



MARANA PLANNING COMMISSION
MEETING NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 25, 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 September 25, 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 May 29, 2024 Meeting Minutes

B. Public Hearings

- 1. PCZ2403-001: Monarch at Rancho Marana West Specific Plan Amendment;** A request for a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Specific Plan approved by Ordinance Nos. 99.13 and 2005.05, which rezoned approximately 754 acres generally located west of I-10, south of Grier Road, north of Moore Road and east of Sanders Road, to rezone approximately 249 acres of land located between Barnett Rd and Moore Rd, and west of the I-10 Frontage Rd, in portions of Section 26 & 27, Township 11S, Range 11E, to create the Monarch at Rancho Marana West Specific Plan Amendment as a separate planning area within the Rancho Marana West Specific Plan (Scott S. Radden)

C. Commission Action

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

D. Informational Items/Possible Action Items

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

Per the Town of Marana Planning Commission Rules and Procedures / Commission Officers and Staff "The Commission shall elect a Chair and Vice Chair from among the appointed members at the first meeting held in July. The Chair and Vice Chair shall assume office immediately following the election."

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: 09/25/2024

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: September 25, 2024

Subject: Approval of the May 29, 2024 Meeting Minutes

Attachments

Summary Minutes



**MARANA PLANNING COMMISSION
REGULAR MEETING**

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 29, 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

Vice Chair Hill called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Vice Chair Hill**

ROLL CALL

Vice Chair Hill directed the Planning Commission secretary to call roll. Chairman Schnee and Commissioner Tyson were 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 Bowen seconded the motion. Motion passed, 5-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of April 24, 2024.

Commissioner Flint moved, and Commissioner McIntyre seconded the motion approving the minutes. Motion passed, 5-0.

PUBLIC HEARING

PCM 2405-001: Amendments to Marana Town Code, Title 17 - Land Development

Recommendation to the Town Council regarding revisions to Marana Town Code (MTC) Title 17 - Land Development related to land use and subdivision standards including: 1) Marana Town Code (MTC) Section 17-4-2 (Use matrix) to add 'Single-family attached' as a residential land use; 2) revision to Marana Town Code (MTC) 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 NC (Neighborhood Commercial) and VC (Village Commercial) zoning districts; 3) revision to the Marana Town Code (MTC) Section 17-4-7 (Commercial zoning districts) to remove the minimum lot size requirement applicable to the NC (Neighborhood Commercial) and the VC (Village Commercial) zoning districts; 4) revision to 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, 5) revision to Section 17-5-3 (Subdivision requirements), subsection 17-5-3.C.3.a to add, 'An access easement providing ingress and egress to a parcel over another parcel through an area dedicated for such perpetual use' (Brian D. Varney)

Senior Planner, Brian Varney noted there were five proposed amendments to the following sections of the Town Code:

Section 17-4-2 (Use matrix)

Add "Attached Single-Family Residential" to the permissible land uses, particularly in the smaller lot zoning categories. **Commissioner Flint** asked the difference between a duplex and attached single-family residential. **Mr. Varney** noted attached single-family residential means two single family residences that are built on an independent adjoining lots with a common wall that straddles the lot line. A duplex indicates two units that share a common wall but are built on the same lot. **Town Attorney, Jane Fairall** shared the definition of Attached SFR from the Town Code.

Section 17-4-3 (Use conditions matrix)

Amend this section to allow Attached Single-Family Residential in the Neighborhood Commercial and Village Commercial Zones and require them to comply with the R-3 zoning setbacks in the Development standards.

Section 17-4-7 (Commercial zoning districts)

Remove the minimum lot size under the Neighborhood Commercial and Village Commercial Zones. **Mr. Varney** noted the site area for a commercial center would remain one acre under the Neighborhood Commercial and 10 acres under the Village Commercial Zones.

Section 17-5-3 (Subd. Req's); Subsection 17-5-3.B.15 (Undergrounding utilities)

Clarifying the verbiage that the undergrounding requirement for utilities applies not only to utilities that are on the site of a new subdivision, but also those that are contiguous to a new subdivision, including electrical power (except transmission lines carrying 48 kV or more), cable television, fiber optics, and telephone lines, shall be located underground, except where the subdivider can demonstrate to the planning commission that underground installation is not technically feasible.

Section 17-5-3 (Subd. Req's); Subsection 17-5-3.C.3.a (Lot access to street)

Adding the option "An access easement providing ingress/egress to a parcel over another parcel through an area dedicated for such perpetual use" to Section 17-5-3 "Lot access to street." Currently the Town Code states that all lots need to connect to a street or right-of-way. There have been situations with minor land divisions, in which the lots in the back need access, but don't border the street. We are adding the option so if there is a minor land division, the front lots would be able to provide access to the back lots through an access easement.

There were no speaker cards submitted for this item.

No further questions from the Commission.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed, 5-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Discussion and possible cancellation of the June 26, 2024 Planning Commission Meeting and discussion and possible rescheduling of the July 31, 2024 Planning Commission Meeting to July 24, 2024.

Motion to cancel the June 26, 2024 Planning Commission Meeting and move the July 31, 2024 Planning Commission Meeting to July 24, 2024 by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed, 5-0.

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Hill asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner Bowen seconded the motion. The motion passed, 5-0. The meeting was adjourned at 6:15 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 29, 2024. I further certify that a quorum was present.



Terri Byler, Planning Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 09/25/2024

To: Planning Commission

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: September 25, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: **PCZ2403-001: Monarch at Rancho Marana West Specific Plan Amendment;** A request for a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Specific Plan approved by Ordinance Nos. 99.13 and 2005.05, which rezoned approximately 754 acres generally located west of I-10, south of Grier Road, north of Moore Road and east of Sanders Road, to rezone approximately 249 acres of land located between Barnett Rd and Moore Rd, and west of the I-10 Frontage Rd, in portions of Section 26 & 27, Township 11S, Range 11E, to create the Monarch at Rancho Marana West Specific Plan Amendment as a separate planning area within the Rancho Marana West Specific Plan (Scott S. Radden)

Discussion:

Request

The Planning Center, on behalf of the Owner, SBH Marana, is requesting a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Specific Plan Amendment, adopted by Ordinance Nos. 99.13 and 2005.05. The proposed amendment will create a separate planning area called Monarch at Rancho Marana West, including residential and commercial land uses.

Location

The approximately 249-acre separate special planning area is generally located between Barnett Rd and Moore Rd, and west of the I-10 Frontage Rd, in portions of Sections 26 & 27, Township 11S, Range 11E.

History

The Rancho Marana Specific Plan (RMSP) was approved February 6, 1990, by Ordinance No. 90.04. The Marana Town Council adopted Ordinance No. 99.13 on May 18, 1999, amending the RMSP by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway). The Marana Town Council then adopted Ordinance No. 2005.05 on February 15, 2005, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines. On June 17, 2008, the Town Council adopted Ordinance No. 2008.14, further revising the Rancho Marana West Specific Plan to implement a separate planning area called "Town Center."

Portions of the southwest region of the original Rancho Marana West Specific Plan, including Rancho Marana 154 Blocks 2-7 and Farm Field Five, have been subdivided, built out, or are currently being developed. Monarch at Rancho Marana West will be comprised of certain specific blocks within the Re-Plat of Final Block Plat of Vanderbilt Farms Blocks 1-13 and 11A, recorded on June 29, 2020 ("Vanderbilt Farms Re-Plat").

The property is also subject to the Amended and Restated Vanderbilt Farms Development Agreement

recorded in the office of the Pima County Recorder at Sequence No. 20201810352.

Proposed Amendments

The intent of Monarch at Rancho Marana West (Monarch) is to delineate a separate planning area similarly to Rancho Marana West Town Center, which was approved in 2008. The proposed land use designations and development regulations intend to align better with surrounding development patterns and the town's current land development code while addressing current housing challenges.

Monarch proposes new opportunities for additional housing options, including single-family residences, multi-family communities (build-for-rent or garden-style apartments), and assisted living facilities, as well as opportunities for other employment-generating and freeway-oriented commercial uses. Monarch's goal is to allow development in a manner responsive to current and future market trends and fluctuations.

As previously mentioned, the planning area is comprised of portions of the approved Vanderbilt Farms Re-Plat, specifically Blocks 2-3, 6-10 and 11A. In the proposed Monarch special planning area, Blocks 2, 7, 8 are designated for Medium High Density Residential (MHDR) and encompass approximately 121.4 acres. Blocks 9, 10, and 11A are designated for High Density Residential (HDR) and encompass approximately 24.2 acres. Block 2A (defined separately due to the El Paso Natural Gas Easement) is designated as Commercial (C-1) and is approximately 8.4 acres in size. Blocks 3 and 6 are designated as Employment Center (EC), and encompass approximately 65.7 acres. Residential Target Density for HDR is 15.0 (RAC) and MHDR is 8.0 (RAC).

Public Notification

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

Case Analysis Review Criteria

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

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

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

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

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

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

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

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and

policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

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

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

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

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

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

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

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

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

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

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

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

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

A majority of the subject property has remained vacant or used as farmland since the Rancho Marana West Specific Plan Amendment was adopted.

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

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

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be based upon the recommended findings and subject to the following conditions:

1. All of the rezoning conditions of Ordinance No. 90.04, Ordinance No. 99.13, and Ordinance No. 2005.05 that are applicable to the Rezoning Area remain applicable to the Rezoning Area except for any conditions that have been previously modified or are modified by this amendment, in which case the modified condition will take precedence.
2. The development proposed by this Rezoning shall be consistent with the Amended and Restated Vanderbilt Farms Development Agreement (the "Agreement") recorded in the office of the Pima County Recorder at Sequence No. 20201810352, except for any condition(s) that are modified by this amendment, in which case the modified condition will take precedence. In the event of any express conflict, the Monarch at Rancho Marana West Specific Plan Amendment shall control over the terms of the Agreement as to any zoning or other legislative matter, and the Agreement shall control over the terms of the Monarch at Rancho Marana West Specific Plan Amendment as to any administrative or procedural matter.
3. 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.
4. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the tentative development plan presented to and approved by the Town Council as part of this Rezoning.
5. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Development Services Department with two bound copies, and two electronic copies in PDF format of the approved Monarch at Rancho Marana West Specific Plan Amendment.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2403-001 amending the Rancho Marana West Specific Plan Amendment to establish the Monarch at Rancho Marana West Specific Plan Amendment.

Attachments

Monarch Specific Plan
Associated Maps
Monarch Neighborhood Meeting

MONARCH AT RANCHO MARANA WEST

SPECIFIC PLAN AMENDMENT

AUGUST 2024

Project Number: PCZ2403-001



THE
PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE



MONARCH AT RANCHO MARANA WEST
AN AMENDMENT TO THE RANCHO MARANA WEST SPECIFIC PLAN
Marana, AZ

Submitted to:



TOWN OF MARANA
11555 W Civic Center Drive
Marana, AZ 85653
520-382-2600

Prepared for:



SBH MARANA, LP ("SBH MARANA")
44 East Broadway Boulevard, Suite-C
Tucson, AZ 85701
Telephone: (520) 977-5280

Prepared By:



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AUGUST 2024

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MONARCH AT RANCHO MARANA WEST

SPECIFIC PLAN AMENDMENT

PART I: PROJECT OVERVIEW



THE
PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE



I. PROJECT OVERVIEW

On behalf of SBH Marana, The Planning Center is proud to present Monarch at Rancho Marana West, also known as 'Monarch,' an approximately 249-acre Special Planning Area located within the Rancho Marana West Specific Plan (RMWSP). Similar to the Rancho Marana West Town Center Specific Plan Amendment approved in 2008 by the Town Council, Monarch at Rancho Marana West intends to establish flexible development standards and regulations for the vacant 249-acre area to allow for additional residential opportunities and other non-residential activities in a location within proximity to Town Hall and currently burgeoning with market interest and development.

To achieve this, a major amendment to the RMWSP is proposed to delineate Monarch as a Special Planning Area within the Specific Plan. Just as the Town Center amendment did, Monarch at Rancho Marana West aims to establish a branded and stand-alone regulatory document for the master-planned community SBH Marana intends to develop. Monarch at Rancho Marana West proposes to alter the existing land use designations and development regulations of the RMWSP for the 249-acre area to better align with the Vanderbilt Farms Final Block Plat approved in 2020, the surrounding development patterns, and the Town's current land development code while addressing the current housing challenges in the greater community.

Monarch looks to include opportunities for additional housing options, including single-family residences, multi-family communities (build-for-rent or garden-style apartments), and assisted-living facilities, as well as opportunities for other employment-generating and freeway-oriented commercial uses. The flexibility this amendment affords allows Monarch at Rancho Marana West to develop in a manner responsive to current and future market trends and fluctuations.

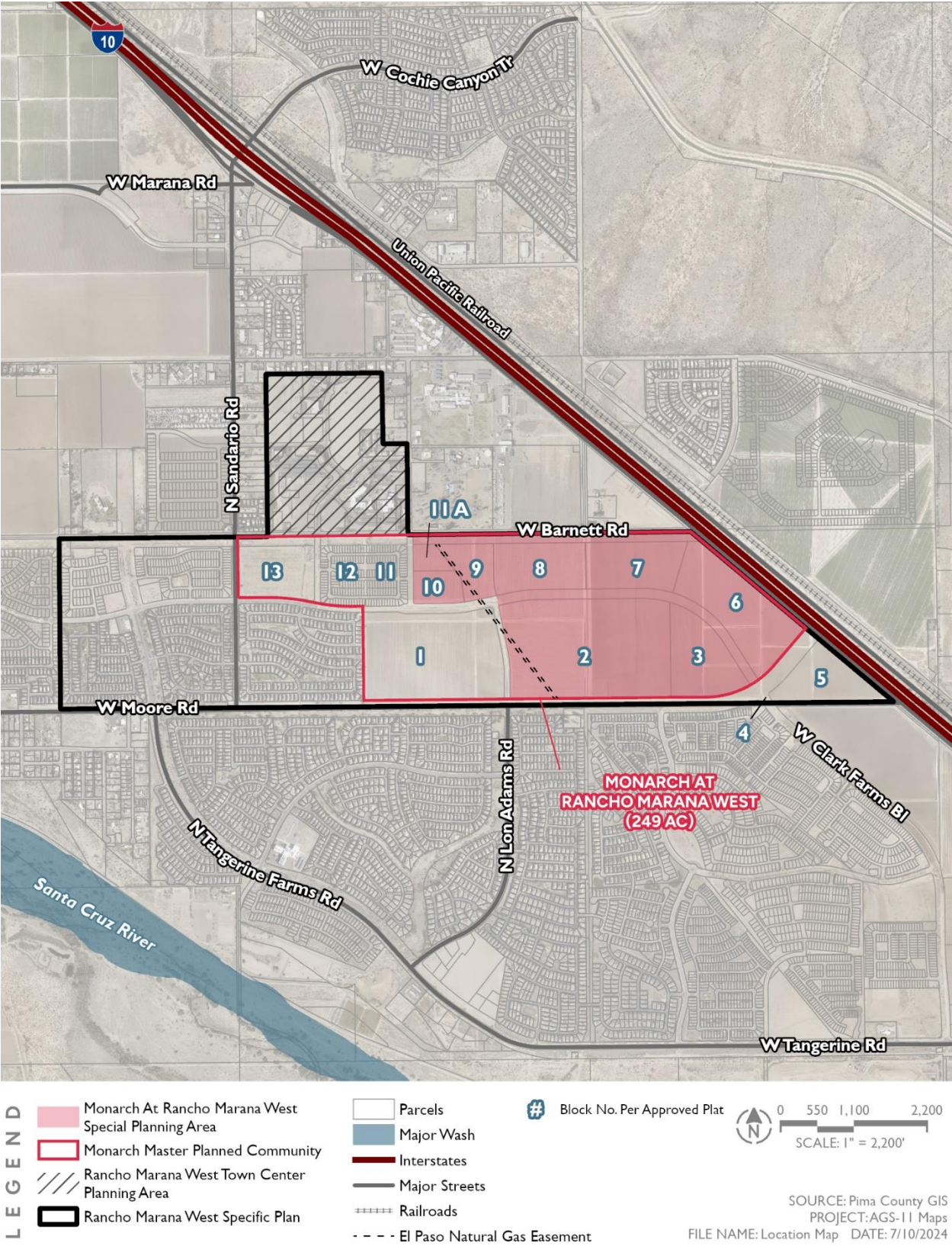
A. LOCATION AND EXISTING CHARACTERISTICS

Monarch at Rancho Marana West is in North Marana, generally south of the Marana Municipal Complex and Ora Mae Harn Park in Sections 26 and 27 of Township 11 South, Range 11 East. The subject property is bordered by Barnett Road to the north, Lon Adams Road to the west, Moore Road and Gladden Farms to the south, and Interstate 10 (I-10) to the east. Monarch consists of eight parcels within the Vanderbilt Farms Block Plat (refer to Sequence No. 20201810353), which are mainly used for agricultural purposes or are vacant. Right-of-ways for Clark Farms Boulevard, Lon Adams Road, Moore Road, and the Barnett Channel are included within the planning boundary and remain as originally planned. **EXHIBIT I.A: LOCATION MAP** and the table below (**TABLE I.A: PARCEL DETAILS**) describes the parcels included in this major plan amendment request. It should be noted that the acreages listed in Table I.A have been adjusted to reflect the acreages for each block as listed on the approved re-plat of the Vanderbilt Farms subdivision.

