



**LAZY K BAR RANCH
SPECIFIC PLAN
TOWN OF MARANA
OCTOBER 2014**

Lazy K Bar Ranch Specific Plan Marana, Arizona

Submitted to:

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LAZY K BAR RANCH
SPECIFIC PLAN
INTRODUCTION



A. Background

The Lazy K Bar Ranch (Lazy K Bar) is a 138-acre property located in the Town of Marana, directly west of the Ironwood Reserve subdivision. Lazy K Bar is bound on the east by the Scenic Drive alignment, and by privately held land on the north, west, and south. Topographically, the property is adjacent to the Tucson Mountains to the west and north, and a rocky outcropping to the south. These topographic features create a “valley” setting for the central portion of the property. The site has spectacular views of the Tucson metropolitan area, Sombrero Peak, and the surrounding Tucson Mountains.

Lazy K Bar Ranch represents an opportunity to plan and develop a special and unique community grounded in its heritage. A large portion of the property is proposed to remain as dedicated open space. Significant portions of the proposed open space are contained in the steeper slope areas, a central community recreational area centered around its historic buildings, buffers from existing adjacent residences and preserved wash corridors. An interior loop trail system will enhance on-site recreation. Every effort is made to maximize the view opportunities through thoughtful road design, careful slope analysis, and meticulous homesite orientation. The three character areas will provide distinct neighborhood experiences, but will be linked by open space corridors, trails, and a common design theme.

Originally homesteaded in 1928, Lazy K Bar Ranch began operations as a guest ranch starting in 1932. Over the years, as a result of ranching, grazing and guest ranch activities, roads, trails, parking areas, paddocks, pastures, corrals and structures have created significant disturbance of the native desert. In 2006, the Guest Ranch was permanently closed, and attempts to sell to a new resort operator were unsuccessful.

Currently, the Lazy K Bar site has 17 buildings on site, including a ranch office, six adobe guest casitas, the Mountain Pavilion (meeting/ballroom), barn and stables for horses, as well as a swimming pool and tennis court. A caretaker resides on the property, which is fenced, privately gated and closed to the public. At this time, no public access is available anywhere on the site. Trespassing is strictly prohibited.

The current zoning designation on the property, Resort and Recreation, allows for the development of hotels, motels, inns, timeshare projects and resorts, substance abuse and other treatment centers, allowing up to approximately 600 lodging units. This specific plan proposes residential development with modifications to the development standards for lot size, grading, lot coverage and maximum building height. The Lazy K Bar Ranch Specific Plan is proposed to incorporate 178 lots at a gross density of 1.29 residences per acre. The plan also proposes a variation in lot sizes, a community park and natural open space. The proposed open space is approximately 55% of the total project area. The amount of historical disturbance from 85+ years of use on the property is approximately 67 acres, or 49% of the entire project area. While much of the proposed project is located on existing disturbance areas, other previously disturbed areas that are not proposed for new development present opportunities for reclamation and revegetation.

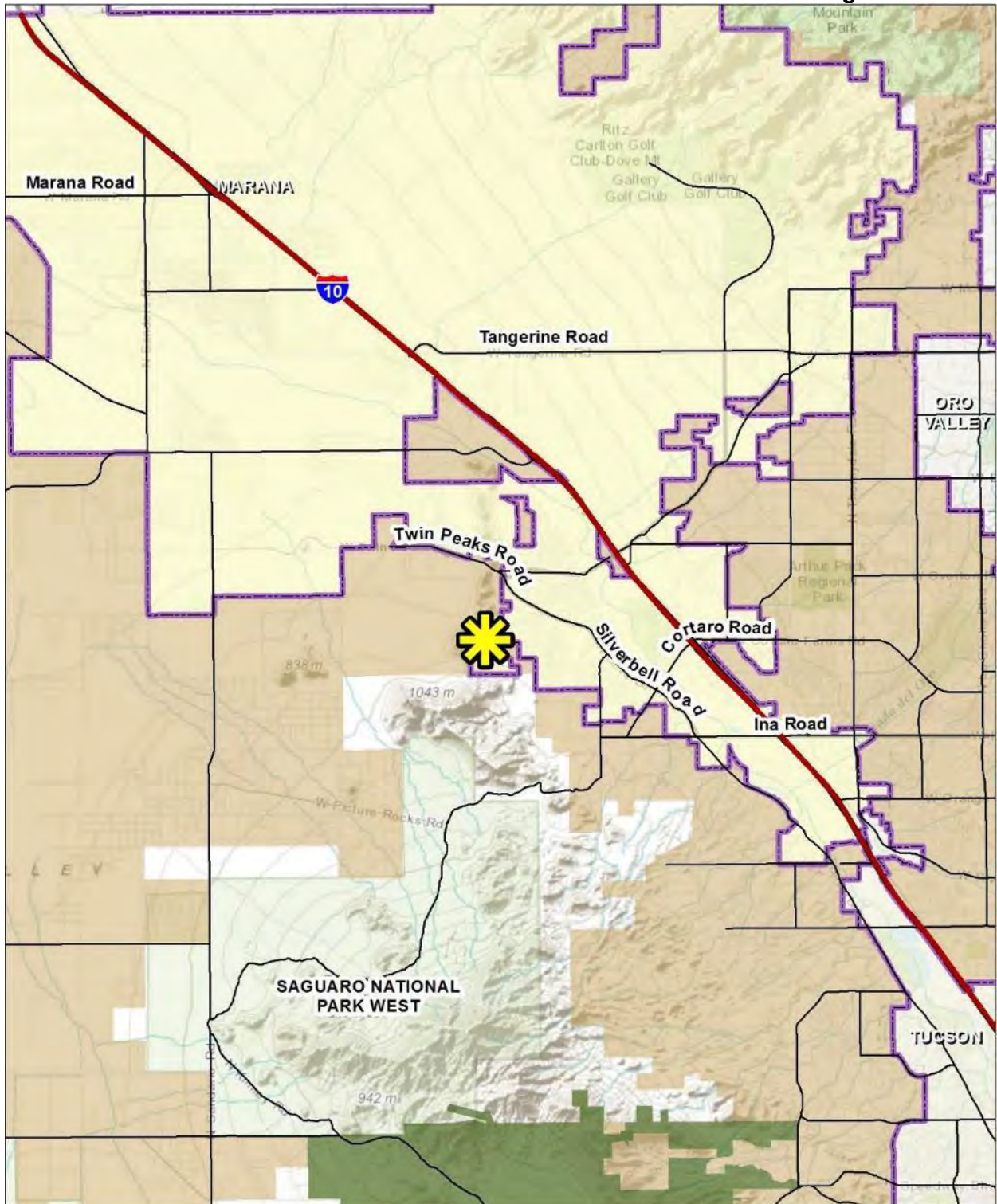


Additionally, the Lazy K Bar Ranch Specific Plan is intended to protect a portion of the historic elements of the property. Portions of the ranch house, particularly the stone house portion built by the original homesteaders, will be preserved and serve as a primary focal point and gathering place for the community. The thematic elements of the community will respect and celebrate the ranching culture and rich history of Lazy K Bar Ranch. Prominent cultural artifacts are intended to be preserved on-site. The current owners intend, upon adoption of the Specific Plan, to catalogue possible constituent items for a heritage display center. In connecting the Lazy K Bar Ranch to its heritage, it becomes connected to its neighborhood and its town. The “Mountain Pavilion Terrace” (referred to herein as event lawn) just south of the Mountain Pavilion, will be preserved as an informal gathering space for future residents, and will be an excellent location to capture the vistas and the nearby rock formations.

See *Exhibit I.A.1: Regional Context*.

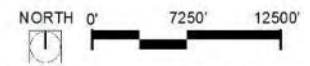


Exhibit I.A.1: Regional Context



LEGEND

-  Site Location
-  Town of Marana
-  Pima County
-  Tucson Mountain Park
-  Jurisdictions



FILE NAME: regional_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013





LAZY K BAR RANCH
SPECIFIC PLAN
DEVELOPMENT
CAPABILITY REPORT



A. Purpose and Intent

The primary purpose of the Development Capability Report section of the Lazy K Bar Ranch Specific Plan is to identify the site's opportunities, constraints and various physical characteristics, the analysis of which will provide a means whereby development is designed in a sensitive and responsive manner to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the local jurisdictions. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana Land Development Code.

Pursuant to such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

B. Existing Land Uses

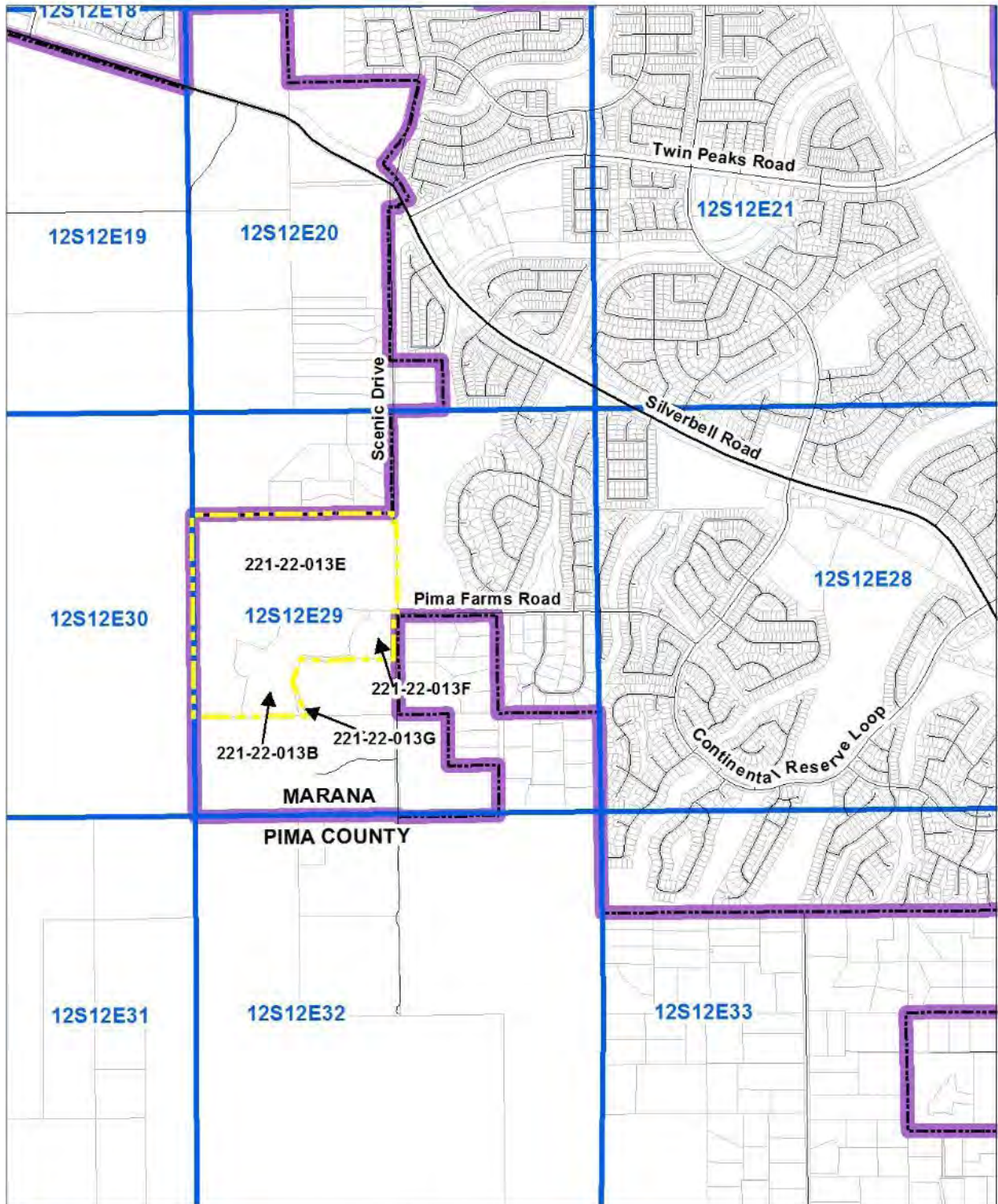
This section of the Development Capability Report identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location




The project is situated within the southwestern limits of the Town of Marana in the west-central portion of Section 29, Township 12, Range 12 East. The property lies approximately three-quarters of a mile west of Interstate 10 just west of Continental Reserve, at the intersection of Pima Farms Road and North Scenic Drive. In total, the site area is approximately 138-acres. See *Exhibit II.B.1: Site Location*.



