

Town of Marana

Subdivision Recreational Area Design Manual



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1. Introduction

This Town of Marana Subdivision Recreational Area Design Manual (this “Manual”) is adopted to assist the development community in meeting the subdivision recreational area requirements established by Marana Town Code section 17-5-3 (subdivision requirements), paragraph B (improvement requirements), subparagraph 9 (recreational area), which are referred to in this Manual as the “Marana Subdivision Recreation Requirements.” This Manual provides the information necessary for developers and their consultants to produce a Recreation Area Plan (RAP) that meets the demographic profile of their development and satisfies the Marana Subdivision Recreation Requirements.

2. Purpose

The Marana Subdivision Recreation Requirements were adopted to ensure that recreational areas are established and constructed as new neighborhoods are built. Subdivision recreational areas reduce the chances of children playing in the streets and families driving considerable distances to larger regional parks. Safety, traffic congestion, air quality, public health, quality of life, and neighborhood social interaction suffer when neighborhood recreational facilities are lacking. Requiring the creation of neighborhood recreational facilities as subdivisions develop is a least-cost approach, taking advantage of lower vacant land values and reducing the need to establish neighborhood recreational areas in already-developed areas.

3. Summary of Marana Subdivision Recreation Requirements

A. Applicability

A Recreation Area Plan (RAP) for the construction of developed recreational areas of a combined size meeting the requirements set forth in subparagraph F below must be prepared for residential subdivision with 30 or more lots whose average lot size is 16,000 square feet or less, except for residential subdivisions for which an In-Lieu Option (see Section 7 below) has been selected, approved, and implemented.

B. In-Lieu Option timing and notation

If the developer of a residential subdivision has chosen and obtained approval to pursue the In-Lieu Option (see Section 7 below), the In-Lieu Option must be approved, implemented, and enforceable as a condition of rezoning or preliminary plat approval, and a description of the In-Lieu Option must be clearly noted on the approved final plat.

C. Pre-submittal meeting

An applicant or representative for every residential subdivision requiring a RAP must meet with Marana Development Services staff before preparing the RAP

to ensure that the Marana Subdivision Recreation Requirements are properly understood.

D. RAP submittal

A RAP shall be included in the preliminary plat submittal package for all residential projects or subdivisions requiring a RAP. A landowner or developer seeking a rezoning for a project that will require a RAP must include in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.

E. RAP approval

Marana Development Services staff approval of a RAP is required prior to a project’s preliminary subdivision plat approval.

F. The Minimum Recreational Area

For subdivisions whose average lot size is 16,000 square feet or less, the combined total of all of a subdivision’s developed recreational areas must equal or exceed the square footage calculated according to the following table.

Average lot size	Square feet per unit
4,000 s.f. or less	500
>4,000 s.f. to 6,000 s.f.	400
>6,000 s.f. to 8,000 s.f.	300
Larger than 8,000 s.f.	200

This combined total square footage is referred to in this Manual as the “Minimum Recreational Area.” The Marana Subdivision Recreation Requirements do not apply to subdivisions whose average lot size is larger than 16,000 square feet. If an adopted specific plan includes a subdivision recreation requirement with a different square footage per unit, the Minimum Recreational Area of subdivisions located in the specific plan shall be calculated using the specific plan’s subdivision recreation requirement.

G. Golf courses

Golf courses do not count toward a subdivision’s Minimum Recreational Area.

H. Regional trails

Trails, linear parks, and greenways listed in the Marana Parks and Recreation Master Plan that cross or are adjacent to the proposed subdivision are counted toward the subdivision’s Minimum Recreational Area to the extent they are constructed as a part of the subdivision, included on the project’s rezoning preliminary development plan and preliminary plat, and described in the project’s RAP.

I. Construction timing

A subdivision's recreational areas must be completed or assured before 50% of the building permits are issued. "Assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit in a form approved by the Town Attorney and in a face amount of at least 115% of the anticipated cost to complete the recreational areas, as reasonably determined by the Town Engineer, securing completion of the recreational areas.

4. The Recreation Area Plan (RAP)

A. General

The Recreation Area Plan (RAP) must describe and design the location, size, and elements of a subdivision's developed recreational areas to be constructed to comply with the Marana Subdivision Recreation Requirements for the proposed residential subdivision. The RAP shall have sufficient detail to show compliance with the Marana Subdivision Recreation Requirements.

