

COUNCIL  
**EXECUTIVE**  
REPORT

OCTOBER / 2021



[MaranaAZ.gov/Council-Reports](https://MaranaAZ.gov/Council-Reports)

# INTRODUCTION

This issue of the Council Executive Report provides a summary of the Town's performance during October 2021. The information is organized in sections based on the Town's General Plan:

**LAND MANAGEMENT:** How Marana plans to use the land and where the Town expects growth.

**BUILT ENVIRONMENT:** Man-made structures built on the land. It is used to describe all structures, facilities and other physical infrastructure, and includes urban and rural development, telecommunications, utility networks, transportation systems, and sewer treatment and conveyance systems.

**RESOURCE MANAGEMENT:** Provides guidance in managing Marana's renewable and non-renewable resources. Elements include open space and trails, cultural resources, water resources and energy.

**PEOPLE AND COMMUNITY:** Marana values its citizens, businesses and visitors and strives to create a high quality of life. This theme ensures that citizen, business and visitor needs are addressed equally and includes public safety, parks and recreation, economic vitality and community involvement.

## COUNCILMEMBERS

Mayor Ed Honea  
Vice Mayor Jon Post  
Councilmember Patti Comerford  
Councilmember Jackie Craig  
Councilmember Herb Kai  
Councilmember John Officer  
Councilmember Roxanne Ziegler

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# LAND MANAGEMENT

This list outlines Development Services projects in October. Projects can be in process for various lengths of time and will show up for several months after initial submittal until completed.

## RESIDENTIAL

- 1. Linda Vista @ Cascada Minor Land Div. (NEW)**  
**Size:** 2 lots / 24.29 acres  
**Applicant:** Presidio Engineering  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 2. Mandarinina Preliminary Plat (NEW)**  
**Size:** 1021 lots / 198.17 acres  
**Applicant:** EPS Group  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 3. Linda Vista Villages N Preliminary Plat (NEW)**  
**Size:** 167 lots / 77.26 acres  
**Applicant:** Presidio Engineering  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 4. Boulder Canyon Preliminary Plat (NEW)**  
**Size:** 134 lots / 100.48 acres  
**Applicant:** Rick Engineering  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 5. Monarch Block 11/12 Preliminary Plat (NEW)**  
**Size:** 4 lots / 13.24 acres  
**Applicant:** Oracle Engineering  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 6. Saguaro Reserve II Preliminary Plat (NEW)**  
**Size:** 173 lots / 27.3 acres  
**Applicant:** N/A  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 7. Sierra Pointe Lot 19 Replat (NEW)**  
**Size:** .35 acres  
**Applicant:** AF Sterling  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 8. Potter Ranch Lot 8 Minor Land Division (NEW)**  
**Size:** 3 lots / 16.24 acres  
**Applicant:** EPS Group  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 9. Gladden 32 Park Development Plan (NEW)**  
**Size:** 6.4 acres  
**Applicant:** The WLB Grup  
**Status:** 1st submittal under review  
[Submittal 1](#)
- 10. Tavira @ Twin Peaks Estates Prelim Plat**  
**Size:** 78 lots / 44.96 acres  
**Applicant:** AZ Realty Design  
**Status:** 1st submittal under review  
[Submittal 1](#)

## COMMERCIAL NEW BUILD

- 1. Marana Self Storage (NEW)**  
A development plan package for development of a new self-storage facility located SE of the Linda Vista Blvd. and Marana Center Blvd. intersection.  
**Applicant:** SPS+ Architects  
**Status:** 1st submittal under review
- 2. QDC Auto Shop Development Plan**  
Proposed new commercial bldg located S of Tangerine Rd. and Tangerine Business Park Lp.  
**Applicant:** WYCO Engr. & Construction  
**Status:** 2nd submittal under review
- 3. Crossroads @ Gladden Final Block Plat**  
Proposed final block plat for Crossroads at Gladden, located NW of I10 and Tanerine Rd.  
**Applicant:** Rick Engineering  
**Status:** 1st submittal under review
- 4. Marana Center Parcel 1 Tract A Final Plat**  
A final lat to reate 2 lots for development of a gast station/convenience store located SE of Twin Peaks Rd and Marana Center Blvd.  
**Applicant:** QuikTrip Corporation  
**Status:** 2nd submittal under review
- 5. Silverbell Gateway Foundation Only**  
Building permits to construct foundations for the clubhouse and maint. bldgs at Silverbell Gateway Apartments, N of Ina & Silverbell Roads.  
**Applicant:** Silverbell Gateway Apartments LP  
**Status:** Building Permits Issued
- 6. Bill Luke Marana**  
A development plan pakage for development of a new car dealership located S of the Twin Peaks & Marana Center Blvd intersection.  
**Applicant:** RKAA Architects  
**Status:** 3rd submittal under review
- 7. Rockside Dental Expansion DPP**  
A development plan package for the expansion of Rockside Dental's office, located SE of Silverbell Rd. & Continental Reserve Loop  
**Applicant:** Murray Hill LLC  
**Status:** 1st submittal under review
- 8. Vroom Slide Systems DPP**  
A development plan package for development of a new RV slide system mfctr/ installation facility located S of Tangerine Rd & Tangerine Business Park Loop  
**Applicant:** Vroom Engineering & Manufacturing Inc.  
**Status:** 1st submittal under review
- 9. QT #1474 DPP**  
A development plan package for a new gas station and convenience store located SE of Twin Peaks Rd and Marana Center Blvd  
**Applicant:** QuikTrip Corporation  
**Status:** 1st submittal under review

