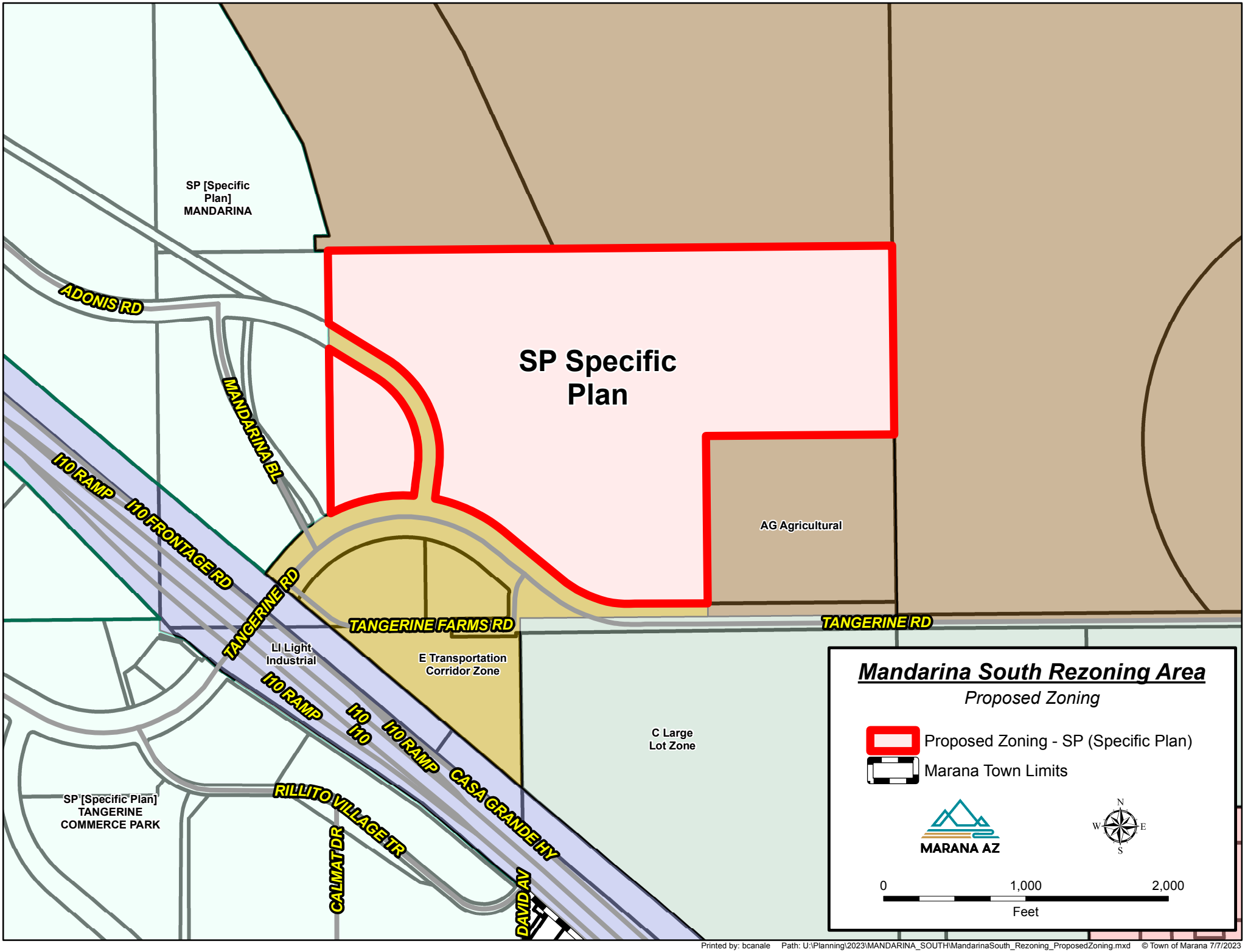
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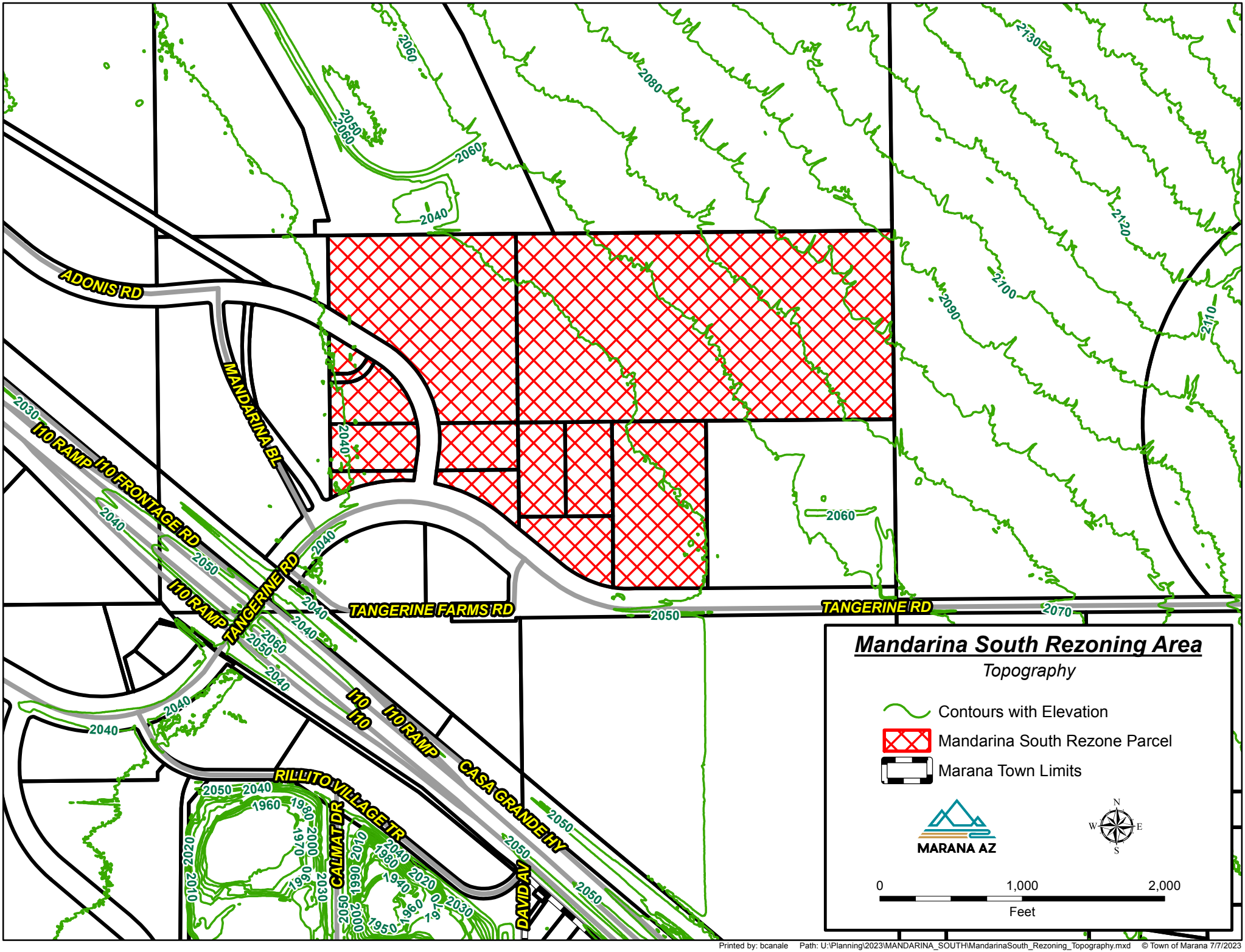
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MARANA AZ

