



MARANA PLANNING COMMISSION
MEETING NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 29, 2024, at or after 6:00 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on May 29, 2024, 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 April 24, 2024 Meeting Minutes

B. Public Hearings

1. **PCM 2405-001:** Recommendation to the Town Council regarding revisions to Marana Town Code (MTC) Title 17 - Land Development related to land use and subdivision standards; revising Marana Town Code (MTC) Section 17-4-2 (Use matrix) to add 'Single-family attached' as a residential land use and establishing an allowance status for each of the zoning categories; revising Section 17-4-2 (Use matrix) to revise the allowance status of the Duplex and Townhouse residential uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zoning districts; revising Section 17-4-3 (Use conditions matrix) to add appropriate conditions to the development of Single-family attached, Duplex, and Townhouse residential uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zoning districts consisting of the requirement for compliance with the development standards for the R-3 (residential) zone; revising Section 17-4-7 (Commercial zoning districts) to remove the minimum lot size requirement within Neighborhood Commercial (NC) and the Village Commercial (VC) zoning districts; revising Section 17-5-3 (Subdivision requirements), subsection 17-5-3.B.15 to clarify that the requirement to underground utilities includes all new and existing utilities within or contiguous to the subdivision; and, revising Section 17-5-3 (Subdivision requirements), subsection 17-5-3.C.3.a, to add an option regarding the general requirement of lot access to a street as, "An access easement providing ingress and egress to a parcel over another parcel through an area dedicated for such perpetual use' (Brian D. Varney)

C. Commission Action

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

D. Informational Items/Possible Action Items

Discussion and possible cancellation of the June 29, 2024 Planning Commission Meeting and possible rescheduling of the July 31, 2024 Planning Commission Meeting to July 24, 2024.

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 05/29/2024

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: May 29, 2024

Subject: Approval of the April 24, 2024 Meeting Minutes

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Attachments

April 24, 2024 Meeting Minutes



**MARANA PLANNING COMMISSION
REGULAR MEETING**

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 24, 2024, at or after 6:00 P.M.

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

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:01 PM.

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

ROLL CALL

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

CALL TO THE PUBLIC

APPROVAL OF AGENDA

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

ANNOUNCEMENTS Development Services Director, Jason Angell noted that Planning Manager, Steve Cheslak will be retiring on May 1, 2024, after 17 years with the Town of Marana. He thanked Steve for his service and his positive impact on the Town. The Planning Commission also thanked Steve for his role with the many projects and wished him a happy retirement.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of December 6, 2023.

Commissioner Flint moved, and Commissioner Tyson seconded, the motion approving the minutes of December 6, 2023. Motion passed, 7-0.

PUBLIC HEARING

1. PCZ2402-001: Grier 138/13.8 Kilovolt Substation TEP Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 19.6 acres of land located one-half mile west of Wentz and Grier Intersection from Small Lot Zone (Zone A) to Neighborhood Commercial (NC). (Scott S. Radden)

Senior Planner, Scott Radden presented on this item. The applicant, Sonoran Land Resources, representing TEP on behalf of Cortaro Farms LTD (property owner) is requesting to rezone approximately 19.6 acres of land to Neighborhood Commercial (NC) and a Minor General Plan Amendment to Commercial (C). The current zoning is Zone A – Small Lot Zone.

Renee' Darling – Sonoran Land Resources/applicant – noted the proposed Grier Substation is necessary, in order to support any future development in north Marana. A few years ago, TEP installed a mobile substation on Tangerine Road to meet current needs within the town. That substation will reach full capacity in 2028. A new substation must be built by 2027 to continue to support future growth in Marana.

TEP 138-kv substations have been integrated successfully in residential neighborhoods throughout its service area. The proposed Grier Substation will support existing and future residential development and provide the infrastructure necessary to support multi-family development.

An open house was held on April 4, 2024, in which 11 people attended. General concerns were potential health issues related to EMF, noise, and property values.

Chairman Schnee opened the public hearing at 6:24 p.m.

Linda Shepherd, Gerald Peters, Sandy McElhannon, and Richard Miller spoke with general concerns relating to views, potential flooding, noise, property values, and potential health concerns related to EMF. The residents asked the Commission to deny the request. They didn't want the substation right next to their homes. Mr. Miller asked for clarification on whether he will have access to his farmland due to the preliminary location of the planned transmission line connection.

Chairman Schnee closed the public hearing at 6:36 p.m.

