

MARANA RESOLUTION NO. 2014-013

RELATING TO DEVELOPMENT; APPROVING THE TWIN PEAKS CORRIDOR STUDY AS A GUIDE FOR NEW DEVELOPMENT IN THE TWIN PEAKS CORRIDOR

WHEREAS Twin Peaks Road from I-10 to Tangerine Road is a new major arterial roadway through an area with high quality Sonoran Desert vegetation, large undeveloped parcels, and existing low-density residential development; and

WHEREAS the Town has a unique opportunity to facilitate high quality, environmentally sensitive new development within the geographic area influenced by new Twin Peaks Road; and

WHEREAS Town staff has undertaken the Twin Peaks Corridor Study to (1) create a brand for the Twin Peaks Corridor that promotes and establishes recreation amenities, monument signage entry treatments, landscaping, color palette, and the use of similar materials for all new development in the corridor; (2) promote development that achieves minimal visual impact on the surrounding desert environment as viewed from rights of way, adjacent development and designated recreation and open space areas; and (3) enhance native desert landscaping within developments and in adjacent buffer zones that serve to improve the overall aesthetic of the corridor; and

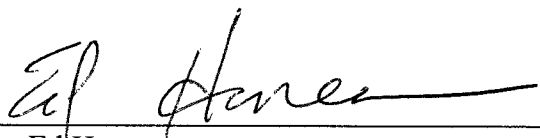
WHEREAS the Town Council finds that development of the Twin Peaks Corridor Study Area in a manner consistent with the Twin Peaks Corridor Study is in the best interests of the Town and its residents and businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town hereby approves the Twin Peaks Corridor Study as a guide for new development within the Twin Peaks Corridor, as geographically identified in the Study, supplementing and implementing the community goals and development policies in the Marana General Plan.

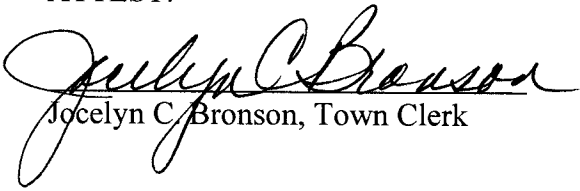
SECTION 2. Town staff shall use the Design Guidelines and Goals of the Twin Peaks Corridor Study in reviewing all new development proposals within the Twin Peaks Corridor, and shall include proposed conditions and stipulations of rezoning and specific plan approval for development within the Twin Peaks Corridor that implement the Design Guidelines and Goals of the Twin Peaks Corridor Study.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 18th day of February, 2014.

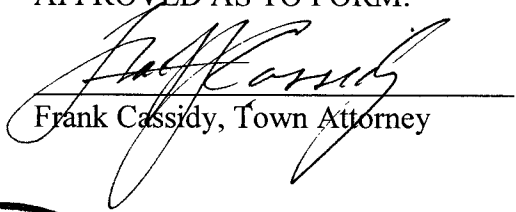


Mayor Ed Honea

ATTEST:


Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:



Frank Cassidy, Town Attorney



MARANA, ARIZONA

YOUR TOWN

TWIN
PEAKS
CORRIDOR
STUDY

FEBRUARY 18, 2014



marana.com

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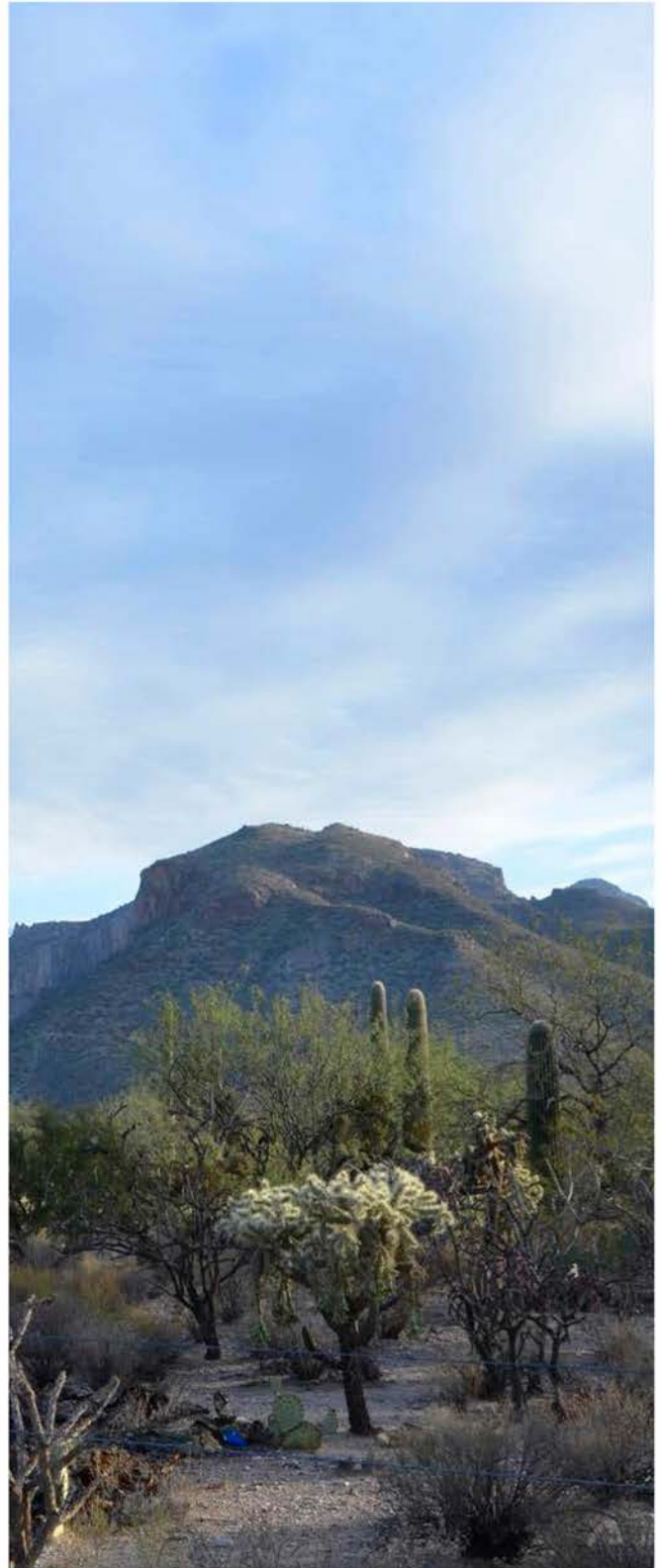
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INTRODUCTION

The Twin Peaks Corridor Study is a synthesis of adopted policy and regulation and includes relevant excerpts from the Marana General Plan and Land Development Code. Additional Guidelines have been created that help ensure the Vision for the Corridor is realized. These are supported by the Goals outlined in the Study which reflect the community's desire to see development in this area of Marana highlight the natural desert environment and provide aesthetic treatments and amenities that improve the quality of life for Marana residents.

