

MARANA ORDINANCE NO. 2018.001

RELATING TO DEVELOPMENT; APPROVING AN AMENDMENT TO THE SAGUARO SPRINGS SPECIFIC PLAN INCLUDING REMOVING THE AGE RESTRICTION REQUIREMENT IN BLOCKS 1A AND 1B, REPLACING THE COMMUNITY CENTER IN BLOCK 1A WITH ENHANCED RECREATIONAL FACILITIES AND A NAME CHANGE OF THE PLAN TO SAGUARO BLOOM SPECIFIC PLAN

WHEREAS D.R. Horton, Inc. (the "Property Owner") owns approximately 90.95 acres of land located in the west half of Section 18, Township 12 South, Range 12 East, Gila & Salt River Meridian, and more particularly described in Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized The Planning Center to submit an application for rezoning ("this Rezoning") to amend the Saguaro Springs Specific Plan by removing the age restriction requirement in Blocks 1A and 1B, replacing the community center in Block 1A with enhanced recreational facilities, and by changing the name of the plan to the Saguaro Bloom Specific Plan; and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on December 20, 2017 and voted seven in favor and none opposed to recommend that the Town Council approve this Rezoning, subject to the recommended conditions; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on January 16, 2018 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 Saguaro Springs Specific Plan is hereby amended and renamed the "Saguaro Bloom Specific Plan," whose terms and provisions are set forth in an approximately 176-page document which is hereby adopted and establishes the zoning regulations applicable to the Saguaro Bloom development project, including the Rezoning Area.

Section 2. This Amendment is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which

shall be binding on the Property Owner and its successors in interest (all of whom are collectively included in the term "Property Owner" in the following conditions):

1. Twenty-two lots near Lambert Lane, as depicted on Exhibit "B" will be restricted to single-story homes.
2. The Specific Plan Land Use Plan Summary Table (Page III-6) will be updated to reflect the proposed target dwelling units and density for blocks 1A and 1B.
3. A landscape buffer will be installed on the north side of the neighborhood trail on Lambert Lane, as depicted on Exhibit "B", subject to the approval of Pima County Department of Transportation for any portion located outside town limits.
4. A neighborhood trail will be installed in Block 1, as depicted on Exhibit "B".
5. Within 60 days after the adoption of this ordinance, the Property Owner shall provide the Planning Department with seven bound copies, three electronic CD copies in PDF format which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Saguaro Bloom Specific Plan.

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 16th day of January, 2018.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Jocelyn C. Bronson, Town Clerk

Frank Cassidy, Town Attorney