Exhibit II.B.1: Site Location




LEGEND

-  Site Boundary
-  Township, Range & Section
-  Jurisdictional Boundaries

NOTES:

Project Site is located at:
 Township 12S, Range 12E, and Section 29
 Site Acreage: Approx. 138 AC
 Parcel ID #'s:
 221-22-013B, 221-22-013E,
 221-22-013F & 221-22-013G

NORTH  0' 1000' 2000'

FILE NAME MAR-04_location_6x8.mxd
 SOURCE: Pima County GIS, 2013



2. Existing On-Site Land Use and Zoning

The existing zoning designation on the property is “RR”, Resort and Recreation, which would potentially allow for the development of a large resort with up to 600 lodging units. The following accessory uses may be established in the RR zone if they are a part of, or accessory to a permitted use such as a resort, hotel, motel, inn, timeshare project or guest ranch: restaurants, bars, cocktail lounges, beauty and barbershops, spas, treatment centers, outdoor pavilions for outdoor events, live entertainment, and conference and gathering facilities designed to serve 200 people or less in a single room. See *Exhibit II.B.2: Existing Zoning*. In addition, the Lazy K Bar’s historic uses, including its equestrian, bull riding and the like, remain grandfathered. The *Existing On-Site Structures* table demonstrates the total number of existing buildings, with designated uses and height. There are 17 buildings on the specific plan site including staff housing, storage, an historic lodge, swimming pool, (7) casitas for guests, covered parking, horse stalls, tack room, and barn. See *Exhibit II.B.2: Existing On-Site Structures*.

Table II.B.2: Existing On-Site Structures

Existing Building	Current Square Footage	Building Height (Stories)
Building 1 Mountain Pavilion & Mountain Pavilion Terrace (event lawn)	5431	1
Building 2 Storage	667	1
Building 3 Ranch House 8401 N Scenic Drive	7,940	1
Building 4 Swimming Pool	1,045	1
Building 5 Casita	1,905	1
Building 6 Casita	851	1
Building 7	1,102	1



Casita		
Building 8 Casita	1,692	1
Building 9 Casita	2,022	1
Building 10 Casita	2,586	1
Building 11 Casita	1,120	1
Building 12 Casita	1,115	1
Building 13 Casita + Covered Parking	3,195	1
Building 14 Casita	1,100	1
Building 15 Barn	1,829	1
Building 16 Stable/Tack Room	2,290	1
Building 17 Horse Stall	1,192	1
Total On-Site	37,082	


After years of heavy grazing and other high-impact ranching and recreational activities, the Lazy K Bar property has experienced significant disturbance. The paddock area, pasture, horse trails and roadways have the highest amount of disturbance. However, many other on-site areas have varying degrees of disturbance as well. In total, approximately 67 acres, 49% of the project area, is historically disturbed. The current owners, even when the ranch was still operating, restricted ground disturbing activities in some areas. A partial recovery, particularly in wash areas, is evident.

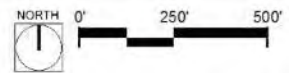


Exhibit II.B.2: Existing On-Site Land Use



LEGEND

 Specific Plan Boundary



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SOURCE: Pima County GIS, 2013



3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a* are as follows:

- North: Pima County SR (Suburban Ranch Zone)
- South: Town of Marana R-144 (Single Family Residential)
- East: Town of Marana F (Pima Farms Specific Plan), RR (Resort and Recreation) and Pima County SR (Suburban Ranch Zone)
- West: Pima County RH (Rural Homestead Zone)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Rural Density Residential. The surrounding general plan designations within one-quarter mile of the site, as depicted in Exhibit II.B.3.b are as follows:

- North: Rural Density Residential
- South: Rural Density Residential
- East: Master Planning Area and Rural Density Residential
- West: Rural Density Residential

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c.: Existing Land Uses* are as follows:

- North: Vacant and Unsubdivided Single-Family Residential
- South: Vacant and All Creeds Brotherhood Sanctuary Cove
- East: Ironwood Reserve Single-Family Residential Subdivision and Unsubdivided Single-Family Residential
- West: Rural Homestead

Separating the west edge of Ironwood Reserve and the rear yards of the proposed homes along the eastern boundary of Lazy K Bar is:



- A 60-acre dedicated open space (approximately 615-feet wide at its narrowest point);
- Half of the former Scenic Drive 60-foot right-of-way (equal to 30 feet); and
- A 50-foot setback from the eastern boundary.

d. Number of Stories of Existing Structures

There are 17 existing structures currently on the site, all of which are one-story. There are one-story single-family residential homes and some two-story single-family residential homes located east of the site in the Ironwood Reserve subdivision. All other homes within one-quarter mile of the site are one-story.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated April 2013, there are no pending or conditional rezonings within a one-quarter mile radius of the project site.

f. Subdivision/Development Plans Approved

There is one approved subdivision plat within a one-quarter mile radius of the project site. Ironwood Reserve, an adjacent subdivision to the east of Lazy K Bar, was developed by Diamond Ventures, Inc. in 2004. The development has a gross area of 125 acres and a total of 246 lots, yielding an approximate density of 2.0 residences per acre (RAC). Similar to Lazy K Bar, Ironwood Reserve consists of three different lot sizes, with the largest lots positioned along the west boundary, mid-sized lots in the middle of the development and the smallest lots located in the eastern portion of the subdivision. The minimum lot sizes range from 6,122 square feet for lots in the eastern portion of Ironwood Reserve to 7,179 for lots near the middle of the development and 12,435 square feet for the lots situated in the western portion of the subdivision.

Continental Crossing Marketplace, Continental Crossing Condos and Tucson III Retail Center CR Lot 15c located further east of the site are currently in development plan review, DPR-08022, DPR-06135 and DPR-07048, respectively. Additionally, the Townhomes at Coachline Boulevard, PRV-07027, is currently in the preliminary plat stage.

Three additional approved subdivisions are located nearby the site, but are outside the one-quarter mile radius. Twin Peaks Subdivision, a single family residential subdivision to the northeast of Lazy K Bar, was developed by Twin Peaks Development Corporation in 1997. The development has a gross area of 22.91 acres with a total of 78 lots and a gross density of 3.4 RAC.



Twin Peaks Highland, another residential subdivision to the northeast of the site, was developed in 2004 by D.R. Horton. The development has a gross area of 29.78 acres, a total of 119 lots and a density of 4.0 RAC.

Sunset Ranch Estates, a single family residential subdivision to the southeast of Lazy K Bar, was developed in 1995 and is owned by Stardance Land, LLC. The development has a gross area of 34.58 acres, with a total of 30 lots, with 0.87 RAC.

g. Architectural Styles of Adjacent Development

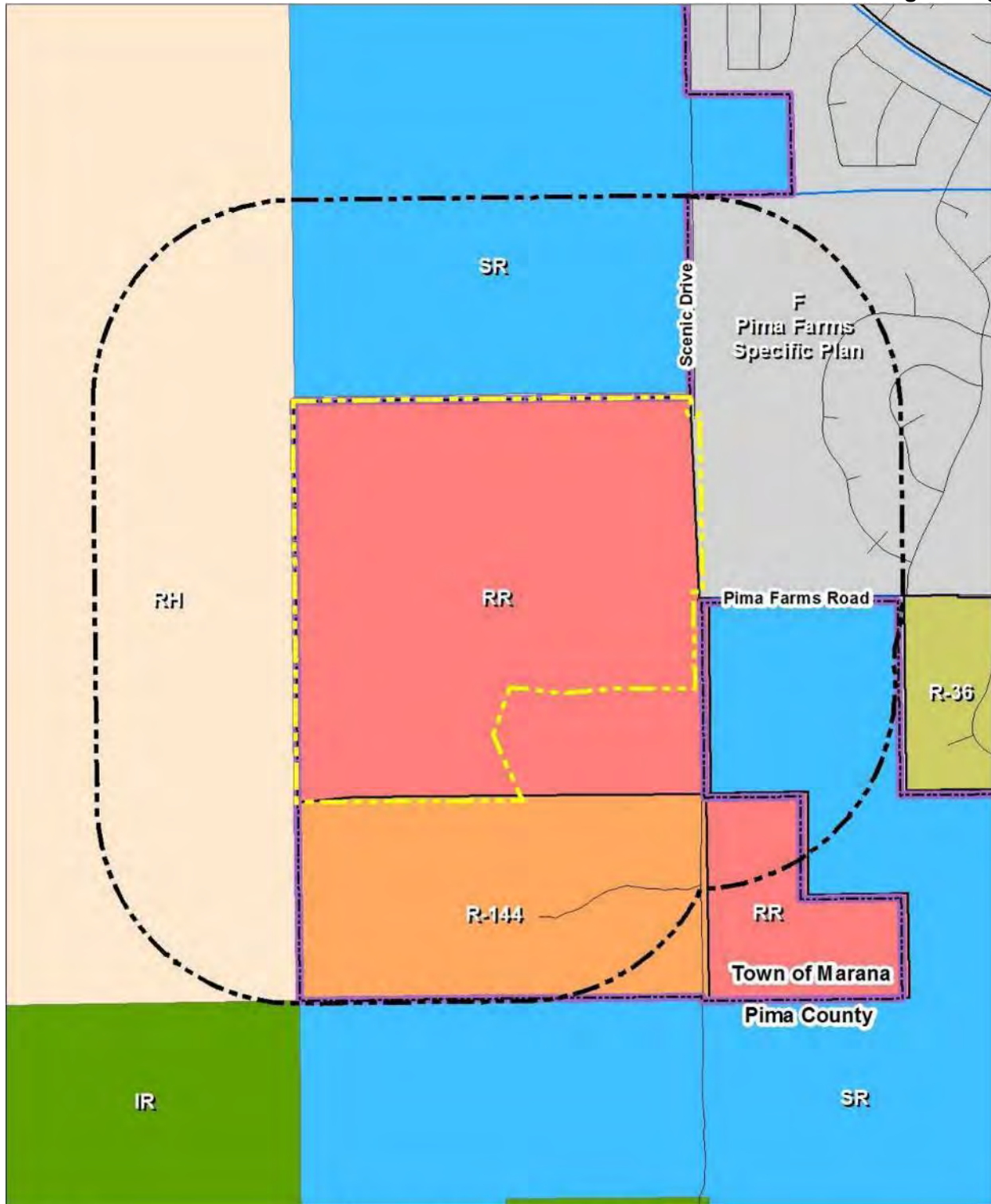
Existing homes in the area are rural custom-home type single-family residences with southwest and ranch architectural style. Homes in the Ironwood Reserve subdivision east of the site are more typical of the conventional tract subdivision production built single-family detached housing.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, well #634473 is located on-site near the Scenic Drive and Pima Farms Road alignment. Well #804829 is located within 100 feet of the property in the center of the northern property boundary. There are no other wells located on-site, or within 100 feet of the property. See *Exhibit II.B.3.c: Existing Land Uses*.