TABLE I.A: PARCEL DETAILS

BLOCK NO. (PER PLAT)	PARCEL DESIGNATION (PER RMWSP)	ASSESSOR PARCEL NUMBER	ACREAGE
2	23	217-39-0170	83.91
3	25	217-39-0180	25.52
6	26	217-39-0210	40.15
7	24	217-39-0220	23.20
8	22	217-39-0230	22.70
9	13	217-39-0240	11.60
10	12	217-39-0250	8.18
11	11A	217-39-0260	4.43
Monarch at Rancho Marana West Special Planning Area			219.69
Public Rights-of-Way			29.09
Total			248.78

EXHIBIT I.A: LOCATION MAP



B. BACKGROUND

SBH Marana has diligently worked with the Town of Marana for the past few years to establish plats for the western portion of Monarch (Blocks 1, 11, 12, and 13). In 2022, an administrative amendment was approved to RMWSP to allow for additional single-family homes in Block 13 in response to market interest received by the homebuilding community. In April 2023, final plats were approved and recorded for Blocks 1, 11, 12 and 13 (refer to **EXHIBIT I.A: LOCATION MAP** for the location of these blocks). Additionally, these blocks are not included in this proposed amendment but are still part of the overall Monarch Master Planned Community. Despite the shift in market demands due to interest rate increases, SBH Marana continues to receive interest from both residential and non-residential users at Monarch as it is the next logical progression for development between Town Hall and Gladden Farms.

An amendment to the RMWSP is being pursued to position Monarch to respond to current and future market interests as a result of the anticipated workforce growth associated with the Southern Arizona Logistics Center and the future I-10 interchange at Moore Road.

C. MAKE MARANA GENERAL PLAN 2040

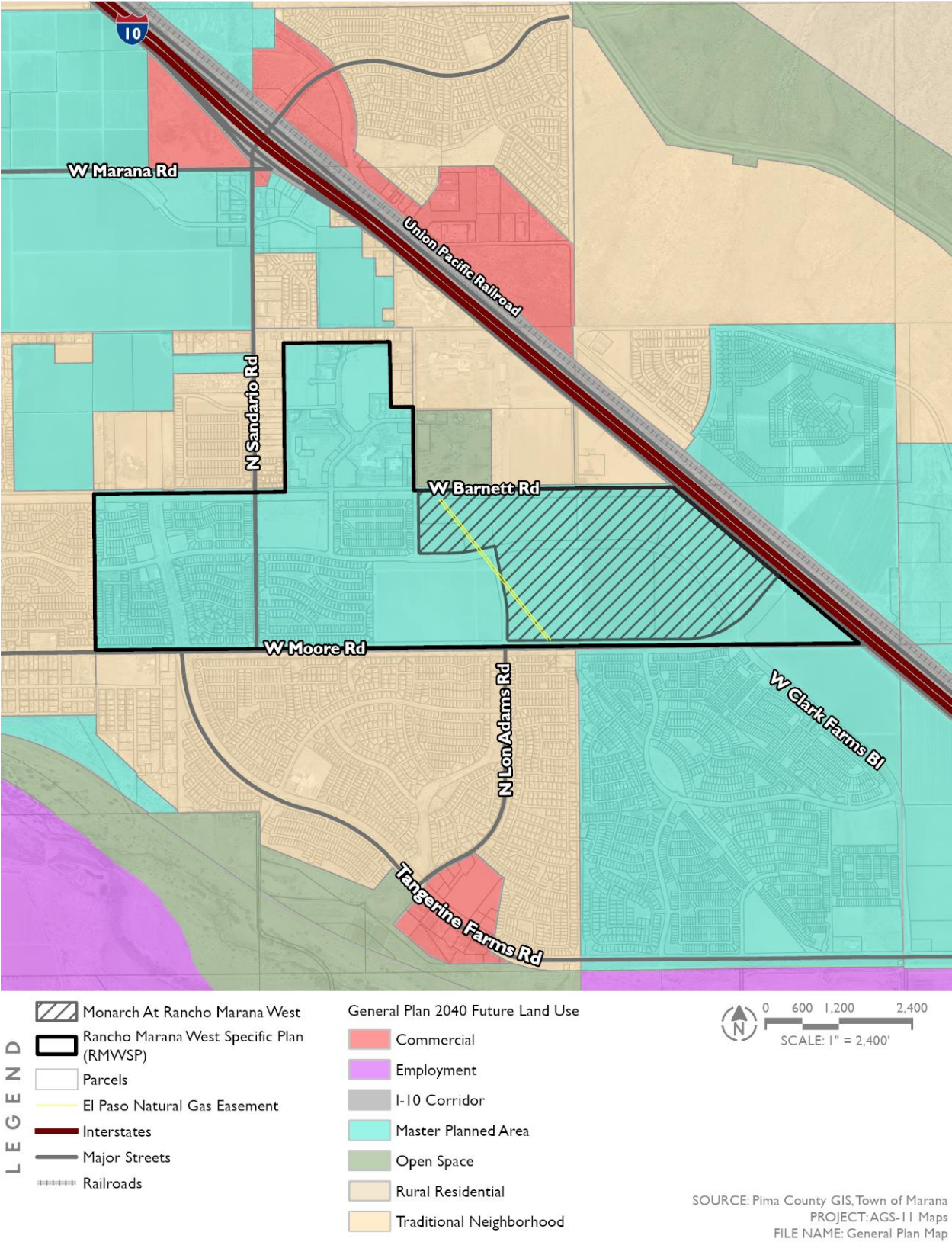
According to the Marana General Plan, *Make Marana 2040*, Monarch at Rancho Marana West is located within the Central Growth Area and has a land use designation of Master Planned Area (refer to **EXHIBIT I.C: MAKE MARANA 2040 GENERAL PLAN MAP**). The Central Growth Area will function as the central activity hub, providing new residential developments that support robust commercial activities and opportunities for gathering spaces, employment, shopping, dining, and the like. Monarch at Rancho Marana West furthers the Town's vision for the Central Growth Area as it increases development flexibility so that this area of Marana can provide a range of housing options and other non-residential uses that serve the surrounding communities. Delineating Monarch as a Special Planning Area within the RMWSP affords opportunities for housing diversity in an area that is otherwise dominated by single-family residences and promotes the conversion of fallow former farmland into an attractive master-planned community in the heart of Marana. As echoed in *Make Marana 2040* and RMWSP, Monarch aims to promote connectivity and accessibility to housing, employment, goods and services, and recreation opportunities.

In addition to furthering *Make Marana 2040*'s vision for the Central Growth Area, Monarch is consistent with and supports the following goals and policies:

- **Goal BE-7** – *Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community.*
 - **Policy BE 7-1** – *Incorporate the full range of uses to support the ultimate build-out population in development proposals for large scale residential areas that support the neighborhood community.*
 - **Policy BE 7-2** – *Promote a walkable community by centrally locating institutional uses, civic uses, public spaces, and open spaces within the residential developments.*

- **Goal BE-27** – *Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.*
 - **Policy BE 27-2** – *Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.*
- **Goal PC-24** – *New residential developments feature accessible park and recreational amenities that are integrated and connected to the Town-wide network.*
 - **Policy PC 24-3.** *Support the development of recreational facilities in existing and new residential developments.*
- **Goal PC-33** – *Marana's neighborhoods are thriving, desirable destinations for current residents and relocating families*
 - **Policy PC 33-3** – *Encourage an appropriate mix of land uses and amenities within neighborhoods that enhances the overall quality of life and provides proximity to daily needs for residents.*

EXHIBIT I.D: MAKE MARANA 2040 GENERAL PLAN MAP



MONARCH AT RANCHO MARANA WEST

SPECIFIC PLAN AMENDMENT

PART II: PLAN AMENDMENT PROPOSAL



II. PLAN AMENDMENT PROPOSAL

A. PURPOSE

Marana has experienced tremendous growth in the past few decades due in part to the successful planning of master-planned communities as well as the continued housing growth in support of commercial uses and employment areas. SBH Marana seeks to continue this pattern of effective growth by developing the vacant 249-acre site known as Monarch at Rancho Marana West in a manner that is responsive to current market demands.

The establishment of flexible development standards and regulations for Monarch at Rancho Marana West will allow for additional housing options, as well as other non-residential activities in an attractive location near Town Hall, which is currently burgeoning with market interest and development.

In order to achieve this, this major amendment to the RMWSP proposes to:

1. Delineate Monarch as a Special Planning Area similar in nature to the nearby Marana Town Center Special Planning Area to allow SBH Marana to tailor development parameters for Monarch that align with their branded vision for this master-planned community and are consistent with the original Specific Plan's vision.
2. Establish a stand-alone document utilizing RMWSP as a foundational basis, with alterations to the overall land use plan and development regulations to better align with the Town's current land development code and to allow for residential and non-residential developments that align with current market trends and the surrounding communities.
3. Update the land use plan to reflect anticipated lot line reconfigurations (i.e., revise the lot lines for Blocks No. 9/10 to include the portion of Block No. 10 that is bifurcated by the El Paso Natural Gas Line into Block No. 9, and the lot line for Block 2 to establish a new block 'Block 2A').
4. Address the need for approved conveyance of Block 4 (Parcel 27) to the Town of Marana.

B. EXISTING LAND USE PLAN

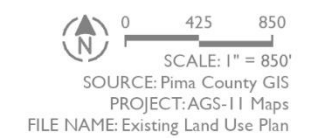
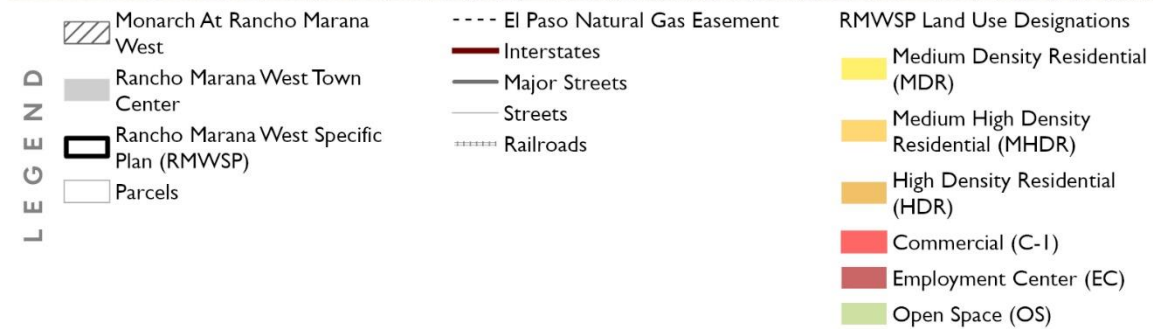
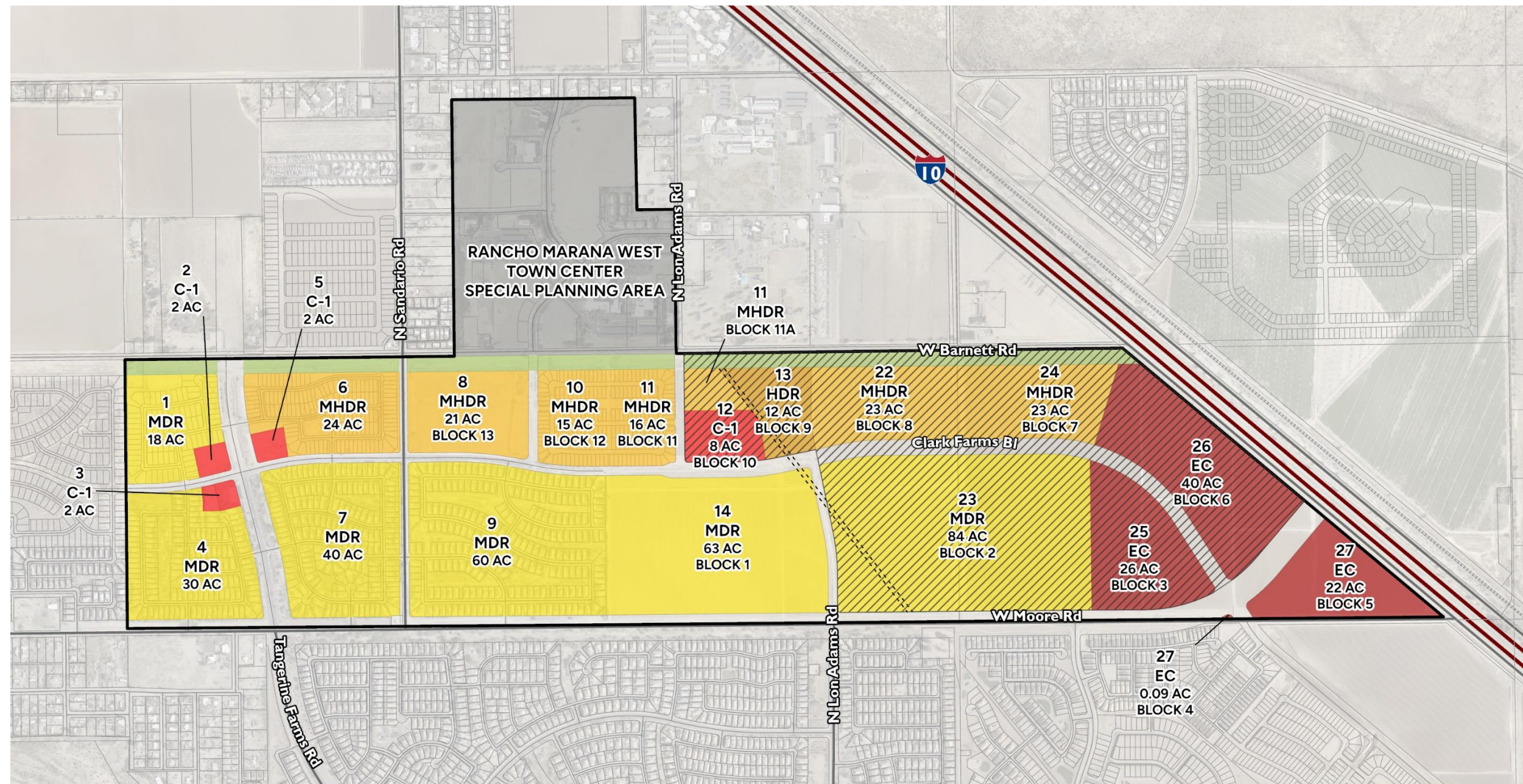
The 249-acre site currently contains a variety of land uses that are intended to provide a variety of housing options and commercial/employment opportunities along major streets or the interstate with lower-intensity residential uses located internal to those. As demonstrated in **EXHIBIT II.B: EXISTING LAND USE PLAN**, the site's existing land use designations include Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), Commercial (C-1), and Employment Center (EC). **TABLE II.B: EXISTING LAND USE PLAN SUMMARY** details each development as it currently exists within the RMWSP.

