

COUNCIL **EXECUTIVE** REPORT

March / 2020



MaranaAZ.gov/Council-Reports

INTRODUCTION

This issue of the Council Executive Report provides a summary of the Town's performance during March 2020. 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 David Bowen

Councilmember Patti Comerford

Councilmember Herb Kai

Councilmember John Officer

Councilmember Roxanne Ziegler

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LAND MANAGEMENT

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

RESIDENTIAL

1. Saguaro Bloom 7B Preliminary Plat

Size: 177 lots / 41 acres
Applicant: Baker and Associates
Status: 1st Submittal under review
[Submittal 1](#)

2. SC Ranch Prelim. Plat

Size: 52 lots / 10.8 acres
Applicant: MGS Land, LLC
Status: Waiting for 2nd submittal
[Submittal 1](#)

3. Silverbell Gateway Apartments

Size: 300 units
Applicant: Rick Engineering
Status: Waiting for 2nd submittal
[Submittal 1](#)

4. Boulder Bridge Pass IV Final Replat

Size: 6 lots / 6 acres
Applicant: Dove Mountain Investors, LLC
Status: Waiting for 2nd submittal
[Submittal 1](#)

5. Moonlight Canyon Phase I Final Plat

Size: 5 lots / 9 acres
Applicant: Rick Engineering
Status: Waiting for final submittal
[Submittal 2](#)

6. Moonlight Canyon Phase II Final Plat

Size: 38 lots / 65 acres
Applicant: Rick Engineering
Status: Waiting for final submittal
[Submittal 2](#)

7. Joplin Estates Preliminary Plat

Size: 185 lots / 52 acres
Applicant: Perry Engineering
Status: Waiting for 2nd submittal
[Submittal 1](#)

8. Lalama Final Plat

Size: 2 lots / 2 acres
Applicant: Arrow Land Survey Inc.
Status: Waiting for 2nd submittal
[Submittal 1](#)

9. Vanderbilt Farms Re-Plat of Final Block Plat, Blocks 1-13

Size: 13 blocks / 426 acres
Applicant: WLB Group
Status: Submittal 3 in review
[Submittal 3](#)

10. Twin Peaks Vista Preliminary Plat

Size: 58 lots / 24 acres
Applicant: Mattamy Homes
Status: Waiting for 2nd submittal
[Submittal 1](#)

11. Linda Vista Village Final Plat

Size: 263 lots & 7 Blocks / 196 acres
Applicant: Red Point Development
Status: Waiting for Final submittal
[Submittal 2](#)

12. Saguaro Reserve I at Dove Mountain Final Plat

Size: 208 lots / 79 acres
Applicant: DM Phase IV Investment, LLC
Status: Waiting for final submittal
[Submittal 2](#)

13. Twin Peaks and Lambert Lane Preliminary Plat

Size: 59 lots / 34.2 acres
Applicant: Meritage Homes
Status: Waiting for final submittal
[Submittal 2](#)

COMMERCIAL NEW BUILD

14. Dutch Bros. Ina Rd.

A development plan package for construction of a new Dutch Bros. Coffee located on Ina Rd., east of Oldfather Rd. 886 sq/ft building.
Applicant: Cypress Civil Development
Status: 1st submittal in review

15. 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: 1st submittal in review

15. Taco Bell

A new 2,053 sq foot restaurant with drive-thru located in Marana Main Street Commercial Subdivision
Applicant: Texas Land Engineers, Inc
Status: Waiting on 2nd submittal

17. Core Charter School

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: Waiting for 2nd submittal

18. Circle K at Heritage Park Shoppes

A development plan package for construction of a new Circle K located on the corner Tangerine Rd and Lon Adams in the Heritage Park Shoppes. The site will feature a new 5,187 square foot convenience store, a car wash and fuel pumps.
Applicant: Land Development Consultants
Status: Waiting for 2nd submittal
[Submittal 1](#)

19. Sol Dog Development

A development plan to improve a 4 acre site featuring a new 9,413 sqft kennel building & 2,048 sqft veterinarian building with potential for future growth.
Applicant: AGR Foundation
Status: Waiting for 2nd submittal
[Submittal 1](#)

LAND MANAGEMENT

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

COMMERCIAL NEW BUILD (Cont.)

20. The Church of Latter-Day Saints

Construction of a new church located in Continental Ranch subdivision on the NE corner of Coachline Blvd and Idle Wild Dr.

Applicant: Bruce Call Architecture

Status: Waiting for 2nd submittal

[Submittal 1](#)

21. Ray Ready Mix

Development plan for a 5.5 acre site with 3 buildings and material bins.