The RAP is a separate stand-alone planning document, and will remain on file at the Town of Marana Development Services Department.

B. Submittal and review process

The following steps describe the RAP approval process:

- i. Applicant and/or the applicant's representatives meet with Development Services staff to discuss the proposed residential subdivision. Staff explains the Marana Subdivision Recreation Requirements, including without limitation the In-Lieu Option (see Section 7 below) and the specific elements to be included in the RAP.
- ii. A landowner or developer seeking a rezoning for a project that will require a RAP includes in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.
- iii. As part of the preliminary plat preparation process, applicant prepares RAP consistent with the Marana Subdivision Recreation Requirements, this Manual, and the conceptual rendering or discussion presented and approved as part of the rezoning (if applicable).
- iv. Applicant submits the RAP to Development Services staff along with the preliminary plat.
- v. Staff reviews and provides comments on the RAP concurrently with providing comments on the preliminary plat. Applicant makes any necessary changes.

- vi. Staff approves RAP prior to approving the preliminary plat. The RAP *must* be approved by Development Services before the preliminary plat can be approved.

C. Elements to be included in the RAP

The RAP must be submitted electronically and must contain the following information:

- i. The total acreage of the subdivision, the total acreage of NUOS within the subdivision, and the total number and average size of lots in the subdivision.
- ii. A map showing the location of the subdivision within the regional/metropolitan context.
- iii. A concept drawing of the proposed subdivision.
- iv. A demographic profile to help the applicant and the Town determine whether the recreational features proposed actually fit the subdivision (i.e. age-appropriate infrastructure, recreational features, equipment, pathways, etc.), including:
 - 1. The target market for the subdivision; and
 - 2. The ages of residents the subdivision is intended to serve.
- v. The location, size, topography, and dimensions of each recreational area, and an explanation of how the Minimum Recreational Area size was calculated (i.e. show us your math).
 - 1. The Minimum Recreational Area need not consist of a single recreational area, as long as each individual recreational area is large enough to be functional.
 - 2. The land area of proposed and existing paved and unpaved trails and retention basins may satisfy up to 50% of the Minimum Recreational Area if developed for recreational purposes upon compliance with all of the following:
 - a. Trails must connect to existing or planned trails and recreational areas adjacent to the subdivision and to trails, paths, sidewalks, and recreational areas within the subdivision.
 - b. Each retention basin must:
 - i. Comply with standards established by the Marana Parks and Recreation Department for uses and facilities located in retention basins and flood-prone areas.

- ii. Have at least one pedestrian access with a slope of no greater than 8:1 and a length of no more than 100 feet to the basin invert or to a 4:1 or flatter basin side slope.
 - iii. Have waterproof and non-floatable facilities and furnishings.
- 3. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.
- 4. Neighborhoods shall be designed around recreational areas. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.
- 5. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.
- 6. Recreational areas shall avoid known archeological and historical sites.
- 7. Maintained and compacted natural trails within natural undisturbed open space (NUOS) may be counted as recreational area.
- 8. Recreational area improvements must be constructed in an environmentally sensitive manner, minimizing the disturbance of the site's natural vegetation, and mitigating effects on adjacent upland areas, washes, wildlife corridors, and NUOS.
- 9. Recreational areas shall not include land unsuitable for recreational purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and or land determined unusable for recreational purposes by the Planning Director.
- 10. All recreational areas and trails shall incorporate Crime Prevention through Environmental Design (CPTED) concepts.
- 11. When proposed amenities in a recreational area create significant parking demand, the applicant shall demonstrate that parking is adequate for the proposed amenities.
- vi. Graphic depiction (plan view) of each recreational area's facilities and amenities.
 - 1. Must show all recreational improvements to be provided, meeting or exceeding the requirements for the total size of Minimum Recreational Area, consistent with Section 5 below.
 - 2. Identify the locations of access points and parking, if required.

- vii. The entity responsible for long-term ownership and maintenance of the recreational areas.
- viii. Any trails listed in the Marana Parks and Recreation Master Plan that are located within a half mile of the subdivision.
 - 1. The subdivision's recreational area must include any trails within the subdivision and must include linkages within the subdivision to any trails located near the subdivision.
 - 2. The RAP must describe existing and planned linkages from the subdivision to trails located within a half mile of the subdivision.