TABLE II.B: EXISTING LAND USE PLAN SUMMARY

BLOCK NO. (PER PLAT)	PARCEL DESIGNATION (PER RMWSP)	LAND USE DESIGNATION	ACREAGE*	DWELLING UNIT RANGE PER ACRE	NUMBER OF DWELLING UNITS	TARGET DENSITY	TARGET DWELLING UNITS
2	23	MDR	83.91	3.0-6.0	294-588	4.0	392
3	25	EC	25.52	N/A	-	-	-
4	27	EC	0.09	N/A	-	-	-
6	26	EC	40.15	N/A	-	-	-
7	24	MHDR	23.20	6.0-10.0	144-240	8.0	192
8	22	MHDR	22.70	6.0-10.0	144-240	8.0	168
9	13	HDR	11.60**	10.0-20.0	110-220	15.0	165
10	12	C-1	8.18**	N/A	-	-	-
11A	11	MHDR	4.43	6.0-10.0	108-180	8.0	44
Public Right-of-Way			29.09 AC	-	-	-	-
Totals			248.87 AC	-	1,238-2,272	-	1,669

*Acreages listed above have been adjusted to reflect the approximate acreage for each block as platted on the approved re-plat of the Vanderbilt Farms subdivision and differ from those originally listed in the RMWSP as right-of-way was previously included in the overall acreage for each parcel and since has been dedicated to the Town as right-of-way. All other items listed (i.e., Number of Dwelling, Target Density, Target Dwelling Units, etc.) in the table reflect the figures as originally planned and listed in the RMWSP.

** Figure listed above reflects the acreage listed for the block as represented on the approved re-plat and does not reflect any anticipated block line reconfigurations.



C. PROPOSED LAND USE PLAN

In order to develop Monarch as the branded community SBH Marana envisions, revisions to the land use designations are proposed to allow for development in response to current market conditions. The Monarch at Rancho Marana West Land Use Plan proposes to modify the land use designations for Blocks No. 2, 10, and 11A, (or Parcel Designations 11A, 13, and 23) from their current designations – MDR (Block 2), MHDR (Block 11A) and C-1 (Block 10) to HDR (Blocks 10 and 11A) and MHDR and C-1 (Block 2/2A). The Monarch Land Use Plan also reconfigures the lot lines for Block 10 (Parcel Designation 12) to incorporate portions of Block 9 (Parcel Designation 13) that the El Paso Natural Gas Line bisects, creating a larger Block 10 and smaller Block 9. The portion of Block 2 bisected by the El Paso Natural Gas Line creates a new block, 'Block 2A', in anticipation of a future re-plat. All public rights-of-way as dedicated to the Town per revised Vanderbilt Plat and the El Paso Natural Gas easement are to remain unless modified at the time of development in conjunction with the Town Engineer and Town Attorney, and El Paso Natural Gas Company (refer to **EXHIBIT II.C: MONARCH AT RANCHO MARANA LAND USE PLAN**).

Monarch at Rancho Marana West also proposes to include additional by-right uses to the Employment Center (EC) land use designation that are supportive and compatible with the existing and planned neighborhoods. Such uses may consist of multi-family residential in accordance with HDR land use designation as listed herein, indoor self-storage facilities, assisted living/memory care facilities, drive-thru restaurants, communication towers, and other compatible uses listed in the C-1 land use designation within the RMWSP or the Town's Village Commercial (VC) zone. Additionally, Monarch at Rancho Marana proposes to modify the allowable commercial uses with the C-1 land use designation so that permissible uses are more in line with the Town's Neighborhood Commercial (NC) Zone and more compatible with the existing/proposed residential communities than those currently listed in the RMWSP.

TABLE II.C: MONARCH AT RANCHO MARANA LAND USE PLAN SUMMARY details the proposed revisions to the land use plan and provides the anticipated density, dwelling unit ranges, and target unit count.

TABLE II.C.1: MONARCH AT RANCHO MARANA LAND USE PLAN SUMMARY

BLOCK NO. (PER PLAT)	PARCEL DESIGNATION (PER RMWSP)	LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION	ACREAGE*	DWELLING UNIT RANGE PER ACRE	NUMBER OF DWELLING UNITS	TARGET DENSITY	TARGET DWELLING UNITS
2	23	MDR	MHDR	75.50	6.0-10.0	453-755	8.0	342
2A	23A	MDR	C-1	8.40	10.0-20.0	84-168	15.0	-
3	25	EC	EC	25.52	10.0-20.0	128-255	15.0	113****
4	27	EC	EC	0.09	-	-	-	-
6	26	EC	EC	40.15	10.0-20.0	200-400	15.0	300***
7	24	MHDR	MHDR	23.20	6.0-10.0	139-232	8.0	124
8	22	MHDR	MHDR	22.70	6.0-10.0	136-227	8.0	108
9*	13	HDR	HDR	10.73	10.0-20.0	107-215	15.0	74
10*	12	C-1	HDR	9.06	10.0-20.0	91-181	15.0	100
11A	11	MHDR	HDR	4.43	10.0-20.0	44-89	15.0	50
Public Right-of-Way				29.09	-	-	-	-
Totals				248.87	-	1,382-2,522	-	1,211

*Acreages listed above have been adjusted to reflect the approximate acreage for each block as platted on the approved re-plat of the Vanderbilt Farms subdivision and differ from those originally listed in the RMWSP as right-of-way was previously included in the overall acreage for each parcel and since has been dedicated to the Town as right-of-way. All other items listed (i.e., Number of Dwelling, Target Density, Target Dwelling Units, etc.) in the table reflect the figures as originally planned and listed in the RMWSP or as modified with this Plan Amendment request.

** Figures listed above reflect the acreage listed for each block as represented on the approved re-plat and the anticipated block line reconfigurations for Block No. 9 and Block No. 10.

***Target Unit Count assumes a hypothetical scenario where only half the acreage for the block is used for residential uses for planning purposes only and is subject to change at the time of the development upon further studies.

****The Proposed Target Dwelling Unit counts for these blocks is based on planned residential projects.

TABLE II.C.2: EXISTING AND PROPOSED DWELLING UNITS

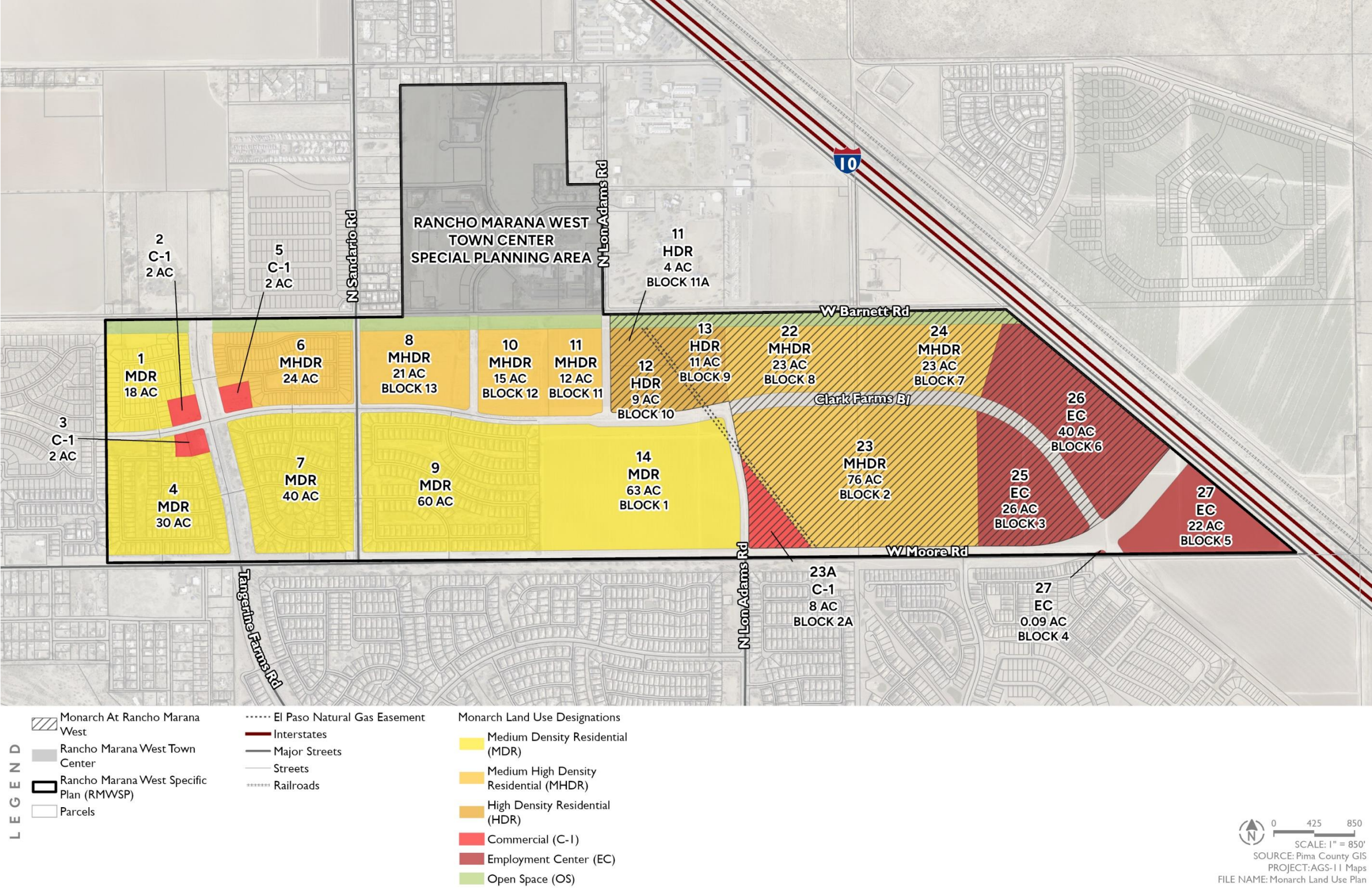
BLOCK NO. (PER PLAT)	PARCEL DESIGNATION (PER RMWSP)	LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION	ACREAGE*	ORIGINAL TARGET DWELLING UNITS	PROPOSED TARGET DWELLING UNITS	DIFFERENCE IN TARGET DWELLING UNITS
2	23	MDR	MHDR	75.50	392	342***	(50)
2A	23A	MDR	C-1	8.40	-	-	-
3	25	EC	EC	25.52	-	113***	113
4	27	EC	EC	0.09	-	-	-
6	26	EC	EC	40.15	-	300***	300
7	24	MHDR	MHDR	23.20	192	124****	(68)
8	22	MHDR	MHDR	22.70	168	108****	(60)
9*	13	HDR	HDR	10.73	-	74****	74
10*	12	C-1	HDR	9.06	165	100****	(65)
11A	11	MHDR	HDR	4.43	-	51****	50
Public Right-of-Way				29.09		-	
Totals				248.78	917	1,212	294

*Acreages listed above have been adjusted to reflect the approximate acreage for each block as platted on the approved re-plat of the Vanderbilt Farms subdivision and differ from those originally listed in the RMWSP as right-of-way was previously included in the overall acreage for each parcel and since has been dedicated to the Town as right-of-way. All other items listed (i.e., Number of Dwelling, Target Density, Target Dwelling Units, etc.) in the table reflect the figures as originally planned and listed in the RMWSP or as modified with this Plan Amendment request.

** Figures listed above reflect the acreage listed for each block as represented on the approved re-plat and the anticipated block line reconfigurations for Block No. 9 and Block No. 10.

***Target Unit Count assumes a hypothetical scenario where only half the acreage for the block is used for residential uses for planning purposes only and is subject to change at the time of the development upon further studies.

****The Proposed Target Dwelling Unit counts for these blocks is based on planned residential projects.



MONARCH AT RANCHO MARANA WEST

SPECIFIC PLAN AMENDMENT

PART III: DEVELOPMENT REGULATIONS



THE

PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE



III. DEVELOPMENT REGULATIONS

The following regulations will serve as the primary mechanism for the implementation of the use of land within the Monarch at Rancho Marana West Specific Plan, which proposes five land uses – Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), Commercial (C-1), and Employment Center (EC). These regulations establish the intensity and character of the community by prescribing site-specific standards that are tailored in response to market conditions. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses and shall supersede Chapter 17 of the Marana Town Code. Where these regulations are silent, the development regulations and standards as prescribed by Chapter 17 of the Marana Town Code for the “base zone” indicated for each land use designation apply.

If an issue, situation, or condition arises that is not addressed by this Specific Plan amendment, the applicable sections of the original specific plan (RMWSP) or the Marana Town Code that are in place at the time of development apply. All construction and development within the Monarch planning boundary shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana, including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading/excavation codes current at the time of development.

A. MEDIUM DENSITY RESIDENTIAL (MDR)

1. PURPOSE AND INTENT

The MDR land use designation is primarily intended as a district for single-family homes, with a variety of housing sizes and recreational amenities, and containing a quality design. The Medium Density Residential development regulations presented herein were formulated utilizing the basic parameters of the R-4 Zone as prescribed by Chapter 17-4 of the Marana Town Code, which shall serve as the base zone for this land use designation.

2. PERMITTED LAND USES

The following uses shall be permitted in the MDR land use designation:

- Uses as permitted in the Garden Residential (GR) Zoning Group prescribed by Chapter 17-4-2 of the Marana Town Code;
- One single-family residential detached home;
- Churches, synagogues, and other places of worship;
- Public parks and playgrounds;
- Public schools; and,
- Uses similar to those listed above in this section, as deemed appropriate by the Zoning Administrator.

3. DEVELOPMENT STANDARDS

Development within the MDR land use designation is subject to the following standards.

Residential Uses

- Minimum Lot Size: 6,000 square feet
- Minimum Lot Boundary Setbacks:
 - Front: 16 Feet Minimum to Building, except where garages open or face directly onto the abutting street or alley, in which case the garage setback shall be a minimum of 18 feet. The Garage setback may be reduced to minimum of 5 feet where a minimum of one guest parking space and one garage space is provided per unit.
 - Side Abutting a Street: 10 Feet
 - Side: 5 Feet
 - Rear: 10 Feet, except that an attached patio structure that is open and unenclosed on three sides, may be a minimum of 5 feet from rear and side property lines, as measured from the structure.
- Maximum Lot Coverage: 75%
- Maximum Building Height: 30 feet
- Minimum Recreation or active common area: 185 square feet per unit (based on existing development agreement)
- Separation between buildings:
 - 10 Feet minimum distance between single family detached (main) buildings
 - 5 Feet minimum distance between main building and an accessory building or two accessory buildings shall be 5 foot minimum

Non-Residential Uses

- Minimum Site Area: 1 acre
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 50%
- Maximum Building Height: 30 feet
- Separation Between Buildings: per governing building/fire code

B. MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)

1. PURPOSE

The MHDR land use designation provides for and encourages the development of a variety of housing types, including multi-family residential options such as garden-style apartments or build-for-rent units, as well as opportunities for neighborhood-scale commercial uses. This land use designation intends to permit medium-high density urban development with a mixture of uses of

similar intensities that provide services to the community. The Medium-High Density Residential development regulations presented herein were formulated utilizing the basic parameters of the R-3 and MR-2 Zones as prescribed by Chapter 17-4 of the Marana Town Code, which shall serve as the base zone for this land use designation.

2. PERMITTED LAND USES

The following uses shall be permitted in the MHDR land use designation:

- Uses as permitted in the Garden Residential (GR) Zoning Group prescribed by Chapter 17-4-2 of the Marana Town Code;
- Uses as permitted in the Medium Density Residential (MDR) land use designation of the Monarch at Rancho Marana West Specific Plan, subject to Section III.B.4 below;
- Single-family attached home, subject to Section III.B.4 below;
- Multi-family residential;
- Assisted living centers;
- Childcare facilities;
- Personal services, as defined by Chapter 17-1-6(A)(149) of the Marana Town Code; and,
- Uses similar to those listed above in this section, as deemed appropriate by the Zoning Administrator.

3. CONDITIONAL USES

- Wireless communication facilities, subject to Chapter 17-18 (Wireless Communication Facilities) of the Marana Town Code

4. DEVELOPMENT STANDARDS

Development within the MHDR land use designation is subject to the following standards.

Residential Uses

Single-Family Residential

- Minimum Lot Size: 4,500 square feet
- Minimum Lot Boundary Setbacks:
 - Front: 16 Feet Minimum to Building, except where garages open or face directly onto the abutting street or alley, in which case the garage setback shall be a minimum of 18 feet. The Garage setback may be reduced to minimum of 5 feet where a minimum of one guest parking space and one garage space is provided per unit.
 - Side Abutting a Street: 10 Feet
 - Side: 5 Feet
 - Rear: 10 Feet, except that an attached patio structure that is open and unenclosed on three sides, may be a minimum of 5 feet from rear and side property lines, as measured from the structure.