# LAND MANAGEMENT

This list outlines Development Services projects in October. Projects can be in process for various lengths of time and will show up for several months after initial submittal until completed.

## COMMERCIAL REMODEL

### 1. Fry's Grocery Pick-Up Area Remodel (NEW)

A proposed tenant improvement on an existing building for interior remodel. Located NE of Thornydale Rd and Ina Rd.

**Applicant:** RKA Architects

### 2. Starbucks TI (NEW)

A proposed tenant improvement on a proposed building to convert from new shell building to a coffee shop, located E of Twin Peaks Rd and Silverbell Rd. intersection.

**Applicant:** Urban Dwell Architects

### 3. Starbucks Remodel (NEW)

A proposed tenant improvement on an existing building for interior remodel. Located W of Thornydale & Ina Rd. intersection.

**Applicant:** Hestia Ateller

### 4. The Window Depot TI (NEW)

A proposed tenant improvement on an existing building for interior remodel. Located SE of Ina Rd and Thornydale Rd. intersection.

**Applicant:** The Window Depot

### 5. Skinology Skin and Body Studio TI (NEW)

A proposed tenant improvement on an existing building for interior remodel. Located W of Ina Rd. and Aerie Dr. intersection.

**Applicant:** Cenicerros Marielle

## LAND USE

### 1. Tortolita Valley East Rezone

**Size:** .165 acres

**Applicant:** Paradigm Land Design

**Status:** 1st submittal under review

### 2. Tortolita Shadows CUP

**Size:** .680 acres

**Applicant:** Paradigm Land Design

**Status:** 1st submittal under review

### 3. Twin Peaks Center Rezone

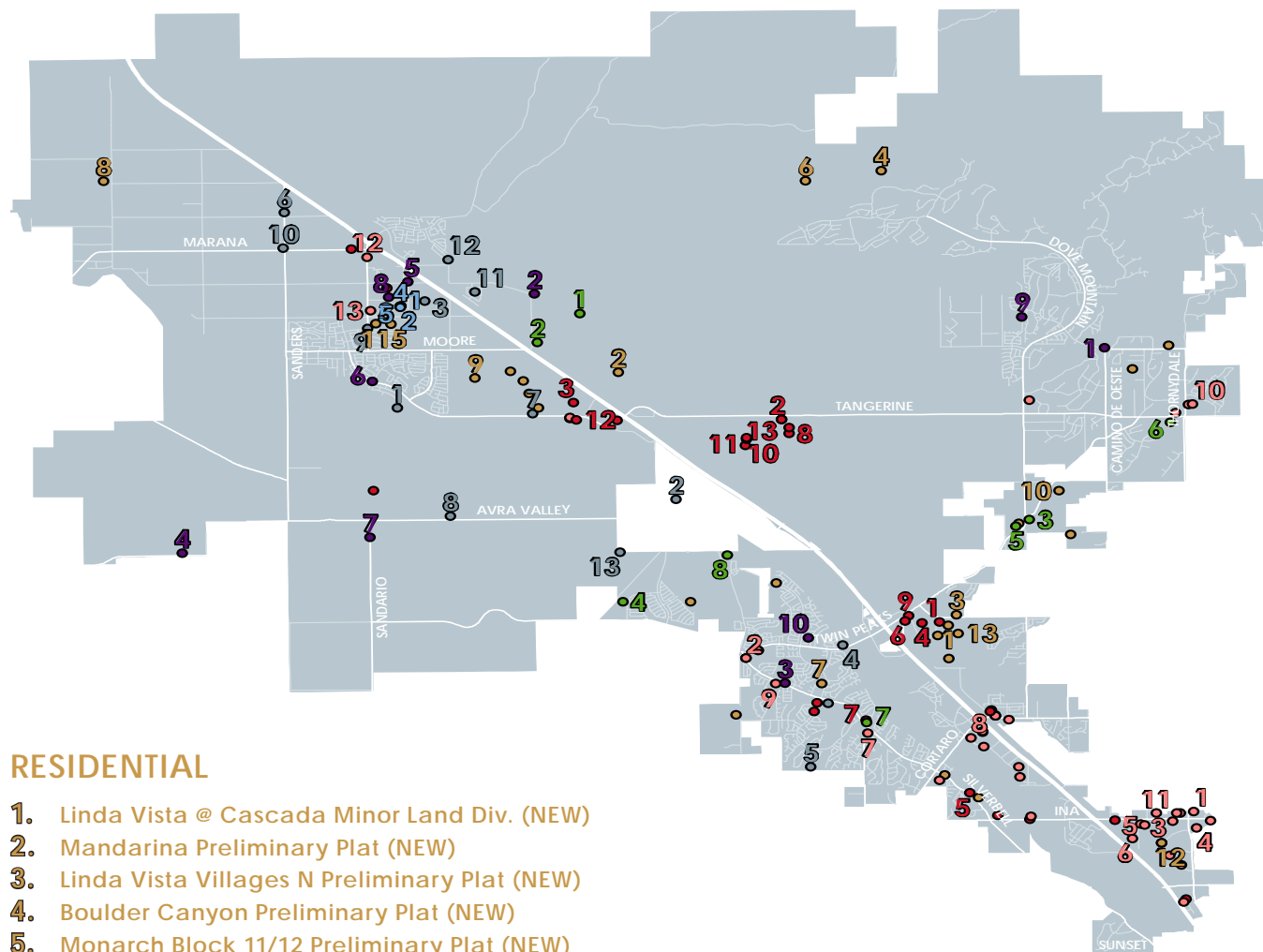
**Size:** .6.3 acres

**Applicant:** Perry Engineering

**Status:** 1st submittal under review

# LAND MANAGEMENT

This map shows the locations of Development Services projects in October. Please refer to the previous page or the [online projects map](#) for more details.



## RESIDENTIAL

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5. Monarch Block 11/12 Preliminary Plat (NEW)
6. Saguaro Reserve II Preliminary Plat (NEW)
7. Sierra Pointe Lot 19 Replat (NEW)
8. Potter Ranch Lot 8 Minor Land Division (NEW)
9. Gladden 32 Park Development Plan (NEW)
10. Tavira @ Twin Peaks Estates Prelim Plat

## COMMERCIAL NEW BUILD

1. Marana Self Storage (NEW)
2. QDC Auto Shop Development Plan
3. Crossroads @ Gladden Final Block Plat
4. Marana Center Parcel 1 Tract A Final Plat
5. Silverbell Gateway Foundation Only
6. Bill Luke Marana
7. Rockside Dental Expansion DPP
8. Vroom Slide Systems DPP
9. QuikTrip #1474 DPP

## COMMERCIAL REMODEL

1. Fry's Grocery Pickup Area Remodel (NEW)
2. Starbucks TI (NEW)
3. Starbucks Remodel (NEW)
4. The Window Depot TI (NEW)
5. Skinology Skin and Body Studio TI (NEW)

## LAND USE

1. Tortolita Valley East Rezone
2. Tortolita Shadows CUP
3. Twin Peaks Center Rezone

ADDITIONAL RESOURCES: [Online Projects Map](#) / [Public Notices](#) / [Public Hearing Search](#)

# BUILT ENVIRONMENT

## CAPITAL DESIGN & CONSTRUCTION REPORT

The table tracks the process of major construction and design projects in the Town of Marana. Visit the [Current & Proposed Projects Map](#) for a comprehensive list.

### DESIGN

#### 1. Lon Adams Road Reconstruction

**Description:** Reconstruction of Lon Adams Rd from Grier Rd to Barnett Rd. This project will replace the existing pavement section, add sidewalks, ADA sidewalk ramps, lighting, landscaping, and will improve the drainage for the road and Ora Mae Harn Park.

