Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on May 27, 2015, at or after 6:30 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 6:30 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 in the lobby outside 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 in the lobby outside the Council Chambers or online at [www.marana.com](http://www.marana.com).

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.marana.com](http://www.marana.com).

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 Minutes of the April 29, 2015 Meeting

B. Public Hearings

1. PCZ1409-001 Saguaro Ranch Specific Plan, GPA1409-001 General Plan Minor Amendment, and PCM1504-001 Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement: Request to rezone approximately 508 acres of land from 'RD-180' Rural Development to 'F' Specific Plan for the purpose of establishing the Saguaro Ranch Specific Plan; approval of a minor amendment to the General Plan; and approval of an Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement. The property is generally located approximately 1 mile north of the north terminus of Thornydale.
C. **Commission Action**
Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

D. **Informational Items/Possible Action Items**

**FUTURE AGENDA ITEMS**

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

Executive Session pursuant to A.R.S. § 38-431.03(A)(3), the Planning Commission may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

**ADJOURNMENT**
To: Planning Commission
From: Terri Byler, Executive Assistant
Date: May 27, 2015
Subject: Approval of Minutes of the April 29, 2015 Meeting

Attachments: April 29, 2015 Meeting Minutes
PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 29, 2015, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. Vice Chair Duncan called the meeting to order at 6:36 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE
Led by Vice Chair Duncan.

ROLL CALL. Terri Byler, Planning Commission Secretary, called roll. Chairman Schnee, Commissioners Jakab and Miller were absent.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA with amendment to move Item B2 to the first item. Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miklosi. Passed unanimously. 4-0.

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approval of March 25, 2015 meeting minutes. Motion to approve by Commissioner Miklosi, seconded by Commissioner Officer. Passed unanimously. 4-0.
PUBLIC HEARINGS

1. PCZ1409-001 Saguaro Ranch Specific Plan & 1409-001 General Plan Minor Amendment Relating to Development; an application requesting a recommendation to the Marana Town Council for approval to rezone approximately 508 acres of land from 'RD-180' Rural Development to 'F' Specific Plan for the purpose of establishing the Saguaro Ranch Specific Plan; approval of a minor amendment to the General Plan; and approval of an Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement. The property is generally located approximately 1 mile north of the north terminus of Thornydale Road in Sections 17 and 20, Township 11S, Range 13E. (Brian Varney)

Brian Varney noted that staff had received a letter requesting a continuance to the May 27, 2015 meeting. Vice Chair Duncan opened the public portion of the hearing. No speaker cards were presented. Vice Chair Duncan closed the public portion of the hearing.

Motion to continue to the May 27, 2015 Planning Commission meeting by Commissioner Fehrmann, seconded by Commissioner Miklosi. Passed unanimously. 4-0.

2. SPA1411-001 Sanders Grove Specific Plan Amendment Relating to Development; an application requesting a recommendation to the Marana Town Council for approval of a proposed amendment to the Sanders Grove Specific Plan. The property is generally located north of Marana Road and west of Sanders Road in Sections 17 and 20, Township 11 S, Range 11 E. (Brian Varney)

Brian Varney - this is a request to amend the Sanders Grove Specific Plan, which was approved in 2005. The project area is 841 acres and the maximum number of units approved for the project is 2500, which yields a density of approximately 2.97 residences per acre. The proposal is to maintain the existing land uses and to maintain the current total number of units, but there is a request of flexibility in the location of the densities within the project area. There is also a proposal to remove restrictions on the lot sizes that may be developed at or near the minimum allowed under Medium Low Density Residential - MLD and Medium Density Residential - MDR. In addition, there is also a proposal to amend the development standards by removing irrelevant details and information from the old standards and replacing them with the Town’s Residential and Commercial design standards.

Comparing both the existing and proposed land use concept plans, Mr. Varney - the existing plan shows MLD along Wentz Road, just to the east and north of Kirby Hughes Road. In the proposed plan the MLD would be eliminated south of Kirby Hughes Road, and the MDR would be expanded to the west. There is also a proposal to slightly increase the Medium High Density Residential – MHDR, as well as the Commercial (C).

Revisions to Land Use Concept Plan
MLDR: Decreased from 343.8 acres to 103 acres
MDR: Increased from 451.7 acres to 667.1 acres
MHDR: Increased from 31.1 acres to 47.8 acres
Commercial: Increased from 18.5 acres to 23.1 acres
Open Space Overlay Zone: Increased from 84.8 acres to 90 acres
Revisions to Development Standards

Remove restrictions on number of lots that may be developed at or near the minimum allowed under MLDR and MDR.