VISION

The Twin Peaks Corridor is a showcase for development in the Sonoran Desert and is highlighted by its built environment that has preserved open space and wildlife linkages that serves the dual purpose of buffering nearby development. The incredible vistas of the surrounding desert landscape set the backdrop for the public trails and amenities that connect the neighborhoods along the Corridor and support the active recreation lifestyle desired by Marana residents. Development blends with the desert environment by enhancing native landscaping throughout each neighborhood and through careful site design that respects the unique character of each property and provides common features that unify the Corridor.



GOALS

Marana recognizes the value of promoting development that respects the Sonoran Desert environment. The following Goals are meant to capture the character of development that is appropriate for the Twin Peaks Corridor which will promote the quality of life characteristics identified in our adopted plans and policies.

THE GOALS OF THE TWIN PEAKS CORRIDOR STUDY ARE TO:

1. Create a brand for the Twin Peaks Corridor that is characterized by certain common elements found in each new development. These include recreation amenities, monument signage entry treatments, landscaping, color palette, and the use of similar materials.
2. Create development that achieves minimal visual impact on the surrounding desert environment as viewed from rights of way, adjacent development and designated recreation and open space areas.
3. Enhance native desert landscaping within developments and in adjacent buffer zones that serve to improve the overall aesthetic of the Corridor.



SCOPE

For the purpose of this Study, the Twin Peaks Corridor is defined by those parcels along Twin Peaks Road and Camino de Manana between Linda Vista Boulevard and Tangerine Road (Appendix A).

APPLICABILITY

These Twin Peaks Corridor Design Guidelines shall apply to properties that abut or have access to Twin Peaks Road or Camino de Manana. This will include all new developments and expansions over twenty-five (25) percent for an existing development/parcel within the Study area boundary.

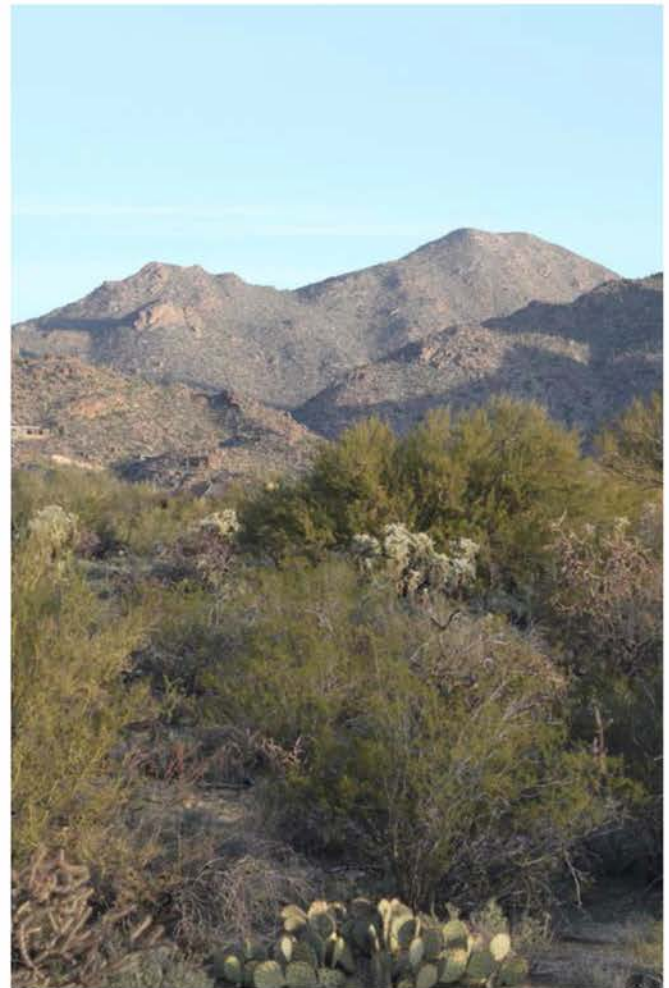
PURPOSE

The Twin Peaks Corridor Study establishes Design Guidelines to create a cohesive theme for the Corridor including recreation amenities, monument signage, landscaping, and color palette while still supporting quality development, critical to achieving the Town's Strategic Vision.

The Corridor is part of the Tortolita Fan and includes an extensive area marked by natural drainage channels created by storm water runoff from the Tortolita Mountains. This is a limiting factor for development but also an opportunity to create neighborhoods that complement the Sonoran Desert character and enhance the community's livability and quality of life.

ADMINISTRATION

The Design Guidelines will be used by Town staff in reviewing all new development proposals within the Corridor. These are supplemental to the adopted policies and regulations found in the Marana 2010 General Plan (Appendix B) and the Town of Marana Land Development Code (Appendix C) and shall not be considered as alternatives. Should a conflict arise between these Guidelines and the adopted regulations of the Town, the more restrictive interpretation shall apply.



GUIDELINES

DEVELOPMENT IDENTIFICATION

Projects identified as being part of this Twin Peaks Corridor Study shall incorporate the 'Twin Peaks' moniker into the name of the project.

RECREATION

Trails and paths shall be integrated into the design of each neighborhood and shall connect through adjoining neighborhoods to create a linked system of neighborhood trails within the Twin Peaks Corridor.

1. Trails access to/from adjacent parcels shall be provided at approximately ¼ mile intervals
2. Trail alignments may be located in landscaped buffer yards so long as the required screening can be achieved and access easements are obtained
3. Paved access from each development shall connect with the existing pedestrian improvements (sidewalk, multi-use path) along Twin Peaks Road
4. Recreation features should be designed to front onto Twin Peaks Road
 - a. Features include neighborhood parks and shaded seating areas
5. A separated, paved path shall be built by each new development along Camino de Manana to connect from Twin Peaks Road to Tangerine Road and the Town's Tangerine Corridor Community Park.

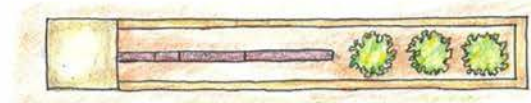
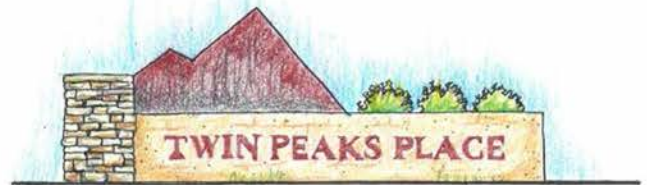
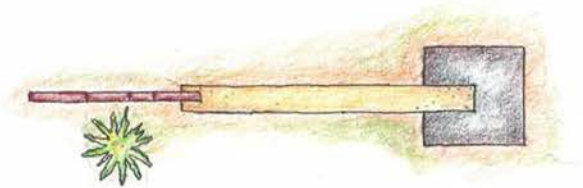


MONUMENT SIGNAGE

Monument entry signage shall be comprised of a combination of natural, desert themed materials and should be designed to complement the natural desert surroundings. Monument design shall be approved by the Planning Director prior to construction.

