

# COUNCIL **EXECUTIVE** REPORT

January / 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 January 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 January. Projects can be in process for various lengths of time and will show up for several months after initial submittal until completed.

## RESIDENTIAL

### 1. Sierra Pointe Preliminary Plat (NEW)

**Size:** 27 lots / 3.1 acres  
**Applicant:** A.F. Sterling  
**Status:** 1st submittal under review  
[Submittal 1](#)

### 2. Gladden Farms Blk 27 Ph2 Final Plat (NEW)

**Size:** 92 lots / 17 acres  
**Applicant:** Rick Engineering, LLC  
**Status:** Awaiting 2nd submittal  
[Submittal 1](#)

### 3. Gladden Farms Blks 28 & 34 Prelim Plats (NEW)

**Size:** 92 lots / 17 acres  
**Applicant:** Rick Engineering, LLC  
**Status:** 1st submittal under review  
[Submittal 1](#)

### 4. Gladden Farms Block 31 Final Plat (NEW)

**Size:** 115 lots / 29 acres  
**Applicant:** Rick Engineering, LLC  
**Status:** 1st submittal under review  
[Submittal 1](#)

### 5. Honea Heights Final Plat

**Size:** 2 homes / .33 acres  
**Applicant:** Habitat for Humanity Tucson  
**Status:** 1st submittal under review  
[Submittal 1](#)

### 6. Whitney Farms Final Plat

**Size:** 10 homes / 2.3 acres  
**Applicant:** Habitat for Humanity Tucson  
**Status:** 1st submittal under review  
[Submittal 1](#)

### 7. The Alexander Apartments

**Size:** 211 apartments / 7.57 acres  
**Applicant:** Perry Engineering, LLC  
**Status:** Awaiting 2nd submittal  
[Submittal 1](#)

### 8. Tangerine 36 Final Plat Lots 1-5

**Size:** 5 lots / 36 acres  
**Applicant:** ACM Ventures, LLC  
**Status:** Awaiting 2nd submittal  
[Submittal 1](#)

### 9. Gladden Farms Block 27 Final Plat

**Size:** 81 lots / 16.28 acres  
**Applicant:** Perry Engineering, LLC  
**Status:** 2nd submittal under review  
[Submittal 2](#)

### 10. Gladden Farms Block 37 Preliminary Plat

**Size:** 275 lots / 52.3 acres  
**Applicant:** Rick Engineering, LLC  
**Status:** 3rd submittal under review  
[Submittal 3](#)

## COMMERCIAL NEW BUILD

### 1. Ventana Logistics Expansion (NEW)

A development plan for construction of new storage and office of 60k sq/ft.  
**Applicant:** Cypress Civil Development  
**Status:** 1st submittal under review

### 2. Tangerine Rd. & I10 Final Plat

A proposed subdivision W of the Tangerine Road and I10 Intersection.  
**Applicant:** Cypress Civil Development  
**Status:** Awaiting 2nd submittal

### 3. Marana Air Commerce Park

A proposed subdivision E of the Sandario Rd. & Avra Valley Rd. intersection, adjacent to Marana Regional Airport.  
**Applicant:** Town of Marana  
**Status:** 2nd submittal under review

### 4. Shops at Cortaro

A proposed new commercial shell building located on the NE corner of Cortaro Farms Rd and Joplin Ln. intersection.  
**Applicant:** PHNX Design, LLC  
**Status:** 3rd submittal under review

### 5. In-Self Storage RV Parking Project

A development plan package for a self storage RV parking project located on Travel Center Dr. SW of the Orange Grove and Thornydale Intersection  
**Applicant:** Mitch Larson  
**Status:** Awaiting 2nd submittal

### 6. NWFD Administration Complex

A development plan package for the new NWFD admin complex located on Marana Main Street and Grier Road.  
**Applicant:** Architekton  
**Status:** 4th submittal under review

### 7. Dwight's Auto Glass

A development plan package for construction of a new shop, office, and storage building located S of Orange Grove and I10.  
**Applicant:** Kory Engineering  
**Status:** Awaiting 3rd submittal

### 8. Tangerine Water Booster Station

A permit to construct a new water booster station located approx. 1 mi W of I10 on Tangerine Farms Rd.  
**Applicant:** Marana Water  
**Status:** Awaiting 2nd submittal

### 9. Core Academy of Excellence

A proposed new 2-story charter school located in Continental Ranch on Silverbell Rd near Coachline Rd. The applicant has planned for future growth to include expansion of the school and a gym.  
**Applicant:** Carhuff + Cueva Architects, LLC  
**Status:** Awaiting 3rd submittal

### 10. Sol Dog Development

A development plan package for construction on 4.27 acres at Tangerine Business Park w/ room for future growth.  
**Applicant:** AGR Foundation  
**Status:** 4th submittal under review

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

# LAND MANAGEMENT

This list outlines Development Services projects in January. 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. Alicat Scientific Expansion (NEW)

A proposed tenant improvement on an existing building lto add 11,407 sq/ft of office space.