**Budget:** \$4,130,000

**Status:** 100% Design **Construction Timeline:** FY 2022

#### 2. Shared Use Path, Cal Portland Extension

**Description:** Connecting the Shared Use Path across the Cal Portland property.

**Budget:** \$3,000,000

**Status:** 95% Design

#### 3. Twin Peaks Rd., Rattlesnake Pass Widening

**Description:** Widening of Rattlesnake Pass at Twin Peaks on the W side of I10.

**Budget:** \$18,000,000

**Status:** 30% Design

#### 4. MMC Drainage Improvements

**Description:** Drainage improvements to the MMC Campus in Downtown Marana.

**Budget:** \$305,125

**Status:** 5% Design

### CONSTRUCTION

#### 5. Court Jury Assembly Room

**Description:** A tenant improvement to expand the jury room at the existing Courts building

**Budget:** \$500,000

**Status:** 100% Construction

#### 6. TABY Downtown Roundabout

**Description:** Installation of landscape/hardscape beautification in Downtown Marana

**Budget:** \$400,000

**Status:** 0% Construction

#### 7. 2022 Pavement Preservation Program

**Description:** Community-wide pavement preservation efforts for the Town of Marana.

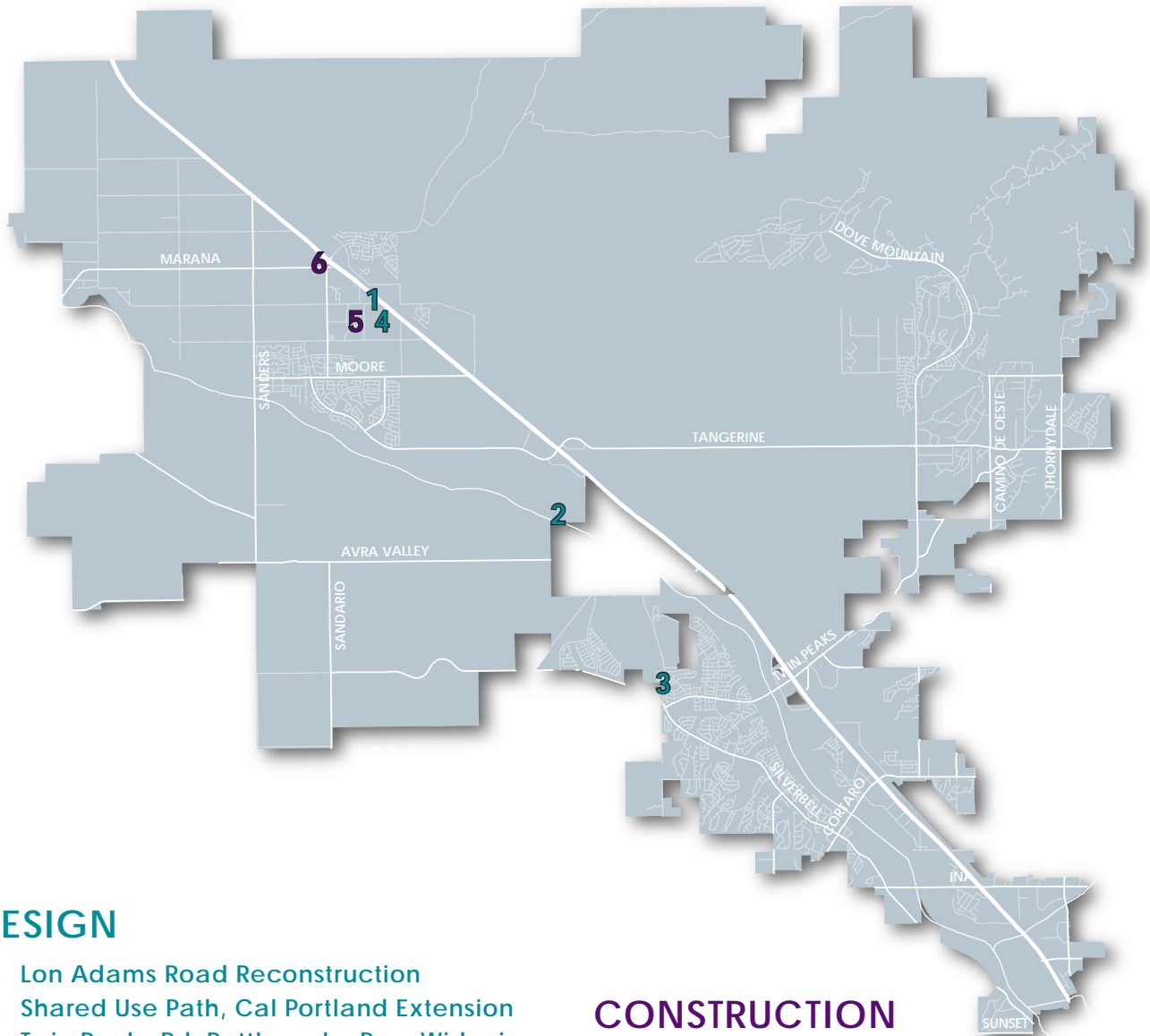
**Budget:** \$1,285,730

**Status:** 0% Construction

# BUILT ENVIRONMENT

## CAPITAL DESIGN & CONSTRUCTION MAP

The map below indicates the location of capital improvement projects in the Town of Marana.



### DESIGN

1. Lon Adams Road Reconstruction
2. Shared Use Path, Cal Portland Extension
3. Twin Peaks Rd. Rattlesnake Pass Widening
4. MMC Drainage Improvements