Referring to the preliminary location of the planned transmission line that would connect the Grier Substation and the AEPCO Saguaro-Marana Connection, **Ms. Darling** noted the location is conceptual at this stage. The Grier Substation project location needs to be approved before the planned transmission line location can be determined. The site depicted on the map is one option. Wherever the location is decided on, Mr. Miller will have guaranteed access to his farmland.

Ms. Darling noted that the EMF level of a 138-kv substation is extremely low. As the distance from the transformers increases, the EMF weakens significantly. TEP has offered to conduct EMF testing at the property line and within the homes prior to and after construction.

Chris Ortiz y Pino – TEP Environmental Land Use Planner – noted since the project is in the 500-year floodplain the site would need to be raised. The site would be engineered to direct all stormwater flows to the stormwater detention and retention basins.

Chairman Schnee noted he would like to see 3' and 4' box trees along the west side of the project and for the applicant to work with the homeowners to site the trees when planted.

Commissioner Tyson asked if there was a reason this site was chosen above any other site?

Mr. Ortiz y Pino noted they have been looking for a location over the past 4 years. There were multiple locations considered near their load center. They had been in negotiations with the landowners. All negotiations, except for this one, fell through for various reasons.

Addressing the residents, **Commissioner Bowen** wanted to make sure they were aware that something would eventually be developed at that location. Their views will be gone as a result. But a substation is a different thing altogether. He felt this was not a good location for the project.

Commissioner Flint asked what would happen if the project wasn't approved. **Ms. Darling** stated they would have to start over. The problem is, in 2028, there will be no capacity for any further development in north Marana. **Commissioner Flint** asked if the Commission wasn't considering this project for this parcel, would it be fair to say that some point in the future someone would come in and apply for a residential development there? **Mr. Angell** stated he couldn't project what would go in that particular parcel but development interest in north Marana has increased. Anything from industrial proposed uses to residential uses. This is a target area for growth in the region and both TEP and Trico have notified the town of their current capacities and being able to keep up with growth. **Commissioner Flint** stated if this project was going to proceed, he wanted to add a condition to add mature landscaping across from the homeowners on the west side of the project.

Chairman Schnee noted that with the growth going on in north Marana, a substation is crucial to effect those changes.

Motion to approve, subject to the recommended conditions and following added conditions: 1. increase landscape buffer to 20' along the west side of the project and 2. the applicant will work with the homeowners to position the 3' and 4' box trees, by Chairman Schnee, seconded by Commissioner Flint. Motion passed 5-2, Commissioners Bowen and Tyson voting nay.

COMMISSION ACTION

1. PCM2403-002; Waiver of subdivision requirements for the Cypress Gardens subdivision. A request for a waiver of subdivision requirement to underground existing electrical utilities adjacent to the Cypress Gardens residential development located on the west side of Sandario Road and north of Barnett Road. (Austin J. Shreffler)

Planner, Austin Shreffler presented on this item. The applicant, LGI Homes, is requesting a waiver from the requirement to underground an existing overhead electrical power line along the east boundary of the Cypress Gardens subdivision. Marana Town Code 17-5-3 requires overhead lines on-site and adjacent to new developments to be undergrounded but the Planning Commission has the option to waive the requirement.

Bridgett Gannon – representing LGI Homes – stated the applicant is requesting the subdivision requirement waiver be approved and was available for any questions from the Commission

No questions from the Commission.

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

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 Bowen seconded the motion. The motion passed, 7-0. The meeting adjourned at 7:19 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 24, 2024. I further certify that a quorum was present.

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Terri Byler, Planning Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 05/29/2024

To: Planning Commission

From: Brian Varney, Senior Planner

Date: May 29, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: PCM 2405-001: Recommendation to the Town Council regarding revisions to Marana Town Code (MTC) Title 17 - Land Development related to land use and subdivision standards; revising Marana Town Code (MTC) Section 17-4-2 (Use matrix) to add 'Single-family attached' as a residential land use and establishing an allowance status for each of the zoning categories; revising Section 17-4-2 (Use matrix) to revise the allowance status of the Duplex and Townhouse residential uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zoning districts; revising Section 17-4-3 (Use conditions matrix) to add appropriate conditions to the development of Single-family attached, Duplex, and Townhouse residential uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zoning districts consisting of the requirement for compliance with the development standards for the R-3 (residential) zone; revising Section 17-4-7 (Commercial zoning districts) to remove the minimum lot size requirement within Neighborhood Commercial (NC) and the Village Commercial (VC) zoning districts; revising Section 17-5-3 (Subdivision requirements), subsection 17-5-3.B.15 to clarify that the requirement to underground utilities includes all new and existing utilities within or contiguous to the subdivision; and, revising Section 17-5-3 (Subdivision requirements), subsection 17-5-3.C.3.a, to add an option regarding the general requirement of lot access to a street as, "An access easement providing ingress and egress to a parcel over another parcel through an area dedicated for such perpetual use' (Brian D. Varney)