- Maximum Building Height: 30 feet
- Maximum Lot Coverage: 75%
- Minimum Recreation or active common area: 185 square feet per unit (based on existing development agreement)
- Separation between buildings:
 - 10 Feet minimum distance between single family detached (main) buildings
 - 5 Feet minimum distance between main building and an accessory building or two accessory buildings shall be 5 foot minimum

Multi-Family Residential

- Minimum Site Area: none
- Maximum Density: 20 units per acre
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 75%
- Maximum Building Height: 30 feet
- Minimum Recreation or active common area:
 - Apartment or Condominium: 100 square feet per unit
 - Townhome or Patio Home: 140 square feet
- Separation Between Buildings: per governing building/fire code

Non-Residential Uses

- Minimum Site Area: none
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
 - Rear Adjacent to Residential: 25 feet
- Maximum Lot Coverage: 50%
- Maximum Building Height: 30 feet
- Separation Between Buildings: per governing building/fire code

C. HIGH DENSITY RESIDENTIAL (HDR)

1. PURPOSE

The HDR land use designation provides for and encourages the development of a variety of housing types, including multi-family residential options such as garden-style apartments or build-for-rent units, as well as opportunities for neighborhood-scale commercial uses. The intent of this land use designation is to permit high-density urban development with a mixture of similar intensities. The High Density Residential development regulations presented herein were

formulated utilizing the basic parameters of the MR-1 Zone as prescribed by Chapter 17-4 of the Marana Town Code, which shall serve as the base zone for this land use designation.

2. PERMITTED LAND USES

The following uses shall be permitted in the HDR land use designation:

- Uses as permitted in the Multi-Family Residential (MR) Zoning Group prescribed by Chapter 17-4-2 of the Marana Town Code;
- Single-family residential as permitted in the MHDR land use designation outlined herein;
- Multi-family residential, subject to Section III.C.4 below;
- Assisted living centers;
- Childcare facilities;
- Personal services, as defined by Chapter 17-1-6(A)(149) of the Marana Town Code; and,
- Uses similar to those listed above in this section, as deemed appropriate by the Zoning Administrator.

3. CONDITIONAL USES

- Wireless communication facilities, subject to Chapter 17-18 (Wireless Communication Facilities) of the Marana Town Code

4. DEVELOPMENT STANDARDS

Development within the HDR land use designation is subject to the following standards.

Residential Uses

Multi-Family Residential

- Minimum Site Area: none
- Maximum Density: 30 units per acre
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet or 10 feet when adjacent to the El Paso Natural Gas Line easement
- Maximum Lot Coverage: 75%
- Maximum Building Height: 40 feet
- Minimum Recreation or active common area:
 - Apartment or Condominium: 100 square feet per unit
 - Townhome or Patio Home: 140 square feet
- Separation Between Buildings: per governing building/fire code

Non-Residential Uses

- Minimum Site Area: none
- Minimum Site Setbacks:

- Front: 20 feet
- Side: 20 feet
- Rear: 20 feet
- Maximum Lot Coverage: 50%
- Maximum Building Height: 40 feet
- Separation Between Buildings: per governing building/fire code

D. COMMERCIAL (C-1)

1. PURPOSE

The C-1 zone is intended to provide for the conduct of indoor business serving neighborhood residential area needs including retail sales of convenience goods and services, shopping goods and services and other defined goods and professional services and to insure compatibility with adjacent residential uses. It is intended that these activities will provide local business and employment opportunities for Marana. The Commercial development regulations presented herein were formulated utilizing the basic parameter of the NC Zone as prescribed by Chapter 17-4 of the Marana Town Code, which shall serve as the base zone for this land use designation.

2. PERMITTED LAND USES

The following uses shall be permitted in the C-1 land use designation:

- Uses as permitted in the Neighborhood Commercial (NC) Zoning Group prescribed by Chapter 17-4-2 of the Marana Town Code
- Residential uses as permitted in the MHDR land use designation as outlined herein.
- Self-storage, indoor
- Apparel stores;
- Appliance stores;
- Automotive supplies;
- Banks and financial institutions, excluding drive-through and outdoor teller facilities;
- Barber and beauty shops;
- Bicycle shops;
- Child care institutions;
- Churches, temples, and other places for religious services;
- Clinics: medical, dental, and veterinary (completely enclosed)
- Clothes cleaning, pressing, and tailoring shops (completely enclosed)
- Department stores
- Drug stores
- Florist shops
- Food stores, including delicatessens, candy stores, and dairy product sales
- Furniture stores;

- Grocery stores;
- Hardware stores;
- Home improvement centers;
- Laundromats;
- Office buildings;
- Office equipment sales and services;
- Package liquor stores;
- Personal Services, as defined by Chapter 17-1-6(A)(149) of the Marana Town Code;
- Pet and pet supply stores;
- Pet shops (completely enclosed);
- Public service facilities (government, civic, utility);
- Restaurants, including carry-out establishments, but excluding drive-in service;
- Stationery stores;
- Theaters, not including drive-ins;
- Schools of business, language, music, dance, and art (may require reasonable soundproofing);
- Shoe repair shops;
- Showroom catalog stores;
- Super drug stores;
- Supermarkets;
- Variety stores; and,
- Such other comparable uses deemed appropriate by the Zoning Administrator.

3. CONDITIONAL USES

- Wireless communication facilities, subject to Chapter 17-18 (Wireless Communication Facilities) of the Marana Town Code

4. DEVELOPMENT STANDARDS

Development within the C-1 land use designation is subject to the following standards.

Residential Uses

Single-Family Residential

- Minimum Lot Size: 4,500 square feet
- Minimum Lot Boundary Setbacks:
 - Front: 16 Feet Minimum to Building, except where garages open or face directly onto the abutting street or alley, in which case the garage setback shall be a minimum of 18 feet. The Garage setback may be reduced to minimum of 5 feet

where a minimum of one guest parking space and one garage space is provided per unit.

- Side Abutting a Street: 10 Feet
- Side: 5 Feet
- Rear: 10 Feet, except that an attached patio structure that is open and unenclosed on three sides, may be a minimum of 5 feet from rear and side property lines, as measured from the structure.
- Maximum Building Height: 30 feet
- Maximum Lot Coverage: 75%
- Minimum Recreation or active common area: 185 square feet per unit (based on existing development agreement)
- Separation between buildings:
 - 10 Feet minimum distance between single family detached (main) buildings
 - 5 Feet minimum distance between main building and an accessory building or two accessory buildings shall be 5 foot minimum

Multi-Family Residential

- Minimum Site Area: none
- Maximum Density: 20 units per acre
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 75%
- Maximum Building Height: 30 feet
- Minimum Recreation or active common area:
 - Apartment or Condominium: 100 square feet per unit
 - Townhome or Patio Home: 140 square feet
- Separation Between Buildings: per governing building/fire code

Non-Residential Uses

- Minimum Site Area: none
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 50%
- Maximum Building Height: 30 feet
- Separation Between Buildings: per governing building/fire code

E. EMPLOYMENT CENTER (EC)

1. PURPOSE

The EC land use designation is intended to provide for regional shopping malls and related uses and for the use of designated properties for professional offices and limited commercial facilities to serve the residents of Marana. It allows the co-location of a wide range of businesses and services serving a regional area, primarily involved in the retail sale of goods and services, and a variety of commercial and professional activities, including medical, financial, administrative, and interrelated uses. It is further intended that these activities shall provide business and employment opportunities for the residents of the Town of Marana, as well as multi-family residential opportunities and additional options for commercial services. The Employment Center development regulations presented herein were formulated utilizing the basic parameters of the VC Zone as prescribed by Chapter 17-4 of the Marana Town Code, which shall serve as the base zone for this land use designation.

2. PERMITTED LAND USES

The following uses shall be permitted in the EC land use designation:

- Uses as permitted in the Village Commercial (VC) Zoning Group prescribed by Chapter 17-4-2 of the Marana Town Code;
- Residential uses as permitted in the HDR land use designation as outlined herein, except that single-family residential uses are prohibited;
- Business and Professional Offices: Law, architectural, engineering, surveying, planning, business and management consulting;
- General offices: real estate, data processing, executive suites, photographic services, travel agents, research services, computer service and machine sales, and administrative offices;
- Medical and Dental: offices, laboratories, clinics, and pharmacies;
- Financial Services: Accounting, auditing, bookkeeping, tax consultation, collection agencies, credit services, insurance and investment, security and commodity brokers, dealers and exchanges, insurance and financial planning, and banks and financial institutions, including drive-through facilities;
- Public service: Detective and protective services, employment services, and utility offices, such as telephone, gas, electric, TV cable, and water;
- Regional shopping malls, including at least three major department stores;
- Retail warehouse outlets;
- Hardware stores;
- Hotels, motels or other lodging facilities;
- Uses primarily engaged in research activities, including, but not limited to, research laboratories and facilities, developmental laboratories and facilities including compatible light manufacturing similar to the following examples:

- Bio-chemical
- Chemical
- Film and photography
- Medical or dental
- Metallurgy
- Pharmaceutical
- Optical
- X-ray
- Hospitals;
- Manufacture, research, assembly, testing, and repair of components, devices, equipment, and systems and parts such as, but not limited to the following:
 - Computers
 - Coils, tubes, semi-conductors
 - Communication, navigation control, transmission and reception equipment, control equipment and system guidance equipment
 - Data processing systems and equipment
 - Metering instruments
 - Newspaper publishing and printing
 - Optical devices; equipment, and systems
 - Photographic equipment
 - Optical equipment
 - Scientific instruments
- Laboratories;
- Corporate and regional headquarter facilities and offices;
- Light manufacturing;
- Manufacturing of:
 - Electronics
 - Electrical and related parts
 - Electrical appliances
 - Electrical devices
 - Motors
 - Radios, televisions and phonographs
 - Instruments
 - Electronic
 - Medical and dental tools
 - Precision
 - Timing and measuring

- Office and Related Machinery
 - Audio machinery
 - Computers
 - Visual machinery
- Laboratories
 - Chemical
 - Dental
 - Electrical
 - Optical
 - Mechanical
 - Medical
- Manufacture and maintenance of signs;
- Novelties and holiday paraphernalia;
- Rubber and metal stamps;
- Furniture and upholstering;
- Candy;
- Assembly or treatment of articles or merchandise from the following previously prepared materials:
 - Canvas
 - Cellophane
 - Cloth
 - Cork
 - Felt
 - Fiber
 - Fur
 - Glass
 - Leather
 - Paper
 - Precious or semi-precious stones or metals
 - Plaster
 - Shells
 - Textiles
 - Wood
 - Yarns
- Research and development;
- Warehousing;
- Wholesaling;

- Services:
 - Blueprinting and photocopying
 - Business research office related to the administration and operation of a permitted industrial use
 - Day care
 - Newspaper publishing
 - Printing, lithographing, publishing
 - Radio and television broadcasting
 - Restaurants and cafes, including drive-through facilities
- Processing:
 - Carpet and rug cleaning
 - Cleaning and dyeing
 - Laundry
- Movie, television and radio studios;
- Commercial Uses permitted in the C-1 land use per the Monarch at Rancho Marana West Specific Plan
- Such other comparable uses deemed appropriate by the Zoning Administrator.

3. CONDITIONAL USES

- Wireless communication facilities, subject to Chapter 17-18 (Wireless Communication Facilities) of the Marana Town Code

4. PROHIBITED USES

The following uses are prohibited in the EC land use designation:

- Cemetery or mausoleum with and without crematory
- Single-family residential

5. DEVELOPMENT STANDARDS

Development within the EC land use designation is subject to the following standards.

Residential Uses

Multi-Family Residential

- Minimum Site Area: none
- Maximum Density: 30 units per acre
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 75%

- Maximum Building Height: 60 feet
- Minimum Recreation or active common area:
 - Apartment or Condominium: 100 square feet per unit
 - Townhome or Patio Home: 140 square feet
- Separation Between Buildings: per governing building/fire code

Non-Residential Uses

- Minimum Site Area: none
- Minimum Site Setbacks:
 - Front: 20 feet
 - Side: 20 feet
 - Rear: 20 feet
- Maximum Lot Coverage: 55%
- Maximum Building Height: 60 feet
- Separation Between Buildings: per governing building/fire code

F. ADDITIONAL DEVELOPMENT STANDARDS

1. DESIGN STANDARDS

Residential Design Standards

Single-family residential development within Monarch at Rancho Marana West shall comply with the applicable design standards of the Marana Town Code.

Non-Residential Design Standards

Multi-family residential, commercial, and other non-residential development within Monarch at Rancho Marana West shall comply with the applicable design standards of the Marana Town Code.

2. LANDSCAPE AND SCREENING STANDARDS

Landscape and screening for development within Monarch at Rancho Marana West will be provided in accordance with the Marana Town Code.

3. PARKING STANDARDS

Onsite parking (vehicular and bicycle) will be provided in conformance with the Marana Town Code.

4. STREET STANDARDS

Monarch at Rancho Marana West may consist of public and private roads, which will be constructed in accordance with the applicable Subdivision Street Standards Manual adopted by the Town of Marana at the time of development.

An addendum to the traffic impact analysis (TIA) for Monarch, originally prepared by Southwest Traffic Engineers (SWTE) dated 25 November 2019 and approved by the Town of Marana, was prepared to contemplate the impact of changing land uses and block sizes within Monarch. The trip generation comparison statements (TGS) provided by SWTE indicate that the changes proposed by this amendment will reduce the number of vehicle trips and benefit the surrounding roadway network. Additionally, it is stated that recommendations and conclusions of the original traffic impact analysis would be expected to accommodate this amendment.

5. SIGNAGE STANDARDS

Monumentation and signage provided onsite will aim to create a sense of identity for the proposed community while incorporating the style and aesthetic of Monarch with the surrounding area. Signage provided throughout Monarch may consist of but is not limited to, wayfinding signs, monument signs, multi-tenant pylon signs, etc. Sign locations, materials, and designs will be determined at the time of development through the submission of a Planned Sign Program.

6. LIGHTING STANDARDS

The northwest and northeast corners of the Barnett Road/Civic Center Drive intersection will adhere to the lighting standards of the Rancho Marana West Town Center Specific Plan. Monarch is not subject to the lighting standards of the Rancho Marana West Specific Plan or the Rancho Marana West Town Center Specific Plan.

7. WATER AND SEWER STANDARDS

Master water and sewer hydraulic modeling will be provided at the time of subdivision platting.

8. CORTARO-MARANA IRRIGATION DISTRICT (CMID) CANALS

Existing CMID canals within the Monarch Special Planning Area will be undergrounded at the time of development for individual parcels.

G. PHASING

Infrastructure and utility phasing necessary to support Monarch at Rancho Marana West will be provided in accordance with the Development Agreement between the Master Developer and the Town of Marana. Generally, development will occur from west to east within the Monarch at Rancho Marana West Specific Plan.

H. SPECIFIC PLAN ADMINISTRATION

1. ENFORCEMENT

Amendments to the Monarch at Rancho Marana West Specific Plan shall be administered and enforced by the Town of Marana Development Services Department in accordance with the provisions of the Town of Marana Land Development Code, and by the Custodial Agency for areas dedicated as Open Space in accordance with the guidelines set forth by the U.S. Fish and Wildlife Service for this site.

2. ADMINISTRATIVE CHANGE

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Zoning Administrator, providing said changes are not in conflict with the overall intent as expressed in the Plan. Any changes must conform to the goals and objectives of the Plan. The Zoning Administrator's decision regarding administrative changes and determination of substantial change as outlined below shall be subject to appeal to the Board of Adjustment, consistent with Town Code Section 17-2-2(C)(2).

The Monarch at Rancho Marana West Specific Plan is subject to the categories of administrative change listed in Town Code Section 17-4-15(D).