### CONSTRUCTION

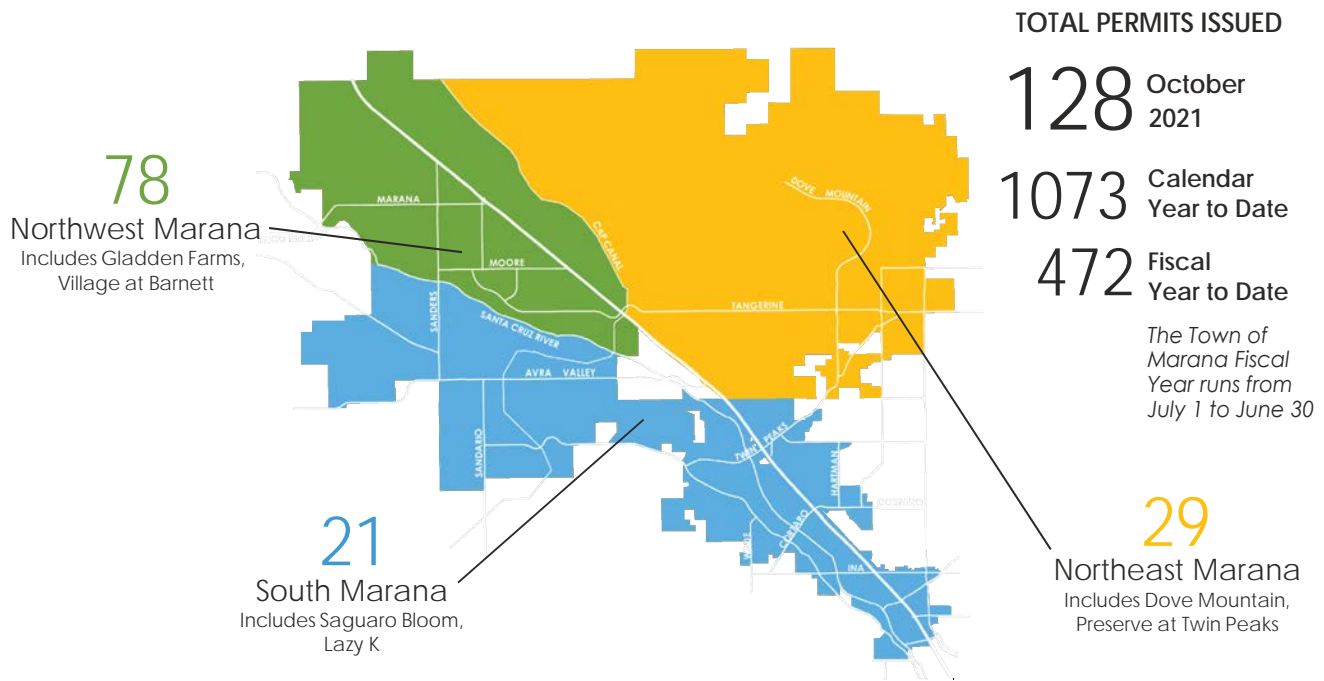
5. Court Jury Assembly Room
6. TABY Downtown Roundabout

ADDITIONAL RESOURCES: [Online Projects Map](#) / [Public Notices](#) / [Public Hearing Search](#)