Applicant: JAS Engineering

Status: Waiting for final submittal

[Submittal 2](#)

22. Golden Leaf Expansion

Expansion of an existing site to construction of 2 new buildings for a total of 13,060 sq. ft.

Applicant: Design Results, LLC

Status: Waiting for 3rd submittal

[Submittal 2](#)

COMMERCIAL REMODEL

23. The Highlands @ DM Bar/Restaurant

A tenant improvement for renovations of an existing bar and restaurant at the Highlands at Dove Mountain on Heritage Club Blvd.

Applicant: WSM Architects

Status: Applied March 2020

24. Rock Solid Climbing & Fitness

A tenant improvement to an existing vacant space located on Costco Rd. The space will include 14,163 sqft exercise area as well as office and storage space.

Applicant: Wayne E. Swan/Intertech Arch

Status: 1st submittal in review

25. CVS Pharmacy

A tenant improvement to an existing CVS Pharmacy on the SE corner of Ina & Thornydale roads.

Applicant: Lyons Warren Engineers & Arch

Status: 1st submittal in review

26. TMC One at MHC Healthcare

A tenant improvement to the existing MHC building at Bill Gaudette and Marana Main Street. Plans propose a remodel to 1,706 sqft to be occupied by TMC One.

Applicant: Bramic Design Group PLLC

Status: 1st submittal in review

27. Big Lots!

A tenant improvement to occupy existing space in the Embassy Plaza Retail Center at Thornydale Rd. and Ina Rd.

Applicant: Interplan LLC

Status: 1st submittal in review

28. Ralph Lauren

A tenant improvement to occupy two spaces located at the Tucson Premium Outlet Mall on Marana Center Blvd.

Applicant: Permit Adisors

Status: 1st submittal completed

29. Walmart Online Grocery Pickup

A tenant improvement at existin Walmart to allow for pickup of online orders.

Applicant: BBR Architect

Status: Plan review approved, pending admin items for issuance

30. Professional Office

Improvements to occupy an existing vacant 1,494 sq. ft. space located at the NE corner of Denny St and Sandario Rd.

Applicant: City Spaces Architecture

Status: 1st submittal in review

31. Wicked Monkey Brewing Company

Improvements for a new brewery to occupy an existing vacant building located on Business Park Dr near Hartman Ln.

Applicant: WMBC Holdings LLC

Status: Waiting for 2nd submittal

32. Holiday Inn Express

Proposed interior remodel to the Holiday Inn Express boardroom, pantry and prep room located at the SW corner of N Cracker Barrel Road and W Hospitality Road.