Discussion:

Staff is requesting a recommendation to the Town Council for approval of amendments to the Marana Town Code (MTC) Title 17 - Land Development revising Section 17-4-2 (Use matrix), Section 17-4-3 (Use conditions matrix), Section 17-4-7 (Commercial zoning districts), and Section 17-5-3 (Subdivision requirements). The proposed revisions include the addition of a new land use to the Use Matrix and associated standards to regulate the use. The amendment also proposes revisions to the development standards applicable to duplex and townhouse development within the NC (Neighborhood Commercial) and VC (Village Commercial) zoning districts. Additional revisions are intended to clarify confusing or ambiguous language, as well as to add an option for lot access to a street.

Section 17-4-2 Use matrix

The proposed revisions to this section will add the land-use of '**Single-family attached**' to the land-use matrix (Table 2), thereby allowing a housing product in some zoning districts that consists of two or more independent dwelling units that share common walls, and typically common roofs, yet are constructed on separate adjacent lots. There has been interest in this type of housing product, and adding the appropriate regulations to the code now will prepare the Development Services Department for addressing the need when it arises. The zoning groups in which the typical lot size is smaller and most conducive to this type of development, such as NR (Neighborhood Residential) and GR (Garden Residential), it is proposed that 'Single family attached' is allowed as a permitted use. In

the MR (Multi-family) and RR (Recreation and Resort) zoning districts, we propose the use as a conditional use subject to consideration by the Planning Commission. In the NC (Neighborhood Commercial) and VC (Village Commercial) zoning districts, the use is proposed to be subject to special conditions discussed in the proposed revisions to Section 17-4-3, below. We are also proposing revisions to the allowance of Duplex and Townhouse uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zoning districts making them subject to the development standards of the R-3 (residential) zone as set forth in Section 17-4-5(B)(7), Table 4.

Section 17-4-3 Use conditions matrix

The proposed revisions to this section include the addition of appropriate conditions to the development of single-family attached, duplex, and townhouse residential development within the NC (Neighborhood Commercial) and VC (Village Commercial) zones. The current development standards, including setbacks, within these zoning districts are designed for commercial development and too restrictive for residential. Staff believes it is more appropriate to require these residential uses to adhere to the R-3 Residential standards, as set forth in Section 17-4-5(B)(7) Table 4, which are designed for small lot development and provide for more practical and reasonable residential standards.

Section 17-4-7 Commercial Zoning Districts

The proposed revisions to this section consist of clarifying that although a minimum **site** area of 1 acre applies to the NC (Neighborhood Commercial) zoning district, no minimum **lot** size shall be required. Similarly, a minimum **site** area of 10 acres applies to the VC (Village Commercial) zoning district (with some exceptions); however, no minimum **lot** size shall be required. This will allow individual lots within a commercial center to develop at less than one acre in size when the larger lot size is not required. This clarification has already been made to the regulations pertaining to the industrial zoning districts.

Section 17-5-3 Subdivision requirements

17-5-3.B.15

The proposed revision to this section provides clarification that all new and existing utilities within or contiguous to a new subdivision under development shall be located underground. This applies to electric power (except electrical transmission lines carrying 48 kV or more), telephone lines, cable television, and fiber optics. As the regulation is currently written, it does not specify that it applies to new and existing utilities that are **within or contiguous** to the subdivision.

17-5-3.C.3.a

The proposed revision to this section adds language that clarifies another form of access to a lot or parcel that has historically been accepted in the Town but not currently specified in the standards. The revision clarifies the use of an access easement to provide ingress and egress to a parcel over another parcel through an area dedicated for such perpetual use. As the regulation is currently written, a lot or parcel must abut a street in order for it to be considered having legal and physical access. This does not take into consideration that lots within commercial centers often do not have frontage on a dedicated street. This proposed revision to the code would accommodate such lots to be accessed by easements, which is typical and has been performed in the Town for many years. Additionally, minor land divisions often provide access to one or more parcels via an access easement. The additional language would clarify the Town's acceptance of this practice.

Staff Recommendation:

Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Marana Town Council.