MLDR Existing:
- 6,000 S.F. minimum.
- Maximum of 20% of lots can be less than 7,000 S.F.
- Lots abutting Wentz Road require minimum of 12,000 S.F. and limited to single-story.

MLDR Proposed:
- 6,000 S.F. minimum.
- No percentage restriction on lots at or near the minimum allowed.
- Lots abutting Wentz Road north of Kirby Hughes require minimum of 12,000 S.F. and limited to single-story.

MDR Existing:
- 4,500 S.F. minimum.
- Maximum of 35% can be less than 6,000 S.F.

MDR Proposed:
- 4,500 S.F. minimum.
- No percentage restriction on lots at or near the minimum allowed.
- All lots abutting Wentz Road south of Kirby Hughes require a minimum of 7,000 S.F. and limited to single-story.

Additional Revisions:
- Reduction in number of planning areas from 16 to 12.
- Update the collector road design and layout to follow what was supported in the platting for Sanders Grove.
- Commercial (C) land use category revised to allow to MHDR development as a permitted use at the standards applicable to the MHDR land use category. Currently allowed as conditional use only.
- Residential and commercial design standards updated to be in line with the Town’s standards.
- Elimination of the compliance with the Northwest Marana Area Plan.

Additional Conditions:
- Ensure that all property within the specific plan boundary is incorporated into the appropriate Fire District.
- The Property Owner and the Town will amend the May 2005 Sanders Grove Development Agreement before or concurrently with the approval of any subdivision plat within the Rezoning Area to conform to current town resolutions, policies, and initiatives.

Brian Underwood – Planning Center – there was a request to revive the plan and make it marketable to todays’ homebuilders. Referring to the revised land use concept from 2005, Mr. Underwood stated that the main goal was to shift the densities within the project area. The foremost change was to modify the planning areas located along Wentz Road, south of Kirby Hughes Road, to MDR. All of the buffers which were proposed in the originally approved plan will be retained. A 110-ft. landscape buffer is proposed along the western boundary; adjacent to Wentz Road, as well as a 95-ft. landscape buffer along Marana Road, a 50-ft. landscape buffer along Sanders Road and a 20-ft. landscape buffer on both sides of
Kirby Hughes Road. The lots restricted to single story along Wentz Road, north of Kirby Hughes, will be a minimum of 12,000 S.F. and the lots restricted to single story south of Kirby Hughes Road will be a minimum of 7,000 S.F.

**Mr. Underwood** - there is a proposal to remove the percentage restrictions on the minimum lot size for lots in the MLDR and MDR categories.

**Mr. Underwood** discussed the linear open space that stretches up from Marana Road. Included in the linear open space will be a multi-use path which will serve as infrastructure for some smaller community trails. Those community trails will all connect to the linear open space and a 20-acre neighborhood park.

The development standards have been revised; removing the irrelevant details and replacing with specifics which are in line with the Town’s Residential and Commercial design standards. The buffers will remain the same. All homes along Wentz Road will be single story, with no proposed additional increases in density. A 20-acre park, along Interstate-10, will be dedicated to the Town and will have the linear open space to connect to it.

**Vice Chair Duncan and Commissioner Fehrmann** would like to see single-story homes along Marana Road, as well as Wentz Road. **Mr. Underwood** stated they were agreeable to that request and will add it to the plan.

**Commissioner Fehrmann** wanted to know why the buffer along the frontage road wasn’t continued south. **Mr. Underwood** indicated the intent was to match up the 50-ft. buffer with the realignment of Kirby Hughes Road.

**Vice Chair Duncan** opened the public portion of the hearing.

**David Morales** he would be in full support of the project if a decent buffer is added along Wentz Road. **Mr. Morales** also liked the fact that single-story homes were planned along Wentz Road.

**Carly Parsons-Labanow** currently lives on Kirby Hughes Road with her family. She heard that the northwest portion of the project was possibly planned as a park and stated she would rather have a park than rooftops in that area. **Mrs. Parsons-Labanow** requested that Wentz Road not be used as an entrance to Sanders Grove and would like at least a 250-ft. buffer.