MATERIALS TO BE USED IN EACH MONUMENT DESIGN INCLUDE:

1. Mud adobe block
2. Desert earth tone rock such as 'Santa Fe Gold' or 'Apache Gold'
 - a. May include boulders, stacked/ledge stone, gabion walls
 - b. If faux stone veneer is included in the design, natural stone shall also be incorporated
3. Rusted steel lettering not to exceed 12 inches in height





WILDLIFE LINKAGES/OPEN SPACE

Several wildlife crossing structures were incorporated in Twin Peaks Road and will be incorporated into the Tangerine Road improvement plan. Connectivity between these structures and the preservation of open space will help to maintain wildlife habitat and movement in the area.

1. Development shall incorporate open space that avoids interference with and maintains functionality of wildlife crossings
2. Development shall incorporate continuous open space within developments and with adjacent properties and/or developments



LANDSCAPING

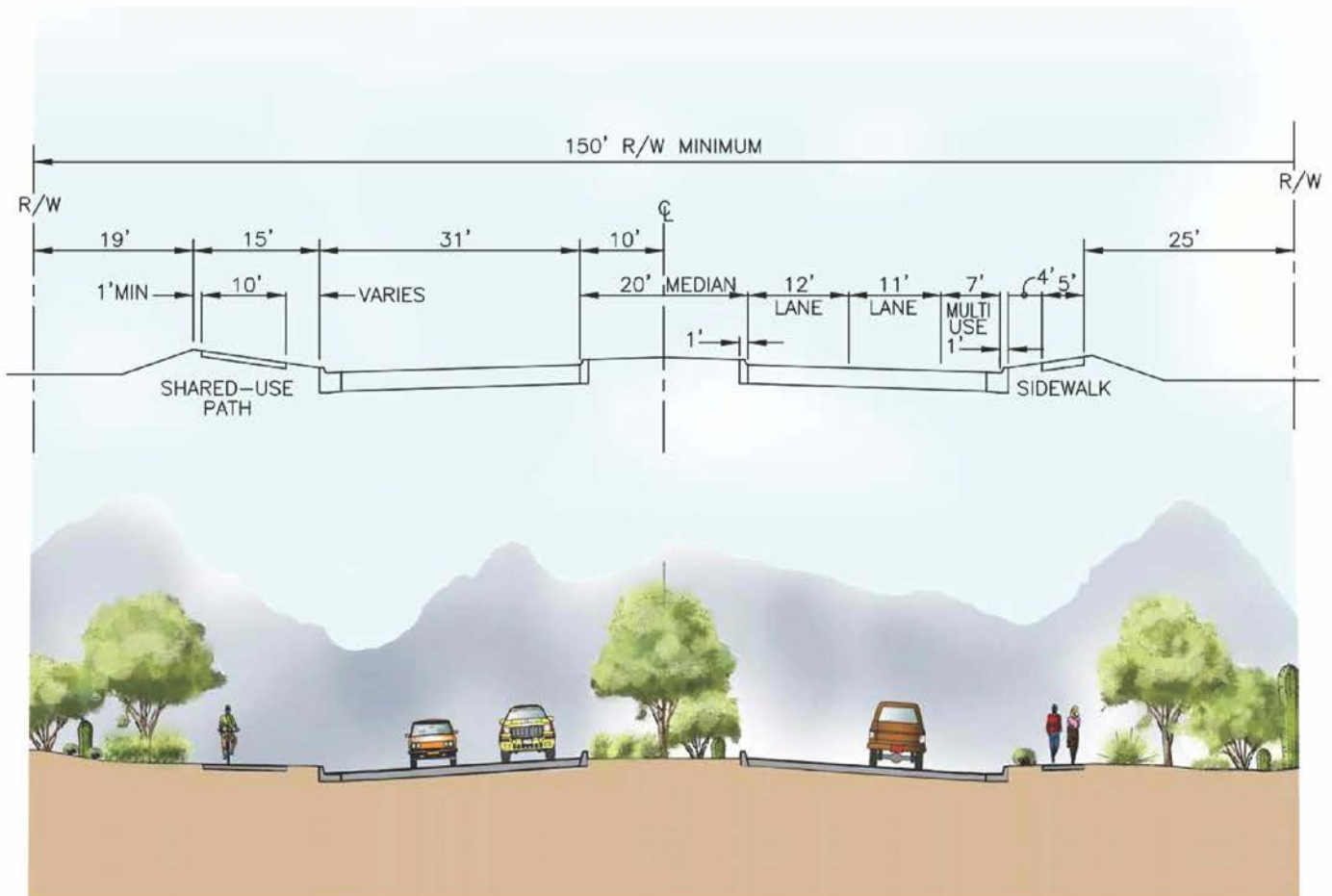
Landscaped buffer yards and treatments shall be required along the edges of developments to achieve enhanced visual screening. Areas that have deep setbacks and intact native desert landscaping that already meet the screening requirement of this guideline may be exempt. The following shall be incorporated into a professional landscape design:

1. Landscaped buffer yards shall be a minimum depth of twenty (20) feet with a target screening effect of approximately seventy-five percent of the objects behind the buffer yard.

a. To the extent possible, buffer yards shall be contained on private property. In instances where space is limited or larger buffer yards are required to achieve an acceptable level of screening, buffer yards may need to encroach on public right of way

b. Any installation of landscape, irrigation, hardscape or any other private improvements within the public right of way shall require an approved License Agreement that includes a planting, irrigation and maintenance plan

TWIN PEAKS CROSS SECTION



c. Required landscape buffer yards in the public right of way shall not disturb existing landscaping, slope and drainage improvements or any structural walls or monuments

2. Plants, shrubs and trees shall be of substantial enough size such that the desired screening effect can be achieved in a reasonable amount of time.

a. Landscaping shall consist of multiple vertical layers of vegetation, i.e. groundcover, shrubs, and trees, for obscuring walls, utility boxes, and buildings

b. Plants shall be at least one-gallon size at planting time

c. Shrubs shall be at least five-gallon size at planting time

d. Trees shall be at least fifteen-gallon size and have a caliper of at least 1 ½ - 2 inches depending on branching and species type

e. Trees may be transplanted from the building site to the required buffer yard but shall be replaced by a similar species and size if it does not survive

f. Required buffer yards shall have a decomposed granite ground cover where organic groundcover is not installed and where the ground will be highly visible from the adjacent roadway

3. The preferred native plant list (Appendix D) shall be used in determining the landscape palette in the required buffer yards.

4. Care should be taken to prevent the spread of invasive species and if prohibited plants are detected on a property, they should be removed immediately.

a. Contractors may be required to clean their vehicles to prevent transport of soil and plant material before entering or leaving a construction site

b. Cover invasive plant material, including soil and fill, during transport

5. All above ground utility cabinets, bollards, poles and power pedestals that are located on the perimeter of a development or are easily seen from the adjacent external right of way shall be installed plumb and square with the roadway. These shall be screened from view as seen from the adjacent right of way using landscaping, decorative screen or low wall and shall be painted using a paint that does not exceed 35% light reflectivity value.

ACCEPTABLE



NOT ACCEPTABLE



COLOR TREATMENTS

The light reflectivity value (LRV) is a general scale to describe the measure of visible light reflected from a surface. In general a lower value means less reflectivity. Controlling the LRV in certain areas can help to control visibility of objects that may not be considered desirable. Used in combination with other treatments such as landscaping, an object can almost disappear from sight. This strategy is incorporated into these Guidelines with specific emphasis on exterior walls, utility cabinets and perimeter houses.