Applicant: Tucson Expediting & Development

Status: Plan review approved, pending administrative items for issuance

LAND USE

33. Alexander Specific Plan

Size: 10 acres

Applicant: The Planning Center

Status: 1st submittal in review

34. Pima Farms 30 Annexation

Size: 30 acres

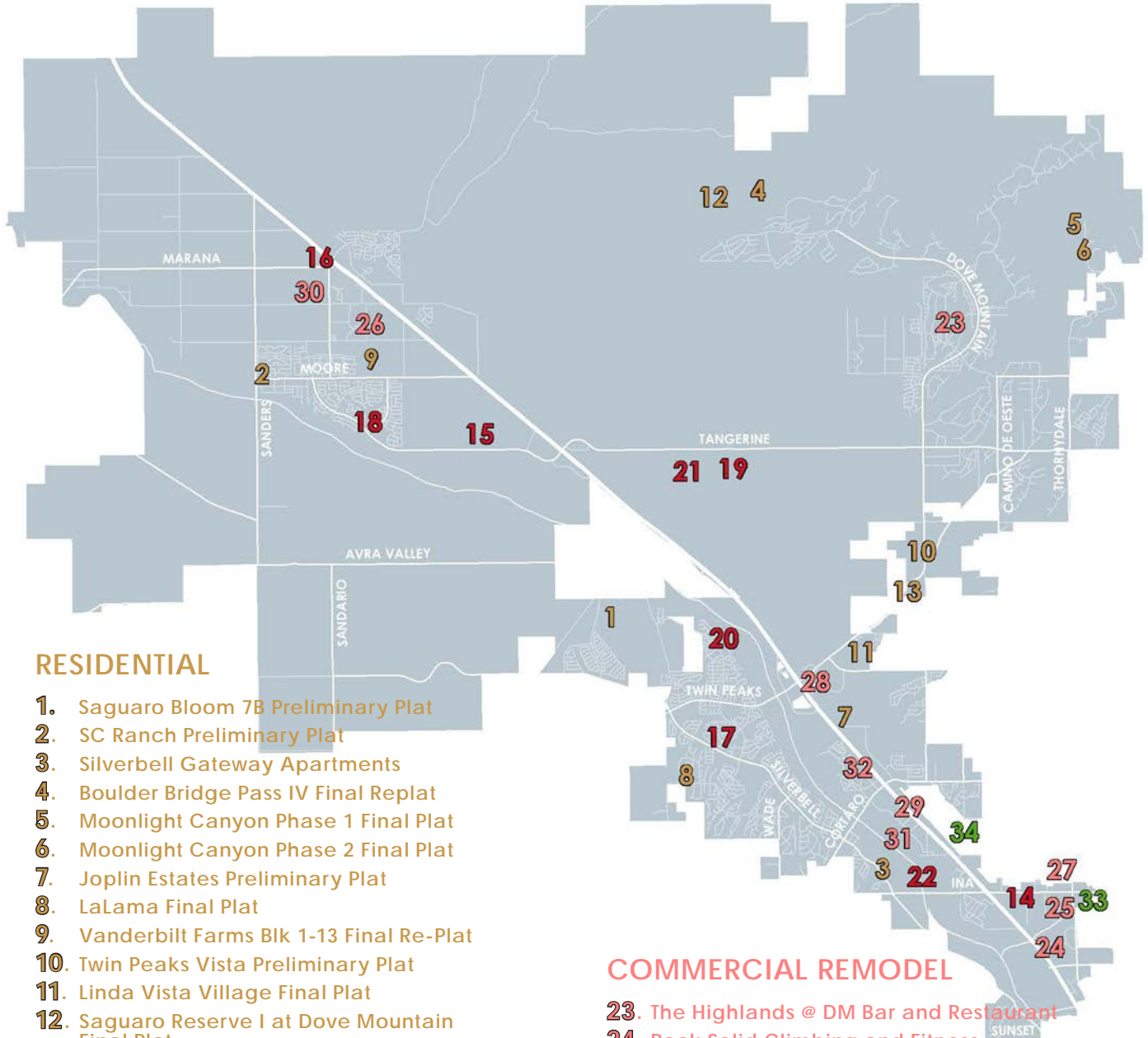
Applicant: ACM Ventures LLC

Status: In review

[Conceptual Site Plan](#)

LAND MANAGEMENT

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



RESIDENTIAL

1. Saguaro Bloom 7B Preliminary Plat
2. SC Ranch Preliminary Plat
3. Silverbell Gateway Apartments
4. Boulder Bridge Pass IV Final Replat
5. Moonlight Canyon Phase 1 Final Plat
6. Moonlight Canyon Phase 2 Final Plat
7. Joplin Estates Preliminary Plat
8. LaLama Final Plat
9. Vanderbilt Farms Blk 1-13 Final Re-Plat
10. Twin Peaks Vista Preliminary Plat
11. Linda Vista Village Final Plat
12. Saguaro Reserve I at Dove Mountain Final Plat
13. Twin Peaks and Lambert Preliminary Plat

COMMERCIAL NEW BUILD

14. Dutch Bros Ina Rd.
15. Tangerine Water Booster Station
16. Taco Bell
17. Core Academy of Excellence
18. Circle K
19. Sol Dog Development
20. Church of Latter Day Saints
21. Ray Ready Mix
22. Golden Leaf Expansion

COMMERCIAL REMODEL

23. The Highlands @ DM Bar and Restaurant
24. Rock Solid Climbing and Fitness
25. CVS Pharmacy
26. TMC One at MHC Healthcare
27. Big Lots!
28. Ralph Lauren
29. Walmart Online Grocery Pickup
30. Professional Office
31. Wicked Monkey Brewing Company
32. Holiday Inn Express

LAND USE

33. Alexander Specific Plan
34. Pima Farms 30 Annexation

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. Avra Valley Road Reconstruction (Phase 2)

Description: Reconstruction of Avra Valley Road from Sanders Road to the western Town limits.
Budget: \$3,307,800
Status: 90% Design **Construction Timeline:** FY 2020

2. 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: 85% Design **Construction Timeline:** FY 2020

3. Camino de Oeste Restoration

Description: Widening of the current Camino De Oeste roadway to 30 feet in width from Rain Cloud St to Moore Rd.
Budget: \$2,160,000
Status: 90% Design **Construction Timeline:** FY 2020

4. Sandario Rd Drainage Improvement

Description: Installation of drainage improvements on Sandario Road, south of the Airport.
Budget: \$600,000
Status: In Design