3. SUBSTANTIAL CHANGE

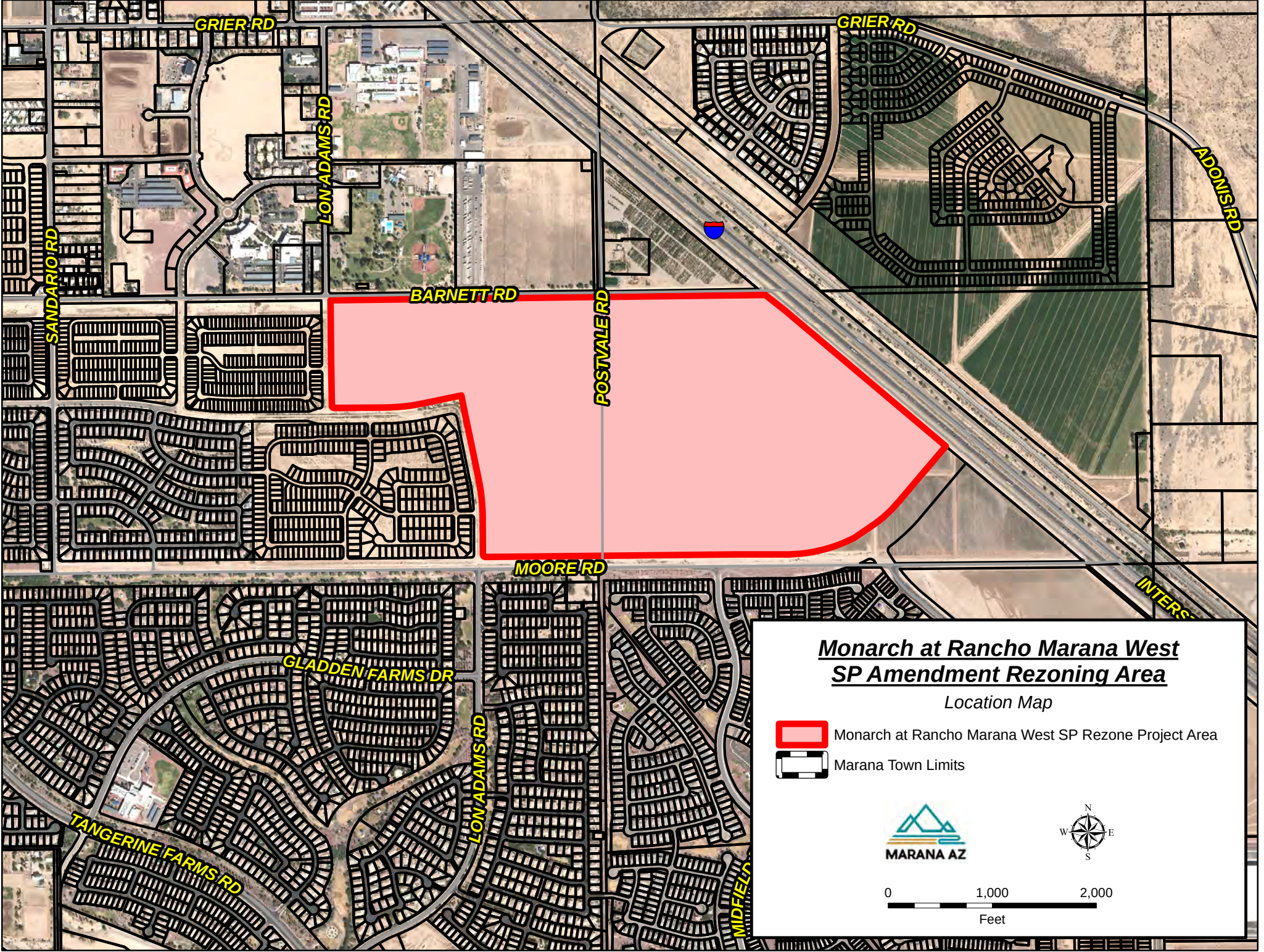
This Specific Plan may be substantially amended by the same procedure as it was adopted. Each request shall include all sections or portions of the Specific Plan that are affected by the change. The Zoning Administrator shall determine if the amendment would result in a substantial change in plan regulations, as defined in the Town of Marana Land Development Code.

4. INTERPRETATION

The Zoning Administrator shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Zoning Administrator's interpretation may be made within fifteen (15) days from the date of the interpretation to the Board of Adjustment. In the event that this specific plan amendment falls silent, the provisions outlined in the adopted Rancho Marana West Specific Plan at the time of approval prevails. Should that fall silent, the applicable provisions of the Town of Marana's code applies.

5. FEES

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



Monarch at Rancho Marana West
SP Amendment Rezoning Area

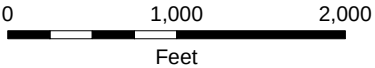
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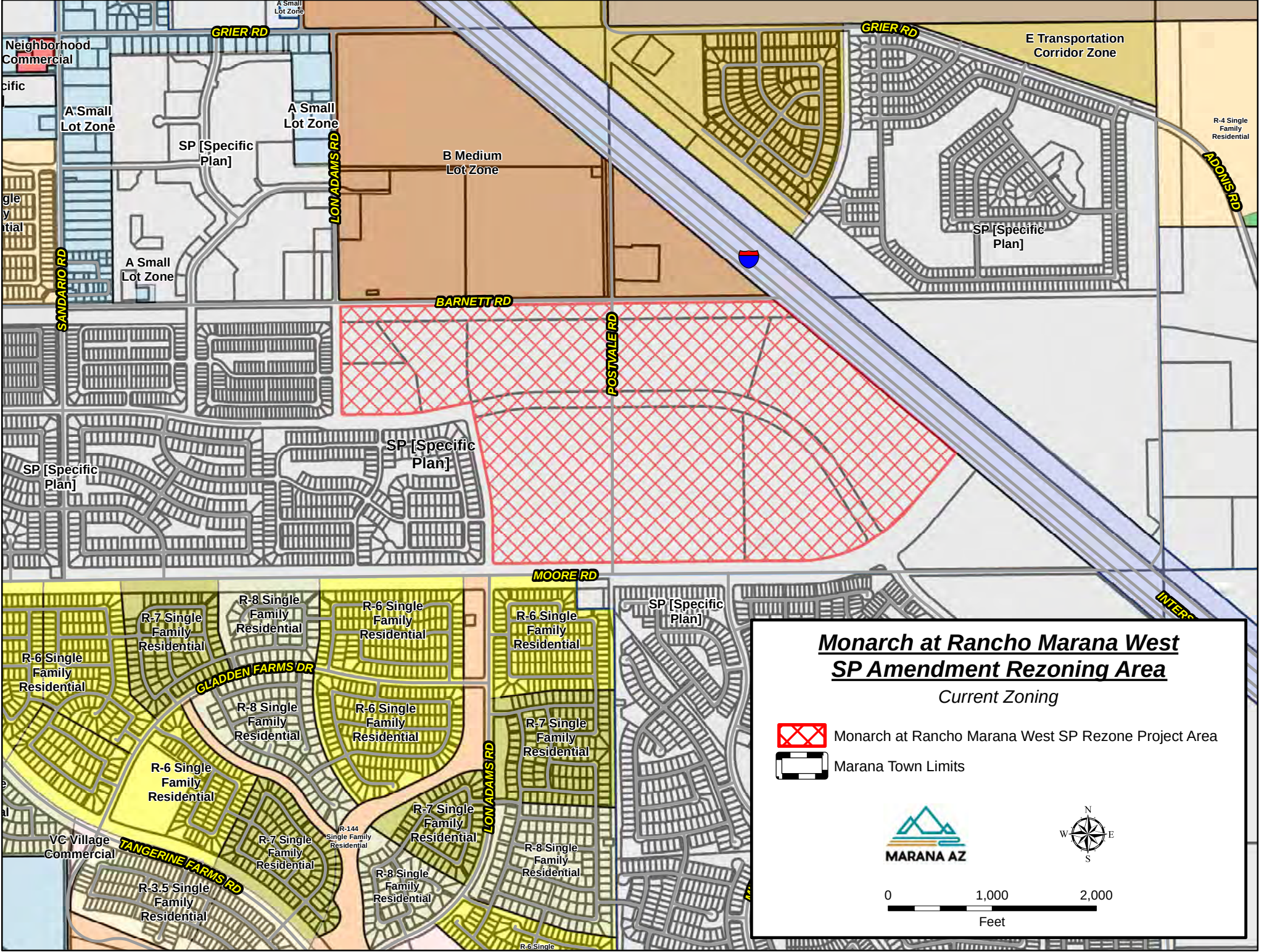


Monarch at Rancho Marana West SP Rezone Project Area



Marana Town Limits





Monarch at Rancho Marana West
SP Amendment Rezoning Area

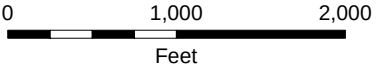
Current Zoning

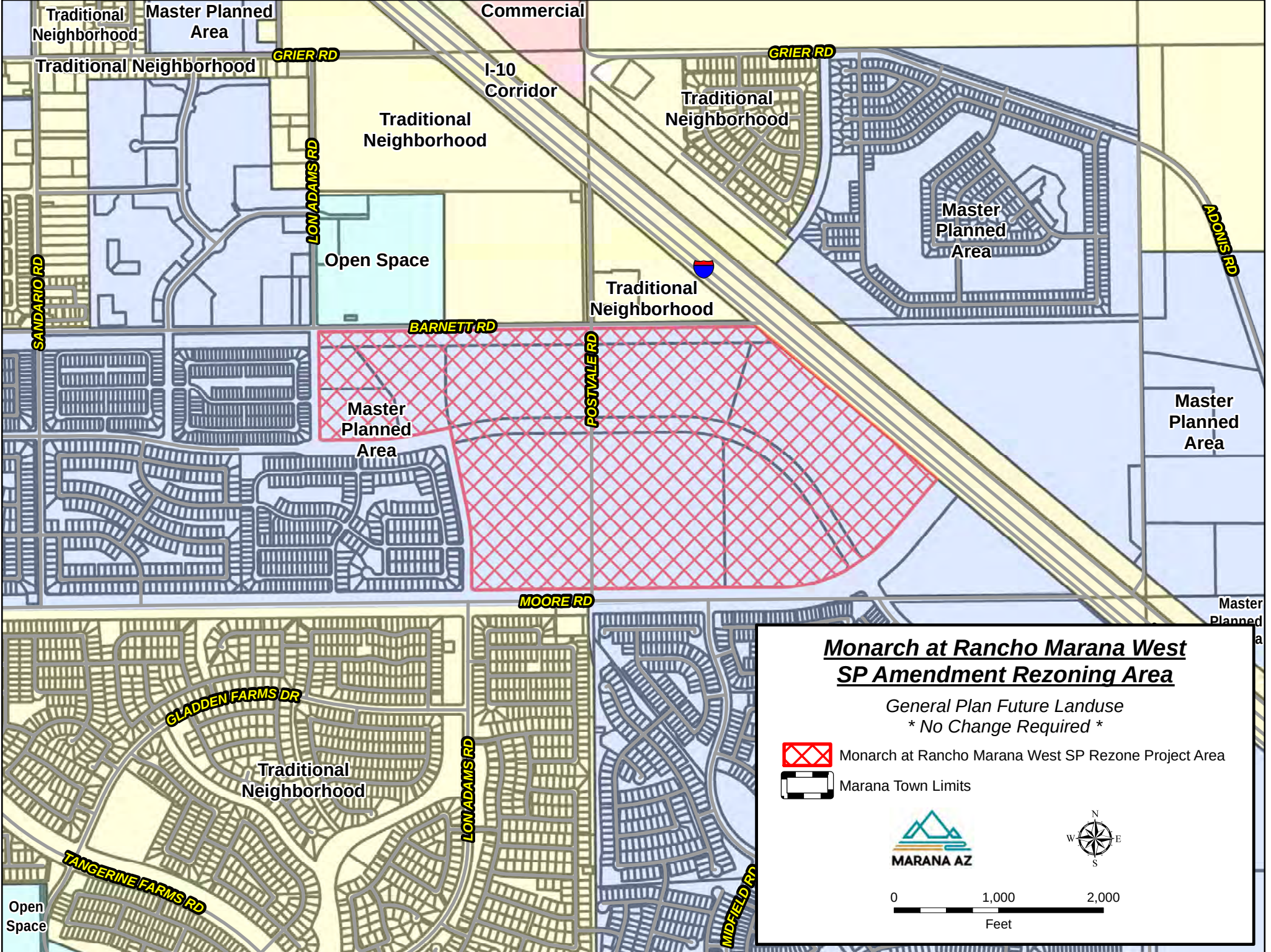


Monarch at Rancho Marana West SP Rezone Project Area



Marana Town Limits

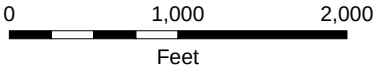


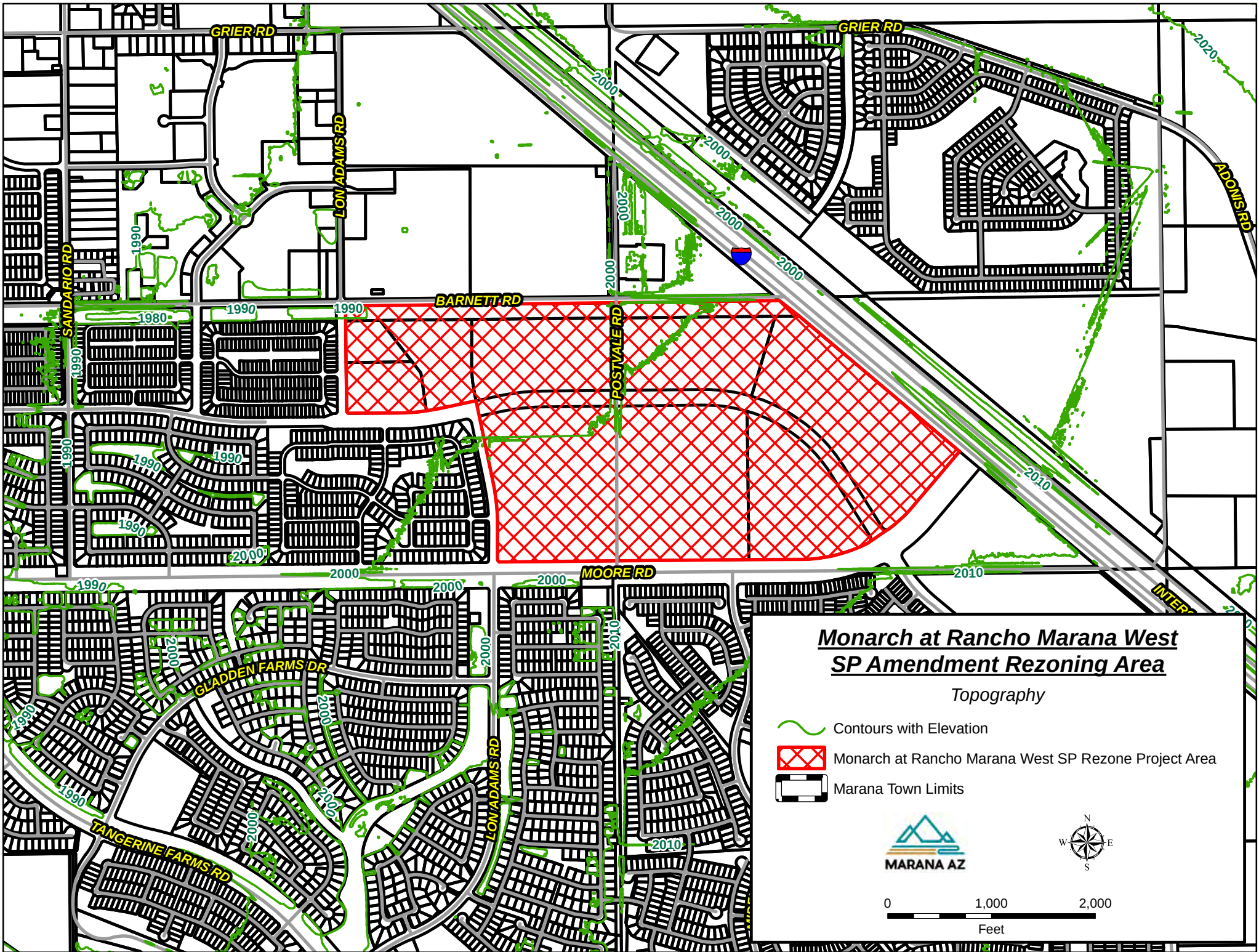


**Monarch at Rancho Marana West
SP Amendment Rezoning Area**

*General Plan Future Landuse
* No Change Required **

-  Monarch at Rancho Marana West SP Rezone Project Area
-  Marana Town Limits





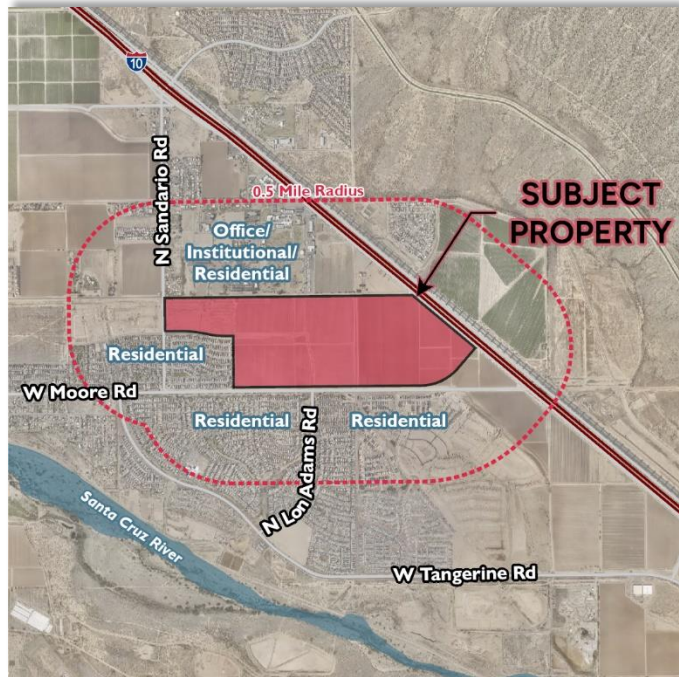


April 15, 2024

Hello Neighbor,

On behalf of the property owner, SBH Marana, LP, we invite you to attend a neighborhood meeting to discuss a proposed amendment to the Rancho Marana West Specific Plan (RMWSP).