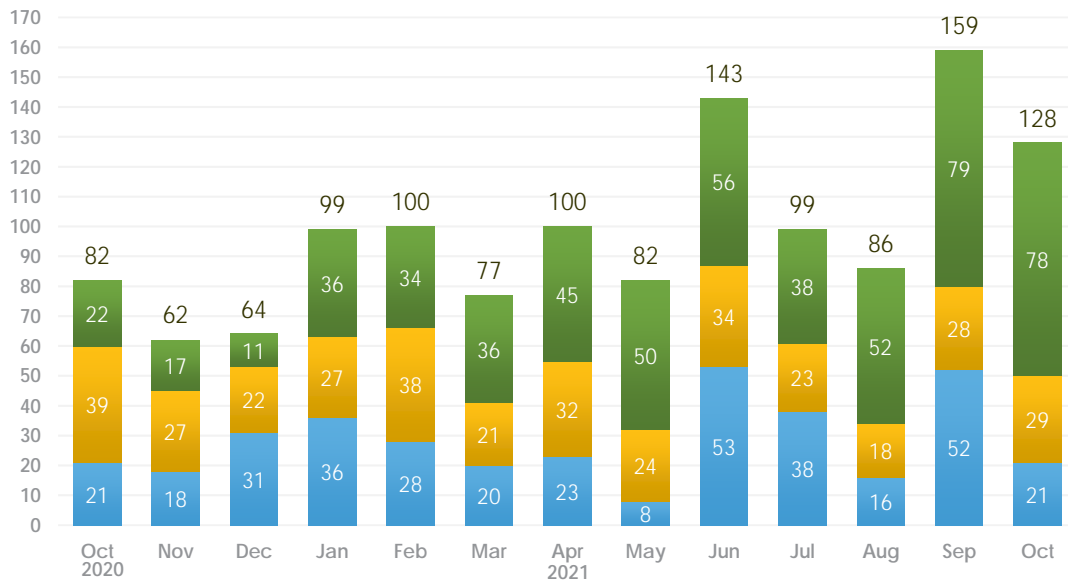


# BUILT ENVIRONMENT

## SINGLE FAMILY RESIDENTIAL PERMITS - BY REGION



## SINGLE FAMILY RESIDENTIAL PERMITS - MONTHLY TREND



## COMMERCIAL/OTHER PERMITS



**3**  
Tenant Improvement



**22**  
Pool/Spa Permits

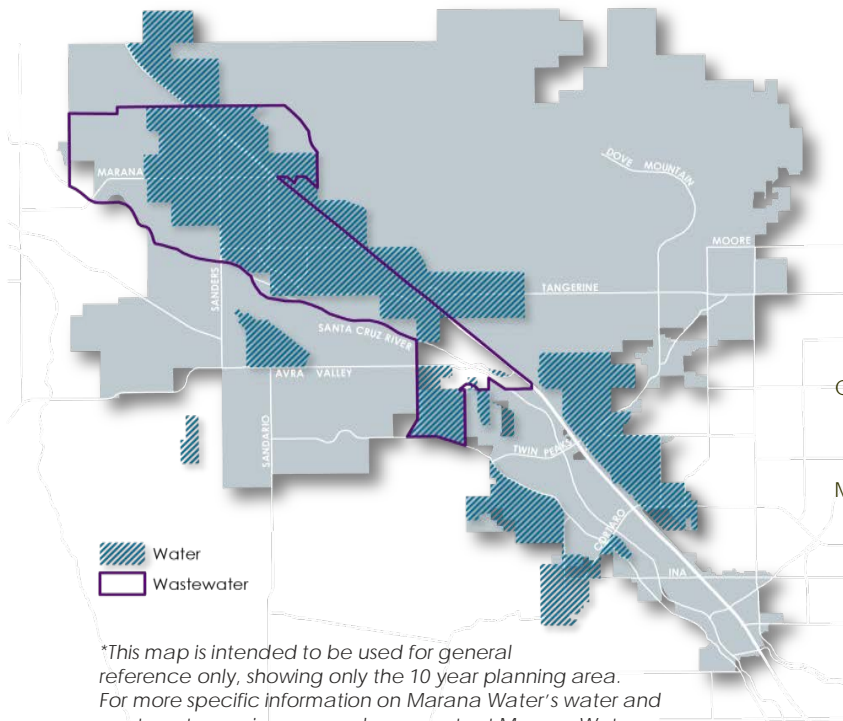


**68**  
Solar Permits

# RESOURCE MANAGEMENT

## WATER/WATER RECLAMATION

### SERVICE AREAS\*



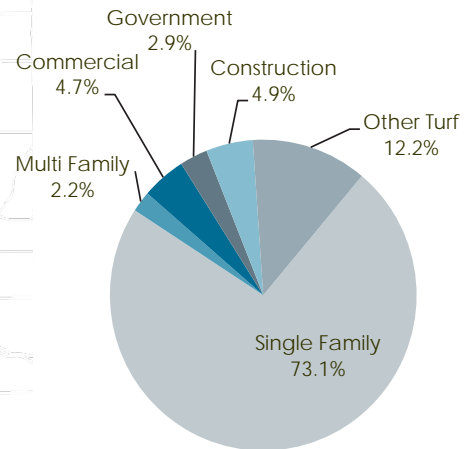
\*This map is intended to be used for general reference only, showing only the 10 year planning area. For more specific information on Marana Water's water and wastewater service areas, please contact Marana Water.