5. Shared Use Path, Cal Portland Extension

Description: Connecting the Shared Use Path across the Cal Portland property.
Budget: \$3,007,000
Status: 40% Design

6. Adonis Subdivision Drainage Improvements

Description: Reconstruction of subdivision roadways to repair and remove stormwater drainage and road damage.
Budget: \$2,100,000
Status: 100% Design **Construction Timeline:** TBD

7. Tortolita Road Sidewalks

Description: Sidewalks infill along Tortolita Rd between Dove Mountain Fire Station and Bajada Drive.
Budget: \$250,000
Status: 90% Design
Build Year: FY 2020

8. Marana Main Street Settlement Repair

Description: Repairing distressed roadway areas on Marana Main Street between the Marana Municipal Complex and Grier Road.
Budget: \$150,000
Status: 5% Design

9. 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: 0% Design

10. Silverbell Rd. Sidewalk (TP to Coachline)

Description: Closing of gaps in the sidewalks along the western side of Silverbell Rd for enhanced pedestrian safety.
Budget: \$315,000
Status: 5% Design

CONSTRUCTION

11. CAP Trailhead

Description: Develop a natural-surface segment of the CAP Trail from Tangerine Rd. east of I10 N to the Pinal County line.
Budget: \$141,600
Status: 99% Construction