This amendment to the RMWSP proposes to establish Monarch at Rancho Marana West (otherwise known as 'Monarch'), a master-planned community, that aims to address current market needs by creating opportunities for diverse housing options while fostering job creation and services for existing and future residents of the area.



The vacant 403-acre property located between Barnett Road and Moore Road, just west of Interstate-10 and east of Sandario Road (see map above), is ideal for continued residential and commercial development as:

- Much of the property is already entitled for residential and commercial uses;
- The proposed modifications are generally in line with and are consistent with the Town of Marana's vision as outlined in their 2040 General Plan, and proposed development regulations are consistent with Town's zoning code;
- Development of the site would assist the Town of Marana in achieving the goals of the Town Center and Downtown Marana.

In order to develop Monarch as envisioned, the Rancho Marana West Specific Plan needs to be amended to create a special planning area, which offers greater flexibility for residential and commercial developments so that the property can better meet the demands of the market in northern Marana.

TURN PAGE →



Please join us:

TUESDAY, APRIL 30

5:45 PM

VIRTUAL - ZOOM

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

Call-In Number: +1 669 444 9171 US

Representatives of the owner will be present to discuss the proposed amendment and answer any questions you may have. If you cannot attend the meeting and have questions, please don't hesitate to contact me using the information provided below with your questions or comments, and we can arrange an alternative time to discuss the proposal. Additionally, comments may be made verbally and/or in writing at an upcoming public hearing to be announced.

I appreciate your time and look forward to discussing this project with you.

Sincerely,

THE PLANNING CENTER



Lexy Wellott

Principal

(520) 623-6146

lwellott@azplanningcenter.com



MEMORANDUM

DATE:	May 2, 2024	CASE NO:	AGS-11
TO:	To Whom It May Concern		
FROM:	Garrett Aldrete		
SUBJECT:	Monarch at Rancho Marana West Specific Plan		

The following provides a summary of the virtual Zoom neighborhood meeting held on Tuesday, April 30, 2024, at 5:45 PM to discuss an amendment to the Rancho Marana West Specific Plan to create a new special planning area known as Monarch. The meeting was noticed utilizing mailing labels generated from the most recent parcel data provided by the Pima County Assessor's Office. Letters were mailed to all property owners within 300 feet of the special planning area as originally submitted in the amendment application (i.e., Blocks 1, 11, 12, and 13 were still included in the planning area boundary when mailing labels were generated).

The meeting began at 5:45 PM. Brian Underwood and I hosted it, and representatives from Sunbelt Holdings were present. Approximately 20 members of the public attended the meeting.

The meeting began at 5:45 PM with a presentation of the proposed amendment to the Rancho Marana West Specific Plan, including presenting the site context, the proposed land use map and other modifications to development standards. At the conclusion of the presentation, the meeting was opened up to questions from the attendees. Topics of discussion during the Q&A portion of the meeting included questions about traffic, existing plats that are moving forward within Rancho Marana West, commercial services, and compatibility of uses.

A quick discussion of the Town's draft Transportation Master Plan provided information to attendees about the current plans for roadways within the northern portion of the town as well as connections to the interstate. It was also explained that this amendment would help complete improvements to Moore Road and Clark Farms Boulevard as parcels are built. These roadways would extend through the Monarch community and connect the roadway network.

Several attendees wanted to know what the final plats proposed behind the lots of homes immediately adjacent to the special planning area. Representatives from Sunbelt Holdings offered to find that information and contact attendees after the meeting. Since that time, this information has been provided to these attendees.



Lastly, other attendees wanted to know if additional commercial services were planned and how compatible those services are with the existing neighborhoods. It was explained that commercial land uses are already permitted within the specific plan, and that the goal with this amendment is to provide an opportunity for compatible neighborhood commercial services to locate closer to the neighborhoods while the more intensive regional commercial designations will remain in their current location near the interstate. No other topics came up and the meeting was ended at 6:45 PM.

Since the neighborhood meeting, a couple neighbors have reached out with questions about construction activity occurring within Rancho Marana. Sunbelt Holdings has been in contact with these residents and have provided additional information to them.

If you have any questions regarding the neighborhood meeting, please do not hesitate to reach out.

Thank you.



11404 West Burning Sage Street LLC
Po Box 552
Marana, AZ 85653

Adams Brae David & Marnea Lauren CP/RS
11474 W Kalamansi Dr
Marana, AZ 85653

Adkins Kristina Lynn
10920 W Whitton St
Marana, AZ 85653

Alferez Daniela
3579 E Northern Dancer Rd
Tucson, AZ 85739

Alvarez Ruben Alejandro VAZquez & Fiore
Chiarra Mia CP/RS
10784 W Embrey Dr
Marana, AZ 85653

AMH 2014-1 Borrower LLC
American Homes 4 Rent
ATTN: Property Tax Department
23975 Park Sorrento Ste 300
Calabasas, CA 91302

Arizona State Land Department
ATTN: Planning And Engineering Section
1110 West Washington St
Phoenix, AZ 85007

Ashburn Brian P & Ruiz Krystle E CP/RS
10938 W Whitton St
Marana, AZ 85653

Aubin David C Sr & Lisa A CP/RS
11750 W Tom Henry Way
Marana, AZ 85653

Ayers Jose A
10896 W Whitton St
Marana, AZ 85653

Bannon Trevor Lee
11580 W Tom Henry Way
Marana, AZ 85653

Bara Gregory S & Bonnie L
11106 W Fallen Willow Dr
Marana, AZ 85653

Barley Stephanie
10624 W Embrey Dr
Marana, AZ 85653

Bear Karen J & Quinlan Harrison JT/RS
11070 W Fallen Willow Dr
Marana, AZ 85653

Beltran Sergio A & Odeida CP/RS
10632 W Embrey Dr
Marana, AZ 85653

Biggers Christopher B & Jacquelyn M CP/RS
11340 W Burning Sage St
Marana, AZ 85653

Bineyard Janine
11726 W Tom Henry Way
Tucson, AZ 85653

Boehmehner Tracie Rae
11585 W Tom Henry Way
Marana, AZ 85653

Brolyer Charles R & Lynne A CP/RS
11268 W Burning Sage St
Marana, AZ 85653

Buckley Nicole E & Bryson E CP/RS
10968 W Whitton St
Marana, AZ 85653

Budz Manuelita G & Joseph C CP/RS
11558 W Vanderbilt Farms
Marana, AZ 85653

Campbell Christian S
11130 W Fallen Willow Dr
Marana, AZ 85653

Campos Anthony Ryan
11693 W Tom Henry Way
Marana, AZ 85653

Capanear Anthony Junior
11694 W Tom Henry Way
Marana, AZ 85653

Carr Douglas M & Rosemary B CP/RS
11569 W Tom Henry Way
Marana, AZ 85653

Carrillo Juan Jose
10808 W Embrey Dr
Marana, AZ 85653

CAZares Dionysius A
11588 W Tom Henry Way
Marana, AZ 85653

CAZares Laman J
13012 N Steamboat Dr
Marana, AZ 85653

Charles Mary Christine & Loren CP/RS
11742 W Tom Henry Way
Marana, AZ 85653

Colbert Nathaniel Philip & Cindy L CP/RS
11685 W Tom Henry Way
Marana, AZ 85653

Colchado Joel Trejo & Serrano Alma
Olmeda CP/RS
10656 W Embrey Dr
Marana, AZ 85653

Collier Austin & Latosha CP/RS
11553 W Tom Henry Way
Marana, AZ 85653

Contreras Raymond & Lucinda JT/RS
2081 W Hunter Rd
Tucson, AZ 85755

Cortaro-Marana Irrigation District
12253 W Grier Rd
Marana, AZ 85653

Crooks John H & Colleen J CP/RS
10608 W Embrey Dr
Marana, AZ 85653

Crosgrove Emma Jane & Zachary Curtis
CP/RS
11702 W Tom Henry Way
Marana, AZ 85653

Dangle Patrick E & Estergard Eirenee
CP/RS
13020 N Steamboat Dr
Marana, AZ 85653

Davis Taylor Scott & Sarah Jayne CP/RS
10744 W Embrey Dr
Marana, AZ 85653

Deckman Ronny Brent
11835 W Charismatic Dr
Marana, AZ 85653

Dekorte Bethany
11840 W Charismatic Dr
Marana, AZ 85653

DLAP LLC
4007 E Paradise Falls Dr Ste 125
Tucson, AZ 85712

DWF VI Atlas SFR-AZ LLC
970 Yuma St
Denver, CO 80204

Earley Robert A Jr & Andria E CP/RS
11561 W Tom Henry Way
Marana, AZ 85653

Echeverria Peter John & Christina Leon
CP/RS
11556 W Fayes Glen Dr
Marana, AZ 85653

Ellis Jacob Paul & Julee Elizabeth Grace
CP/RS
11554 W Despain Dr
Marana, AZ 85653

Enriquez Matthew & April CP/RS
11530 W Kalamansi Dr
Marana, AZ 85653

Fidelity National Title TR 60421
ATTN: Crown West Realty LLC
3808 N Sullivan Rd Bldg N15-202
Spokane Valley, WA 99216

Fields Lloyd J & Sherri A JT/RS
11356 W Burning Sage St
Marana, AZ 85653

Fileccia Haynie Sarah
8501 N Lone Ranger Rd
Tucson, AZ 85743

Fioretto Joseph & Sabrina CP/RS
9113 Winding Way
Ellicott City, MD 21043

Fitzgerald Jacob B & Savannah M CP/RS
10902 W Whitton St
Marana, AZ 85653

Fkh Sfr PropCOI LP
1850 Parkway Pl Se Ste 900
Marietta, Ga 30067

FKH SFR PropCO I LP
1850 Parkway Pl Se Ste 900
Marietta, GA 30067

Flores Ivette
13005 N Temple Orange Ln
Marana, AZ 85653

Fordham Kenneth James & Piyali Anne
CP/RS
12962 N Hamlin Orange Ln
Marana, AZ 85653

Forrester Billy S & Misty CP/RS
Po Box 623
Cortaro, AZ 85652

Foy Family Tr
ATTN: Matthew R & Graciela Foy Tr
12765 N Crooked Willow Dr
Marana, AZ 85653

Freeman Family Tr
ATTN: John E Iii & Kathi M Freeman
401 Cascade Ct
Johnstown, CO 80534

Frey James M III & Alyssa A CP/RS
11620 W Tom Henry Way
Marana, AZ 85653

Galloway Jamal L
10992 W Whitton St
Marana, AZ 85653

Galvez Mitzi F
11557 W Vanderbilt Farms Way
Marana, AZ 85653

George Kevin Gregg & Sasha Lyn CP/RS
11609 W Tom Henry Way
Marana, AZ 85653

Gerrettie James Anthony III & Karissa Lynn
CP/RS
11604 W Tom Henry Way
Marana, AZ 85653

Gibbons Lawrence Smith
6890 E Sunrise Dr Ste 120
Tucson, AZ 85750

Gigafish LLC
3525 Del Mar Heights Rd #804
San Diego, CA 92130

Gladden Farms Community Assn
8360 E Via De Ventura Ste L100
Scottsdale, AZ 85258

Gladden Farms Community Assn
8360 E Via De Ventura Ste L100
Scottsdale AZ 85258

Gladden Farms Community Association
1 S Church Ave Ste 1200
Tucson, AZ 85701

Gladden Farms Community Association
8800 E Raintree Dr Ste 300
Scottsdale, AZ 85260

Gladden Farms Community Association
1 S Church Ave Ste 1200
Tucson, AZ 85701

Gonzalez Cristian Rocha & Rocha Diana P
CP/RS
11601 W Tom Henry Way
Marana, AZ 85653

Grantham Julia K & Jonathan F CP/RS
11372 W Burning Sage St
Marana, AZ 85653

Gunderson Kristin
11396 W Burning Sage St
Marana, AZ 85653

Halling Richard W & Mary CP/RS
11721 W Tom Henry Way
Marana, AZ 85653

Hearn Gregory K
10616 W Embrey Dr
Marana, AZ 85653

Hicks Michael
10914 W Whitton St
Marana, AZ 85653

Holder Charlotte R & Flores Braulio Iii
JT/RS
11525 W Despain Dr
Marana, AZ 85653

House Kenneth Robert & Maria Williams
CP/RS
10944 W Whitton St
Marana, AZ 85653

Hsl Monarch Block 5 LLC
3901 E Broadway Blvd
Tucson, AZ 85711

Hume Daniel R & Alisa CP/RS
11633 W Tom Henry Way
Marana, AZ 85653

Iskander Jack Moheb
5728 Giddings Ave
Hinsdale, IL 60521

Jensen Tyler R
10672 W Embrey Dr
Marana, AZ 85653

Jewell Lee D & Tamra A Living Tr
11556 W Tom Henry Way
Marana, AZ 85653

Johnson Larry Thomas & Laura Angela
CP/RS
11545 W Tom Henry Way
Marana, AZ 85653

Julagay Marc T & Patti A CP/RS
11572 W Tom Henry Way
Marana, AZ 85653

Kannedy Levi
10908 W Whitton St
Marana, AZ 85653

Kasimu Mohamed & Urbina-Kasimu Alyssa
CP/RS
11548 W Tom Henry Way
Marana, AZ 85653

Keith Thomas & Daina CP/RS
11815 W Rancho Dr
Marana, AZ 85653

Kihara John Ritho & Ritho JAZZmyne
Raenessa CP/RS
13002 N Hamlin Orange Ln
Marana, AZ 85653

Kirkwood Kaitlyn R & Klayton Forrest
CP/RS
11380 W Burning Sage St
Marana, AZ 85653

Kishore Ritesh & Mathur Neha CP/RS
10728 W Embrey Dr
Marana, AZ 85653

Kite Thomas S & Aronson Joel J CP/RS
11761 W Tom Henry Way
Marana, AZ 85653

KJRP LLC
5290 E Golder Ranch Dr
Tucson, AZ 85739

Koepke G & D TR
11617 W Tom Henry Way
Marana, AZ 85653

Kunellis Living Tr
ATTN: Peter M & Lori M Kunellis TR
12852 N White Fence Way
Marana, AZ 85653

Landmark Title Assurance Agency LLC TR
2104
333 E Osborne Rd #260
Phoenix, AZ 85012