**Applicant:** Design Results, LLC

**Status:** 1st submittal under review

### 2. Golden Leaf Disepnsary (NEW)

A proposed tenant improvement on an existing building for 14,632 sq/ft.

**Applicant:** ISL Development & Construction, LLC

**Status:** 1st submittal under review

### 3. B2101-047 Crossfit (NEW)

A proposed tenant improvement on an existing building for 2,484 sq/ft.

**Applicant:** Valerie Lane

**Status:** 1st submittal under review

### 4. Costco Wholesale (NEW)

A tenant improvement to include new HVAC.

**Applicant:** Pro-TEch Refrigeration

**Status:** 1st submittal under review

### 5. Pep Boys (NEW)

A proposed tenant improvement to include new fixtures, electrical, and plumbing.

**Applicant:** Burnham Nationwide

**Status:** 1st submittal under review

### 6. Ventana Logistics (NEW)

A proposed tenant improvement to install instashot and RO plumbing systems.

**Applicant:** Advantech Facility Design

**Status:** 1st submittal under review

### 7. EZ Go Golf Carts (NEW)

A proposed tenant improvement for interior tenant scope work and exterior enclosure of parking lot.

**Applicant:** Bramic Design Group, LLC

**Status:** 1st submittal under review

### 8. Caps & Corks Patio Expansion (NEW)

A proposed tenant improvement to extend patio into parking lot.