Exhibit II.B.3.a: Existing Zoning



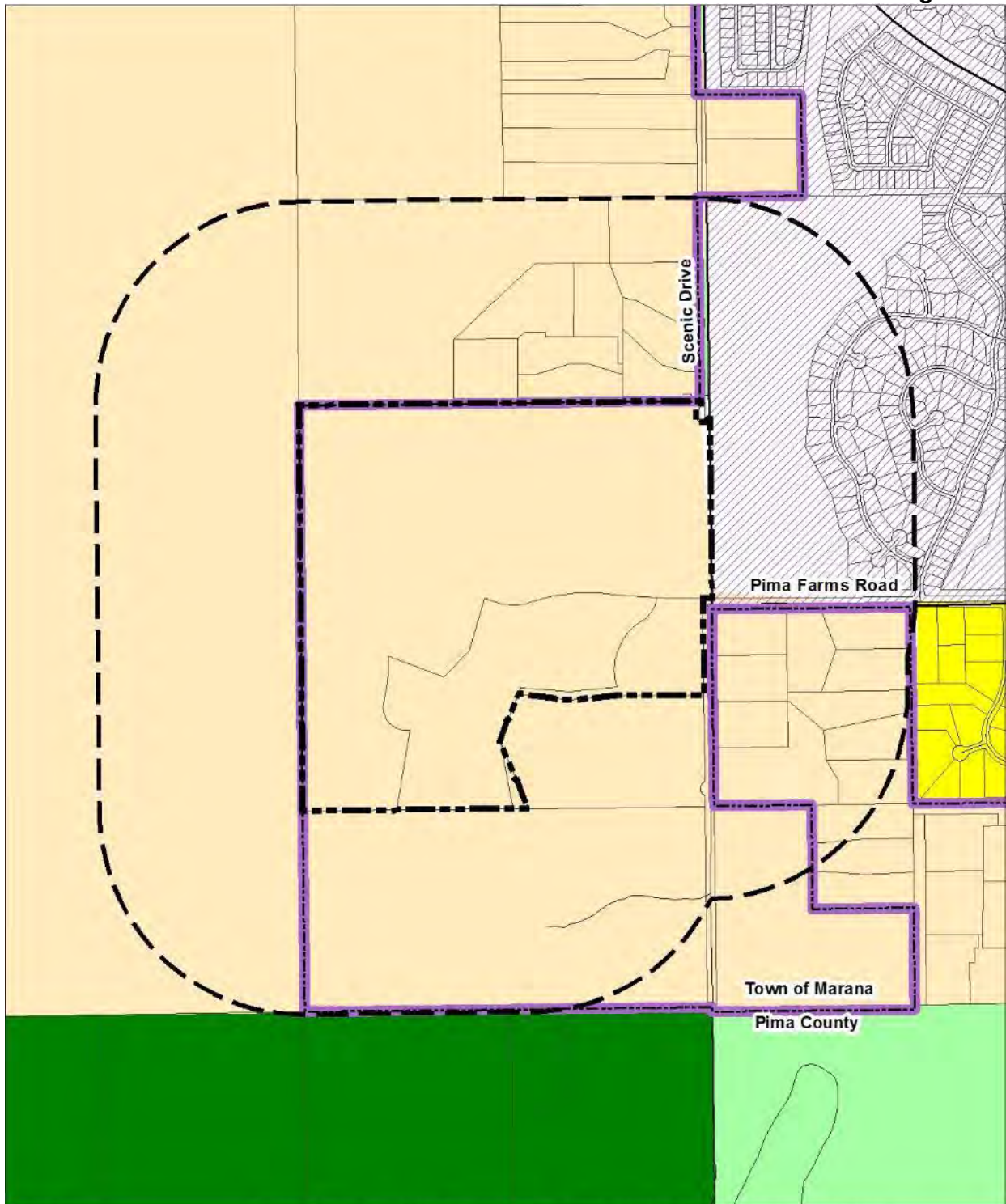
LEGEND		Town of Marana Zoning	Pima County Zoning
	Specific Plan Boundary		
	1/4 Mile Radius		
	Jurisdictions		

NORTH 0' 500' 1,000'

FILE NAME: zoning_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



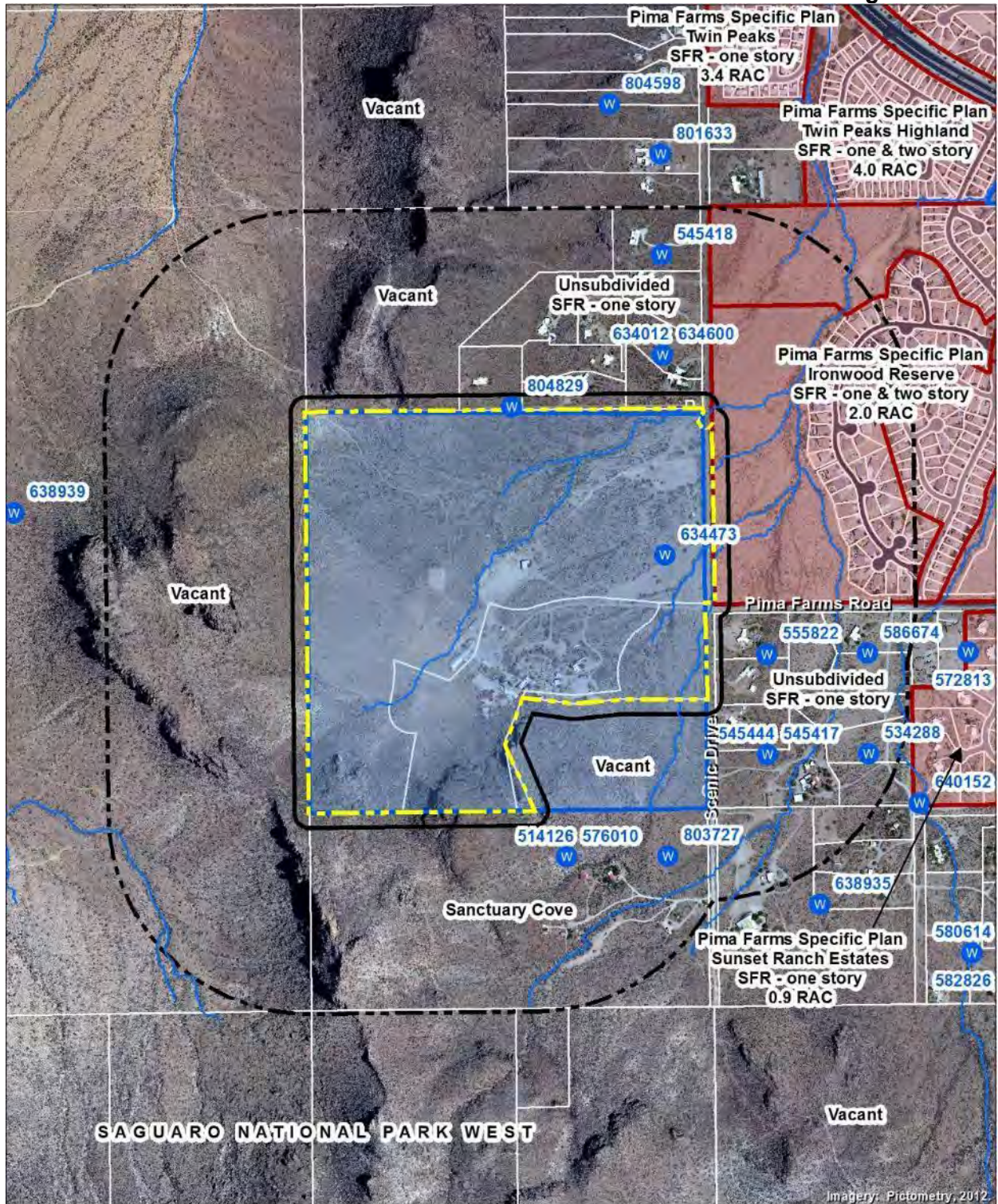
Exhibit II.B.3.b: General Plan Designations











LEGEND		General Plan Land Use Designations	Pima County Comp. Plan Designations
Specific Plan Boundary	Master Planning Area	Resource Transition	<p>FILE NAME: zoning_6x8_LKB-01.mxd SOURCE: Pima County GIS, 2014</p>
1/4 Mile Radius	Low Density Residential	Public Preserves	
Jurisdictions	Rural Density Residential		



Exhibit II.B.3.c: Existing Land Uses



LEGEND

 Specific Plan Boundary	 Approved Subdivision Plat	 Washes
 100 Foot Radius	 Approved Development Plan	 <p>FILE NAME: ex_cond_6x8_MAR-04.mxd SOURCE: Pima County GIS, 2013</p>
 1/4 Mile Radius	 Wells (Registry ID Number labeled)	



C. Topography and Slope

The elevations on the property range from approximately 2,410 feet at the southwestern corner to approximately 2,154 feet at the northeastern corner. Three un-named washes exit the property at the northeast corner and along the eastern boundary with flows under 500 CFS. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

There are level 1 restricted peaks and ridges located at the northwest and southwest corners of the property. Please see *Exhibit II.C.1: Topography and Slope*. According to Title 19 of the Town of Marana Land Development Code, all development is subject to a 300 foot setback from each peak or ridge designated as protected.

2. Rock Outcrops

There are rock outcrops along the southern and western boundaries of the subject site. As noted on the SRI, a small unique rock outcrop is located outside, but within close proximity to the northwest corner of the property.

3. Slopes of 15% or Greater

There is a small area along the western boundary with slopes between 15 and 25 percent. The southern portion of the site has slopes between 15 and 25 percent, as well as a large area with slopes greater than 25 percent. The surface slope of the property is shown on *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

There are two small rocky peaks approximately 2466 feet and 2422 feet in elevation located outside the project area near the middle of the southern boundary.

5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 10.47% from the southwest boundary of the site to the northeast corner.