### NEW CONNECTIONS / October 2021

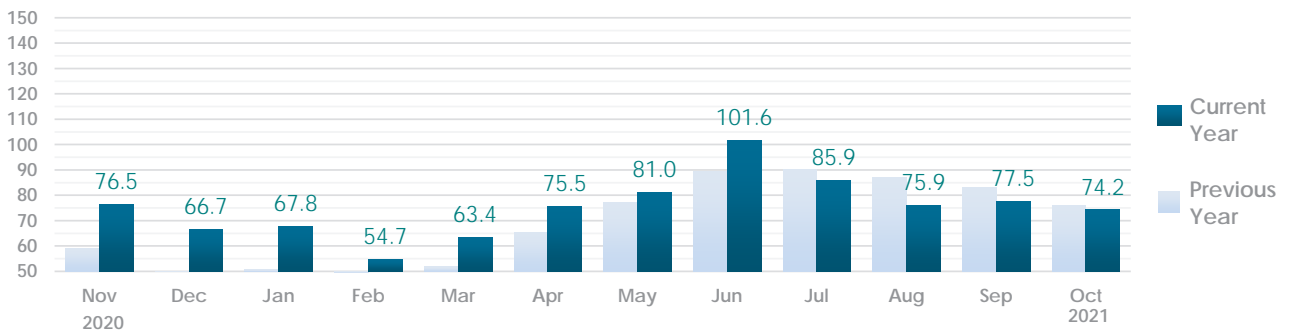
**84** Water Meters Installed

**63** Sewer Cards Issued

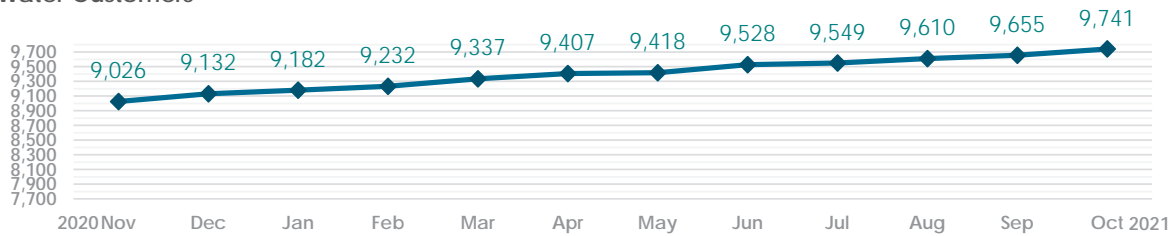
### USAGE BY TYPE / October 2021



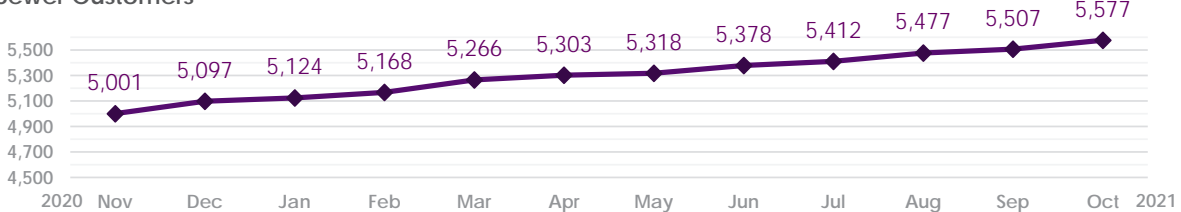
### Millions of Gallons Billed Per Month



