

MARANA ORDINANCE NO. 2024.022

RELATING TO DEVELOPMENT; APPROVING AN AMENDMENT TO THE RANCHO MARANA WEST SPECIFIC PLAN TO REZONE APPROXIMATELY 249 ACRES OF LAND LOCATED BETWEEN BARNETT ROAD AND MOORE ROAD, AND WEST OF THE I-10 FRONTAGE RD, TO CREATE THE MONARCH AT RANCHO MARANA WEST SPECIFIC PLAN AMENDMENT AS A SEPARATE PLANNING AREA WITHIN THE RANCHO MARANA WEST SPECIFIC PLAN AREA

WHEREAS, on February 6, 1990, the Marana Town Council adopted Ordinance No. 90.04, approving the Rancho Marana Specific Plan; and

WHEREAS, on May 18, 1999, the Marana Town Council adopted Ordinance No. 99. 13, amending the Rancho Marana Specific Plan by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway); and

WHEREAS, on February 15, 2005, the Marana Town Council adopted Ordinance No. 2005.05, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines; and

WHEREAS SBH Marana (the "Property Owner") owns 249 acres of land located within the Rancho Marana West Specific Plan area, between Barnett Road and Moore Road, west of the I-10 Frontage Road, in portions of Sections 26 & 27, Township 11S, Range 11E, described and depicted on 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 to rezone the Rezoning Area to create the Monarch at Rancho Marana West Specific Plan Amendment as a separate planning area within the Rancho Marana West Specific Plan area ("this Rezoning"); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on September 25, 2024, and voted 7 to 0 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 October 15, 2024 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 zoning of the Rezoning Area is hereby changed from 'F - Specific Plan: Rancho Marana West Specific Plan Amendment' to 'SP - Specific Plan: Monarch at

Rancho Marana West Specific Plan Amendment.’ The Monarch at Rancho Marana West Specific Plan Amendment, one electronic and one printed copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and is attached as Exhibit A to Marana Resolution No. 2024-097, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

Section 2. 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 Owner and its successors in interest (all of whom are collectively included in the term “Property Owners” in the following conditions):

1. All of the rezoning conditions of Ordinance No. 90.04, Ordinance No. 99.13, and Ordinance No. 2005.05 that are applicable to the Rezoning Area remain applicable to the Rezoning Area except for any conditions that have been previously modified or are modified by this amendment, in which case the modified condition will take precedence.
2. The development proposed by this Rezoning shall be consistent with the Amended and Restated Vanderbilt Farms Development Agreement (the “Agreement”) recorded in the office of the Pima County Recorder at Sequence No. 20201810352, except for any condition(s) that are modified by this amendment, in which case the modified condition will take precedence. In the event of any express conflict, the Monarch at Rancho Marana West Specific Plan Amendment shall control over the terms of the Agreement as to any zoning or other legislative matter, and the Agreement shall control over the terms of the Monarch at Rancho Marana West Specific Plan Amendment as to any administrative or procedural matter.
3. 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.
4. 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.
5. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Development Services Department with two bound copies, and two electronic copies in PDF format of the approved Monarch at Rancho Marana West Specific Plan Amendment.

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 15th day of October, 2024.



Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:



David L. Udall, Town Clerk



Jane Fairall, Town Attorney



EXHIBIT A to Ordinance No. 2024.022

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY Pima, STATE OF Arizona, AND IS DESCRIBED AS FOLLOWS:

Blocks 2-3, 6-10 and 11A of Vanderbilt Farms, according to the Re-Plat of Final Block Plat of Vanderbilt Farms as recorded in the Office of the County Recorder of Pima County, Arizona, as Sequence No. 20201810353