Landmark Title Assurance Agency LLC TR
2104
333 E Osborne Rd # 260
Phoenix AZ 85012

Landmark Title Assurance Agency LLC TR
2104
ATTN: Edwards, Largay, Mihaylo & Co. Plc
333 E Osborne Rd Ste 260
Phoenix, AZ 85012

Landmark Title Assurance Agency LLC TR
2105
ATTN: Fcd Marana Venture I LLC
2633 E Indian School Rd Ste 110
Phoenix, AZ 85016

Landmark Title Assurance Agency LLC TR
2105
ATTN: Marana Venture I LLC
2633 E Indian School Rd Ste 110
Phoenix, AZ 85016

Las Vegas LB LLC
ATTN: Moon Valley Farms Of AZ LLC
19820 N 7th St Ste 260
Phoenix, AZ 85024

Las Vegas LB LLC
ATTN: Moon Valley Farms Of AZ LLC
19820 N 7th St Ste 260
Phoenix, AZ 85024

Leyde Thomas R & Brigitte R CP/RS
11308 W Burning Sage St
Marana, AZ 85653

Lucero Cesar Alfonso & Yvette CP/RS
11734 W Tom Henry Way
Marana, AZ 85653

Lyons Living TR
ATTN: L & Ronald F Lyons
7763 W Starry Night Ln
Tucson, AZ 85743

Magnuson Aaron & Tina CP/RS
11074 W Fallen Willow Dr
Marana, AZ 85653

Mammen Werner Adolf & Anna Maria Frias
CP/RS
13013 N Temple Orange Ln
Marana, AZ 85653

Mammen Werner C
11758 W Tom Henry Way
Marana, AZ 85653

Manning Andrea Nichole
11557 W Despain Dr
Marana, AZ 85653

Marana Health Center Inc
Po Box 188
Marana, AZ 85653

Marana Unified School District No 6
11279 W Grier Rd
Marana, AZ 85653

Martin Rodger & Aida CP/RS
12888 N White Fence Way
Marana, AZ 85653

Massie Monica & Jeffrey CP/RS
11745 W Tom Henry Way
Marana, AZ 85653

Mc Carthy Cara & Kevin CP/RS
11577 W Tom Henry Way
Marana, AZ 85653

Mclean Living TR
577 E Roger Rd
Tucson, AZ 85705

Meinhart Ernst & Christine Cynthia CP/RS
12994 N Hamlin Orange Ln
Marana, AZ 85653

Mendell James Lloyd & Kimberly L JT/RS
12840 N White Fence Way
Marana, AZ 85653

Miller Christopher Neil & Stephanie Rae
CP/RS
11540 W Tom Henry Way
Marana, AZ 85653

Molina Jildardo
11276 W Burning Sage St
Marana, AZ 85653

Montanaro Matthew & Meaghann CP/RS
10768 W Embrey Dr
Marana, AZ 85653

Montelius Austin T & Brown Kelly C CP/RS
12896 N White Fence Way
Marana, AZ 85653

Moran James W & Sinay-Moran Maryann
CP/RS
10974 W Whitton St
Marana, AZ 85653

Morris Danielle
1719 N 158th Ave
Goodyear, AZ 85395

Mulitalo Michael T & Holt Haromy A JT/RS
12764 N Rodeo Land Ave
Marana, AZ 85653

Munoz Selina Renae
11678 W Tom Henry Way
Marana, AZ 85653

Munsey Wendi K & Munsey Ann
11540 W Fayes Glen Dr
Marana, AZ 85653

Nanez Johnny & Guadalupe CP/RS
11549 W Vanderbilt Farms Way
Marana, AZ 85653

Nicolay William Alvin
11546 W Despain Dr
Marana, AZ 85653

Norman Clifford C & Anita G Living TR
12954 N Hamlin Orange Ln
Marana, AZ 85653

O Connor Daniel C & Ortiz Lindsay M
CP/RS
11548 W Fayes Glen Dr
Marana, AZ 85653

Ochoa Sarah
11542 W Vanderbilt Farms Way
Marana, AZ 85653

Oesterling Frank Thomas Jr
11737 W Tom Henry Way
Marana, AZ 85653

Otero Humberto III & Laura CP/RS
11388 W Burning Sage St
Marana, AZ 85653

Otto Joel C & Stearns Otto Jennifer M
CP/RS
11811 W Rancho Dr
Marana, AZ 85653

Palma Dakota & Lindsay CP/RS
11122 W Fallen Willow Dr
Marana, AZ 85653

Palmateer Lewis Living Tr
10792 W Embrey Dr
Marana, AZ 85653

Pareek Chandra Mohan & Maya CP/RS
12549 N Stone Ring Dr
Marana, AZ 85653

Pascua Yaqui Tribe
ATTN: Land Office
7474 S Camino De Oeste
Tucson, AZ 85746

Patel Snehal & Priaynka CP/RS
34794 Williams Way
Union City, CA 94587

Patel Snehal & Priyanka CP/RS
34794 Williams Way
Union City, CA 94587

Perez Andrei
11539 W Fayes Glen Dr
Marana, AZ 85653

Peterson Family Living TR
ATTN: Paul A & Veronica C Peterson Tr
11549 W Despain Dr
Marana, AZ 85653

Pixton Adam Young & Haylee CP/RS
12860 N White Fence Way
Marana, AZ 85653

Preciado Melany
10752 W Embrey Dr
Marana, AZ 85653

Progress Phoenix
Po Box 4090
Scottsdale, AZ 85261

Progress Phoenix LLC
Po Box 4090
Scottsdale, AZ 85261

Pursell Breta & Marsh-Pursell Charisma R
CP/RS
11462 W Kalamansi Rd
Marana, AZ 85653

Rackham Michael C & Holli C CP/RS
10704 W Embrey Dr
Marana, AZ 85653

Radosevic Aaron M & Denise L CP/RS
11541 W Despain Dr
Marana, AZ 85653

Rahe John Samuel III
13201 N Sandario Rd
Marana, AZ 85653

Rahe John Samuel III
13201 N Sandario Rd
Marana, AZ 85653

Rakowitz Stacy Briana
11562 W Despain Dr
Marana, AZ 85653

Rancho Marana Community Association
ATTN: Cadden Community Management
5225 W Massingale Road
Tucson, AZ 85743

Rancho Marana
ATTN: Cadden Community Management
5225 W Massingale Road
Tucson, AZ 85743

Rand Emily C
10760 W Embrey Dr
Marana, AZ 85653

Rodriguez Joycer Damian Osorio & Bustillo
Melissa Margarita Chima CP/RS
10962 W Whitton St
Marana, AZ 85653

Rodriguez Rudy Yamato & Lynda Rose
CP/RS
11636 W Tom Henry Way
Marana, AZ 85653

Rojas Edward & Barbara CP/RS
520 W Prince Rd Apt 5219
Tucson, AZ 85705

Rolack Arnold
10776 W Embry Dr
Marana, AZ 85653

Rowe Jeffrey Allan & Christiane CP/RS
11686 W Tom Henry Way
Marana, AZ 85653

Ruiz MarCOA & Lopez Beatriz E CP/RS
11641 W Tom Henry Way
Marana, AZ 85653

Rusike Linda
10688 W Embrey Dr
Marana, AZ 85653

SalAZar Nicholas A
10640 W Embrey Dr
Marana, AZ 85653

Sanchez Carisa Catrine
11090 W Fallen Willow Dr
Marana, AZ 85653

Sanchez Jorge Luis Jr & Ruiz Martha Rocio
JT/RS
11838 W Fontenelle Dr
Marana, AZ 85653

Sanders Shawn M & Kandy S CP/RS
13021 N Temple Orange Ln
Marana, AZ 85653

Seely Elizabeth
11292 W Burning Sage St
Marana, AZ 85653

Serencsa John R & Carol A CP/RS
12974 N Hamlin Orange Ln
Marana, AZ 85653

Shultz Kyle & Shultz Kenneth JT/RS
11555 W Fayer Glen Dr
Marana, AZ 85653

Simon Jack Iii & Justina J CP/RS
10932 W Whitton St
Marana, AZ 85653

Singh Shagun & Madan Rohit CP/RS
11313 N Ridgeway Village Pl
Oro Valley, AZ 85737

Skelly Bethany Rose
11324 W Burning Sage St
Marana, AZ 85653

Smith Kirstin Joan & Segars Dennis Wayne
& Peggy J All JT/RS
11625 W Tom Henry Way
Marana, AZ 85653

Smith Madison Marie & Steven Howard Jr
CP/RS
11628 W Tom Henry Way
Marana, AZ 85653

Sorsa Mary Kay & Prior Renee Jean JT/RS
11766 W Tom Henry Way
Marana, AZ 85653

Southwest Gas Corp
3401 E Gas Rd
Tucson, AZ 85714

Spoon Dillon & Cilicia CP/RS
11644 W Tom Henry Way
Marana, AZ 85653

Stambaugh Nikki D
11705 W Tom Henry Way
Marana, AZ 85653

Stanford Donald E & Keri I CP/RS
11260 W Burning Sage St
Marana, AZ 85653

Stevens Brian & Danielle CP/RS
10680 W Embrey Dr
Marana, AZ 85653

Stites Robert P & Mary E CP/RS
12880 N White Fence Way
Marana, AZ 85653

Stroffolino Joseph Louis & Rodriguez
Roxana CP/RS
10998 W Whitton St
Marana, AZ 85653

Taranto Dominic D & Joy C CP/RS
963 Limer Town Rd
Warrenton, NC 27589

Title Security Agency LLC 202011R
ATTN: Pei Capital Ventures I, LLC
333 E Osborn Rd Ste 260
Phoenix, AZ 85012

Title Security Agency LLC TR 201812-T
ATTN: Meritage Homes Of AZ Inc
3275 W Ina Rd Ste 220
Tucson, AZ 85741

Title Security Agency LLC TR 202055-S
ATTN: Lgi Homes - Arizona LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380

Toalino Oscar R Revoc Tr
8855 N Moonfire Dr
Tucson, AZ 85743

Tokarski Gary & Carol CP/RS
11729 W Tom Henry Way
Marana, AZ 85653

Tornquist Andrew & Jennifer A JT/RS
11146 W Fallen Willow Dr
Marana, AZ 85653

Torres Dana Michelle
11710 W Tom Henry Way
Marana, AZ 85653

Toth William & Cristin E CP/RS
10800 W Embrey Dr
Marana, AZ 85653

Town Of Marana
ATTN: Municipal Property Corp
11555 W Civic Center Dr
Marana, AZ 85653

Town Of Marana
Marana Municipal Complex
11555 W Civic Center Dr
Marana, AZ 85653

Tran Vulin P & Pham Khanh N CP/RS
10664 W Embrey Dr
Marana, AZ 85653

Truscott Samantha Nicole & Redmon
Antony D CP/RS
10890 W Whitton St
Marana, AZ 85653

Ungren Albert L & Kathy Marie CP/RS
10950 W Whitton St
Marana, AZ 85653

Valdez Manuel
10986 W Whitton St
Marana, AZ 85653

Vanarsdalen Trisha M Living TR
11454 W Kalamansi Dr
Marana, AZ 85653

Vanderbilt Farms Marana HOA
1600 W Broadway Rd Ste 200
Tempe, AZ 85282

Vitus Cynthia Elizabeth
11502 W Kalamansi Dr
Marana, AZ 85653

Wall Nathan G & Danielle A CP/RS
11713 W Tom Henry Wy
Marana, AZ 85653

Watson Jaron R & Bethany R CP/RS
11533 W Vanderbilt Farms Way
Marana, AZ 85653

Waugh Jeffery L & Doris A CP/RS
12760 N Rangpur Dr
Marana, AZ 85653

Welch Kyle E & Matthews Kendall B JT/RS
11547 W Fayes Glen
Marana, AZ 85653

Wenzen Kathleen A
11612 W Tom Henry Way
Marana, AZ 85653

Wenzl Joseph P & Jennifer Lynne
11316 W Burning Sage St
Marana, AZ 85653

White Richard M & Susan CP/RS
12986 N Hamlin Orange Ln
Marana, AZ 85653

Williams Dominique
10720 W Embrey Dr
Marana, AZ 85653

Wilson Zachary
11541 W Vanderbilt Farms Way
Marana, AZ 85653

Yarnell Kevin D & Regina L CP/RS
11564 W Tom Henry Way
Marana, AZ 85653

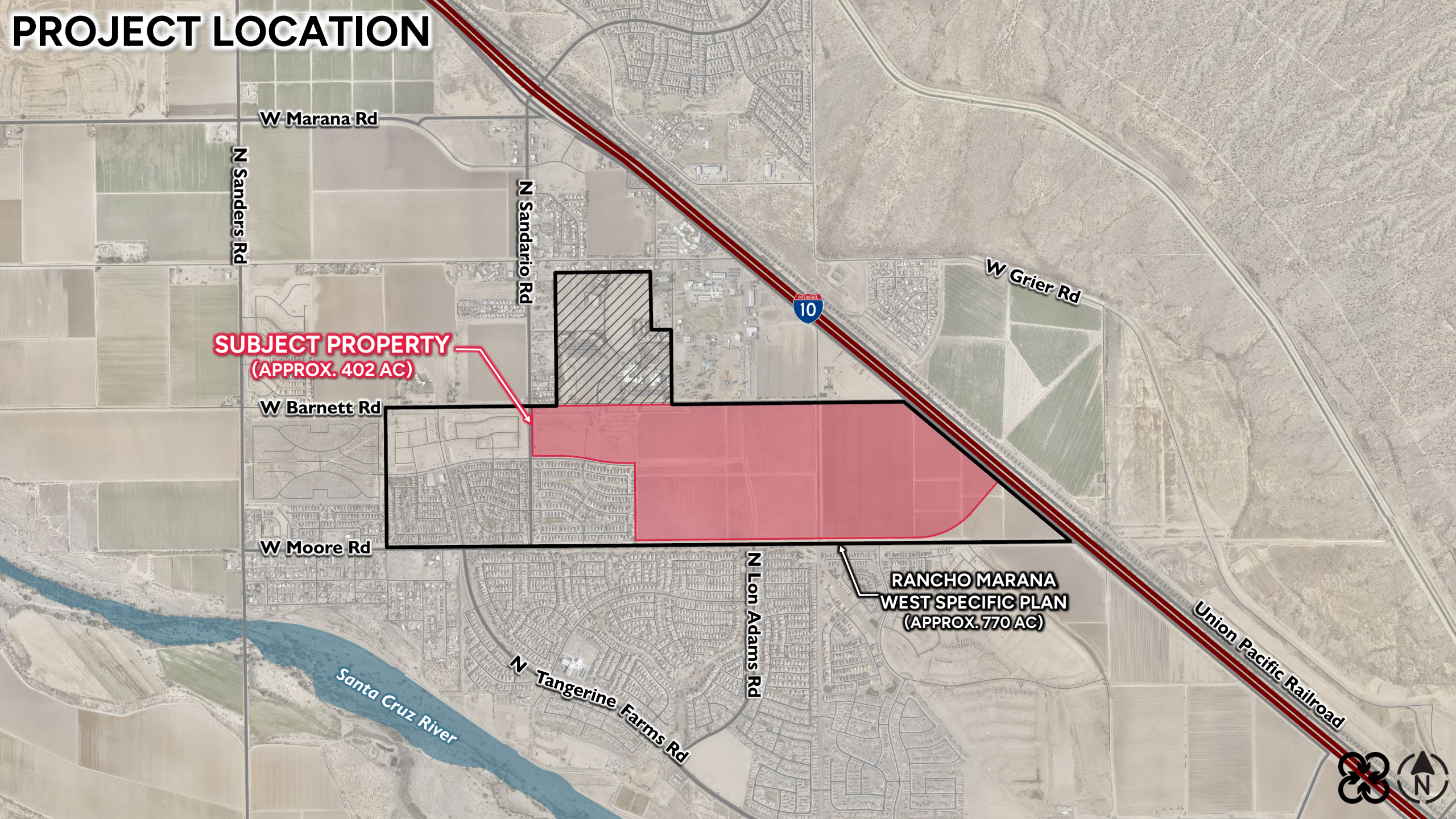
Zaharia Cristian
11550 W Vanderbilt Farms Way
Marana, AZ 85653