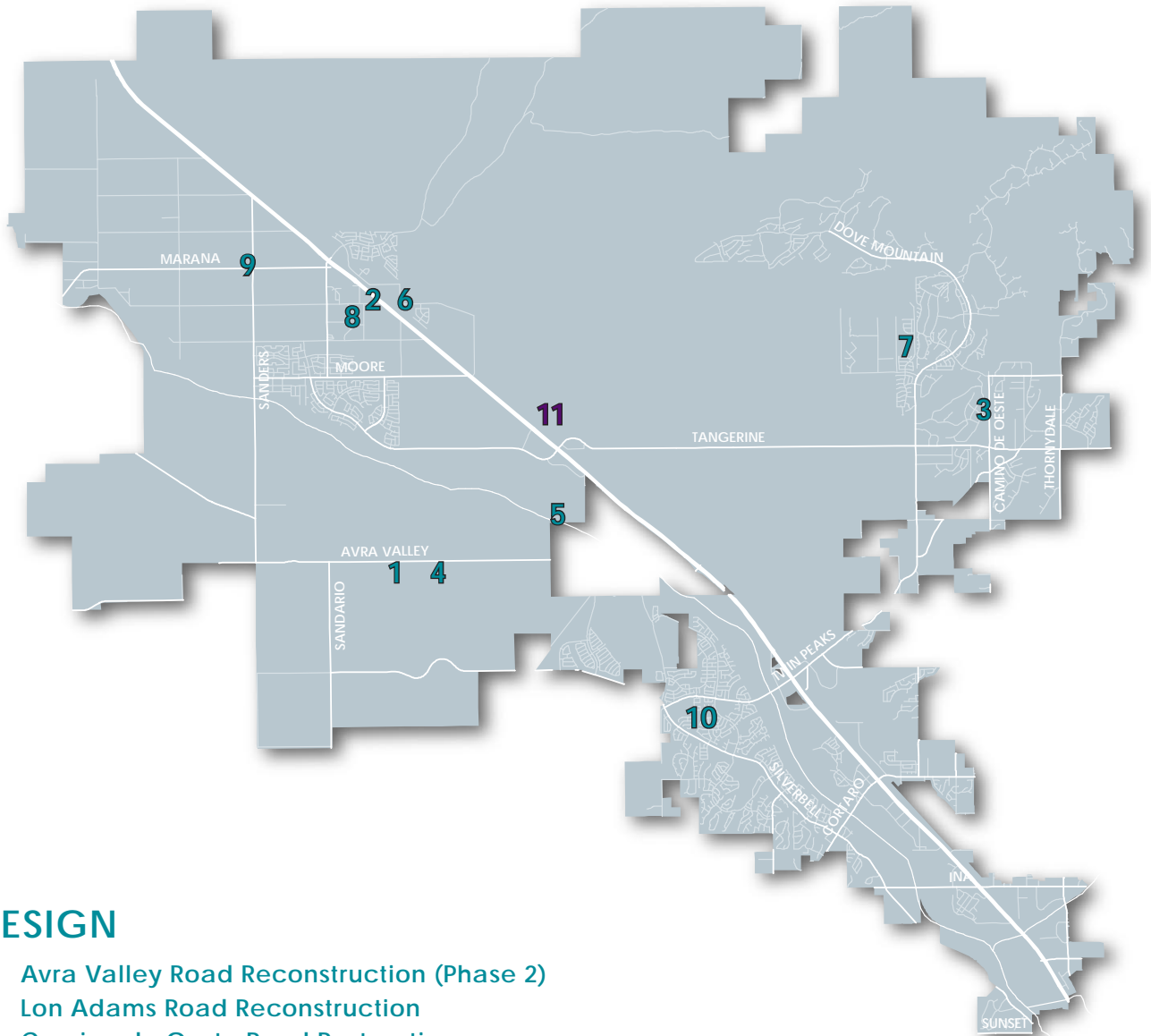
12. 2020 Pavement Preservation Program

Description: Community-wide pavement preservation efforts for the Town of Marana.
Budget: \$2,400,000
Status: 25% Construction

BUILT ENVIRONMENT

CAPITAL DESIGN & CONSTRUCTION MAP

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



DESIGN

1. Avra Valley Road Reconstruction (Phase 2)
2. Lon Adams Road Reconstruction
3. Camino de Oeste Road Restoration
4. Sandario Rd Drainage Improvement
5. Shared Use Path, Cal Portland Extension
6. Adonis Subdivision Drainage Improvements
7. Tortolita Road Sidewalks
8. Marana Main Street Settlement Repair
9. Marana Rd-Sanders 21" Main
10. Silverbell Rd. Sidewalk (TP to Coachline)