**Applicant:** Caps & Corks

**Status:** 2nd submittal under review

## LAND USE

### 1. Silverbell Ridge Rezone (NEW)

**Size:** 49 acres

**Applicant:** The Planning Center

**Status:** 1st submittal in review

### 2. Cont. Ranch Business Park Minor Land Division (NEW)

**Size:** 5.02 acres

**Applicant:** HSL 6080 Hospitality, LLC

**Status:** 1st submittal in review

### 3. AZ Golden Leaf Wellness CUP (NEW)

**Size:** 1.62 acres

**Applicant:** AZ Golden Leaf Wellness, LLC

**Status:** 1st submittal in review

### 4. Botanica CUP (NEW)

**Size:** .52 acres

**Applicant:** Lazarus and Silvyn, PC

**Status:** Approved by Planning Commission

### 5. RV Camping (NEW)

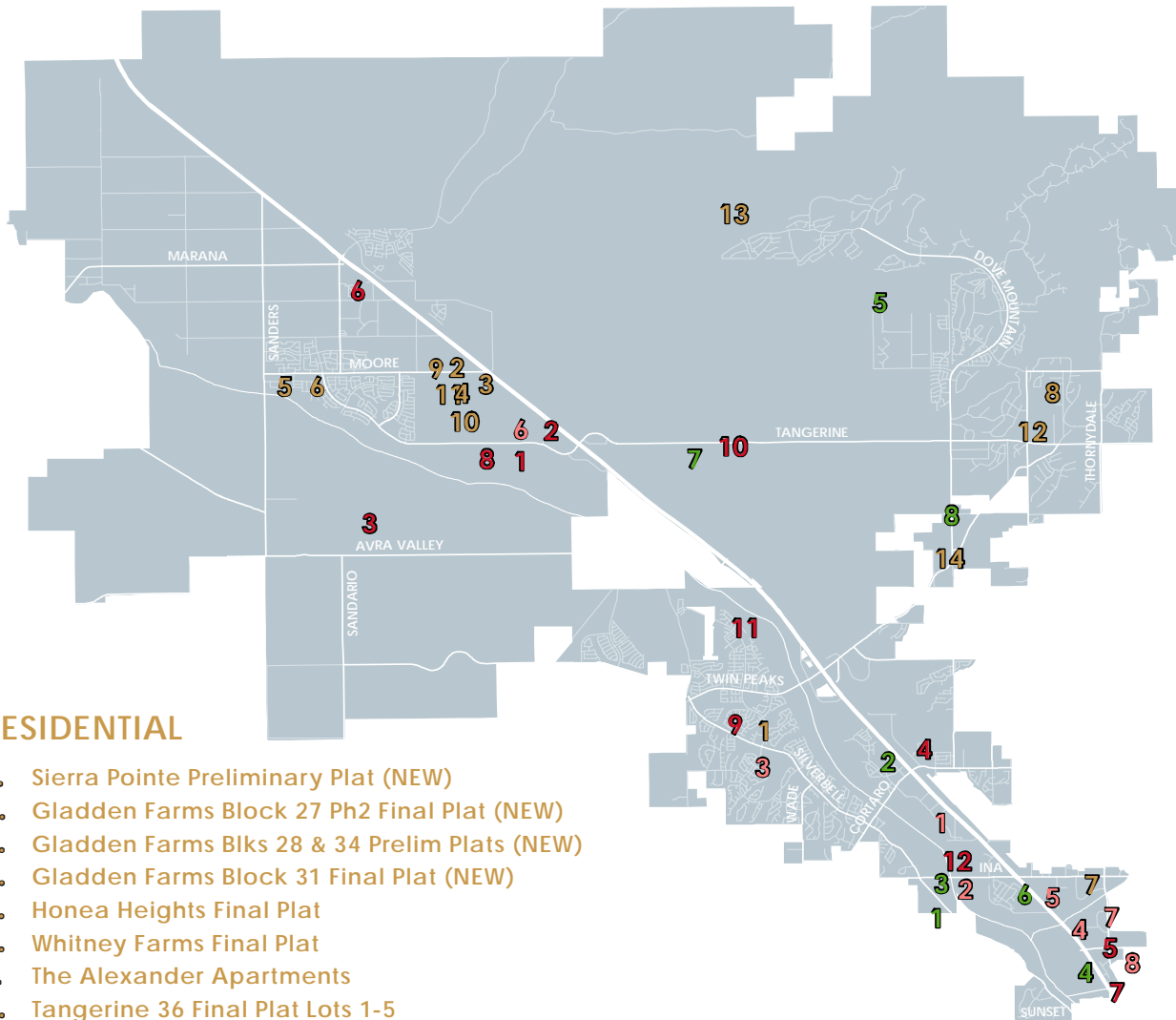
**Size:** 5 acres

**Applicant:** Roberto and Cindy Motz

**Status:** Approved by Planning Commission

# LAND MANAGEMENT

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



## RESIDENTIAL

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5. Honea Heights Final Plat
6. Whitney Farms Final Plat
7. The Alexander Apartments
8. Tangerine 36 Final Plat Lots 1-5
9. Gladden Farms Block 27 Final Plat
10. Gladden Farms Block 37 Preliminary Plat

## COMMERCIAL NEW BUILD

1. Ventana Logistics Expansion (NEW)
2. Tangerine Rd and I10 Final Plat
3. Marana Air Commerce Park
4. Shops at Cortaro
5. In-Self Storage RV Parking Project
6. NWF Admin Complex
7. Dwight's Auto Glass
8. Tangerine Water Booster Station
9. Core Academy of Excellence
10. Sol Dog Lodge

## COMMERCIAL REMODEL

1. Alicat Scientific Expansion (NEW)
2. Golden Leaf Dispensary (NEW)
3. B2101-047 Crossfit (NEW)
4. Costco Wholesale (NEW)
5. Pep Boys (NEW)
6. Ventana Logistics (NEW)
7. EZ Go Golf Carts (NEW)
8. Caps & Corks Patio Expansion (NEW)

## LAND USE

1. Silverbell Ridge Rezone (NEW)
2. Continental Ranch Business Park Minor Land Division (NEW)
3. AZ Golden Leaf Wellness CUP (NEW)
4. Botanica CUP (NEW)
5. RV Camping (NEW)

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:** 90% Design **Construction Timeline:** FY 2021

#### 2. Court Jury Assembly Room

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

**Budget:** \$500,000

**Status:** 100% Design **Construction Timeline:** TBD

#### 3. TABY Downtown Roundabout

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

**Budget:** \$400,000

**Status:** 100% Design **Construction Timeline:** FY 2021

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

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

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

**Status:** 90% Design

#### 5. Clark Farms Flow Split

**Description:** Modification of existing wastewater collection system along Clark Farms Blvd at Sandario Rd and Tangerine Farms Rd.

**Budget:** \$465,750

**Status:** 100% Design

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

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

**Budget:** \$13,050,000

**Status:** 10% Design

#### 7. Marana Rd-Sanders 21" Main

**Description:** Removal of approx 90 linear feet of 18" gravity sewer main and replacement with 21" gravity sewer main.

**Budget:** \$248,000

**Status:** 100% Design

### CONSTRUCTION

#### 8. Adonis Subdivision Drainage Improvements

**Description:** Reconstruction of subdivision roadways to repair and remove stormwater drainage and road damage.

**Budget:** \$2,100,000

**Status:** 99% Construction

#### 9. Pines Roadway Stabilization 2020

**Description:** Repair, maintenance, and stabilization of roadway issues in the Pines Subdivision.

**Budget:** \$477,000

**Status:** 80% Construction

#### 10. Tortolita Road Sidewalks

**Description:** Sidewalks infill along Tortolita Rd between Dove Mountain Fire Station and Bajada Drive.

**Budget:** \$250,000

**Status:** 99% Construction

#### 11. Adonis Road Extension

**Description:** Construction of a 3 mile long, 2 lane roadway, providing secondary access for the Adonis and San Lucas communities, from W Grier Rd to W Tangerine Rd.