The Planning Center
2 E Congress St STE 600
Tucson, AZ 85701



MONARCH AT RANCHO MARANA WEST

Specific Plan Amendment | Neighborhood Meeting
April 30, 2024



PROJECT LOCATION

W Marana Rd

N Sanders Rd

N Sandario Rd

INTERSTATE 10

W Grier Rd

SUBJECT PROPERTY
(APPROX. 402 AC)

W Barnett Rd

W Moore Rd

N Lon Adams Rd

Tangerine Farms Rd

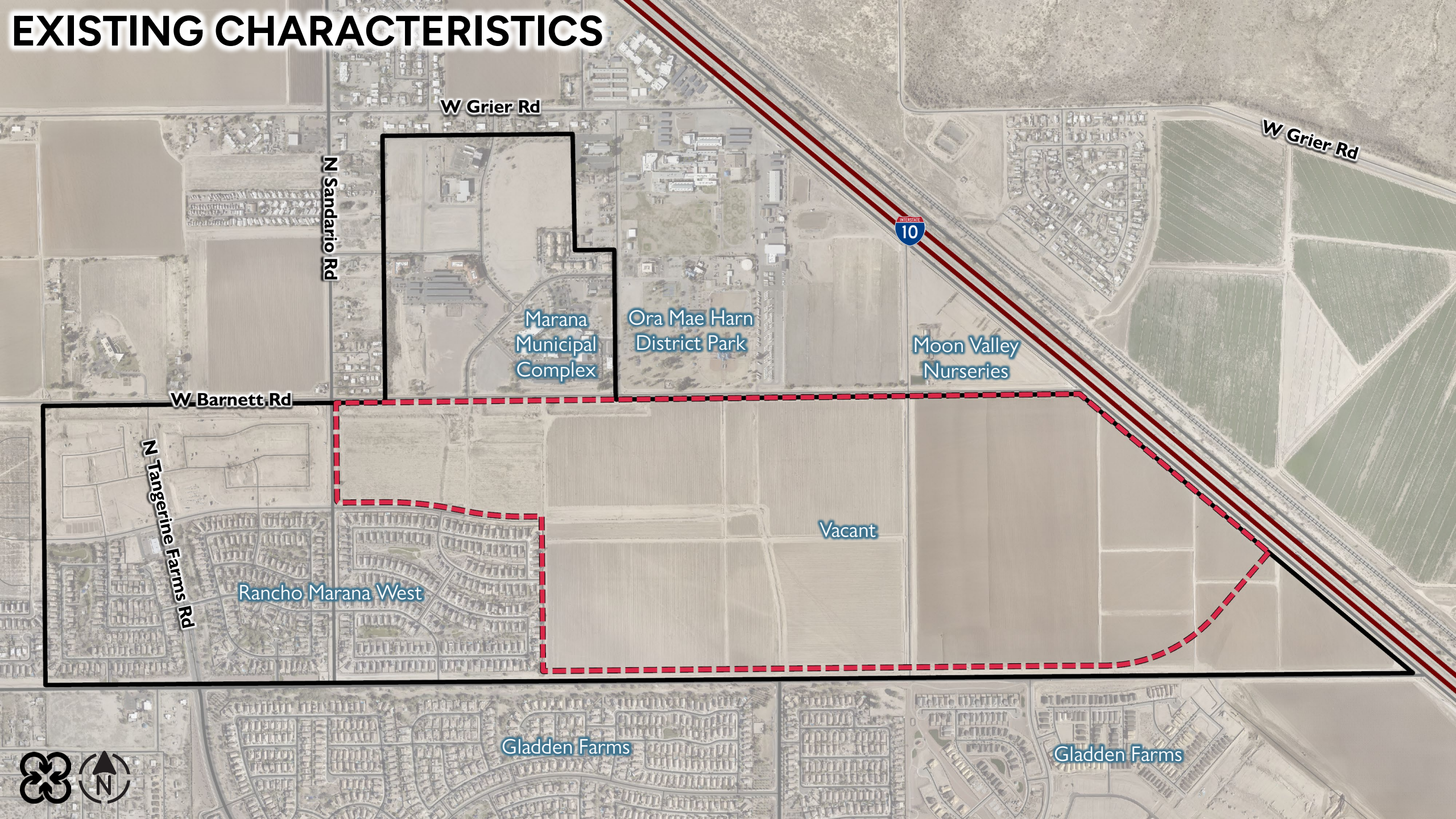
**RANCHO MARANA
WEST SPECIFIC PLAN**
(APPROX. 770 AC)

Santa Cruz River

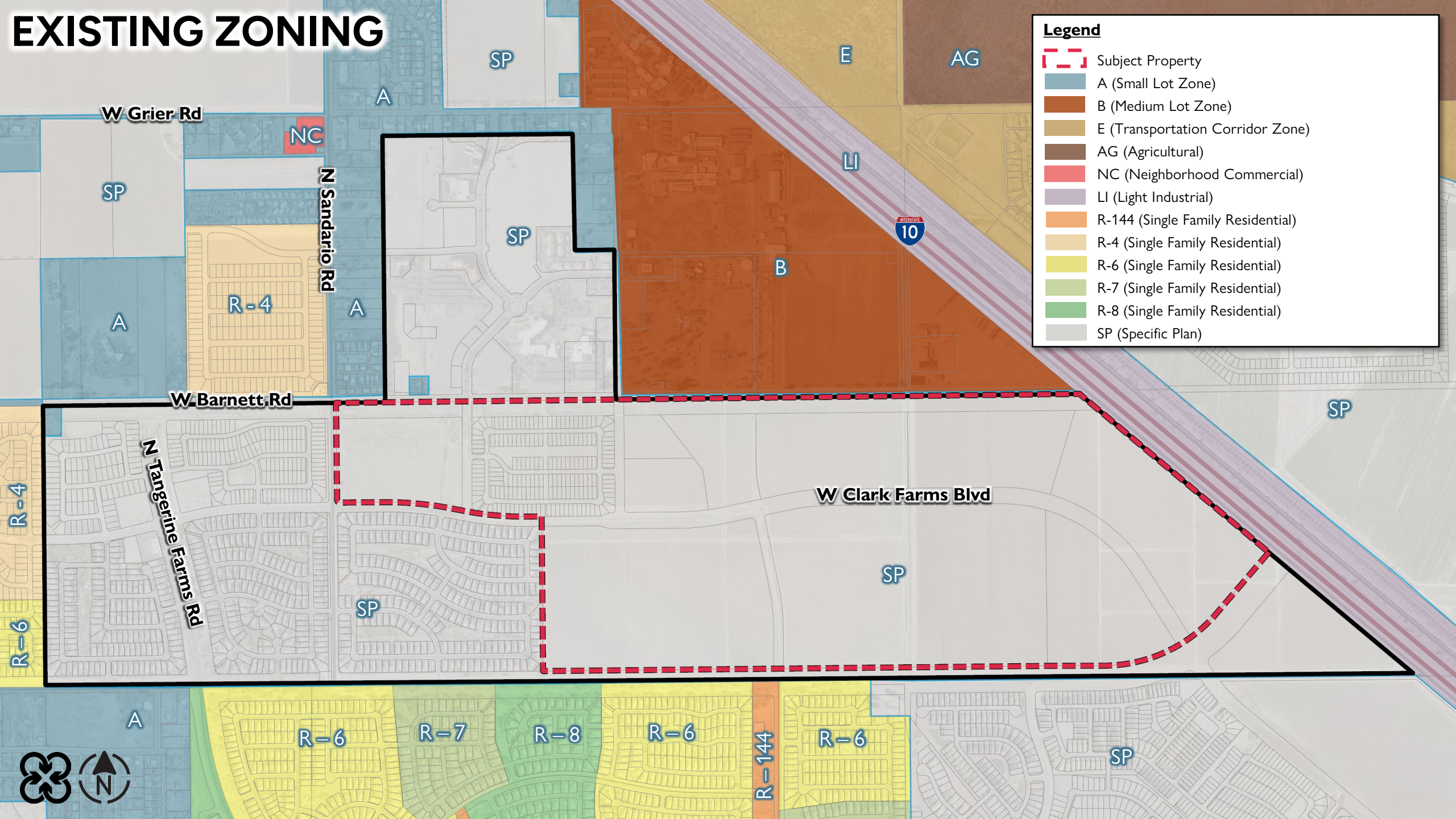
Union Pacific Railroad



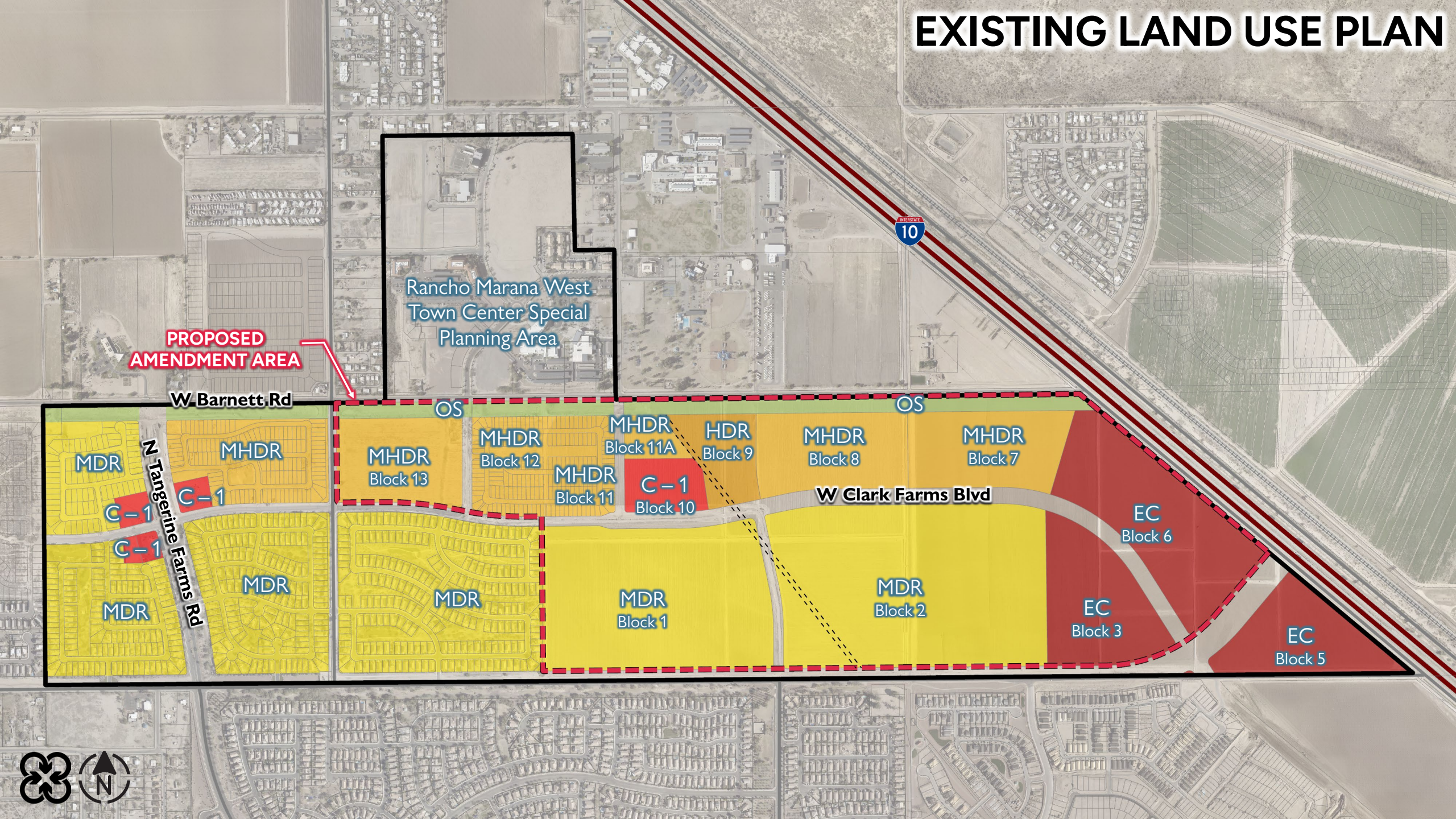
EXISTING CHARACTERISTICS



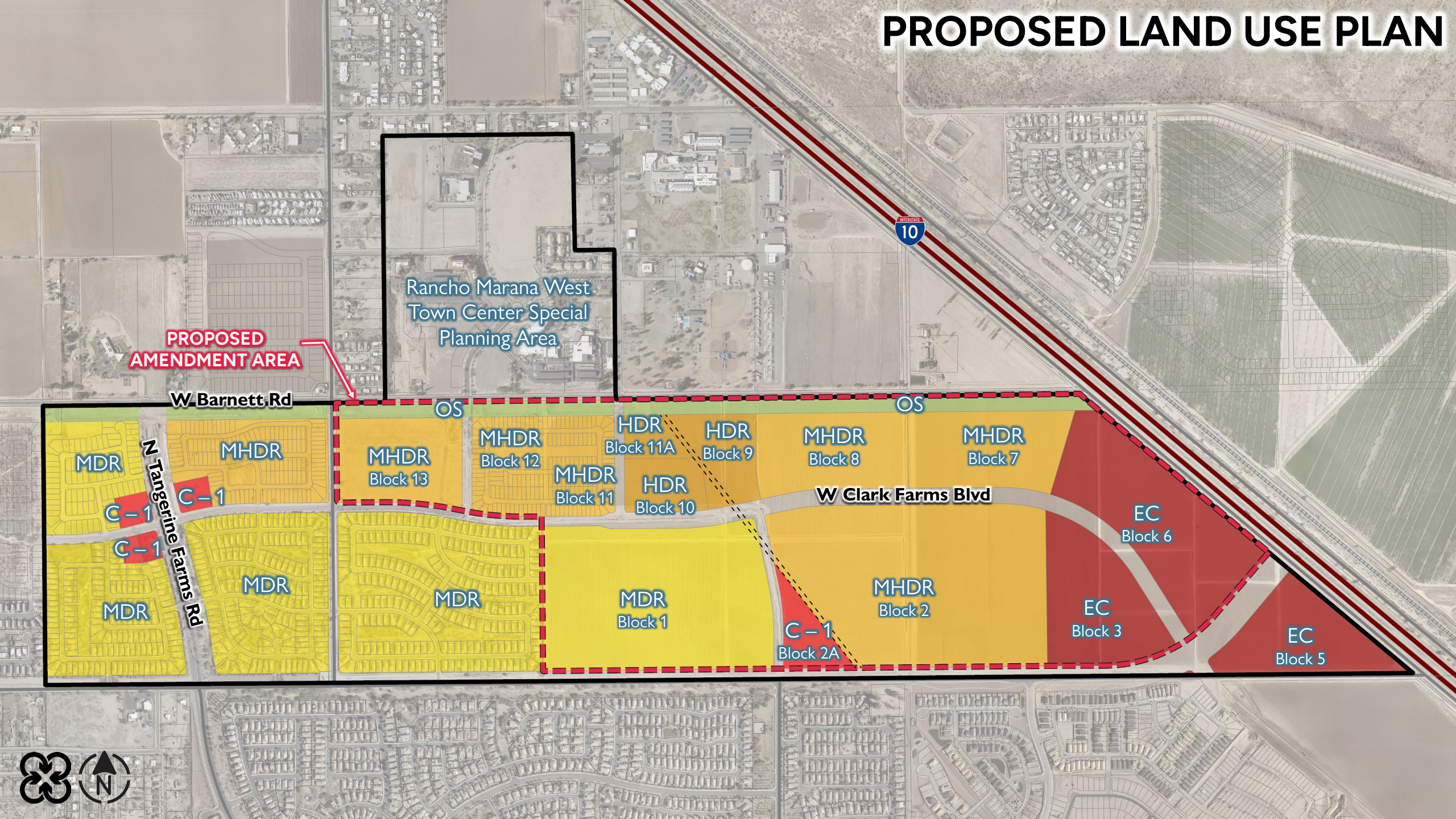
EXISTING ZONING



EXISTING LAND USE PLAN



PROPOSED LAND USE PLAN



Lexy Wellott – LWellott@azplanningcenter.com

Garrett Aldrete – GAldrete@azplanningcenter.com

Office Number – 520-623-6146



MONARCH AT RANCHO MARANA WEST

Questions?