



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 27, 2025, at or after 6:00 P.M.

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

SUMMARY MINUTES

CALL TO ORDER

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

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

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. Vice Chair Hill was absent. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commissioner McIntyre seconded the motion. Motion passed, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of June 25, 2025.

Commissioner Flint moved, and Commissioner Tyson seconded, the motion approving the meeting minutes, as presented. Motion passed 6-0.

PUBLIC HEARING

1. PCZ2411-001: Linda Vista 39 Rezoning; A request for a recommendation to the Marana Town Council to approve a rezoning of approximately 39 acres of land from R-144 (Residential) to R-4 (Residential); and, a request for a recommendation to approve a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN). The property is generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E. (Brian D. Varney)

Senior Planner, Brian Varney noted the town has received a letter requesting a continuance of this item to an unspecified date in the future. The commission members will still need to make a motion and vote to approve or not approve the request to continue the item.

Chairman Schnee opened the public hearing at 6:02 p.m.

Chairman Schnee read the letter given to the Town by the applicant that stated the developer is requesting a continuance of the referenced project to allow more time to evaluate the plan.

Development Services Director, Jason Angell, explained the process and what the request means for those present. Mr. Angell stated the request may mean possible changes to the project, or may not. If the Planning Commission grants a continuance, when the item is resubmitted to the Town, the Public Hearing will be readvertised when the new date is identified. The presentation that was originally scheduled will not take place at this meeting because when it is resubmitted, it may or may not have changes. With that said, the Public Hearing will come at a later date. However, those who would like to speak to this item at tonight's meeting may still speak because the Pubic Hearing was advertised. In addition, the same item was posted for a Public Hearing for the Council meeting next week, so the same action will be requested at the Council Meeting as well.

Resident, Bill Cohen spoke in opposition to the rezoning. Mr. Cohen requested the proposed rezone be assessed for alignment with the character of the surrounding area and concerns related to the densities of the proposed rezone.

Chairman Schnee closed the public hearing at 6:07 p.m.

Motion to approve continuance to an indefinite date, by Commissioner Flint, seconded by Commissioner Bowen. Motion passed, 6-0.

2. PCZ2411-002: Linda Vista 13 Rezoning; A request for a recommendation to the Marana Town Council to approve a rezoning of approximately 13 acres of land from R-144 (Residential) to R-4 (Residential); and, a request for a recommendation to approve a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN). The property is generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E. (Brian D. Varney)

Senior Planner, Brian Varney noted the town has received a letter requesting a continuance of this item to an unspecified date in the future.

Chairman Schnee opened the public hearing at 6:08 p.m. Chairman Schnee closed the public hearing at 6:08 p.m.

Motion to approve continuance to an indefinite date by Commissioner Flint, seconded by Commissioner Tyson. Motion passed, 6-0.

3. PCZ2109-001: Cascada II Specific Plan; A request for a recommendation to the Marana Town Council to approve the Cascada II Specific Plan. The Cascada II Specific Plan comprises approximately 752.5 acres and is generally located east of Interstate 10 and northwest of Twin Peaks Road within portions of Sections 9, 10, and 15, Township 12S, Range 12E (Brian D. Varney) [The agenda was published with the wrong project number. The correct project number for this item is PCZ2404-001]

Senior Planner, Brian Varney presented a PowerPoint presentation that is on file and available upon request from the Town Clerk's Office. The Plan comprises approximately 752.5 acres and consolidates the remaining developable land area of the Cascada Specific Plan and the Cascada North Specific Plan. Mr. Varney discussed Access and Circulation with Traffic Impact

Analysis, currently in review. Other notable items included Conceptual Land Use, open space, recreation, and trails. The Suggested Motion by Mr. Varney is to recommend to the Town Council approval of PCZ2404-001, Cascada II Specific Plan, subject to the recommended conditions except Condition number 13, relating to traffic improvements, which shall be removed.

Brigham Stevens representative with Bourn Companies, presented to the commission as the developing firm. Mr. Stevens introduced Bourn Companies and gave a history of Bourn Companies. Mr. Stevens gave examples of local projects his company has developed and current projects in the Tucson area, including Uptown, The Bridges, and The Landing. The key focus being mixed use communities. With Cascada in particular, the focus is on the variety of uses for the area and how those uses come together to develop an asset to the community that benefits the consumers in the best aspects.

Law Offices of Lazarus & Silvyn representative Keri Silvyn presented to the commission. Ms. Silvyn's presentation went over the regional context, the original specific plans for Cascada and Cascada North and the new Cascada II Specific Plan. The plan covers 752.5 acres. Ms. Silvyn discussed land dedications to the Town of Marana, Pima County, Trico and Metro Water. Other items of discussion included the rezoning to Specific Plan for the purposes of bringing a variety of land use, flexibility to attract end-users, employment, revenue generating for the future, open space, recreation, circulation, and a request to remove condition number 13 noting that condition 6 also addresses traffic improvements. Ms. Silvyn went over public outreach and the questions received from the public relating to water, drainage, proximity to residential uses, timing of construction and types of uses.

Chairman Schnee opened the public hearing at 6:33 p.m. Chairman Schnee closed the public hearing at 6:33 p.m.

Commissioner Flint mentioned the project looks like it is off to a great start and requested Ms. Silvyn discuss the Tribal Property within the area, including buffers and steps to protect the land.

Ms. Silvyn mentioned there will be a barrier around the land and a buffer for them to avoid the area.

Commissioner Flint asked about the land dedication and why it was dedicated to Pima County instead of the Town of Marana.

Town Attorney, Jane Fairall said her understanding was related to the timing of the block plat and conservation purposes.

Commissioner Flint asked the reason/advantage/disadvantage for eliminating condition 13.

Ms. Silvyn stated that Condition 13 is related to traffic, which is a topic they are still working through with Traffic Engineers via the Traffic Impact Analysis. She feels removing condition 13 benefits both parties by agreeing to deal with traffic through condition 6 related to traffic, which holds the developer responsible for addressing all traffic concerns identified in the Traffic Impact Analysis.

Town Attorney, Jane Fairall added that the general standard is already present in condition 6 related to the traffic improvements and developer obligations. Topics in condition 13 mention a possible traffic signal that would ultimately be worked out and resolved through the Traffic Impact Analysis.

Chairman Schnee mentioned he was in favor of the split acreage for residential, village center, open space, transition zones, circulation plan, and acknowledgement of the protected Tribal land within the development.

Motion to approve, subject to the recommended conditions, with the exception of condition number 13, by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Chairman Schnee mentioned he will not be present at the September meeting

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

Motion moved by Commissioner Bowen to nominate Tom Schnee as Chair of the Planning Commission, seconded by Commissioner McIntyre. Motion passed unanimously, 5-0.

Motion moved by Commissioner Bowen to nominate Ron Hill as Vice Chair of the Planning Commission, seconded by Commissioner McIntyre. Motion passed unanimously, 6-0.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner McIntyre seconded the motion. The motion passed, 6-0. The meeting adjourned at 6:42 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on August 27, 2025. I further certify that a quorum was present.



Laura Dzieman, Commission Secretary