**Budget:** \$4,700,000

**Status:** 30% Construction

#### 12. 2021 Pavement Preservation Program

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

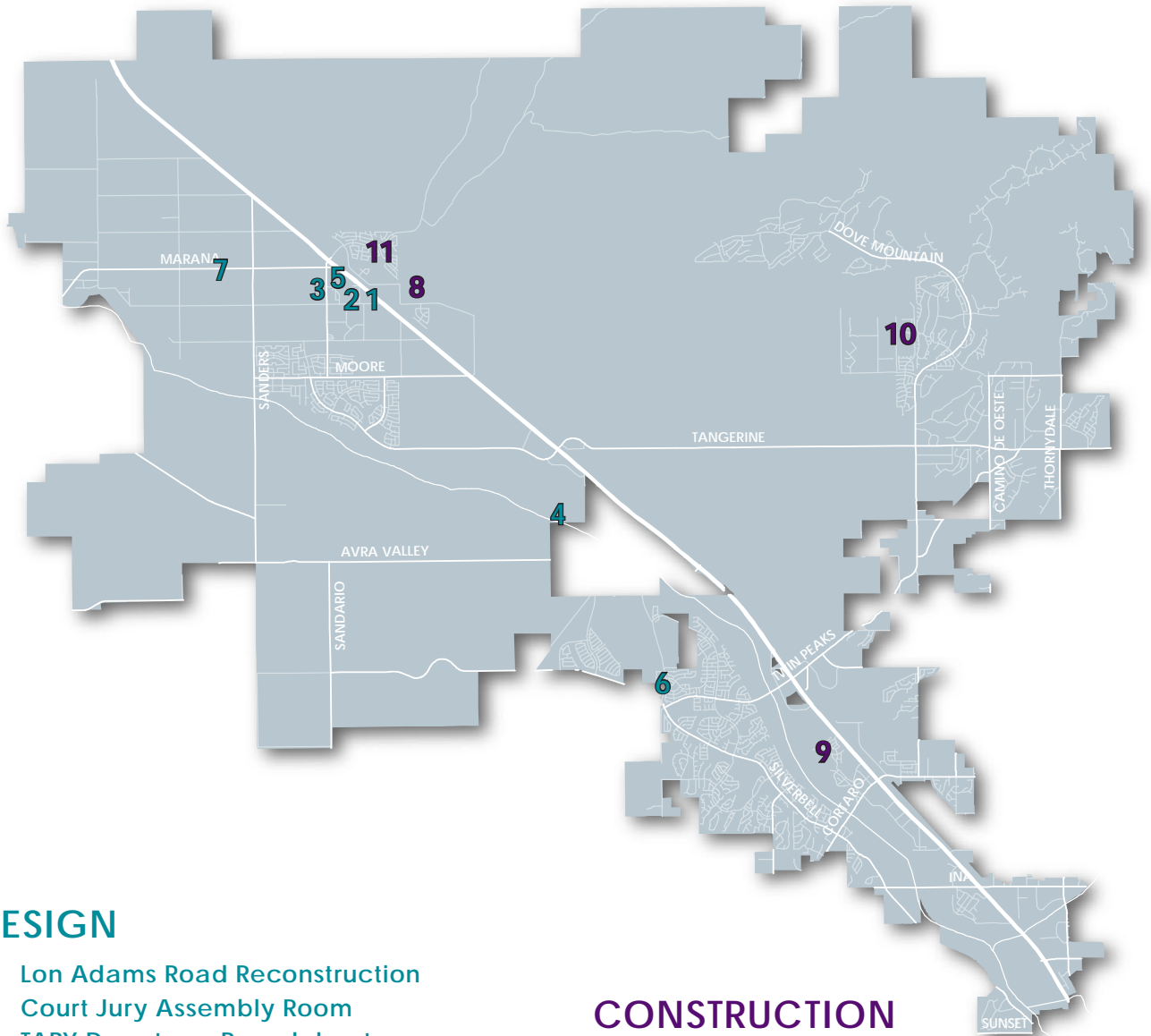
**Budget:** \$1,400,000

**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. Court Jury Assembly Room
3. TABY Downtown Roundabout
4. Shared Use Path, Cal Portland Extension
5. Clark Farms Flow Split
6. Twin Peaks Rd. Rattlesnake Pass Widening
7. Marana Rd-Sanders 21" Main

