

MARANA ORDINANCE NO. 2022.021

RELATING TO DEVELOPMENT; APPROVING A MODIFICATION OF A REZONING CONDITION OF MARANA ORDINANCE NO. 2004.07, WHICH APPROVED THE REZONING FOR THE 104-ACRE WILLOW RIDGE DEVELOPMENT, TO DELETE A CONDITION THAT PROHIBITS TWO-STORY CONSTRUCTION WITHIN 300 FEET OF CORTARO FARMS ROAD AS IT APPLIES TO BLOCK B OF WILLOW RIDGE, A 3.60-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF CORTARO FARMS ROAD AND SANDY DESERT TRAIL

WHEREAS the Mayor and Council of the Town of Marana adopted Marana Ordinance No. 2004.07 on April 20, 2004, approving a rezoning of approximately 104.6 acres of land located along the south side of Cortaro Farms Road east of Hartman Lane and west of Star Grass Drive, known as Willow Ridge, from R-144 (Residential, Single-Family) and R-36 (Residential, Single-Family) to NC (Neighborhood Commercial), R-6 (Residential, Single-Family), and R-16 (Residential, Single-Family); and

WHEREAS approval of the rezoning was subject to a number of conditions including Condition No. 6 which states "No two-story construction shall be provided within three-hundred (300) feet of Cortaro Farms Road on the north and along the westerly property line, as delineated in the site analysis and tentative development plan"; and

WHEREAS, on September 14, 2005, the Final Block Plat for Willow Ridge Blocks A through F was recorded in the office of the Pima County Recorder at Book 60 Maps and Plats Page 22; and

WHEREAS Town staff has received an application from A.23 Studios representing the property owner of the property identified as Block B on the Final Block Plat for Willow Ridge ("Block B") to delete Condition No. 6 of Ordinance No. 2004.07 as it applies to Block B; and

WHEREAS Block B is a 3.60-acre parcel located south of Cortaro Farms Road and west of Sandy Desert Trail, more particularly described in Exhibit 'A' and depicted in Exhibit 'B' attached to and incorporated in this ordinance by this reference; and

WHEREAS the Marana Planning Commission held a public hearing to consider this requested modification on September 28, 2022, and voted unanimously 6-0 to recommend that the Town Council approve the requested modification; and

WHEREAS the Marana Mayor and Town Council held a public hearing on October 18, 2022 to consider this requested modification and determined that it should be approved.

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

Section 1. Section 2, Condition 6 of Marana Ordinance No. 2004.07 is hereby deleted only as it applies to Block B of the Final Block Plat for Willow Ridge Blocks A through F. The condition shall remain in place for all other portions of the Willow Ridge Final Block Plat that are subject to the condition.


Section 2. 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 3. 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.

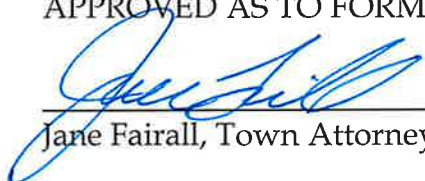
PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of October, 2022.



Mayor Ed Honea

ATTEST:


David L. Udall, Town Clerk

APPROVED AS TO FORM:


Jane Fairall, Town Attorney