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: Mandarina South	
Description of Project: Specific Plan to develop 150 acres.	Number of Lots: TBD
Parcel No.(s): 21849003C, -03B, -03E, -03D, -140, -04B, -07F, -07E, -04A, -08B, -10A & -08A	Gross Area (Acres): 150.3
Project Address: North of Adonis Road and Tangerine Road Intersection (no street address)	
Ref. Project No.: PCZ2207- 003	

CONTACT INFORMATION

Owner: Mandarina South, LLC	Contact Name: Hudd Hassell		
Address: 1635 N GREENFIELD RD STE 115	City: Mesa	State: AZ	Zip: 85205
Email: hudd@belaflor.com	Phone No.: (602) 525-0000		
Applicant: Pew & Lake, PLC	Contact Name: Reese Anderson and Jon Gillespie		
Address: 1744 S. Val Vista Dr. #217	City: Mesa	State: AZ	Zip: 85204
Email: jon.gillespie@pewandlake.com	Phone No.: (480) 461-4670		
Consultant/Engineer: EPS Group	Contact Name: Brian Nicholls		
Address: 1130 N. Alma School Rd, Suite 120	City: Mesa	State: AZ	Zip: 85201
Email: brian.nicholls@epsgroupinc.com	Phone No.: (480) 355-1537		

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.)

Pew & Lake, PLC (Jon Gillespie)		8/1/2022
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019