### CONSTRUCTION

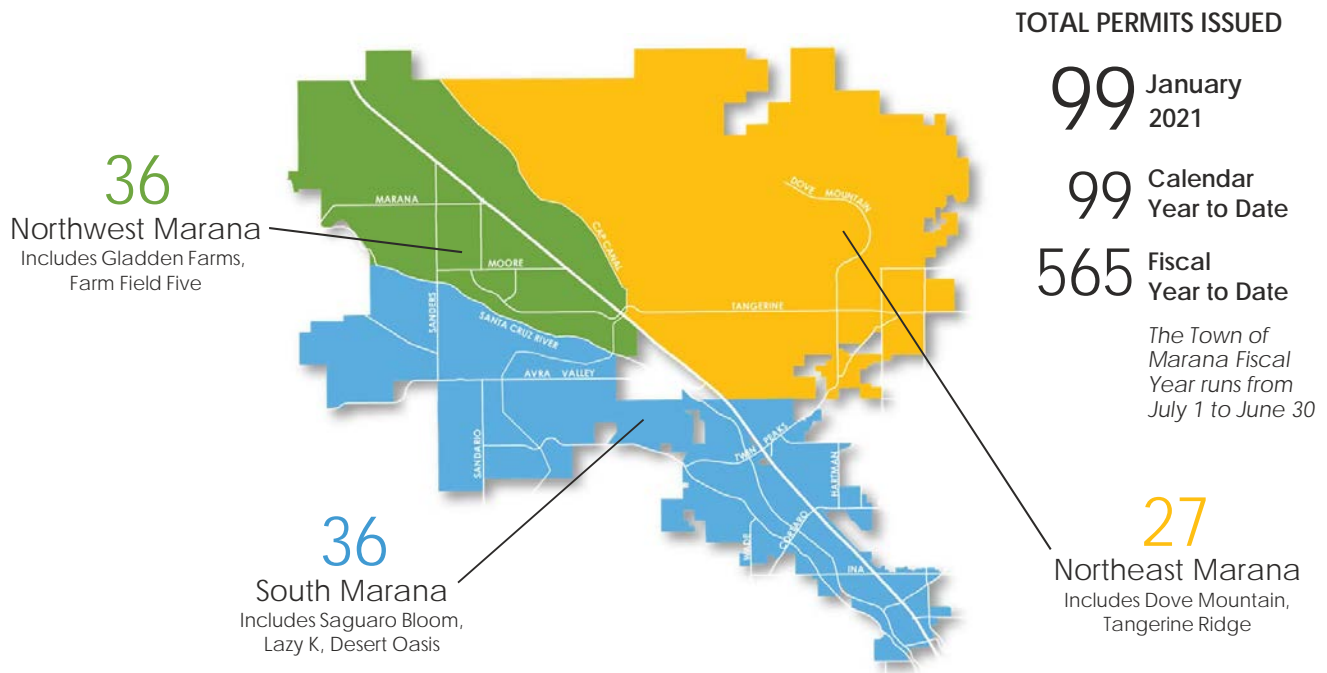
8. Adonis Subdivision Drainage Improvements
9. Pines Roadway Stabilization 2020
10. Tortolita Rd. Sidewalks
11. Adonis Road Extension

