

MARANA ORDINANCE NO. 2020.011

RELATING TO ANNEXATION; ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF MARANA THAT TERRITORY KNOWN AS THE LA PUERTA DEL NORTE EAST ANNEXATION, APPROXIMATELY 45.30 ACRES OF LAND LOCATED SOUTH OF COACHLINE BOULEVARD IN THE EAST HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST; APPROVING A PLAN TO PROVIDE THE ANNEXED TERRITORY WITH APPROPRIATE LEVELS OF INFRASTRUCTURE AND SERVICES TO SERVE ANTICIPATED NEW DEVELOPMENT; AND ESTABLISHING ORIGINAL TOWN OF MARANA ZONING

WHEREAS petitions in writing, accompanied by a legal description and map of the real property sought to be annexed as part of the La Puerta Del Norte East Annexation, have been filed and presented to the Mayor and Council of the Town of Marana, Arizona, signed by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Marana as shown by the last assessment of said property, said property being contiguous to the Town of Marana and not now embraced within its limits, asking that the property be annexed into the Town of Marana and to extend and increase the corporate limits of the Town of Marana so as to embrace same; and

WHEREAS the Mayor and Council of the Town of Marana, Arizona, desire to approve the La Puerta Del Norte East Annexation and extend and increase the corporate limits of the Town of Marana to include said territory, which is approximately 45.30 acres of property generally located south of Coachline Boulevard in the east half of Section 17, Township 12 South, Range 12 East, described and depicted in Exhibit A attached to and incorporated in this Ordinance by this reference; and

WHEREAS the La Puerta Del Norte East Annexation is an area within a portion of Section 17, Township 12 South, Range 12 East, of the Gila and Salt River Meridian, Pima County, Arizona; and

WHEREAS the petitions set forth a true and correct description of all the exterior boundaries of the entire area of the proposed La Puerta Del Norte East Annexation and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS no alterations increasing or reducing the territory sought to be annexed have been made after the petition was signed by any owners of real and personal property in such territory; and

WHEREAS the La Puerta Del Norte East Pre-Annexation Development Agreement, which was approved by the September 1, 2020 adoption of Marana Resolution No. 2020-095 and recorded in the Pima County Recorder's office on September 4, 2020, at Sequence 20202480963, sets forth the plan to provide the La Puerta Del Norte East Annexation area with appropriate levels of infrastructure and services to serve anticipated new development; and

WHEREAS the 125' by 125' area in the extreme southeast corner of the La Puerta Del Norte East Annexation area, consisting of Town of Marana-owned Pima County Assessor parcel number 226-03-002A and a small portion of adjacent Linda Vista Boulevard public right-of-way, has a pre-annexation Pima County zoning classification of RH (Rural Homestead); and

WHEREAS the small portion of Linda Vista Boulevard public right-of-way in the La Puerta Del Norte East Annexation area immediately south of Pima County Assessor parcel number 226-03-038A has a pre-annexation Pima County zoning classification of GR-1 (General Residential Zone); and

WHEREAS the remainder of the La Puerta Del Norte East Annexation area has a pre-annexation Pima County zoning classification of TH (Trailer Homesite Zone) with a variance granted by Pima County Board of Adjustment District 3 on September 10, 2020 in Case No P20VA00015, allowing the development of not more than 150 single-story single family residences on lots with minimum lot sizes of 4,800 square feet, minimum front yard setbacks of 20 feet, minimum side yard setbacks of five feet, and minimum rear yard setbacks of ten feet; and

WHEREAS the Mayor and Council of the Town of Marana desire to exercise their authority under Marana Town Code section 17-3-2, paragraph P (conditional uses upon annexation), to conditionally permit certain uses within the La Puerta Del Norte East Annexation area as they are permitted by Pima County; and

WHEREAS the original Town of Marana zoning classifications and zoning entitlements adopted for the La Puerta Del Norte East Annexation area by this ordinance permit densities and uses that are no greater than those permitted by Pima County immediately before annexation; and

WHEREAS the provisions of A.R.S. § 9-471 have been fully complied with; and

WHEREAS proper and sufficient proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Marana, together with true and correct

copies of the signed annexation petition, the original of which has been recorded in the office of the Pima County Recorder.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

SECTION 1. The territory known as the La Puerta Del Norte East Annexation, described and depicted in Exhibit A attached to and incorporated by this reference in this ordinance, is annexed into the Town of Marana, and the present corporate limits are extended and increased to include the described area.

SECTION 2. The Town Council hereby approves the plan to provide the La Puerta Del Norte East Annexation area with appropriate levels of infrastructure and services to serve anticipated new development as more specifically described in the La Puerta Del Norte East Pre-Annexation Development Agreement.

SECTION 3. This Ordinance shall be forthwith filed and recorded in the office of the County Recorder of Pima County, Arizona.

SECTION 4. On the effective date of this Ordinance, the zoning of the La Puerta Del Norte East Annexation territory shall be as follows:

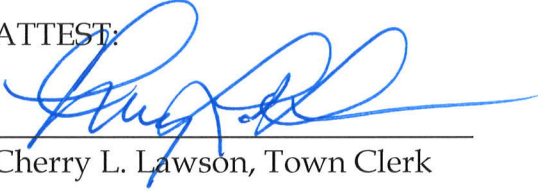
- A. The 125' by 125' area in the extreme southeast corner of the La Puerta Del Norte East Annexation area, consisting of Town of Marana-owned Pima County Assessor parcel number 226-03-002A and a small portion of adjacent Linda Vista Boulevard public right-of-way, shall be zoned Town of Marana RD-180 (Rural Development).
- B. The small portion of Linda Vista Boulevard public right-of-way in the La Puerta Del Norte East Annexation area immediately south of Pima County Assessor parcel number 226-03-038A shall be zoned Town of Marana R-36 (Residential).
- C. The remainder of the La Puerta Del Norte East Annexation area shall be zoned Town of Marana R-3.5 (Residential), subject to the following additional restrictions:
 - i. No more than 150 single family residences may be constructed
 - ii. Homes shall be one story
 - iii. Minimum lot size shall be 4,800 square feet
 - iv. Minimum front yard setbacks shall be 20 feet
 - v. Minimum side yard setbacks shall be five feet
 - vi. Minimum rear yard setbacks shall be ten feet

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona,
this 15th day of September, 2020.



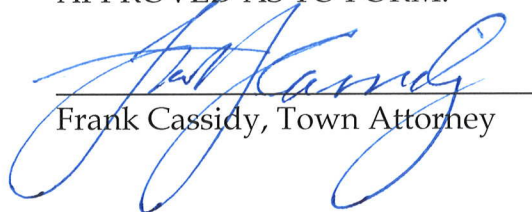
Mayor Ed Honea

ATTEST:



Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:



Frank Cassidy, Town Attorney