



Rezoning”) to amend the Rancho Marana West Town Center Specific Plan Amendment to revise certain development and architectural standards in the specific plan for commercial uses; and

WHEREAS the Marana Planning Commission held a public hearing to consider this Rezoning on February 22, 2023, and voted unanimously 4-0 to recommend that the Town Council approve this Rezoning subject to the recommended conditions; and

WHEREAS the Marana Mayor and Town Council held a public hearing to consider this Rezoning on March 21, 2023, and determined that this Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

**Section 1.** The Rancho Marana West Town Center Specific Plan Amendment is hereby amended to revise certain development and architectural standards for commercial uses. The Rancho Marana West Town Center Specific Plan Amendment, as amended by this ordinance, one electronic and one printed copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and is attached as Exhibit A to Marana Resolution No. 2023-028, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

**Section 2.** This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Marana Town Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on property owners in the Rezoning Area, and their successors in interest:

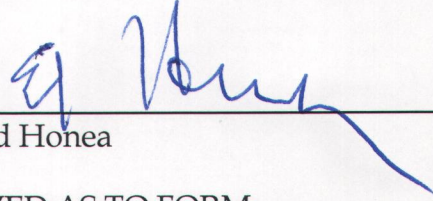
1. All of the rezoning conditions of Ordinance No. 90.04, Ordinance No. 99.13, Ordinance No. 2005.05, and Ordinance No. 2008.14 that are applicable to the Rezoning Area remain applicable to the Rezoning Area except for any conditions that have been previously modified or are modified by this amendment, in which case the modified condition will take precedence.
2. 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.
3. Within 60 days after the adoption of the ordinance approving the specific plan amendment, the Town of Marana shall provide the Development Services Department with two bound copies, and two electronic copies in PDF format of the amended Rancho Marana West Town Center Specific Plan Amendment.

**Section 3.** All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

**Section 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any

court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

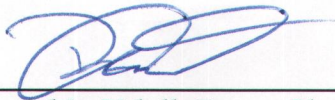
PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21<sup>st</sup> day of March, 2023.



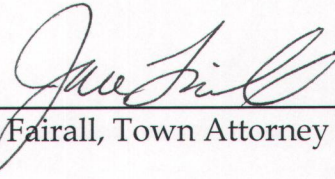
\_\_\_\_\_  
Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:



\_\_\_\_\_  
David L. Udall, Town Clerk



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Jane Fairall, Town Attorney



## **Exhibit A to Ordinance No. 2023.007**

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### **Legal Description**

The Northwest Quarter of Section 27, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT the West 497.3 feet; and

FURTHER EXCEPT the North 207.5 feet; and

FURTHER EXCEPT the Easterly 391.51 feet of the Southerly 361.51 feet of the Northerly 569.01 feet of the Northwest Quarter (Tax Parcel No. 217-37-0500); and

FURTHER EXCEPT that portion described as follows:

Beginning at the North quarter corner of said Section 27;

THENCE South 00 degrees 36 minutes 23 seconds East along the East line of said Northwest quarter a distance of 569.00 feet to a point, said point of being the TRUE POINT OF BEGINNING;

THENCE continuing South 00 degrees 36 minutes 23 seconds East along said East line a distance of 723.00 feet to a point;

THENCE South 89 degrees 16 minutes 37 seconds West, a distance of 391.50 feet to a point;

THENCE North 00 degrees 36 minutes 23 seconds West, a distance of 723.00 feet to a point on a line 569.00 feet Southerly and parallel with the North Line of said Section 27;

THENCE North 89 degrees 16 minutes 37 seconds East along said parallel line, a distance of 391.50 feet to the TRUE POINT OF BEGINNING (Tax Parcel Nos. 217-37-0510, 0520, 053A, 053B and 0540)