1. The maximum LRV for perimeter walls, utility cabinets and perimeter houses shall not exceed 35%
2. The color palette used to achieve the LRV limit shall be earth tone colors. Trim colors shall not exceed an LRV of 40%
3. Tile roofs are required on all perimeter houses and shall also comply with the 35% LRV limit



State Land

State Land

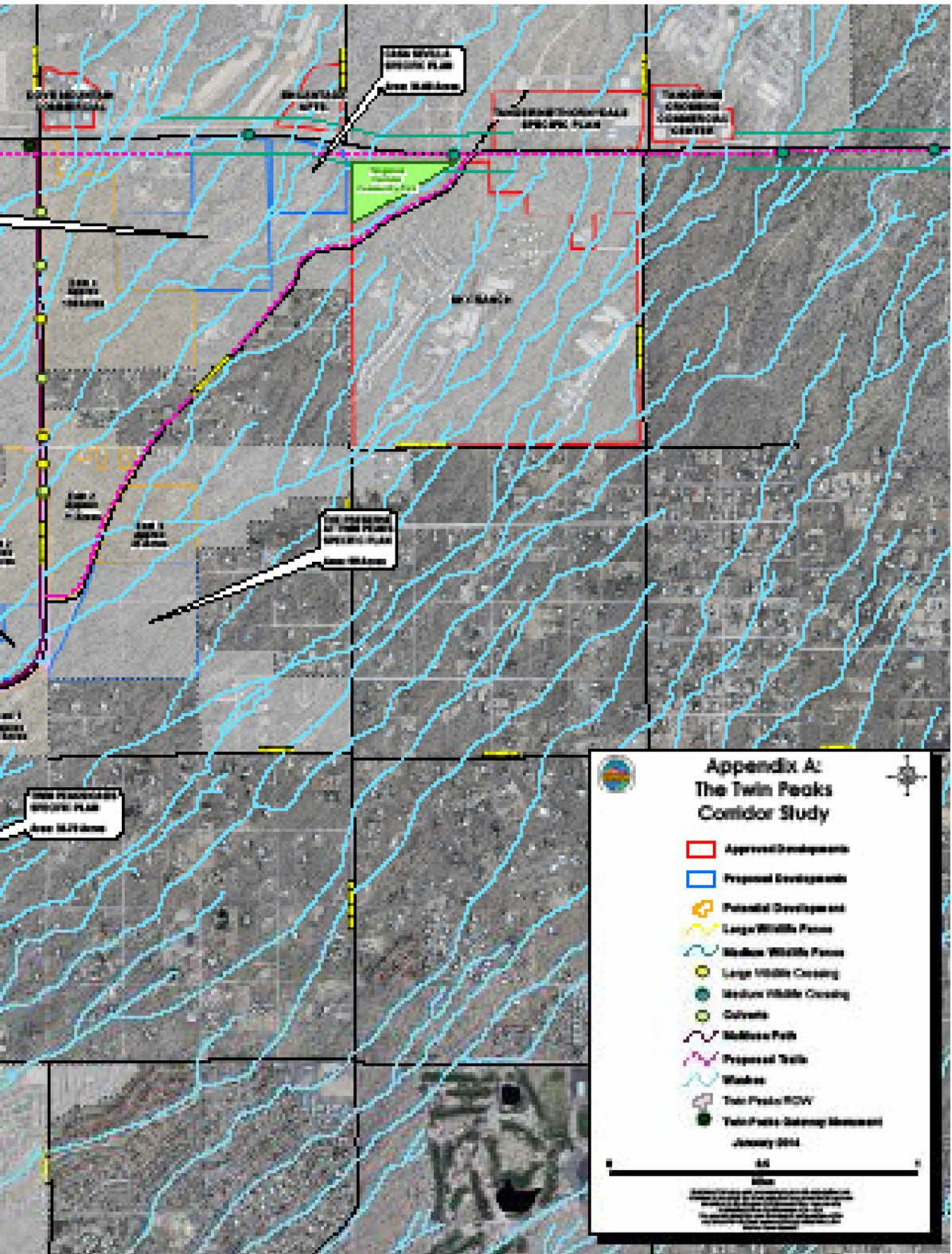
LAND USE ZONING
GENERAL PLAN
CITY OF LOS ANGELES PERMITS
Area 1000000

LAND USE ZONING
GENERAL PLAN
Area 1000000

CALIFORNIA

GENERAL
SPECIFICATIONS

Item	Unit	Quantity	Notes
1.000	Sq Ft	1000	Area 1000000
2.000	Sq Ft	2000	Area 2000000
3.000	Sq Ft	3000	Area 3000000
4.000	Sq Ft	4000	Area 4000000
5.000	Sq Ft	5000	Area 5000000
6.000	Sq Ft	6000	Area 6000000
7.000	Sq Ft	7000	Area 7000000
8.000	Sq Ft	8000	Area 8000000
9.000	Sq Ft	9000	Area 9000000
10.000	Sq Ft	10000	Area 10000000
11.000	Sq Ft	11000	Area 11000000
12.000	Sq Ft	12000	Area 12000000
13.000	Sq Ft	13000	Area 13000000
14.000	Sq Ft	14000	Area 14000000
15.000	Sq Ft	15000	Area 15000000
16.000	Sq Ft	16000	Area 16000000
17.000	Sq Ft	17000	Area 17000000
18.000	Sq Ft	18000	Area 18000000
19.000	Sq Ft	19000	Area 19000000
20.000	Sq Ft	20000	Area 20000000
21.000	Sq Ft	21000	Area 21000000
22.000	Sq Ft	22000	Area 22000000
23.000	Sq Ft	23000	Area 23000000
24.000	Sq Ft	24000	Area 24000000
25.000	Sq Ft	25000	Area 25000000
26.000	Sq Ft	26000	Area 26000000
27.000	Sq Ft	27000	Area 27000000
28.000	Sq Ft	28000	Area 28000000
29.000	Sq Ft	29000	Area 29000000
30.000	Sq Ft	30000	Area 30000000
31.000	Sq Ft	31000	Area 31000000
32.000	Sq Ft	32000	Area 32000000
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38.000	Sq Ft	38000	Area 38000000
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41.000	Sq Ft	41000	Area 41000000
42.000	Sq Ft	42000	Area 42000000
43.000	Sq Ft	43000	Area 43000000
44.000	Sq Ft	44000	Area 44000000
45.000	Sq Ft	45000	Area 45000000
46.000	Sq Ft	46000	Area 46000000
47.000	Sq Ft	47000	Area 47000000
48.000	Sq Ft	48000	Area 48000000
49.000	Sq Ft	49000	Area 49000000
50.000	Sq Ft	50000	Area 50000000



Appendix A: The Twin Peaks Corridor Study

- Approved Developments
- Proposed Developments
- Potential Developments
- Large Wildlife Fence
- Medium Wildlife Fence
- Large Wildlife Corridor
- Medium Wildlife Corridor
- Culverts
- Wildlife Path
- Proposed Trails
- Washes
- Twin Peaks ROW
- Twin Peaks Gateway Monument

January 2014

1:1

Scale

Approved by the Board of Supervisors on January 14, 2014. This map is a representation of the information provided to the Board of Supervisors and is not intended to be used for any other purpose. The information on this map is subject to change without notice.