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

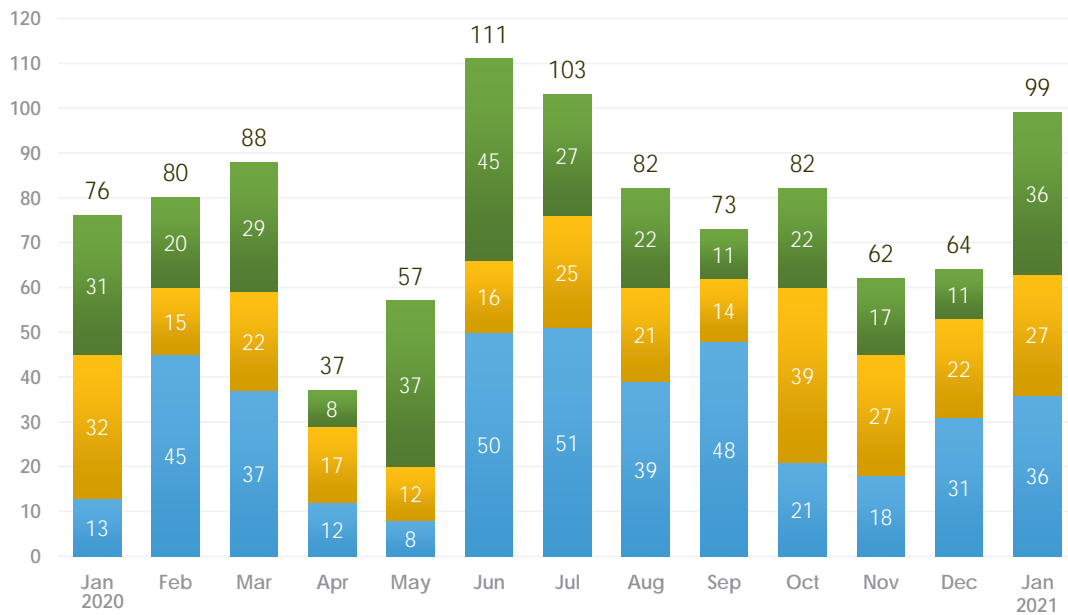


# BUILT ENVIRONMENT

## SINGLE FAMILY RESIDENTIAL PERMITS - BY REGION



## SINGLE FAMILY RESIDENTIAL PERMITS - MONTHLY TREND



## COMMERCIAL/OTHER PERMITS



**3**  
Tenant Improvement



**30**  
Pool/Spa Permits

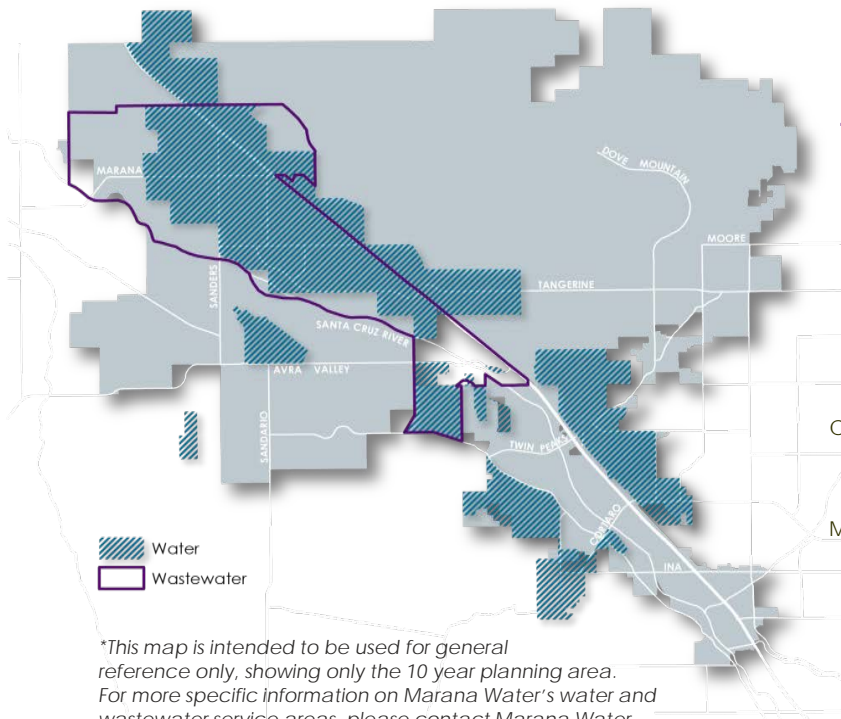


**26**  
Solar Permits

# RESOURCE MANAGEMENT

## WATER/WATER RECLAMATION

### SERVICE AREAS\*



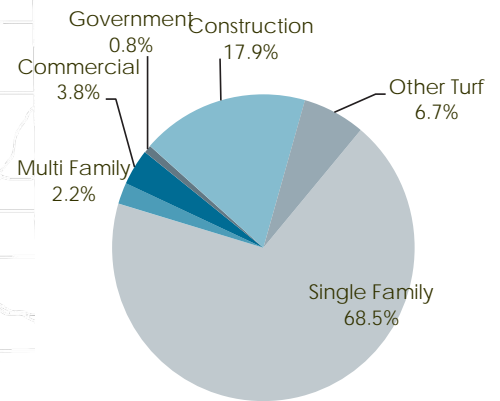
\*This map is intended to be used for general reference only, showing only the 10 year planning area. For more specific information on Marana Water's water and wastewater service areas, please contact Marana Water.