The pre-development cross slope calculation and values used are as follows:

$$\text{Cross-slope} = (I \times L \times 0.0023) / A$$

Where:

I = contour interval (2')

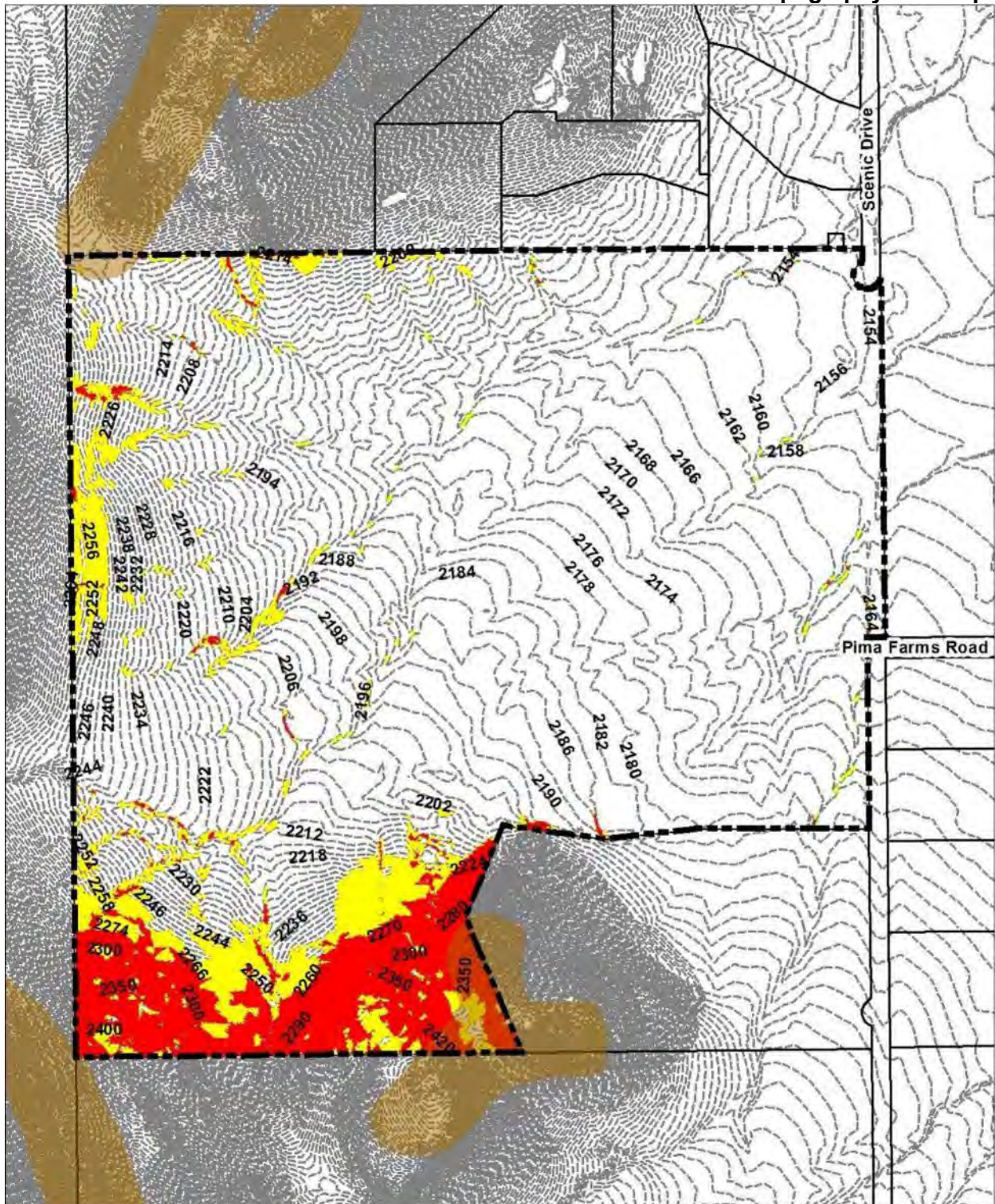
L = total length of contours (314,152)

0.0023 = conversion of "square feet" into "acres x 100"




A = total site area in acres (138 AC)



Exhibit II.C.1: Topography and Slope



LEGEND

	Specific Plan Boundary		0 - 15% slopes		Restricted Peaks & Ridges	 <p>NORTH 0' 250' 500'</p>	
	Adjacent Parcels		15-25% slopes		Greater than 25% slopes		
	2' Elevation Contours						<p>FILE NAME: topo_slope_6x8_MAR-04.mxd SOURCE: Pima County GIS, 2013</p>



D. Hydrology, Water Resources and Drainage

The following site hydrology information was analyzed and prepared by The WLB Group, Inc. All hydrology information is for illustrative purposes only and is subject to verification/modification via the drainage report with supporting calculations based on then existing and proposed conditions at the time of application.

1. Off-Site Watersheds

The off-site areas impacting the project site are from the Tucson Mountains located north, south, and west of the site. The site is nested within a small valley along the east side of the Tucson Mountains. The off-site flows are discharging across the west, north, and south property line in a sheet flooding fashion on mountain slopes greater than 10 percent. In the approved drainage study titled “Ironwood Reserve Final Drainage Report” prepared by Morrison-Maierle, Inc. dated February 4, 2004; these off-site watershed analyses were evaluated and verified within this report. This stormwater runoff is fast moving with erosive velocities and sheet flooding throughout. See *Exhibit II.D.1: Pre-Development Hydrology*.

Acreeage of Upstream Off-site Watersheds with 100-year Discharge Greater Than 100 CFS

Table II.D.1: 100-Year Off-Site Peak Discharges

Concentration Point	Drainage Area (AC)	Q ₁₀₀ (CFS)
OS1	27.4	184
OS5	20.5	151

2. On-Site Hydrology

a. On-site drainage flow conditions are characterized by:

On-site storm water flow drains from the west to the east predominately by sheet flow and braided natural channels. The average slope of the site is greater than 4 percent. Storm water runoff that exits the site is conveyed across vacant desert landscape until it is intercepted by a channel adjacent to the western boundary of Ironwood Reserve residential development. This channel directs the flows north in a constructed channel through a single residential subdivision named Twin Peaks Highlands until it is ultimately intercepted by the Santa Cruz River located approximately three miles to the northeast.

All on-site hydrologic analysis will be performed using PC Hydro Method V5.3.1, dated March 2007. The Pima County PC-Hydro software uses rainfall depths derived from the Upper Bound of the 90% confidence interval from the NOAA Atlas 14. This data is available from the NOAA’s National Weather Service Hydrometeorological design studies center precipitation frequency data server, which relies on the latitude and longitude of the project site. The soil types were provided from the Natural Resource



Conservation Service (NRCS) soils study. Within this report, hydrologic soil types B, C, and D are present within the project boundary. Using the Pima County Hydrology Manual, the weighted basin factors range in size from 0.035 to 0.050. The vegetative cover and density will be determined using recent aerial photographs and site visits.

b. Federally Mapped Floodways and Floodplains:

The development site is located within Zone X, which states “areas determined to be outside of the 500-year flood hazard area” as defined by FIRM Panels 04019C1650-L, effective date June 16, 2011. See *Exhibit II.D.2.b.1: FEMA FIRM* and *Exhibit II.D.2.b.2: FEMA Floodplain*. According to the Town Of Marana Floodplain Ordinance, all non-FEMA washes greater than 50 cfs need to be mapped on-site for stormwater flows exiting and entering the project site. There are nine watercourses on-site under existing conditions that exceed 50 cfs.

c. 100-Year Peak Discharge Exceeding 50 cfs:

The peak discharge rates for washes having a 100-year event flow greater than 50 cfs are shown below:

Table II.D.2.c: 100 Year Peak Discharge

Concentration Point	Drainage Area (AC)	Q ₁₀₀ (CFS)
1E	28.8	171
2E	44.0	249
3E	22.5	96
4E	3.0	14
5E	160.0	829
5.1E	48.0	319
5.2E	21.0	146
5.3E	27.0	190
5.4E	15.7	111
5.5E	22.8	168

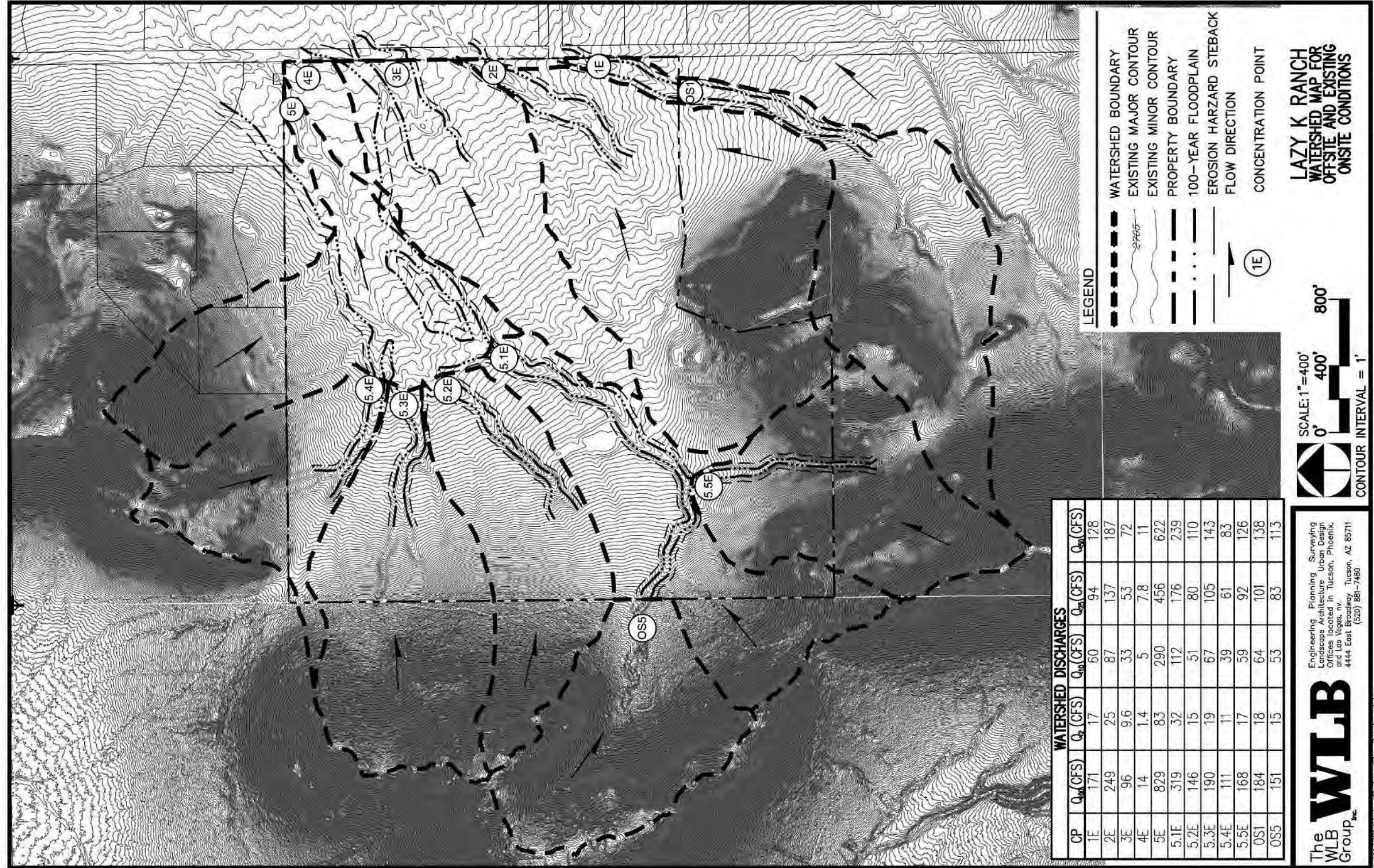
See *Exhibit II.D.1: Pre-Development Hydrology*

3. Existing Drainage Conditions along Downstream Property Boundary

The foothills of The Tucson Mountains are a series of alluvial fans where storm water runoff is generally conveyed via sheet flow in ill-defined channels. The developments throughout the watersheds collect and redirect all sheet flow from these alluvial fans and ultimately deliver it to the Santa Cruz River. The land downstream of the project site is predominantly comprised of residential and commercial developments. Furthermore, the downstream parcels also exist within various FEMA flood hazard zones.