The following experts taken from different parts of the Town of Marana General Plan and Land Development Code were chosen based on their applicability to the study area. These sections were taken in the order written in the original documents which means the numeration may not appear to follow a logical sequence. The numeration was not changed so the user of this Study can easily refer back to the General Plan and Land Development Code to find their original place in those documents.

TWIN PEAKS IS IN THE NE GROWTH AREA

This area is contemplated for low density residential (0.5 – 2 RAC see page 5.16) and includes:

TANGERINE ROAD SPECIAL PLANNING AREA

Tangerine Road will someday be a major east-west connector with an ultimate design of six or more lanes. The Town sees the great potential in this area and the Economic Roadmap identified three of the nine activity centers along the Tangerine Road corridor. This area does have some environmental and physical constraints that will have to be addressed, but overall this area will be critical to the economic growth of the Town.

NORTHEAST AREA

This growth area has significant environmentally-challenging areas that constrain development. This area will see future development that will include land preservation, limits on land disturbance, and projects, commercial and residential, which will be carefully integrated with the natural conditions. Residential communities will generally be low-density and/or clustered development which responds to the environmental constraints. A significant portion of the land may be preserved as open space to preserve habitat and resources. It is anticipated that this area will see an increase in both residential and commercial development with the completed Twin Peaks interchange which provides easy connection to the Dove Mountain area. This road will accommodate a tremendous amount of traffic not only from Marana residents but also Oro Valley and the unincorporated residents. Key features will include:

1. Master planned communities incorporating clustered development.
2. Large lot custom/semi-custom homes.
3. Resort development.
4. Large scale commercial development.
5. Mixed-Use projects.
6. Employment-based Industry.
7. Significant open space, trails, and recreational amenities. (see page 5.9)

Talks about career oriented commerce – “A goal of the Commerce Center Focus Area of the Strategic Plan calls upon the Town to build upon the unique combination of assets to attract and maintain career oriented commerce.” (see page 5.12)

GOALS, POLICY, ACTIONS

GOAL 1: ADOPT SUSTAINABLE DEVELOPMENT AS A UNIFYING GOAL TO SECURE MARANA'S FUTURE.

a. Policy: Preserve and protect our natural resources in order to promote a sustainable community.

1. Action: Use compact development where appropriate coupled with best management practices to improve environmental outcomes.

2. Action: Extend the commercial and residential design standards to include sustainability with the goal of reducing energy use and water consumption.

3. Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.

4. Action: Provide opportunities for both onsite and offsite riparian habitat restoration.

5. Action: Work to preserve the continuity of habitat and the connectivity of wildlife corridors.

APPENDIX B - TOWN OF MARANA 2010 GENERAL PLAN REVIEW

c. Policy: Promote a favorable business environment by providing a consistent and user-friendly regulatory environment that responds to the needs of established businesses in all policy areas and supports the development of small and large businesses.

1. Action: Provide for certainty, consistency, and timely processing of the approval process.

d. Policy: Promote a healthy, adaptable local economy that is vital to the community's ability to provide a highly desirable quality of life, high levels of services and amenities.

1. Action: Assist persons and businesses in understanding and working through regulations and permit processes.

2. Action: Provide quality urban spaces, parks and recreation, with trails and walkways that serve the community.

f. Policy: Support development that provides open space and trails, preserves views, and responds to the rural lifestyle.

1. Action: Continue requiring developers to provide open space, trails, and connectivity with paseos in their projects.

2. Action: Require multipurpose trails in the design of buffers between urbanizing and rural areas.

3. Action: Continue to pursue funding sources and extensions of the Tortolita Mountain and Santa Cruz River trail systems. (see page 5.19)

GOAL 2: PROVIDE OPPORTUNITIES FOR DIVERSE DEVELOPMENTS THAT MAXIMIZE THE BENEFITS TO THE COMMUNITY.

a. Policy: Promote new development that is compatible with existing land uses.

1. Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.

2. Action: Develop guidelines for enhancing new development and

mitigating potential impacts on existing neighborhoods.

3. Action: Implement buffers, and connections such as parks, open space, paseos, and trails where significant shifts in density occur or between older and newer neighborhoods. (see page 5.20)

d. Policy: Provide a development pattern that minimizes public expenditures.

1. Action: Encourage growth in locations where infrastructure capacity exists or can be easily extended.

GOAL 3: PROMOTE AND MAINTAIN HIGH QUALITY DESIGN, DEVELOPMENT, AND NEIGHBORHOODS.

a. Policy: Continue to be on the cutting edge of development by promoting new and innovative practices.

2. Action: Continue to evaluate development proposals based on adopted commercial and residential design standards.

4. Action: Adhere to or establish design themes in residential, commercial and industrial projects such as landscape, signage, or architectural features. (see 5.21)

06.04 DESIGN STANDARDS

06.04.01 GENERAL

A. Every subdivision shall conform to the requirements and objectives of the General Plan, or any parts thereof, as adopted by the Town Council, to the Land Development Code and to other ordinances and regulations of the Town, and to the Arizona Revised Statutes.

06.04.02 BUILDING AND SITE DESIGN

A. Building design shall consider the surrounding natural environment and be consistent and compatible with the character of the area and the zoning designation.

B. External building materials should be compatible with the natural landscape. Examples are native stone, adobe, and wood. Use of highly reflective metals, plastic and fiberglass should not be used except where it has been demonstrated that such materials are desirable for the type of use proposed (e.g., greenhouses).

C. Colors shall blend with the surrounding natural environment. In addition, roofs must meet the color requirements as well.

D. Developments should be designed to include smaller, clustered buildings or enhanced articulated elements rather than single massive structures that detract from the character of the area and obliterate the natural viewshed.

E. The siting of structures should take into consideration the natural and built environments of the property. Existing vegetation shall be retained to the extent possible and natural grades should not be significantly modified.

F. All subdivisions shall result in the creation of lots capable of being lawfully built upon. Except for parcels to be maintained as open space or for another specific stated purpose, no subdivision shall create lots which are physically unsuitable for improvement due to size or shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other natural physical conditions.

G. Wherever practical, building design and layout should be designed to facilitate solar access and energy efficiency.

APPENDIX C - LAND DEVELOPMENT CODE REVIEW

H. Vehicle and pedestrian ways should be clearly delineated to prevent congestion and conflicts. Service vehicle areas shall be located such that they are screened from view of public ways and private property.

I. Pedestrian ways and multi-use paths may be required where essential for circulation, or for access to schools, playgrounds, shopping centers, transportation, and other community facilities. Pedestrian ways and multi-use paths may be used for utility purposes.

J. Where feasible, utilities such as meter boxes, mechanical installations and trash containers shall be screened with landscaping and materials complementary to the building design. Onsite electrical wiring shall be underground.

