

MARANA ORDINANCE NO. 2018.010

RELATING TO DEVELOPMENT; AMENDING TITLE 17 (LAND DEVELOPMENT) OF THE MARANA TOWN CODE BY ADDING NEW CHAPTER 17-4 (ZONING) TO ESTABLISH THE DOWNTOWN MARANA OVERLAY (DO), DOWNTOWN NEIGHBORHOOD (DN), DOWNTOWN (DT) AND BLENDED-USE (BU) ZONING DISTRICTS; AND REZONING APPROXIMATELY 0.43 SQUARE MILES OF LAND LOCATED SOUTH OF THE MARANA ROAD/INTERSTATE 10 TRAFFIC INTERCHANGE TO DOWNTOWN MARANA OVERLAY (DO)

WHEREAS the Town of Marana desires to facilitate the development of a walkable, mixed-use downtown area; and

WHEREAS, with the assistance of the Placemakers outside consulting firm, Town staff has prepared and brought forward case PCM1801-001, consisting of amendments to Title 17 (Land Development) of the Marana Town Code and a proposed rezoning of 0.43 square miles of land, all of which is intended to facilitate walkable, mixed-use development in an identified Downtown Marana Overlay (DO) zone and in future areas where landowners request Blended-Use (BU) zoning; and

WHEREAS the Marana Planning Commission held a public hearing on PCM1801-001 on January 31, 2018, and voted 6 to 0 with one Commissioner absent to recommend approval; and

WHEREAS the Marana Town Council held a public hearing on PCM1801-001 on April 3, 2018, and determined that the requested amendments to Title 17 (Land Development) of the Marana Town Code and a proposed rezoning of 0.43 square miles of land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

Section 1. The revisions to Title 17 (Land Development) of the Marana Town Code adding new Chapter 17-4 (Zoning) to establish the Downtown Marana Overlay (DO), Downtown Neighborhood (DN), Downtown (DT) and Blended-Use (BU) zoning districts a copy of which is on file in the office of the Town Clerk of the Town of Marana, Arizona, and which were made a public record by and attached as Exhibit A to Resolution No. 2018-032 of the Town of Marana, Arizona, are hereby referred to, adopted and made a part of this ordinance as if fully set out here.

Section 2. The land area depicted in Exhibit A attached to and incorporated by this reference in this ordinance is hereby rezoned to Downtown Marana Overlay (DO), where all existing underlying zoning remains effective and in place but where landowners have the option to develop the land in accordance with the Downtown Neighborhood (DN) or Downtown (DT) zoning regulations adopted pursuant to Section 1 of this ordinance.

Section 3. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to 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, the decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. This ordinance shall become effective on May 4, 2018.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of April, 2018.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Jocelyn C. Bronson, Town Clerk

Frank Cassidy, Town Attorney