**Vice Chair Duncan** closed the public portion of the hearing.

Addressing some of the concerns, **Mr. Underwood** stated that there will be no primary access to Wentz Road. The only access to Wentz Road will be Kirby Hughes Road; which was approved in the 2005 original plan. All major access will be taken from Marana Road and Sanders Road.

**Vice Chair Duncan** did not see any major issues with the current proposal, but would like to add a condition limiting homes on both Wentz Road and Marana Road to single-story and to include Mr. Varney’s additional conditions.
Commissioner Officer agreed with limiting the homes on Marana Road to single-story.

Motion to approve with added conditions limiting the homes on Marana Road to single-story, ensure that all property within the specific plan boundary is incorporated into the appropriate Fire District and the Property Owner and the Town will amend the May 2005 Sanders Grove Development Agreement before or concurrently with the approval of any subdivision plat within the Rezoning Area to conform to current town resolutions, policies, and initiatives by Commissioner Fehrmann, seconded by Commissioner Miklosi. Passed unanimously. 4-0.

COMMISSION ACTION. None

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS. None

FUTURE AGENDA ITEMS. None

ADJOURNMENT

Motion to adjourn at 7:10 p.m. by Vice Chair Duncan, seconded by Commissioner Officer. Passed unanimously. 4-0.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 29, 2015. I further certify that a quorum was present.

Terri Byler, Planning Commission Secretary
To: Planning Commission

From: Brian Varney, Planner II

Date: May 27, 2015

Strategic Plan Focus Area:
Commerce, Community

Subject: PCZ1409-001 Saguaro Ranch Specific Plan, GPA1409-001 General Plan Minor Amendment, and PCM1504-001 Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement: Request to rezone approximately 508 acres of land from 'RD-180' Rural Development to 'F' Specific Plan for the purpose of establishing the Saguaro Ranch Specific Plan; approval of a minor amendment to the General Plan; and approval of an Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement. The property is generally located approximately 1 mile north of the north terminus of Thornydale Road in Sections 17 and 20, Township 11S, Range 13E. (Brian Varney)

Discussion:

Summary of Request
A public hearing was scheduled for the April 29, 2015 Planning Commission meeting to hear the applications for the Saguaro Ranch Specific Plan, General Plan minor amendment, and the Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement. Linda Morales of The Planning Center submitted a letter to Chairman Schnee on April 28, 2015 requesting a continuance of the hearing to the May 27, 2015 meeting. The Planning Commission voted unanimously to continue the hearing to the May 27, 2015 meeting. On May 20, 2015, the Planning Department received a letter addressed to Chairman Schnee from Linda Morales of The Planning Center requesting a continuance of the public hearing to the June 24, 2015 Planning Commission meeting.

Public Notification
The required notice for the public hearing scheduled for April 29, 2015 was properly noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the proposed specific plan area were noticed by United States Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community. Given that the hearing was continued by the Planning Commission to a date specific meeting, additional notice was not required for this hearing.

Staff Recommendation:
Staff recommends that the Planning Commission continue the public hearing for PCZ1409-001 Saguaro Ranch Specific Plan, GPA1409-001 General Plan Minor Amendment, and PCM1504-001 Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement to the June 24, 2015 Planning Commission Meeting.

Suggested Motion:
I move to continue the public hearing for PCZ1409-001 Saguaro Ranch Specific Plan, GPA1409-001 General Plan Minor Amendment, and PCM1504-001 Amended and Restated Saguaro Ranch Pre-Annexation and Development Agreement to the June 24, 2015 Planning Commission Meeting.

Attachments:  Hearing continuance request
May 20, 2015

Chairman Thomas Schnee  
Town of Marana  
Marana Town Hall  
11555 W. Civic Center Drive  
Marana, AZ 85653

Subject: PCZ1409-001 Saguaro Ranch Specific Plan  
05/27 Commission Hearing

Dear Chairman Schnee:

On behalf of the applicant, Northlight Trust 1, I respectfully request a continuance of the above referenced case to the June 24, 2015 Commission meeting.

Sincerely,

THE PLANNING CENTER

Linda S. Morales, AICP  
Principal

cc: Gilbert Davidson, Town Manager  
Ryan Mahoney, Planning Director  
Brian Varney, Planning Department  
Ben Gerig, Northlight Trust 1  
Greg Walter, Northlight Trust 1  
Jeff Raymond, Northlight Trust 1  
Mike Conlin, Russ Lyon-Sotheby’s International Realty