### NEW CONNECTIONS / January 2021

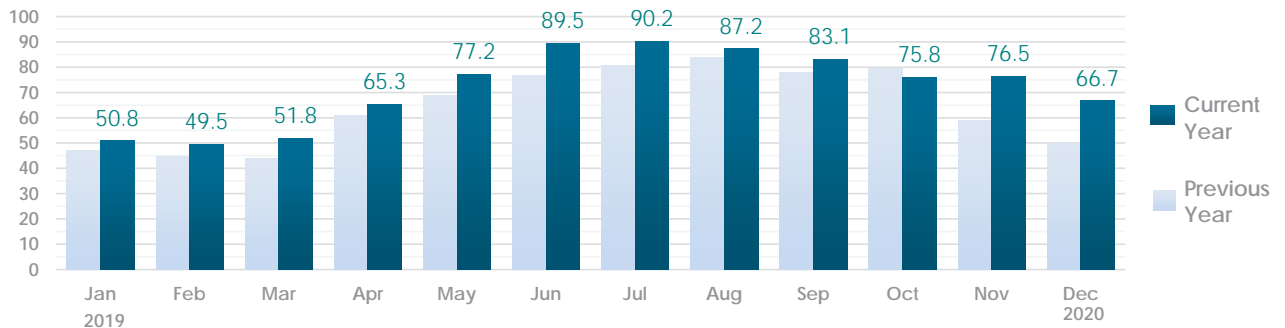
74 Water Meters Installed

46 Sewer Cards Issued

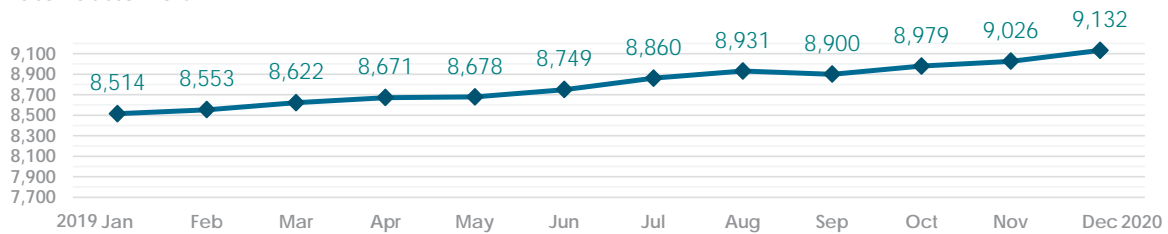
### USAGE BY TYPE / January 2021



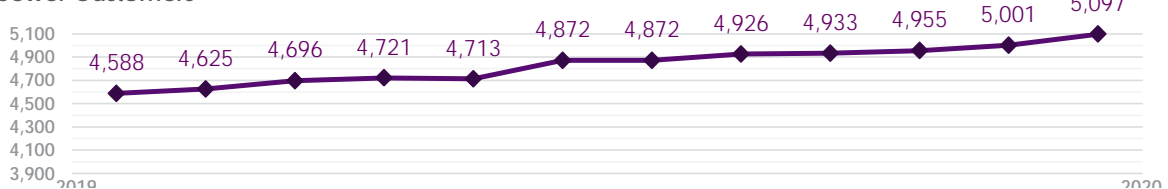
### Millions of Gallons Billed Per Month