Exhibit II.D.1: Pre-Development Hydrology



Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
and Las Vegas, NV.
4444 East Broadway Tucson, AZ 85711
(520) 881-7480

The WLB Group
WLB Group Inc.
No: 113021-Hydro-Permits-Pre-Development.dwg



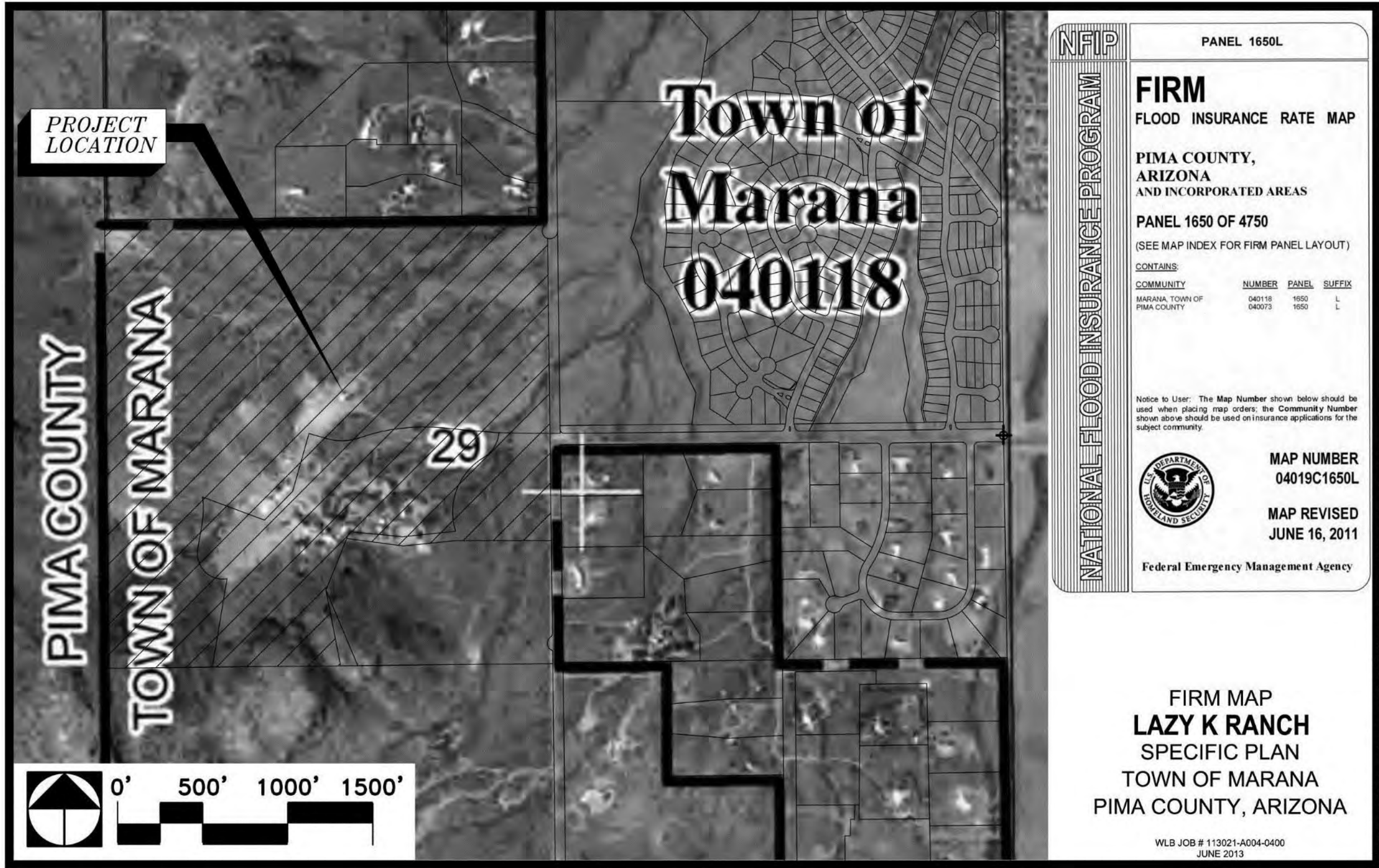
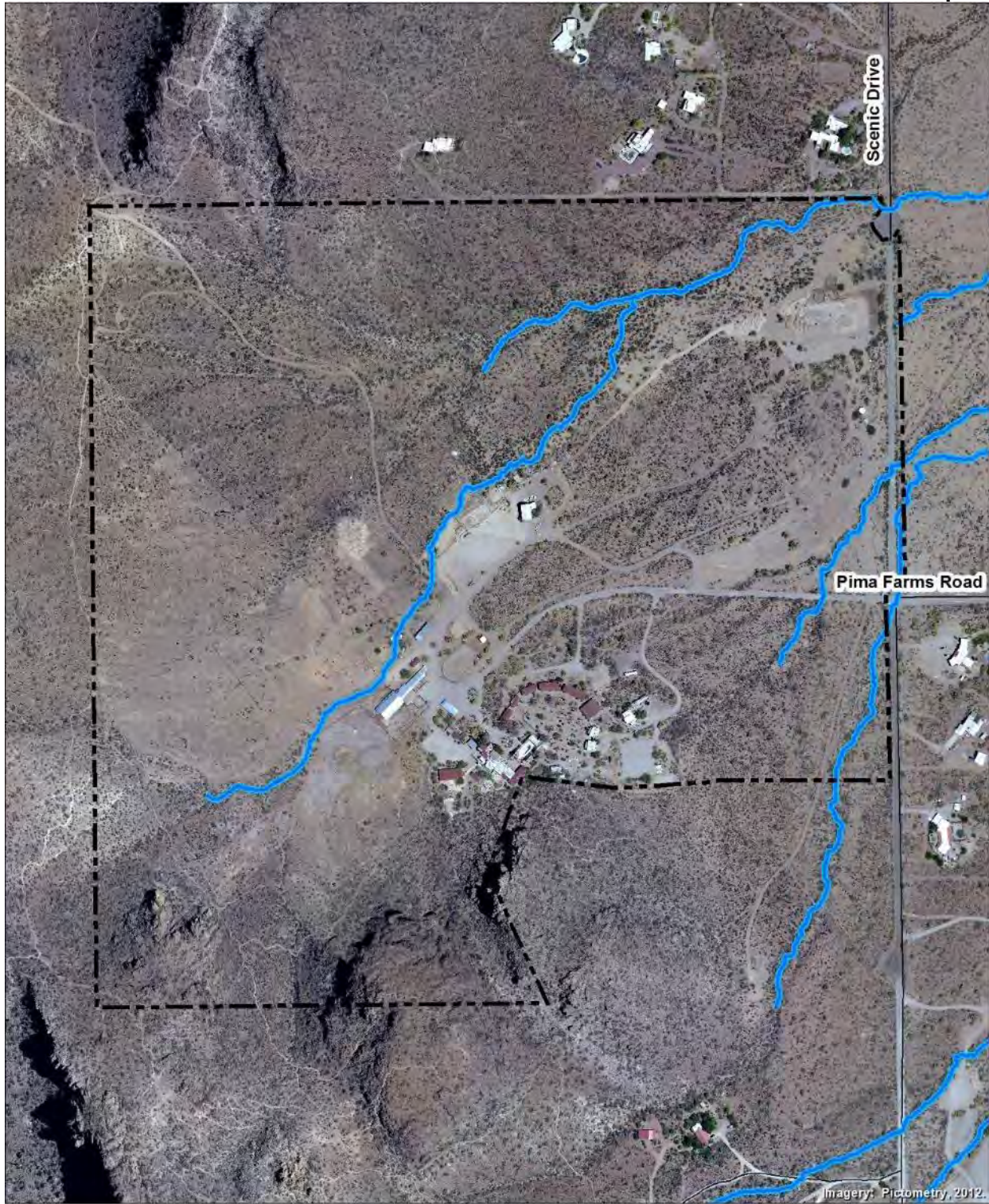




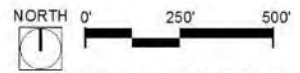
Exhibit II.D.2.b.2: FEMA Floodplain



LEGEND

-  Specific Plan Boundary
-  Washes

NOTE: FEMA Zone X (outside 100-year flood limits) covers entire map area



FILE NAME: hydro_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



E. Vegetation

1. Vegetative Communities and Associations On-Site

The project site is located on the eastern flank of the Tucson Mountains and contains native vegetation that is typical of that found in the Arizona Sonoran Desert. The site drains from the southwest to the northeast and there is one well-defined wash running through the northeastern portion of the property. The property occurs within the Arizona Upland subdivision of the Sonoran Desertscrub biotic community (Brown and Lowe 1980¹). Existing vegetation is categorized into two distinct communities; Palo Verde – Mixed Cacti, in the uplands, and Sonoran Riparian Scrub growing along the wash (Pima County GIS 2013). See *Exhibit II.E.1: SDCP Vegetative Communities, Associations and Densities*

a. Arizona Upland Subdivision, Palo Verde-Mixed Cactus series:

A Site Resource Inventory was completed in accordance with Town of Marana requirements (See Exhibit II.E.2). Existing upland vegetation across the property is diverse in vegetation species composition and structure. Dominant species on the property include foothill palo verde (*Parkinsonia microphylla*), creosotebush (*Larrea tridentata*), triangle-leaf bursage (*Ambrosia deltoidea*), brittle bush (*Encelia farinose*), ocotillo (*fouquieria splendens*), barrel cacti (*Ferocactus wislizenii*), saguaro (*Carnegiea gigantea*), cholla species (*Opuntia* sp.), prickly pear species (*Opuntia* sp.) and a variety of other small cacti. Smaller numbers of blue palo verde (*Parkinsonia florida*) and desert ironwood (*Olneya tesota*) trees are also present. Mature ironwoods were not noted on the property.

The health of undisturbed upland vegetation on site is generally good to fair. The saguaro age structure is healthy. Many of the upland trees are exhibiting some signs of stress due to current drought conditions.

Portions of the site that have been accessed by clearing operations and/or grazing vary in condition from denude of any significant vegetation to minimal native understory vegetation. These areas are largely associated with previous ranching operations and/or grazing limits dictated by fencing.

b. Sonoran Riparian Scrub vegetation:

Sonoran Riparian Scrub vegetation is associated with the wash running through the northeast portion of the property. This community is dominated by mesquite trees (*Prosopis velutina*), whitethorn acacia (*Vachellia constricta*), and foothills paloverde (*Parkinsonia michrophylla*).