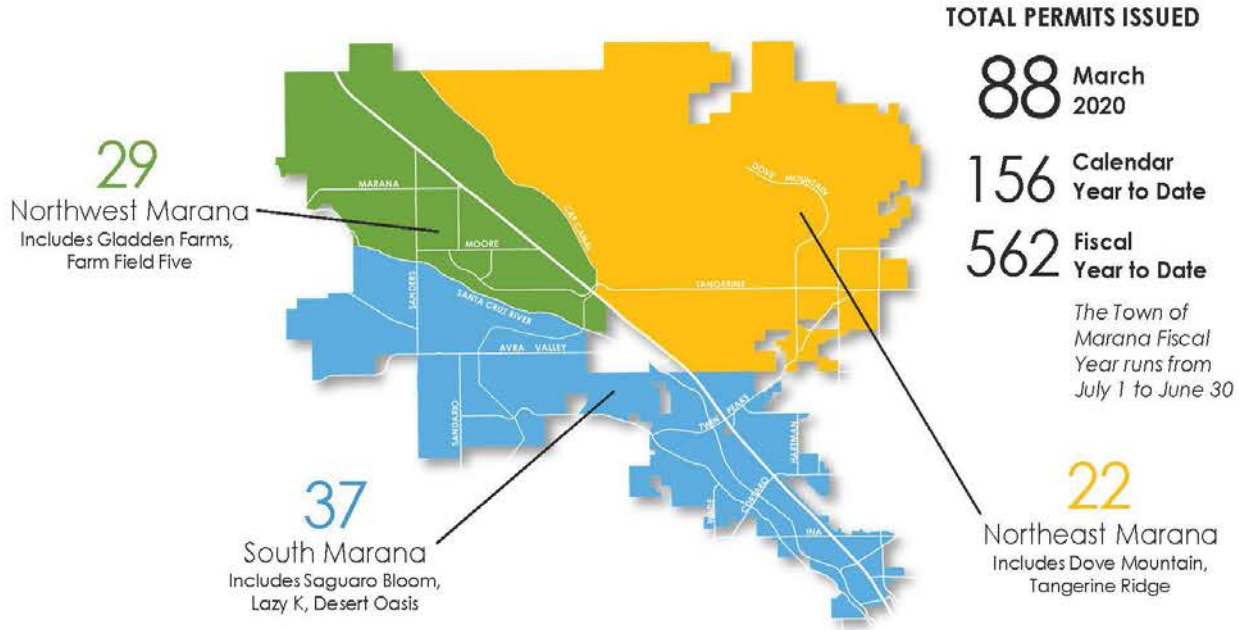
CONSTRUCTION

11. CAP Trailhead

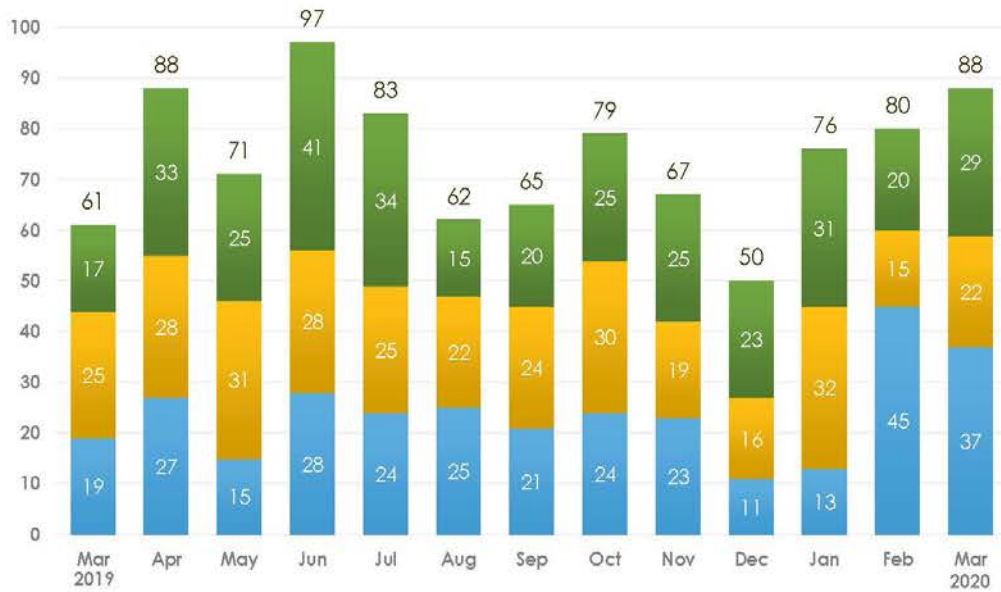
ADDITIONAL RESOURCES: [Online Projects Map](#) / [Public Notices](#) / [Public Hearing Search](#)

BUILT ENVIRONMENT

SINGLE FAMILY RESIDENTIAL PERMITS - BY REGION



SINGLE FAMILY RESIDENTIAL PERMITS - MONTHLY TREND



COMMERCIAL/OTHER PERMITS



5
Tenant Improvement



22
Pool/Spa Permits

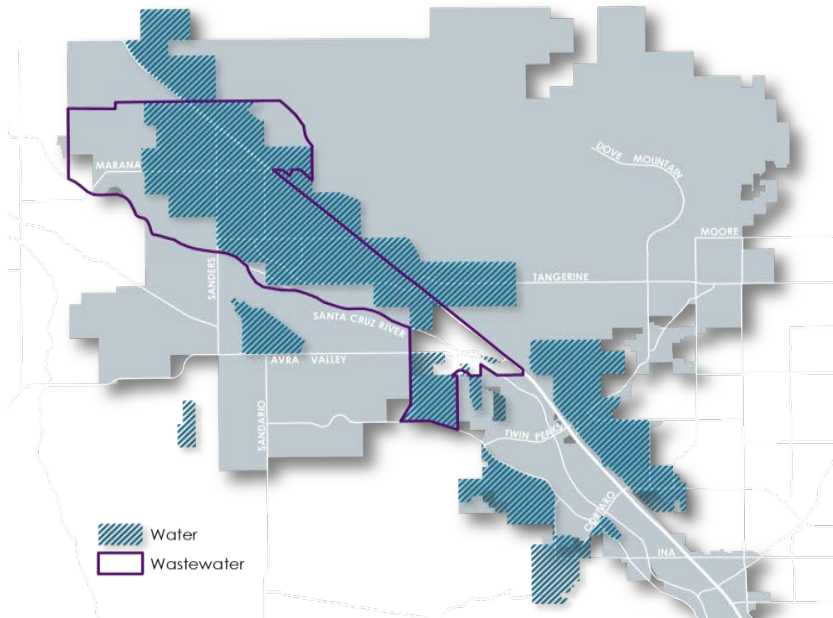


16
Solar Permits

RESOURCE MANAGEMENT

WATER/WATER RECLAMATION

SERVICE AREAS*



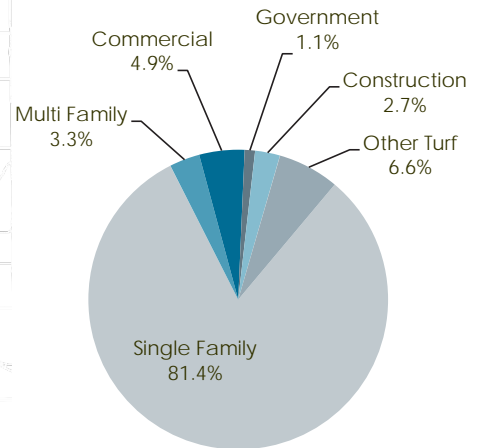
*This map is intended to be used for general reference only, showing only the 10 year planning area. For more specific information on Marana Water's water and wastewater service areas, please contact Marana Water.