5. Features by size of recreational area

This section describes minimum facilities and amenities that must be provided for each recreational area included within a subdivision's Minimum Recreational Area to meet the Marana Subdivision Recreation Requirements. Certain facilities and amenities are required for all recreational areas. Where multiple recreation areas are proposed, the total required recreation area acres will be used to determine if the minimum required features have been provided for the subdivision overall. The additional facilities and amenities required for each recreational area are described in Section 5.B below.

A. Minimum requirements for recreational areas

Subdivision recreational areas must include, at a minimum:

- i. A bench and picnic table
- ii. A pet waste station
- iii. A trash receptacle
- iv. Landscaping (trees and other plant materials, preferably native; see Section 17.03 of the Marana Land Development Code for additional information)
- v. A shade structure
- vi. A bicycle rack (four-bicycle capacity)

B. Amenities by recreation area size

In addition to the amenities listed in section 5.A above, each recreation area must have amenities that meet or exceed the following number of points based on the recreation area's size:

Size (in acres)		Points
At least	But less than	
0	0.25	2
0.25	0.5	3
0.5	1.0	5
1.0	1.5	10
1.5	2.0	15
2.0	Any	20

C. Passive amenities

The following are classified as passive amenities, each of which is worth one point:

- i. Barbecue grill
- ii. Turf
- iii. Decomposed granite walking path
- iv. Shared use path connection
- v. Ramada
- vi. Drinking fountain

D. Active amenities

The following are classified as active amenities, each of which is worth three points:

- i. Playground equipment
- ii. Swing set
- iii. Fitness structure
- iv. Group ramada
- v. Half basketball court
- vi. Dog park
- vii. Horseshoe pit
- viii. Community garden
- ix. Bocce court
- x. Fitness course

- xi. Rectangle turf field
- xii. Field with backstop
- xiii. Sand volleyball court
- xiv. Tennis court
- xv. Pickleball court

E. Enhanced amenities

The following are classified as enhanced amenities, each of which is worth five points:

- i. Community room
- ii. Fitness room
- iii. Comfort station
- iv. Splash pad
- v. Skate/wheel park
- vi. Swimming pool

F. Alternative recreational areas

Alternative recreational areas are designed to complement and serve the special needs of a given subdivision or master planned area.

Alternative recreational areas may count toward fulfillment of a subdivision's Marana Subdivision Recreation Requirements when constructed pursuant to a development agreement with the Town of Marana.

The Town of Marana recognizes that new and unique types of recreational facilities may be created as time passes, and is willing to consider proposals that suggest alternative kinds of recreational facilities that may significantly benefit the community and its quality of life. Such proposals must provide value equivalent to or greater than the value of minimum compliance with the Marana Subdivision Recreation Requirements.

6. Landscape plan

The RAP and the recreational areas provided for a subdivision pursuant to the Marana Subdivision Recreation Requirements shall be consistent with and incorporated into the landscape plan submitted to comply with the requirements of 17.03 of the Town of Marana Land Development Code.

7. In-Lieu Option

A. Overview

The developer of a residential subdivision may seek Town Council approval of a development agreement implementing an alternative method for providing recreational areas for the subdivision. This alternative method is referred to in this Manual as the "In-Lieu Option." The development agreement must authorize the Town to enforce the implementation of the In-Lieu Option. The In-Lieu Option may consist of any alternative that, according to the representation of the developer and the approval of the Town Council, provides recreational opportunities to the subdivision that equal or exceed the Marana Subdivision Recreation Requirements.

B. Procedure

- i. The developer of a subdivision that requires rezoning may include proposal and discussion of the In-Lieu Option in the rezoning hearing process, and approval of the In-Lieu Option may be included in the ordinance approving the rezoning or in a development agreement associated with the rezoning.
- ii. Unless the In-Lieu Option has been approved by the Town Council as part of the rezoning process as described in the preceding paragraph, the developer of subdivision who seeks to use an In-Lieu Option must obtain Town Council approval of the In-Lieu Option prior to or concurrently with the Town Council's consideration and approval of the preliminary plat for the subdivision.

8. Contact information

Please contact Town of Marana Development Services at 520-382-2600 with any questions about the Marana Subdivision Recreation Requirements.