¹ Brown, D.E., and C. Lowe, 1980. Biotic communities – Southwestern United States and Northwestern Mexico. Map. University of Utah Press. Salt Lake City, Utah.



The exclusive defining factor of the existing riparian vegetation on site is density. This vegetation is largely the same species makeup as the upland vegetation but with a greater density of plant coverage due to the concentrated runoff from rainfall. There are no species more typically defined as riparian in nature such as Hackberry (*Celtis reticulata*) or Cottonwood (*Populus* sp).

Exhibit II.E.3: Vegetation Densities, illustrates the extent of the two vegetative communities found on the Lazy K Bar property. Table II.E.1 presents a list of plants observed during a June 2013 site visit. Also observed, but not listed, were various bunch grasses and forbs.

Table II.E.1: Species list of plant species observed on site.

SCIENTIFIC NAME	COMMON NAME
<i>Ambrosia deltoidea</i>	Triangle-leaf bursage
<i>Baccharis sarothroides</i>	Desert broom
<i>Carnegiea gigantea</i>	Saguaro cactus
<i>Echinocereus</i> sp.	Hedgehog cactus
<i>Ferocactus wislizenii</i>	Barrel cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Larrea tridentata</i>	Creosotebush
<i>Mammillaria microcarpa</i>	Pincushion cactus
<i>Olneya tesota</i>	Desert ironwood
<i>Opuntia engelmannii</i>	Prickly pear cactus
<i>Opuntia fulgida</i>	Chain fruit cholla
<i>Opuntia versicolor</i>	Staghorn cholla
<i>Parkinsonia microphylla</i>	Foothills palo verde
<i>Parkinsonia florida</i>	Blue palo verde
<i>Prosopis velutina</i>	Velvet mesquite
<i>Senegalia greggii</i>	Catclaw acacia
<i>Vachellia constricta</i>	White thorn acacia

2. Significant Cacti and Groups of Trees

The saguaro population appears to have a stable age structure, with many young plants scattered throughout the site, as well as plants well over 30 feet in height, although the saguaro population on the property is typical for the area. No unusual groups of native trees or other native vegetation were noted on the property.

A portion of the site associated with the previous guest ranch facilities contains some introduced non-native plants such as palm trees, non-native agaves, and ornamental shrubs.



3. Special-Status Plant Species

The U.S. Fish and Wildlife Service (USFWS) identifies five plant species in Pima County that have protection under the Endangered Species Act (ESA) (Table II.E.3)². None of these species are expected to occur on the property. In addition, the Arizona Game and Fish Department’s (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The HDMS also includes records for numerous other species that do not have Endangered Species Act (ESA) protection (special-status species), and of lands of environmental concern, such as critical habitat for species with ESA protection and wildlife linkage corridors. The HDMS does not include records for any plant species with ESA protection. The summary page from the HDMS review has been included as *Exhibit: II.F.1: AGFD Online Environmental Review*.

The HDMS does identify two special-status species within 3 miles of the property; the Stag-horn Cholla or *Opuntia versicolor* and the Pima Indian Mallow or *Abutilon parishii*. The species are designated *salvage restricted* (SR), and *sensitive* (S), *salvage restricted* and *species of concern* (SC) respectively, under the Arizona Native Plant Law.

Marana’s draft Habitat Conservation Plan (HCP) does not include any plant species to consider.

Table II.E.3: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Plants		
Acuña cactus	<i>Echinomastus erectocentrus</i> var. <i>acunensis</i>)	Proposed Endangered
Gooding’s onion	<i>Allium gooddingii</i>)	Conservation Agreement
Huachuca water umbel	<i>Lilaeopsis schaffneriana</i> ssp. <i>recurva</i>)	Endangered
Kearney’s blue star	<i>Amsonia kearneyana</i>)	Endangered
Pima pineapple cactus	<i>Coryphantha scheeri</i> var. <i>robustispina</i>)	Endangered
Nichol Turk’s head cactus	<i>Echinocactus horizonthalonius</i> var. <i>nicholii</i>)	Endangered

² <http://www.fws.gov/southwest/es/arizona/Documents/CountyLists/Pima.pdf>

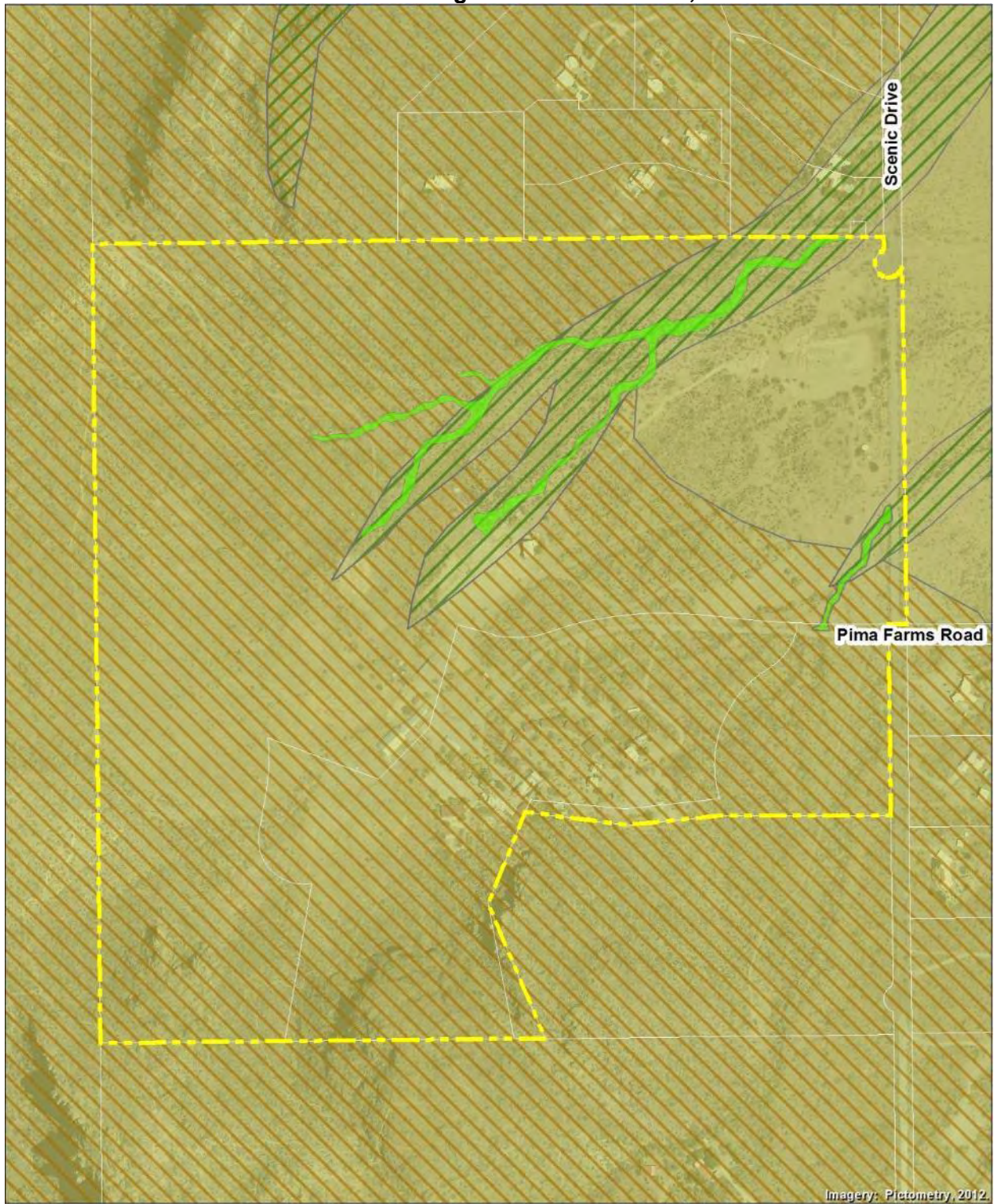


4. Vegetative Densities by Percentage of Plant Cover

The Pima County GIS (2013) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property as medium density, and the Sonoran Riparian Scrub vegetation along the washes as high density. According to 2013 Pima County GIS data, the Palo Verde – Mixed Cacti accounts for 112.6 acres and the Sonoran Riparian Scrub accounts for 12.6 acres. On the site, the high density vegetation appeared restricted to the limits of the revised IRA. *Exhibit II.E.3: Vegetation Densities*, illustrates the vegetative community densities found on the property.



Exhibit II.E.1: SDCP Vegetative Communities, Associations and Densities



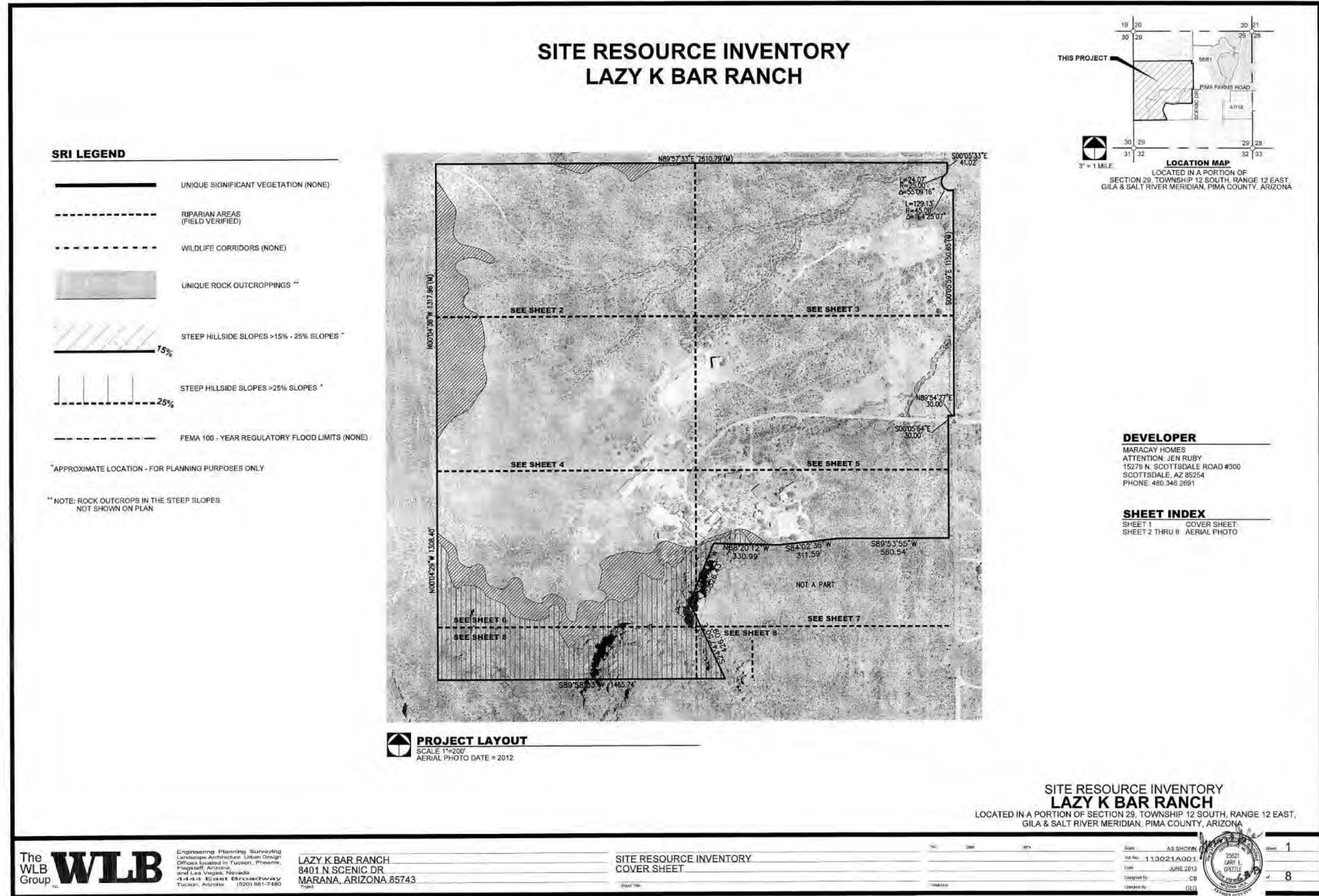
Imagery: Pictometry, 2012

LEGEND		Vegetation	Pima County Special Elements
	Specific Plan Boundary		
	Parcels		
		Sonoran Desertscrub	Palo Verde - Mixed Cacti (112.6 acres)
		Field Verified IRA	Sonoran Riparian Scrub (12.6 acres)