NEW CONNECTIONS / March 2020

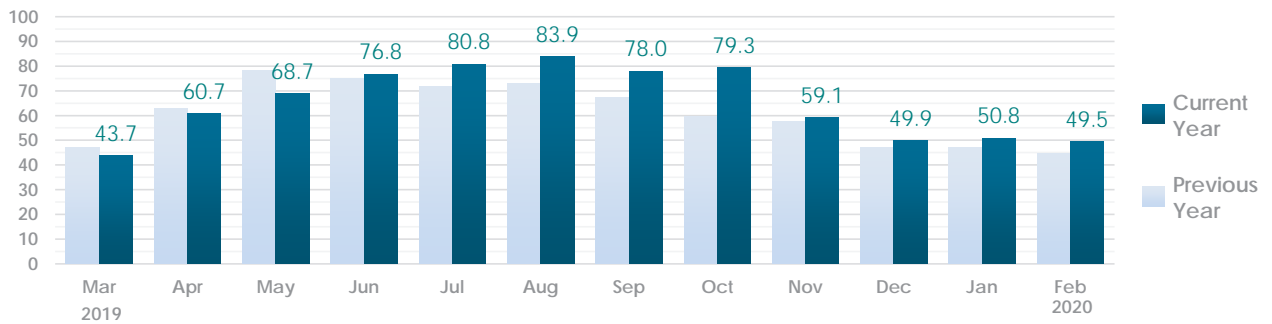
59 Water Meters Installed

43 Sewer Cards Issued

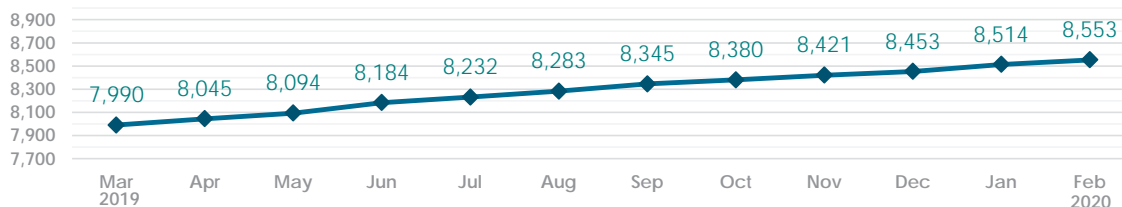
USAGE BY TYPE / March 2020



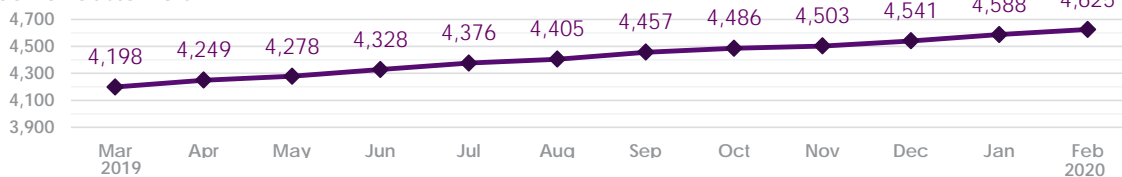
Millions of Gallons Billed Per Month



Water Customers

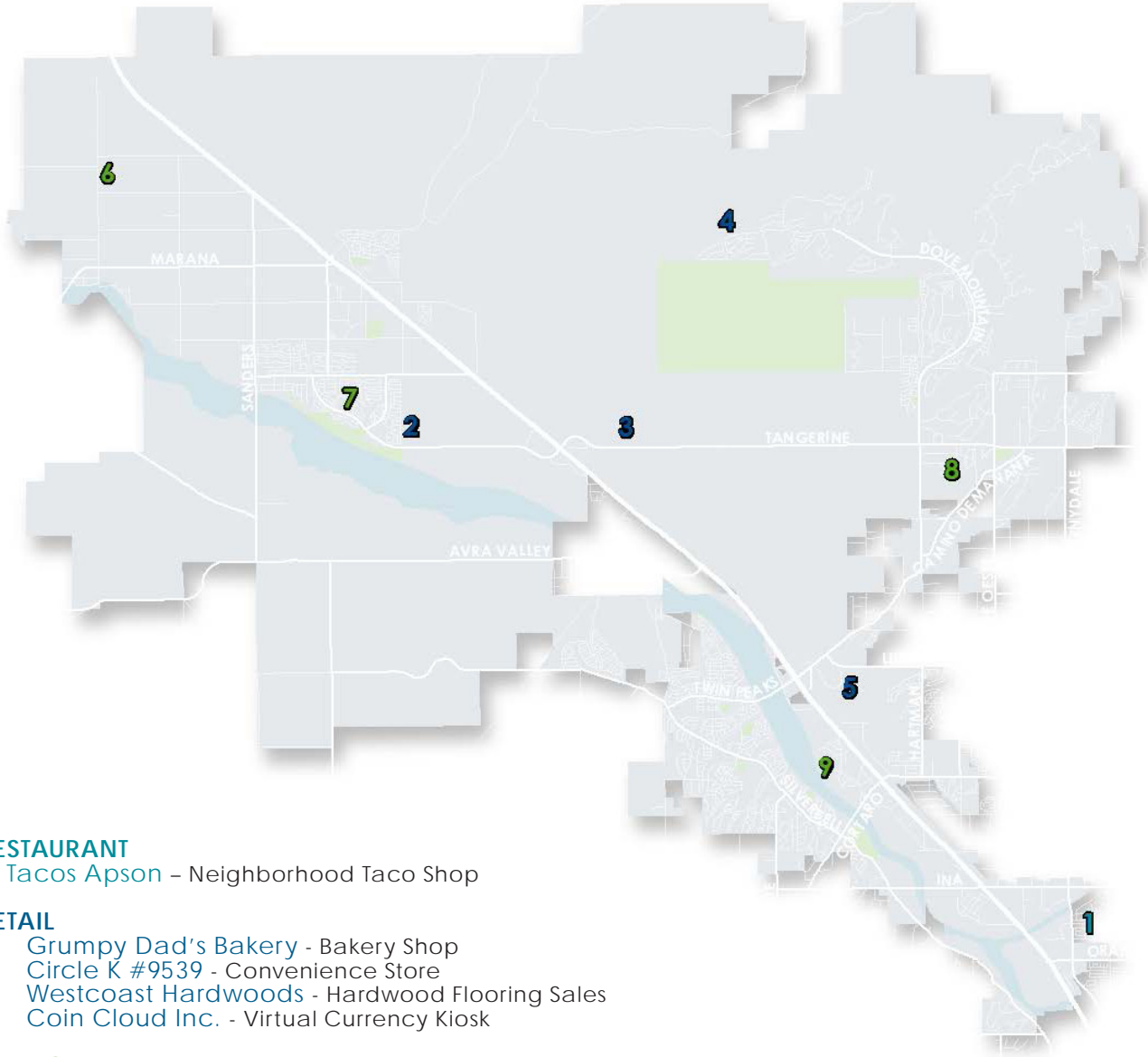


Sewer Customers



ECONOMIC VITALITY

NEW BUSINESSES IN MARANA



RESTAURANT

1. Tacos Apson - Neighborhood Taco Shop

RETAIL

2. Grumpy Dad's Bakery - Bakery Shop
3. Circle K #9539 - Convenience Store
4. Westcoast Hardwoods - Hardwood Flooring Sales
5. Coin Cloud Inc. - Virtual Currency Kiosk

SERVICE

6. JP Cattle Co. - Cattle Company
7. Weedco - Homebased lawn care service
8. 93rd St. Interiors - Homebased interior design consultant
9. Communication Craze LLC - Homebased speech therapy service

PEOPLE AND COMMUNITY

MARANA ANIMAL SERVICES

Service Metrics – February 2020

Pet Licenses Issued:	272
Stray Pets:	22
Stray Pets Returned to Owner:	15
Licensing Revenue:	\$6,580.00
Program Donations:	\$119.00
Pet Adoptions:	3

PUBLIC SAFETY

Crime Data – March 2020

Marana Police Department March 2020 Crime Report

Crime	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2020 Part 1 Crime Total	118	97	106										
5Y (2015-2020) P1 Average	100	87	84										
Homicide	0	0	0										
Sexual Assault	0	0	0										
Robbery	1	0	3										
Aggravated Assault	4	1	4										
Burglary	6	2	8										
Larceny (exc. Shoplifting)	48	32	39										
Larceny/Shoplifting	53	59	44										
Motor Vehicle Theft	5	3	7										
*Rec MV Theft	1	0	0										
Arson	1	0	1										



Data Source/Extraction Date: Spillman OBSV, 4/3/20. Data displayed reflect case counts. Crime counts may change pending quality control and reclassifications. Crime counts may differ from MPD Record's Unit counts provided to FBI based on Uniform Crime Reporting Scoring Criteria. *Motor Vehicle Recoveries are not included in Part One Crime Total for FBI reporting. Crime Analyst: Janina Morsar