K. Landscaping shall be provided in all required front and street side setback areas and should emphasize the use of drought-tolerant and native plants, unless an alternative renewable water resource is available and can be provided.

L. Washes should be retained in a natural state and left undisturbed where possible.

M. All outdoor lighting shall comply with the adopted Outdoor Lighting Code requirements. In addition to these requirements, all fixtures shall be fully shielded. Light standards shall not exceed a maximum height of 15 feet.

TITLE 8

GENERAL DEVELOPMENT REGULATIONS

08.06 RESIDENTIAL DESIGN

8.06.01 PURPOSE

A. The purpose of the neighborhood and residential design standards is to foster the establishment of neighborhoods that avoid the appearance of "production," leading to greater diversity and quality of residential development within the Town of Marana. It is necessary that new developments in which any lot is 16,000 square feet or smaller accomplish the following:

1. Foster variety of architectural style, house and lot size, and price within and among residential neighborhoods.

APPENDIX C - LAND DEVELOPMENT CODE REVIEW

2. Create pedestrian friendly neighborhood streets through reduced pavement and increased landscaping.
3. Provide visual relief and shade through landscaping along streets, common entryways, common areas, and on individual lots.
4. Integrate roads, paths, and trails within neighborhoods and through adjoining neighborhoods.
5. Incorporate parks and open space into the fabric of the neighborhood.

8.06.02 APPLICABILITY

A. Neighborhood design standards shall apply to any subdivision containing one or more lots 16,000 square feet or smaller, unless the subdivision is part of a specific plan governed by neighborhood design regulations tailored to that plan. However, these standards shall not apply to applications for preliminary plats submitted on or before the effective date of this ordinance provided that a final plat is approved not later than one year after the adoption date.

B. Residential design standards shall apply to all detached dwellings in subdivisions containing one or more lots 16,000 square feet or smaller for which an application for a building permit is submitted after January 1, 2006, unless the residential lot is within a specific plan governed by residential design regulations tailored to that plan. Where model home plans have been approved for a specific subdivision prior to January 1, 2006, construction may continue thereafter according to the approved models.

8.06.05 NEIGHBORHOOD DESIGN PLAN BASIC STANDARDS

A. Basic Standards. The neighborhood design plan shall be at a minimum comprised of the following basic standards as described below, or as described in Section 8.06.06, to accomplish the purpose of this ordinance.

B. Site Planning Standards.

2. Common Area and Recreation Area Standards.

APPENDIX C - LAND DEVELOPMENT CODE REVIEW

b. Public neighborhood parks and open spaces shall be incorporated within the fabric of the neighborhood, located and designed to maximize proximity to the largest number of homes within the neighborhood and to maximize accessibility and visibility from the front of surrounding and nearby residences. Neighborhoods shall be designed around parks and open spaces. Required parks shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.

c. All subdivisions shall contribute to the Town's regional park and trail system, either through land donation and/or an impact fee.

d. Paths or trails within subdivisions shall be designed to link neighborhood components and amenities and shall connect to adjacent subdivisions.

e. Preserved washes and constructed drainage features shall be integrated into the overall site design.

f. Drainage ways and detention/retention areas shall be designed to create a natural appearance, with meandering channels rather than linear and trapezoidal channels.

g. Land shall be graded to balance cut and fill areas and to distribute grade changes throughout the subdivision, to avoid where practicable grade differences and cut slopes greater than 4:1 between adjacent lots and between lots and adjacent rights of way.

3. Street trees.

a. A local street plan wherein sidewalks are separated from the curb by a landscaped curbway not less than six feet wide meets the intent of these regulations. Street trees shall be planted every 50 feet along the curbway. The homeowners' association shall maintain all landscaping in the right of way as provided for in a license agreement from the Town.

c. Entry and Edge Standards.

1. Entry landscaping. Entry landscaping may be used to visually enhance the character of the neighborhood and complement the community. Secondary treatments may be used at other access locations. Entry landscaping shall be

APPENDIX C - LAND DEVELOPMENT CODE REVIEW

located so that it does not interfere with the sight visibility triangle.

2. Edge landscaping. Where the edge of a subdivision adjoins public right of way for an arterial street, the applicant shall develop a landscaping plan for the right of way in consultation with the Planning Director and subdivision engineer.

4. Perimeter walls. Where the neighborhood design plan includes perimeter walls, all walls visible from the public right of way and adjacent existing residential development shall incorporate one or more visually appealing design treatments, such as the use of two or more decorative materials like stucco, tile, stone, wrought iron or brick; a visually interesting design on the wall surface; varied wall alignments, such as jog, curve, notch, setback; and/or trees and shrubbery in voids created by wall variations. View fencing shall not be used where houses can be viewed from public streets. Uncolored grey block is not permitted. Perimeter walls shall be kept free of graffiti.

8.06.08 RESIDENTIAL DESIGN PLAN BASIC STANDARDS

A. Architectural Standards.

1. Multi-story development.

a. Not more than 50% of the lots in a subdivision may contain multi-story dwellings.

3. Color. Color schemes other than a dwelling's trim color shall not exceed a light reflectivity value of 50 %. The residential design plan shall include a color palette that ensures variety along the streetscape and within the neighborhood. The plan shall describe how the color palette will be implemented.

B. Individual Lot Landscaping.

4. All screen walls enclosing individual side and rear lots shall be uniform throughout the subdivision and shall be designed to incorporate color or contrasting materials or design elements. No uncolored grey block shall be allowed. View fencing may be required in certain locations where houses back onto natural features or other amenities, but shall not be permitted where backs of houses are visible from public streets.

APPENDIX C - LAND DEVELOPMENT CODE REVIEW

C. Lots adjoining major roads, collectors or arterials.

2. Multi-story dwellings. Multi-story dwellings shall be prohibited on those lots along the edge of a subdivision where adjoining existing lots have one-story dwellings. This provision shall not apply to subdivisions located adjoining each other within a master planned community approved under a common rezoning.

PREFERRED LOW WATER USE / DROUGHT TOLERANT NATIVE PLANT LIST

The plants on this list can be grown with moderate to no supplemental irrigation once they are established. Occasionally, for good appearance, supplemental irrigation may be applied during the growing season. In addition to the cacti on this list, any cacti salvaged and tagged in compliance with state agricultural and horticultural regulations may be used.

Nearly all of the plants on the Plant List meet the Arizona Department of Water Resources (ADWR) standard for low consumption. Some plants on the list may fall under more than one plant type category (e.g. *Acacia constricta* can be grown as a tree or a shrub depending upon the growth habit that is preferred). Applications for additions, deletions or exceptions to the list may be submitted to the Planning Director.