### Water Customers

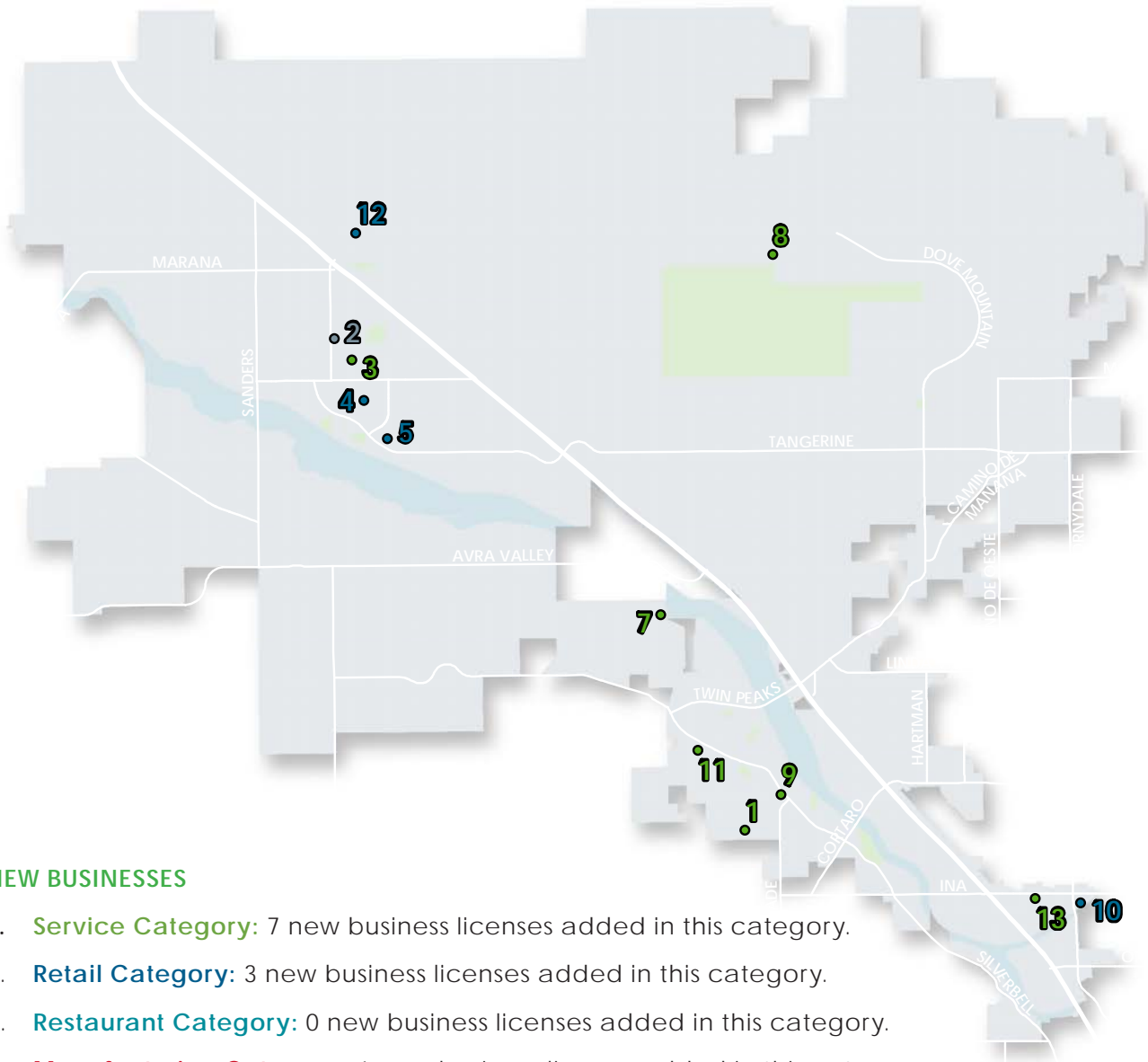


### Sewer Customers



# ECONOMIC VITALITY

## OCTOBER 2021 NEW BUSINESSES IN MARANA



### NEW BUSINESSES

1. **Service Category:** 7 new business licenses added in this category.
2. **Retail Category:** 3 new business licenses added in this category.
3. **Restaurant Category:** 0 new business licenses added in this category.
4. **Manufacturing Category:** 1 new business license added in this category.
5. **Online Sales:** 1 new license added in this category.
6. **Wholesalers:** 1 new license added in this category.

# PEOPLE AND COMMUNITY

## MARANA ANIMAL SERVICES

Service Metrics – September 2021

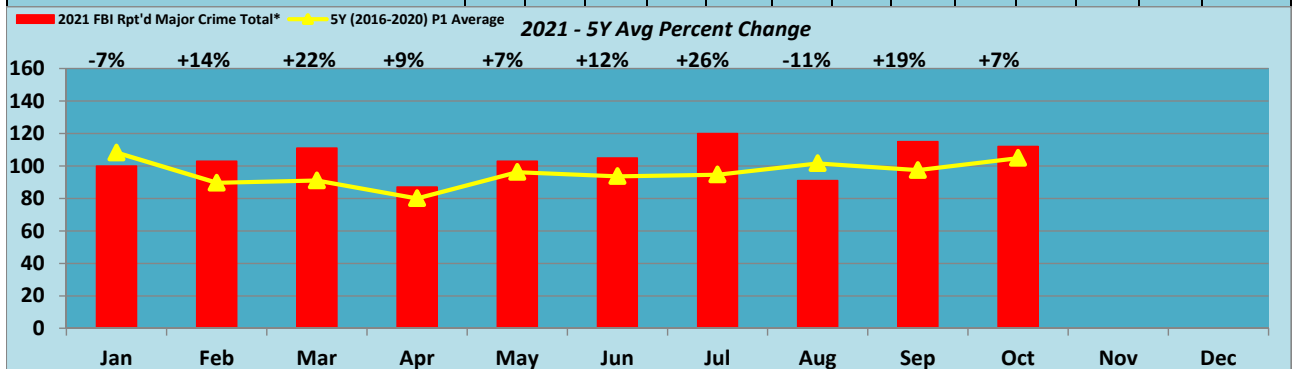
Pet Licenses Issued:	251
Stray Pets:	26
Stray Pets Returned to Owner:	19
Licensing Revenue:	\$6,135.00
Program Donations:	\$451.00
Pet Adoptions:	5

## PUBLIC SAFETY

Crime Data – October 2021