### Water Customers

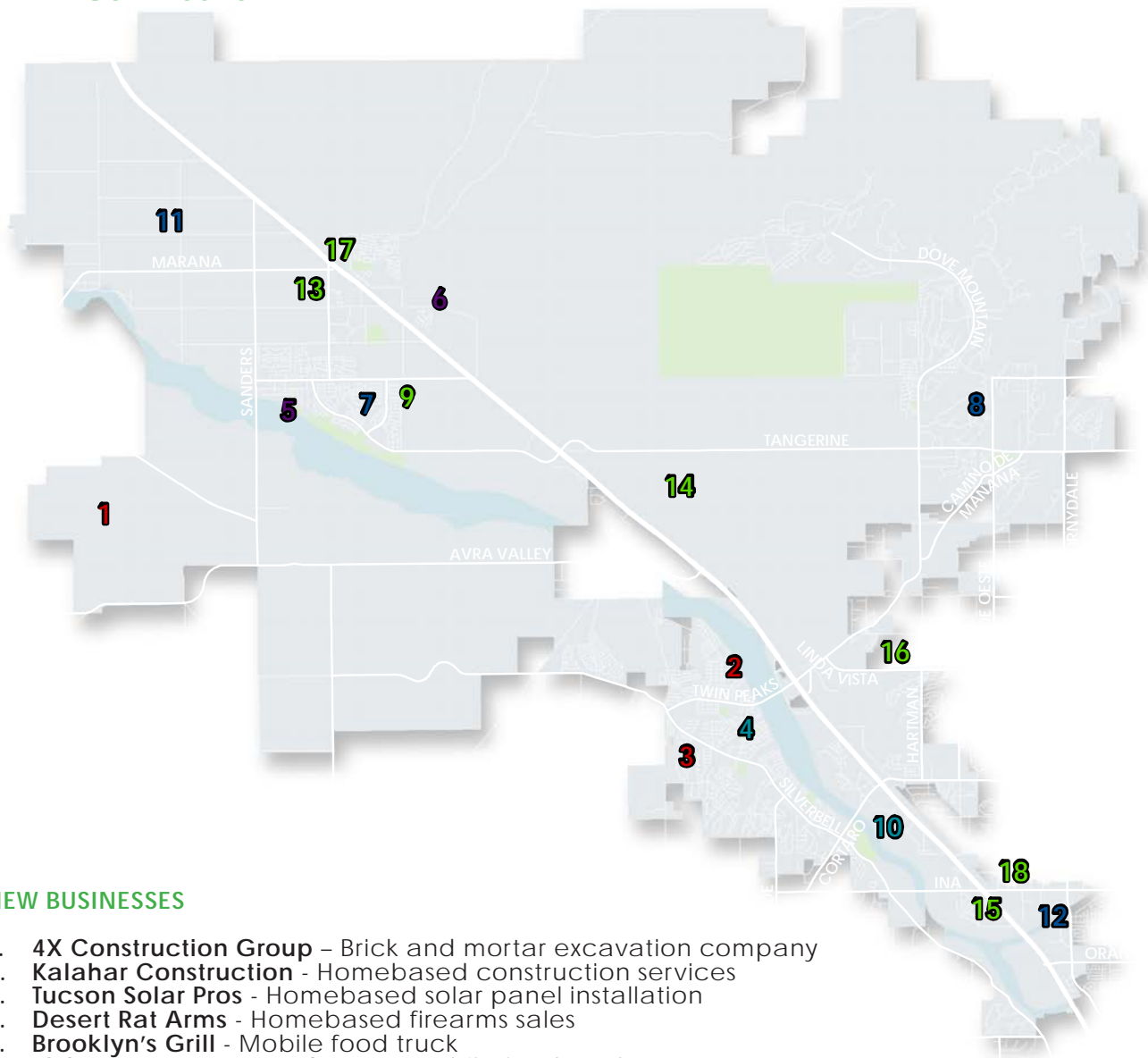


### Sewer Customers



# ECONOMIC VITALITY

## NEW BUSINESSES IN MARANA



### NEW BUSINESSES

1. **4X Construction Group** – Brick and mortar excavation company
2. **Kalahar Construction** - Homebased construction services
3. **Tucson Solar Pros** - Homebased solar panel installation
4. **Desert Rat Arms** - Homebased firearms sales
5. **Brooklyn's Grill** - Mobile food truck
6. **El Campeon Tacos and More** - Mobile food truck
7. **Devaney's Fine Jewelry and Gems** - Homebased online sales
8. **Boxhill and Company** - Homebased online sales
9. **Excellent Electric** - Homebased electrician
10. **Guadalajara Grill** - Brick and mortar restaurant
11. **Santa Marana Xmas Tree Ranch** - Homebased Xmas Tree Farm
12. **Piggy Bank Bargains** - Brick and mortar e-commerce
13. **ML Marketing** - Homebased MFG rep for plumbing industry
14. **Marana Storage Center** - Homebased storage rental
15. **Gordin's Glass** - Brick and mortar glass repair and replacement
16. **Angelica Rodriguez** - Homebased training, consulting and notary services
17. **Watchful Eyes Home Watch** - Homebased home watch services
18. **Tactical Relocation Systems** - Brick and mortar residential and commercial moving service

# PEOPLE AND COMMUNITY

## MARANA ANIMAL SERVICES

Service Metrics – December 2020

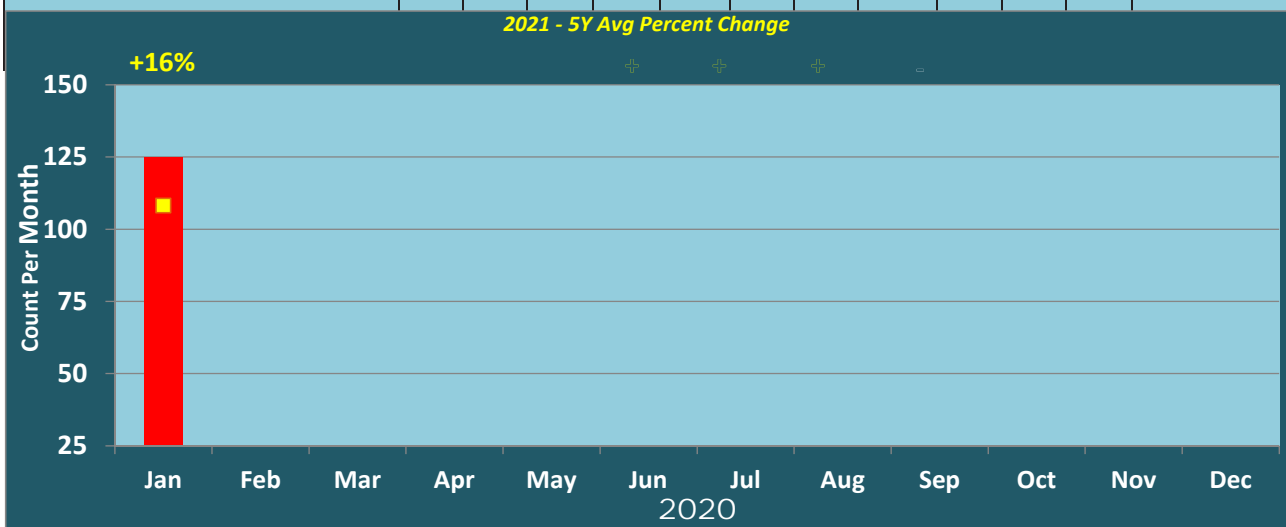
Pet Licenses Issued:	295
Stray Pets:	12
Stray Pets Returned to Owner:	8
Licensing Revenue:	\$7,600.00
Program Donations:	\$446.00
Pet Adoptions:	50

## PUBLIC SAFETY

Crime Data – January 2021

Marana Police Department  
January Crime Report

Crime	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>2021 Crime Total</b>	<b>125</b>												<b>125</b>
5Y (2016-2020) P1 Average	108												108
Homicide	0												0
Sexual Assault	0												0
Robbery	2												2
Aggravated Assault	0												0
Burglary	6												6
Larceny (exc. Shoplifting)	62												62
Larceny/Shoplifting	52												52
Motor Vehicle Theft	3												3
*Rec MV Theft	1												1
Arson	0												0



Data Source/Extraction Date: Spillman OFNS, 2/2/2021. Classifications may change as a result of quality control and reclassifications. Disclaimer: The data extraction parameters applied are specific case classification codes as defined by FBI definitions.

\*Motor Vehicle Recoveries are not included in Part One Crime Total for FBI reporting.

Crime Analyst Janice Moser