NORTH 0' 250' 500'
 FILE NAME: Vegetation_6x8_MAR-04.mxd
 SOURCE: Pima County GIS, 2013



Exhibit II.E.2: Site Resource Inventory

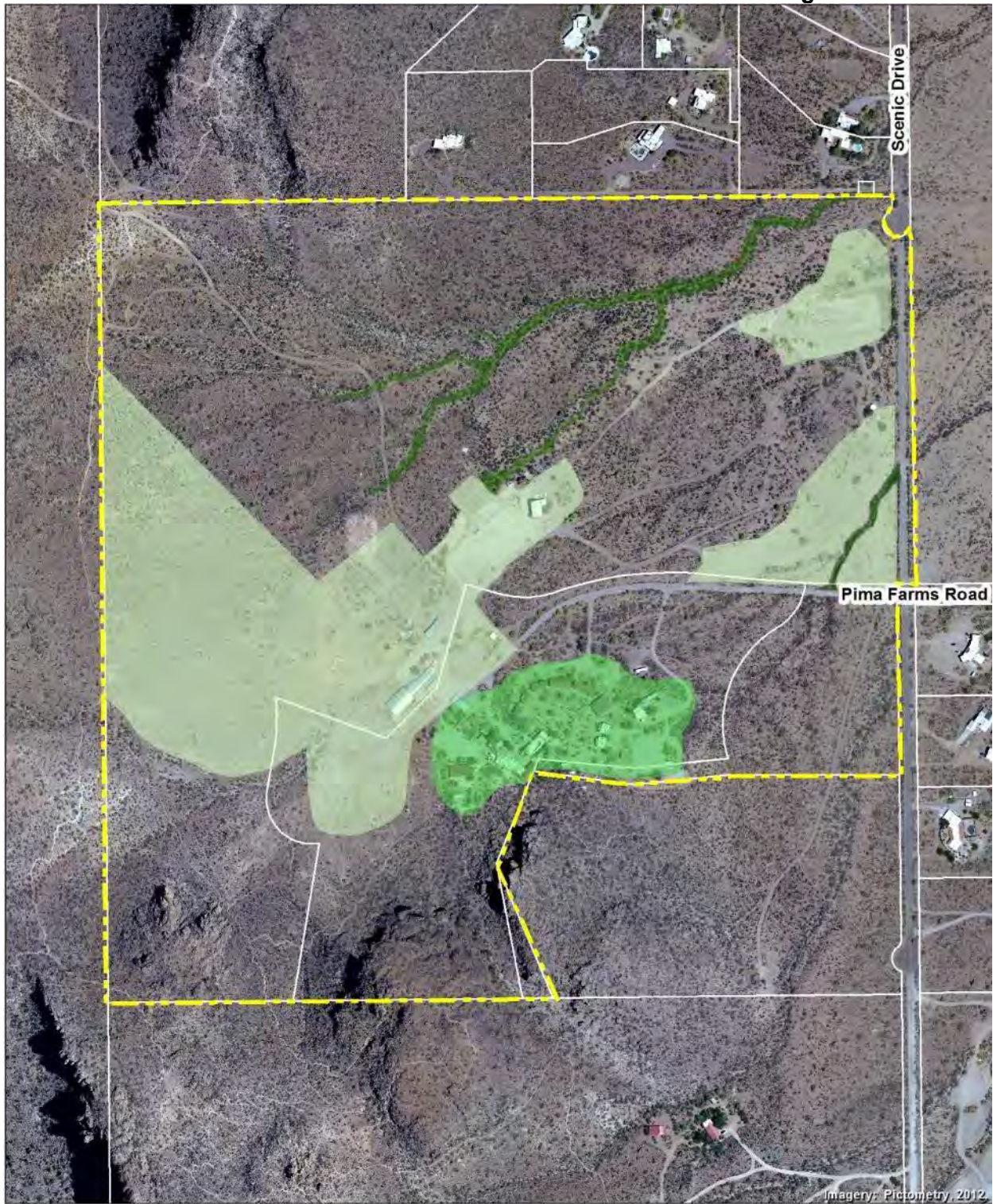


SITE RESOURCE INVENTORY LAZY K BAR RANCH







PRINTED: JUN 13, 2013 - 2:48pm




Exhibit II.E.3: Vegetation Densities



LEGEND

- | | |
|---|--|
|  Specific Plan Boundary |  High Density |
|  Parcels |  Medium Density |
|  Manicured/Introduced Vegetation |  Low Density |

NORTH  0' 250' 500'

FILE NAME: Veg_Dens_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

The Sonoran Desert Tortoise (*Gopherus morafka*) is a candidate for ESA protection. The HDMS search found that the tortoise occurs within 3 miles of the property. The tortoise carries *sensitive* and *wildlife of special concern* designations.

The Fulvous Whistling-Duck or *Dendrocygna bicolor* occurs within 3 miles of the specific plan area and carries a *species of concern* status.

There are 2 wildlife corridors within 3 miles of the project, including: Coyote – Ironwood – Tucson Linkage Design and the Tucson – Tortolita – Santa Catalina Mountains Linkage Design.

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

2. Arizona Game and Fish Department Environmental Review

In support of this analysis, the AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as Exhibit: II.F.1: AGFD Online Environmental Review.

The HDMS does include records for one species that does not have Endangered Species Act (ESA) protection: the Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*), which used to have ESA protection. The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a sensitive (S), species of concern, and Wildlife of Special Concern (WSC).



Exhibit II.F.1: AGFD Online Environmental Review

Arizona's On-line Environmental Review Tool

Search ID: 20130603020456
 Project Name: MAR-04
 Date: 6/3/2013 10:04:05 AM

Project Location



The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor				
<i>Dendrocygna bicolor</i>	Fulvous Whistling-Duck	SC			
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S		WSC
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				

Project Name: MAR-04
Submitted By: Kelly Lee
On behalf of: CONSULTING
Project Search ID: 20130603020456
Date: 6/3/2013 10:04:01 AM
Project Category: Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 486400.745, 3580309.885 meter
Project Area: 131.991 acres
Project Perimeter: 3201.910 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1725
Quadrangle Name: AVRA
Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.



G. Viewsheds

1. Viewsheds Onto and Across the Site

The Lazy K Bar Ranch project area is located on the edge of a developing area within the Town of Marana limits. Residential developments exist in the vicinity to the north, south and east of the site, with one residence to the west on the other side of the mountains in the Avra Valley, almost a half-mile away. Topography within the project area contains slopes that are greater than 15 percent along the west boundary and in the southwest portion of the site. Just outside the west boundary, there are steep cliff-sides and significant topographic features, including a mountain range to the southwest of the site. The general landscape is dominated by natural desert upland vegetation with three washes crossing through the project area. Viewsheds onto and across the site are dominated by mature native trees, cacti, and shrubs. Views of the middle ground are partially obstructed by vegetation in the foreground. Views of the background (greater than eight miles) include the Tortolita, Tucson, and Catalina Mountains.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

North: The northern boundary of the specific plan area slopes up to a hillside at the northwestern corner, which allows for increased visibility south onto the site; the top of the hill provides increased visibility of homes located just north of the specific plan.

South: The Tucson Mountains, including Brown Mountain, provide increased elevation, allowing for increased visibility when looking north, across the site; vegetation is not a limiting factor.

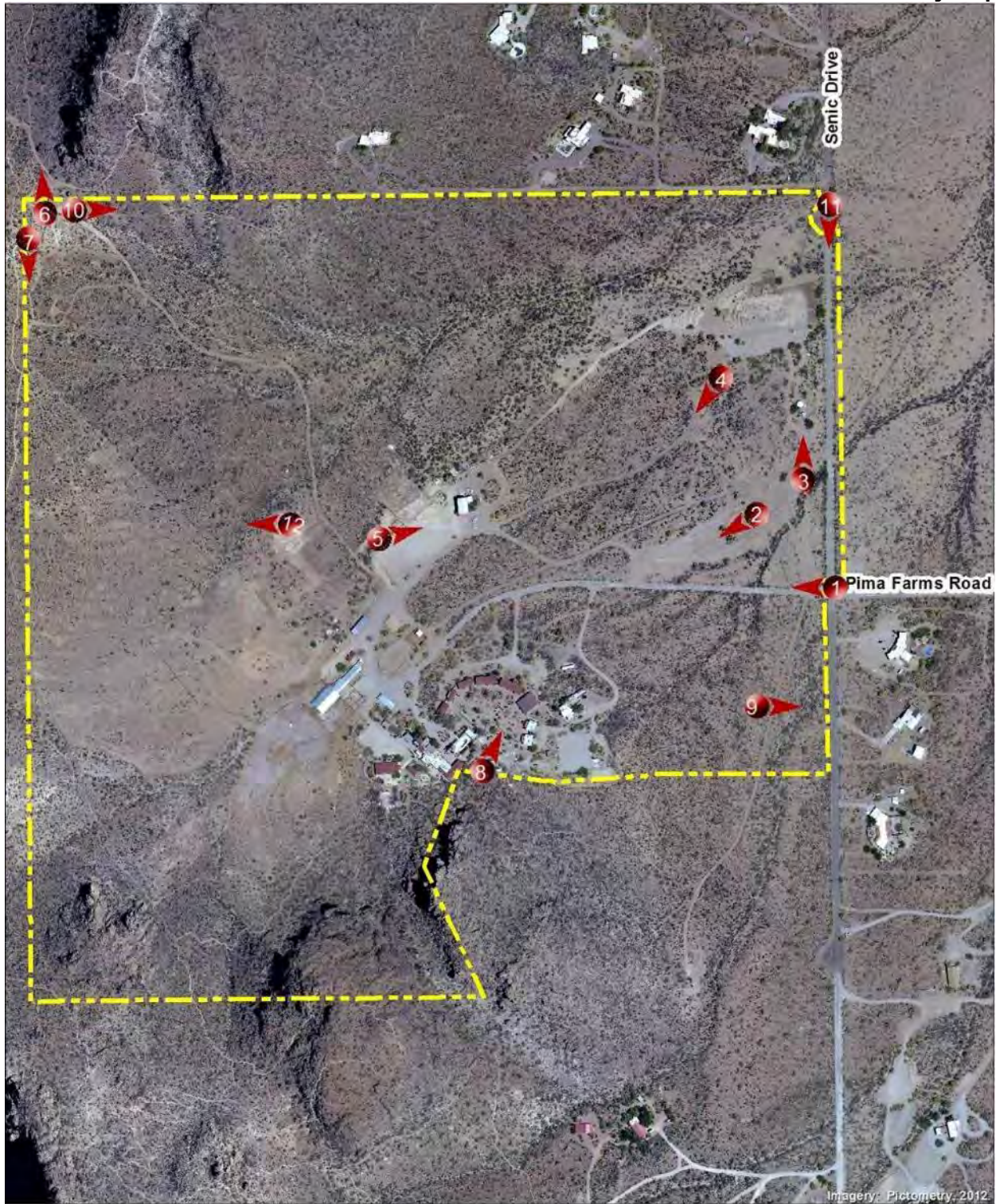
East: The eastern portion of the specific plan area is relatively flat with slightly changing topography and varying vegetation densities that limit the views to the west.