Suggested Motion:

I move to recommend approval of PCM2405-001, revisions to Marana Town Code Title 17 related to land use and subdivision standards.

Attachments

Title 17 revisions

EXHIBIT A TO MARANA RESOLUTION NO. 2024-xxx
Amendments to Marana Town Code, Title 17 “Land Development” pursuant to Marana
Ordinance No. 2024.xxx

SECTION 1. Section 17-4-2 (Use matrix) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

17-4-2 Use matrix

[No revisions to paragraphs A through C]

Table 2. Use matrix (only amendments to Table 2 are shown; the remainder of Table 2 is unchanged)

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Residential											
<u>Single-family attached</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>U</u>	<u>U</u>	<u>X</u>	<u>X</u>
Duplex	X	X	C	C	P	P	P	<u>P U</u>	<u>P U</u>	X	X
Townhouse	X	X	X	X	P	P	P	<u>P U</u>	<u>P U</u>	X	X

SECTION 2. Section 17-4-3 (Use conditions matrix) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining):

17-4-3 Use conditions matrix

The following table lists the conditions that apply to uses marked with a "U" in Table 2 (Use matrix). Where a zoning group is listed in the "zone(s)" column, the conditions apply to all zoning districts in that zoning group.

Table 3. Conditions per use (only amendments to Table 3 are shown; the remainder of Table 3 is unchanged)

	ZONE(s)	CONDITION(s)
Residential		
<u>Single-family attached</u>	<u>NC, VC</u>	<u>Must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)</u>
<u>Duplex</u>	<u>NC, VC</u>	<u>Must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)</u>
<u>Townhouse</u>	<u>NC, VC</u>	<u>Must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)</u>

SECTION 3. Section 17-4-7 (Commercial zoning districts) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining):

17-4-7 Commercial zoning districts

[No revisions to paragraphs A through D]

E. The following development standards apply in the commercial zones:

EXHIBIT A TO MARANA RESOLUTION NO. 2024-xxx
Amendments to Marana Town Code, Title 17 “Land Development” pursuant to
Marana Ordinance No. 2024.xxx

Table 6. Development standards per commercial zone (only amendments to Table 6 are shown; the remainder of Table 6 is unchanged)

Development standard	RR	NC [‡]	VC [‡]
Site area	10 acres min.	1 acre min., 20-acre max. (<u>no minimum lot size</u>)	10 acres min. [√] (<u>no minimum lot size</u>)

‡ Notwithstanding anything to the contrary in this Table 6, single-family detached, single-family attached, duplex, and townhouse residential uses in the NC and VC zones must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)

SECTION 4. Section 17-5-3 (Subdivision requirements) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

17-5-3 Subdivision requirements

[No revisions to paragraph A]

B. Improvement requirements. The following improvements shall be installed to town standards in every subdivision at no expense to the town:

[No revisions to subparagraphs 1 through 14]

15. Underground utilities. All new and existing utilities within or contiguous to the subdivision, including ~~E~~electric power (except electrical transmission lines carrying 48 kV or more), telephone lines, cable television, and fiber optics, shall be located underground, except where the subdivider can ~~show~~ demonstrate to the planning commission that underground installation is not technically feasible. For purposes of this subsection, economic feasibility is not considered. All underground installations shall be constructed prior to surfacing the street. Service stubs shall be placed in a way that avoids disturbance of street improvements when service connections are made. Aboveground transformers, cabinets, etc., shall be screened.

[No revisions to subparagraphs 16 and 17]

C. General requirements

1. Streets. All streets shall comply with the following requirements:

a. Be dedicated for public use or designated as a private street to be maintained by the applicable association; ~~and~~

[no revisions to subparagraphs b through f]

[No revisions to subparagraph 2]

EXHIBIT A TO MARANA RESOLUTION NO. 2024-xxx
Amendments to Marana Town Code, Title 17 “Land Development” pursuant to
Marana Ordinance No. 2024.xxx

3. Lot access to street.

- a. Each lot of a subdivision shall abut on one of the following:
 - i. A public or private street dedicated by the subdivision plat.
 - ii. An existing dedicated street constructed to town standards.
 - iii. A street constructed to town standards that has become public by right of use.
 - iv. An access easement providing ingress and egress to a parcel over another parcel through an area dedicated for such perpetual use.
- b. Where a proposed subdivision abuts or contains an existing or proposed arterial or collector, the town may require limited access or reverse frontage with no-access easements or other restrictions along the arterial or collector.

[No revisions to subparagraphs 4 through 18]

[No revisions to paragraph D]