The following list of Native Plants is the preferred vegetation for landscaping in the Twin Peaks Corridor Study Area. (Provided by Tucson Audubon Society)

TREES

LATIN NAME

Whitethorn acacia	<i>Acacia constricta</i>
Catclaw acacia	<i>Acacia greggii</i>
Netleaf hackberry, canyon hackberry	<i>Celtis reticulata</i>
Desert willow	<i>Chilopsis linearis</i>
Ironwood	<i>Olneya tesota</i>
Blue palo verde	<i>Parkinsonia florida</i>
Foothills Palo Verde	<i>Parkinsonia microphylla</i>
Screwbean mesquite	<i>Prosopis pubescens</i>
Velvet mesquite	<i>Prosopis velutina</i>
Mexican elderberry	<i>Sambucus nigra</i>

PREFERRED PLANT LIST - TWIN PEAKS CORRIDOR STUDY (APPENDIX D)

SHRUBS

All-thorn; crucifixion-thorn

Autumn sage

Black dalea

Brittlebush

Chuparosa

Creosote

Desert hackberry

Desert honeysuckle

Desert saltbush

Ephedra, Mormon tea

Four-winged saltbush

Desert saltbush

Graythorn

Fairy duster

Fragrant beebush

Wright's beebush

Hummingbird bush

Jojoba

Linear-leaf saltbush

Native cotton

Ocotillo

Quail bush

LATIN NAME

Koeberlinia spinosa

Salvia gregii

Dalea frutescens

Encelia farinosa

Justicia californica

Larrea tridentata

Celtis pallida

Anisacanthus thurberi

Atriplex polycarpa

Ephedra sp.

Atriplex canescens

Atriplex polycarpa

Ziziphus obtusifolia

Calliandra eriophylla

Aloysia gratissima

Aloysia wrightii

Epilobium canum

Simmondsia chinensis

Atriplex linearis

Gosypium thurberi

Fouquieria splendens

Atriplex lentiformis

PREFERRED PLANT LIST - TWIN PEAKS CORRIDOR STUDY (APPENDIX D)

SHRUBS (CONTINUED)

Spiny mimosa

Triangle leaf Bursage

Warnock's snakewood

Bitter snakewood

White bursage

Wolfberry

Anderson thornbush

Wright's saltbush

Berlandier's wolfberry

Arizona desert-thorn

Baja desert-thorn

Pale desert-thorn

Evergreen sumac

Littleleaf sumac

Skunkbush sumac

LATIN NAME

Mimosa dysocarpa

Ambrosia deltoidea

Condalia warnockii (var. *Kearneyana*)

Condalia globosa

Ambrosia dumosa

Lycium fremontii

Lycium andersonii

Atriplex wrightii

Lycium berlandieri

Lycium exsertum

Lycium brevipes

Lycium pallidum

Rhus virens, var. *choriophylla*

Rhus microphylla

Rhus trilobata

VINES

Arizona grape ivy

Arizona wild grape, Canyon grape

Coyote gourd

LATIN NAME

Cissus trilobata

Vitus arizonica

Cucurbita digitata Cacti

PREFERRED PLANT LIST - TWIN PEAKS CORRIDOR STUDY (APPENDIX D)

CACTI

Buckhorn cholla

Cane cholla

Christmas cholla

Fish hook barrel cactus

Hedgehog cactus

Jumping cholla

Pencil cholla

Prickly pear

Purple prickly pear

Saguaro

Staghorn cholla

LATIN NAME

Opuntia acanthocarpa

Opuntia spinosior

Opuntia leptocaulis

Ferocactus wislizenii

Echinocereus engelmannii

Opuntia bigelovii

Opuntia arbuscula

Opuntia engelmannii

Opuntia violacea var. *santa-rita*

Carnegeia gigantea

Opuntia versicolor

SUCCULENTS

Beargrass

Desert agave

Goldenflower century plant

Murphey's or Hohokam agave

Soap tree yucca

Sotol, desert spoon

Thornber's yucca

LATIN NAME

Nolina sp.

Agave desertii

Agave chrysantha

Agave murphyi

Yucca elata

Dasyilirion wheeleri

Yucca thornberi

PREFERRED PLANT LIST - TWIN PEAKS CORRIDOR STUDY (APPENDIX D)

WILDFLOWERS

Bladderpod

Caliche globemallow

Coulter's Globemallow

Chia

Datura, Jimsonweed

Desert globemallow

Desert marigold

Desert senna

Desert Tobacco

Desert zinnia

Devil's claw

Dune evening primrose

Gooding's verbena

Ground cherries

Hooker evening primrose

Indianwheat

Line-leaf whitepuff

Mexican Gold Poppy

Parry penstemon

Silverbells

Sunflower (wild), girasol

LATIN NAME

Lesquerella gordonii

Sphaeralcea laxa

Sphaeralcea coulteri

Salvia columbariae

Datura sp.

Sphaeralcea ambigua

Baileya multiradiata

Senna covesii

Nicotiana trigonophylla

Zinnia acerosa

Proboscidea althaeifolia

Oenothera deltoids

Verbena goodingii

Physalis longifolia, *Physalis angulata*

Oenothera hookeri

Plantago ovata

Oligomeris linifolia

Eschscholtzia Mexicana

Penstemon parryi

Streptanthus arizonicus

Helianthus annuus

PREFERRED PLANT LIST - TWIN PEAKS CORRIDOR STUDY (APPENDIX D)

GRASSES

Alkali sacaton

Arizona cottontop

Arizona panic grass

Big galleta

Bullgrass

Bush muhley

Cane Beardgrass

Cane grass

Deergrass

Desert saltgrass

Fluffgrass

Giant Dropseed

Giant sacaton

Pappas grass

Plains bristlegrass

Purple & red threeawn

Rothrock Grama (grass)

Sand dropseed

Sideoats grama

Six-week grama

Slender grama

Small-flowered Fescue

Spike dropseed

Tanglehead

Tobosa

LATIN NAME

Sporobolus airoides

Digitaria californica

Panicum arizonicum

Hilaria rigida

Muhlenbergia emersleyi

Muhlenbergia porteri

Andropogon barbinooides

Phragmites australis

Muhlenbergia rigens

Distichlis stricta

Dasyochloa pulchella

Sporobolus giganteus

Sporobolus wrightii

Pappophorum mucronalatum

Setaria macrostachya

Aristida purpurea purpurea, A. p. longiseta

Bouteloua rothrockii

Sporobolus cryptandrus

Bouteloua curtipendula

Bouteloua barbata

Bouteloua filiformis

Vulpia microstachys

Sporobolus contractus

Heteropogon contortus

Pleuraphis mutica



This Visual Preference Survey was administered to the Planning Commission on December 18, 2013 in an effort to get feedback on various aspects that were investigated as part of this Study. This allowed the Planning Commission to actively participate in developing the Guidelines found within this Study.

INTRODUCTION



A Visual Preference Survey is a tool used to exchange ideas and information about the physical image and quality of an area. This information can be very useful in developing design concepts and community vision as part of the comprehensive planning process.



We will review a number of slides in succession. Please rate the images by circling the appropriate number using a scale of 1 (less preferred) to 6 (more preferred) based on your initial "gut feeling." Please identify with single words or short phrases features that you like and features that you dislike about the images.



APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013

Landscape buffer – single family residential						Landscape buffer – single family residential					
											
Image 1						Image 2					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Heavy landscape; privacy; hides the house</p>						<p>Features you like: Low water use; landscaping; signage; variety of landscape; nice setback; color of wall</p>					
<p>Features you dislike: Too much; too clustered; not maintained; no sidewalk; old "T-posts"; fire hazard</p>						<p>Features you dislike: Too cluttered; no sidewalk; too much prickly pear</p>					



APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013

Landscape buffer – single family residential						Landscape buffer – single family residential					
											
Image 3						Image 4					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Neat; good setback; can't see wall; DG gravel; minimal vegetation; looks neat; tall landscape; maintained; mature trees block visibility of homes; similar to Dove Mountain</p>						<p>Features you like: Wall is not hidden; has potential to add vegetation; single-story homes</p>					
<p>Features you dislike: Scattered</p>						<p>Features you dislike: Wall; too plain – no imagination; no dense landscape; need DG gravel; too open</p>					



Landscape buffer – single family residential						Landscape buffer – single family residential					
											
Image 5						Image 6					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Good visual; clean; low water use; well maintained; nicely done; layout of walkway; well organized; homes are hidden; DG gravel; native landscape; gorgeous</p>						<p>Features you like: Good plants; low water use; no continuity; nothing is hidden</p>					
<p>Features you dislike: Too repetitious</p>						<p>Features you dislike: Too open; no setback; can see houses; <u>unkept</u>, too many weeds; needs rock; landscape is too sparse; plain – nothing to enhance the view; too close to the road</p>					

Landscape buffer – single family residential						Landscape buffer – single family residential					
											
Image 7						Image 8					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Neat; DG gravel; variety of vegetation; good layout; maintenance; ; very nice; variety of plants – will fill in nicely when mature</p>						<p>Features you like: Well hidden roofs; like the wall; ok setback</p>					
<p>Features you dislike: Crooked utility box; landscape is not dense enough; flat roofs; too close; too visible</p>						<p>Features you dislike: Desert plants; too close to roadway; need more variety of plants (low water); need rock; needs trimming; don't like the landscape</p>					



APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013

Landscape buffer – single family residential						Landscape buffer – single family residential					
											
Image 9						Image 10					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Nice and clean; DG gravel; homes too close to wall; variety of vegetation – could use some cactus; well done – looks uniform; curvilinear sidewalk; trees similar in height</p>						<p>Features you like: Plants; nothing; wall setback</p>					
<p>Features you dislike: Homes too close to road; landscape not dense enough; plants seem to be in a patterns</p>						<p>Features you dislike: Don't like landscape; needs maintenance and DG gravel; not hidden; landscape not dense enough; not into the natural look; no sidewalk</p>					



APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013



Landscape buffer – two story single family						Landscape buffer – two story single family					
											
Image 1						Image 2					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
Features you like: Nothing; lamps; curb appeal; ok plants						Features you like: Wall appears higher; nothing; great use of plants					
Features you dislike: Too close to road; needs taller plantings/trees to break up homes; color of homes (needs earth tones); needs higher wall						Features you dislike: Too close to road; utility boxes; needs taller trees; need to hide 2 nd story					


APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013



Landscape buffer – two story single family						Landscape buffer – two story single family					
											
Image 3						Image 4					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Plants; clean looking; 2nd story view over the wall; easy on the eyes – well maintained; rock; decent setback</p>						<p>Features you like: Homes are hidden by landscaping; clean; landscape breaks up houses nicely; color scheme; cluttered landscape but still seems to have order to it; rock; lots of trees; good setback</p>					
<p>Features you dislike: 2nd story; needs more trees; too close to road; too sparse; too visible</p>						<p>Features you dislike: 2nd story</p>					

APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013



Landscape buffer – two story multi family						Landscape buffer – two story multi family					
											
Image 1						Image 2					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Landscaping; good setback; variety of vegetation; rock; cactus; maintained; buffer; good transition from landscaped to natural</p>						<p>Features you like: setback; dense vegetation; breaks up view of homes</p>					
<p>Features you dislike:</p>						<p>Features you dislike: Needs better transition from landscaped to natural; lack of maintenance</p>					


Landscape buffer – two story multi family						Landscape buffer – two story multi family					
											
Image 3						Image 4					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
Features you like: Beautiful homes; setback						Features you like: Staged wall; low usage of cactus; not too much landscaping but covers nicely; staggered wall heights; a bit more planned; maintained; good mix of trees					
Features you dislike: Need to clean up dead growth						Features you dislike: Not enough landscape; no cacti or boulders; too visible					

Landscape buffer – two story multi family					
					
Image 5					
Less preferred			Most preferred		
1	2	3	4	5	6
<p>Features you like: Clean with good mix of plants/trees; variation in wall; setback is reasonable</p>					
<p>Features you dislike: setback; needs more tall trees</p>					



Landscape buffer – linear view						Landscape buffer – linear view					
											
Image 1						Image 2					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Mix of natural and planned vegetation; homes well hidden; right side of road ok</p>						<p>Features you like: Clear – good visibility</p>					
<p>Features you dislike: Thick brush on left; landscape native, no sidewalk</p>						<p>Features you dislike: Needs landscape rock; not enough landscape; poorly maintained</p>					



APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013

Landscape buffer – linear view						Landscape buffer – linear view					
											
Image 3						Image 4					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Good trees; thick vegetation but not “overgrown” look; homes are hidden</p>						<p>Features you like: good setback; I love the pedestrian/bike path; density of trees; can’t see homes</p>					
<p>Features you dislike: Houses are too easily seen</p>						<p>Features you dislike: landscaping maybe a bit too cluttered; asphalt walkway poorly maintained; something missing between walkway and vegetation</p>					

Landscape buffer – linear view					
					
Image 5					
Less preferred			Most preferred		
1	2	3	4	5	6
<p>Features you like: landscaping; uniformity; maybe a bit more plant selection; trees; beautiful use of minimal setback; clean</p>					
<p>Features you dislike: Too close to roadway; repetitious; need more variety; tunnel feel; homes too close to walls</p>					

APPENDIX E - VISUAL PREFERENCE SURVEY / DECEMBER 18, 2013

Landscape Buffer – entry feature						Landscape Buffer – entry feature					
											
Image 1						Image 2					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Clean – finished; nice monument sign; maintained; mix of vegetation;</p>						<p>Features you like: Better setback; clean, elegant entry; well planned; nice split entry; meandering sidewalks; monument stands out; landscaping</p>					
<p>Features you dislike: Can see 2nd story; setback too small; no sidewalk connecting to main road (access to school bus?); overkill of plants – too many; blue utility pole</p>						<p>Features you dislike: Wood posts (for street signs)</p>					

Landscape Buffer – entry feature						Landscape Buffer – entry feature					
											
Image 3						Image 4					
Less preferred			Most preferred			Less preferred			Most preferred		
1	2	3	4	5	6	1	2	3	4	5	6
<p>Features you like: Ok for an entry level development; nice vista; clean</p>						<p>Features you like: Sign; plant variety; ramps; nice balance of plant/trees/monument; better setback</p>					
<p>Features you dislike: Homes too close to roadway; too plain; no signage or community feel; blah!; sparse vegetation; walls don't match</p>						<p>Features you dislike: Too close to roadway; utility covers –crooked most of the time; wood posts;</p>					

TWIN PEAKS CORRIDOR STUDY



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