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Clerk's Office

MARANA ORDINANCE NO. 2015.008

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 30.6 ACRES OF LAND LOCATED SOUTH OF CORTARO FARMS ROAD AND EAST OF SANDY DESERT TRAIL FROM R-16 (SINGLE-FAMILY RESIDENTIAL) TO R-6 (SINGLE-FAMILY RESIDENTIAL); AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN AMENDING THE LAND USE CATEGORY FROM LOW-DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

WHEREAS Fidelity National Title Trust 60411 and its beneficiaries (collectively the "Property Owners") own 30.6 acres of land located south of Cortaro Farms Road and east of Sandy Desert Trail in Section 25, Township 12 South, Range 12 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized The Planning Center to submit an application to rezone the Rezoning Area from R-16 (single-family residential) to R-6 (single-family residential) ("this Rezoning"), and amend the 2010 Marana General Plan from Low-Density Residential (LDR) to Medium Density Residential (MDR) for the Rezoning Area; and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on February 25, 2015, and voted 7 to 0 to recommend that the Town Council approve this Rezoning, subject to the recommended conditions, as well as revised conditions and site plan; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on April 7, 2015 and determined that the requested rezoning and general plan amendment should be approved.

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

Section 1. The zoning of the Rezoning Area is hereby changed from R-16 to R-6.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from Low-Density Residential (LDR) to Medium-Density Residential (MDR).

Section 3. This Rezoning 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 Owners and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

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1. 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.
2. 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.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by the Marana Utilities Department (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 69.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

10. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. No two-story construction shall be permitted within 300 feet of Cortaro Farms Road, as delineated on the Conceptual Development Plan in the Willow Ridge Rezone II site analysis.
14. A Native Plant Program (NPP) in accordance with Title 17 of the Marana Land Development Code must be submitted by the Property Owners and approved by the Town of Marana during the review of a subdivision plat for any portion of the Rezoning Area.
15. All saguaro spears with a height of 14 feet or less meeting the transplanting criteria of Title 17 shall be preserved in place or salvaged and transplanted on-site where practicable. Saguaros that cannot be transplanted on-site shall be transported to and transplanted off-site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection, and the Property Owners.
16. A minimum of 75 percent of the 20-30 foot ironwood trees meeting the transplanting criteria of Title 17 of the Marana Land Development Code shall be preserved in place or salvaged and transplanted on-site where practicable. Ironwoods that cannot be transplanted on-site shall be transported and transplanted off-site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection, and the Property Owners.
17. The Property Owners shall identify on the required vegetation inventory Palo Verde trees over 15 feet in height.
18. Prior to grading of the site, the Property Owners shall notify and invite appropriate non-profit organizations (e.g., Tucson Audubon Society, Tucson Cactus and Succulent Society) to salvage remaining vegetation on-site.
19. The Willow Ridge II (Willow Vista) Homeowner's Association shall have a continuing responsibility to remove from the Rezoning Area invasive non-native species, including those listed in Exhibit B attached to and incorporated by this reference in this ordinance. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. Future owners of individual lots in the Rezoning Area shall keep private lots, including enclosed yards, free of invasive non-native plant species detailed in Exhibit B. Prior to, or upon requesting, a building permit for any lot in the Rezoning Area, the developer or builder shall record a covenant, to run with the land, memorializing the terms of this condition.

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Section 4. 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.

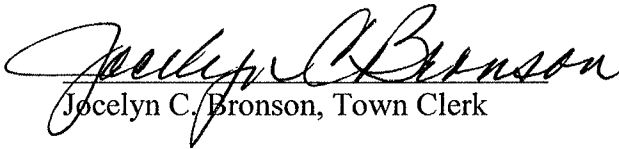
Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of April, 2015.



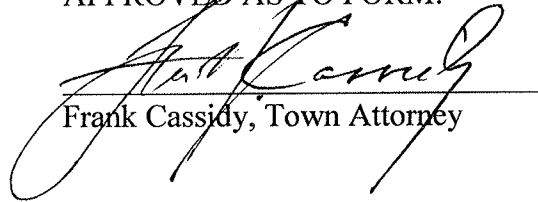
Mayor Ed Honea

ATTEST:



Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:



Frank Cassidy, Town Attorney



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