### Marana Police Department October Crime Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2021 FBI Rpt'd Major Crime Total*	100	103	111	87	103	105	120	91	115	112			1,047
2021 Actual Major Incidents Total	124	104	114	93	104	107	121	93	116	117			1,093
5Y (2016-2020) P1 Average	108	90	91	80	96	94	95	102	97	105			957
Homicide	0	0	0	0	0	0	1	0	1	0			2
Sexual Assault	0	1	1	0	2	1	0	0	1	1			7
Robbery	2	3	0	0	2	0	0	0	0	4			11
Aggravated Assault	0	5	1	3	0	4	4	1	1	3			22
Burglary	5	2	6	6	2	9	2	1	3	8			44
Larceny (exc. Shoplifting)	62	29	36	39	41	31	45	34	42	49			408
Larceny/Shoplifting	53	60	68	44	52	58	69	55	64	50			573
Motor Vehicle Theft	2	3	2	1	5	3	0	1	4	2			23
**Rec MV Theft (Oth Agency)	1	2	4	2	2	3	2	6	4	3			29
Arson	0	1	0	0	0	1	0	1	0	0			3



\*FBI Counts reflect implementation of FBI Rule: Concept of Same Time & Place resulting in differing counts of actual incidents and crimes reported. \*\* O/S Agency Recovered Stolens by MPD are rpt'd to FBI by originating agency not MPD. Data Source/Extraction Date: Spillman OFNS, 11/3/2021. Classifications may change as a result of quality control and reclassifications.

Crime Analyst Janice Moser