West: The Tucson Mountains provide increased elevation, allowing for increased visibility when looking east, across the site; vegetation is not a limiting factor.

See *Exhibit II.G.2: Visibility*.

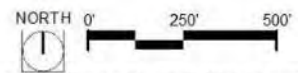


Exhibit II.G.1.a: Photo Key Map



LEGEND

- Specific Plan Boundary
- Photo ID & location photo was taken



FILE NAME: PhotoKeyMap_6x8_MAR-04.mxd
SOURCE: Pima County DOT GIS, 2013



Exhibit II.G.1.b: Site Photos



Photo 1: View looking west onto the site from the eastern property boundary, Scenic Drive.



Photo 2: View near eastern boundary looking west across the site and disturbed area.



Photo 3: View looking north from the eastern portion of the site towards well and water storage.



Photo 4: View looking southwest from the northeast corner of the site.



Photo 5: View looking east from the center of the site.



Photo 6: View looking north from the northwest corner of the site.



Exhibit II.G.1.b: Site Photos, continued



Photo 7: View looking south along the western boundary from the northwest corner of the site.



Photo 8: View looking northeast from the south-central part of the site.



Photo 9: View looking east from the eastern portion of the site.



Photo 10: View looking east from northwestern corner of the site.



Photo 11: View looking south along Scenic Drive from northeast of the site.



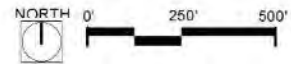
Photos 12: View looking west from a location near the center of the site.

Exhibit II.G.2: Visibility



LEGEND
[Thick black line] Specific Plan Boundary
[Thin black line] 2' Elevation Contours

Visibility
[Cross-hatch] High
[Vertical lines] Medium
[White] Low



FILE NAME: visibility_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



H. Traffic Circulation and Road System

A Traffic Impact Analysis is being prepared by Southwest Traffic Engineering, LLC and will be submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Scenic Drive is adjacent to the eastern boundary of the project area. Pima Farms Road intersects Scenic Drive, providing access to the site from the east.

No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

Scenic Drive

Scenic Drive is a 2-lane minor collector with a 60' right-of-way (R-O-W). The road is paved north of the Pima Farms Road alignment. However, northbound Scenic Drive terminates at Pima Farms Road and a small segment of the roadway between there and the single-family residences to the north is currently closed to thru traffic. North of the road closure, Scenic Drive continues until it reaches Silverbell Road. South of Pima Farms Road, Scenic Drive is a 2-lane dirt road. Southbound Scenic Drive terminates shortly before entering Saguaro National Park West.

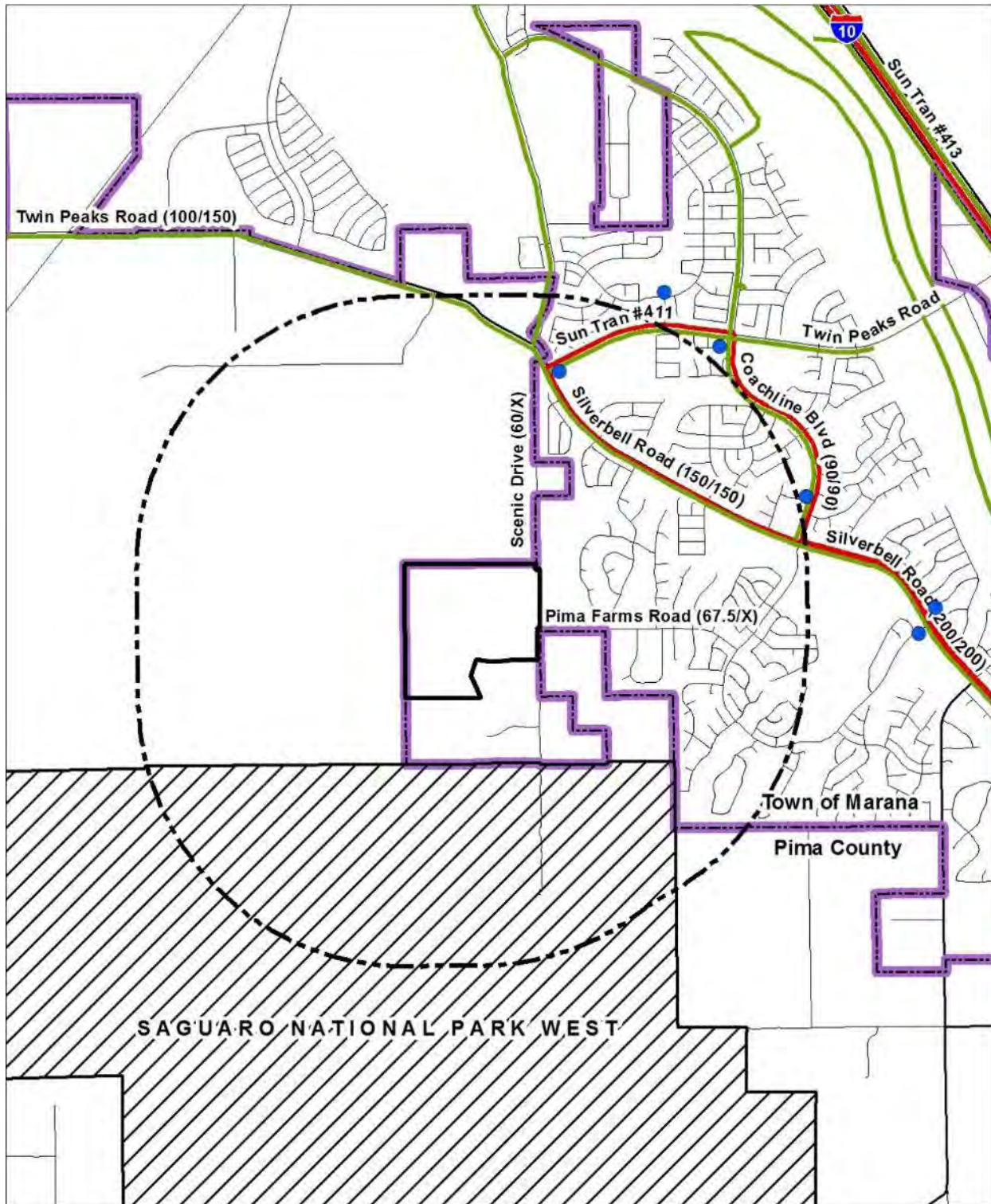
The posted speed limit is 25 MPH. There currently is no average daily trip (ADT) data for Scenic Drive.

Pima Farms Road








Pima Farms Road is a paved 2-lane road with a 60' and 67.5' R-O-W. The posted speed limit is 30 MPH.



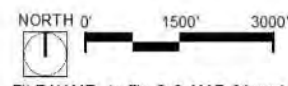
Exhibit II.H.1: Traffic



LEGEND

 Specific Plan Boundary	 Bicycle Routes	 Bus Stops
 One-Mile Radius	 Bus Routes (Sun Tran)	
 Jurisdictional Boundary	(150/150) Existing/Future Right-of-Way	
 Saguaro National Park	X = No Defined ROW Width	

NORTH 0' 1500' 3000'



FILE NAME: traffic_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Silverbell Road	Twin Peaks Road	Scenic Drive	Pima Farms Road	Coachline Blvd	Continental Reserve Loop
Major Routes Classification	Arterial	Arterial	Minor Collector	Minor Collector	Minor Collector	Minor Collector
Existing R.O.W. (Feet)	150-200	100-150	60	67.5	90	75
Future R.O.W. (Feet)	150-200	150	N/A	N/A	90	N/A
Current Number of Lanes (proposed)	4	4	2	2	4	2
Speed Limit	45	35-45	25	30-35	45	45
Ownership	Marana	Marana	Marana	Marana	Marana	Marana
ADT (Source, Year)	14,800 (TOM, 2011)	7,300 (TOM, 2011)	N/A	N/A	7,000 (PAG, 2010)	N/A
Capacity (Florida Dept. of Transportation, 2002)	32,900	15,600	N/A	15,600	15,600	15,600
Conforms to Width Standards	Yes	No	Yes	Yes	Yes	Yes
Surface Conditions	Paved	Paved	Dirt/Paved	Paved	Paved	Paved

Source: Pima Association of Governments (PAG), Town of Marana General Plan, and Site Visit – 3.11.13



3. Roadway Improvements

There are two projects listed in the adopted 2040 Pima Association of Governments Regional Transportation Plan (PAG RTP) within the project area. Both projects are for the Twin Peaks Corridor and one has already been completed. These projects are:

- Twin Peaks Road #1 – Sidewinder Lane to Silverbell Road, Widen roadway to 4-lanes, Middle Timeframe (2020-2030), Pima County, \$30,000,000
- Twin Peaks Road #2 – Silverbell Road to new Interstate 10 TI, Construct 4-lane roadway and bridge over the Santa Cruz River, Early Timeframe (2010-2020), Marana, \$21,456,000 – COMPLETED

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

Pima Farms Road at Continental Reserve Loop will be used by vehicles generated by the project. Continental Reserve Loop intersects Silverbell Road which acts as the main arterial for the site and provides access north and south to Twin Peaks Road and Cortaro Road.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

Four of the project area roads that are within one mile of the project site are designated on the Tucson Bike Map as bike routes. Coachline Road and Continental Reserve Loop are designated as bike routes with a striped-shoulder. South of the Silverbell Road and Twin Peaks Road alignment, both roads have a bike route with a striped shoulder that extends south and east, respectively. North of the intersection of Twin Peaks Road and Silverbell Road both roads are listed as key connecting streets for bicyclists. There are no sidewalks adjacent to the project area.

I. Existing Utility Infrastructure

There are 2 wells located on the site or within 100-feet of the site. A 12-inch water main exists within the Pima Farms Road right-of-way east of Lazy K Bar and was installed as an off-site improvement associated with the development of Ironwood Reserve. The main is stubbed out to the intersection of Scenic Drive and Pima Farms Road. Public sewer infrastructure exists to the north and east. Overhead utility lines exist along Pima Farms Road and Scenic Drive.



J. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

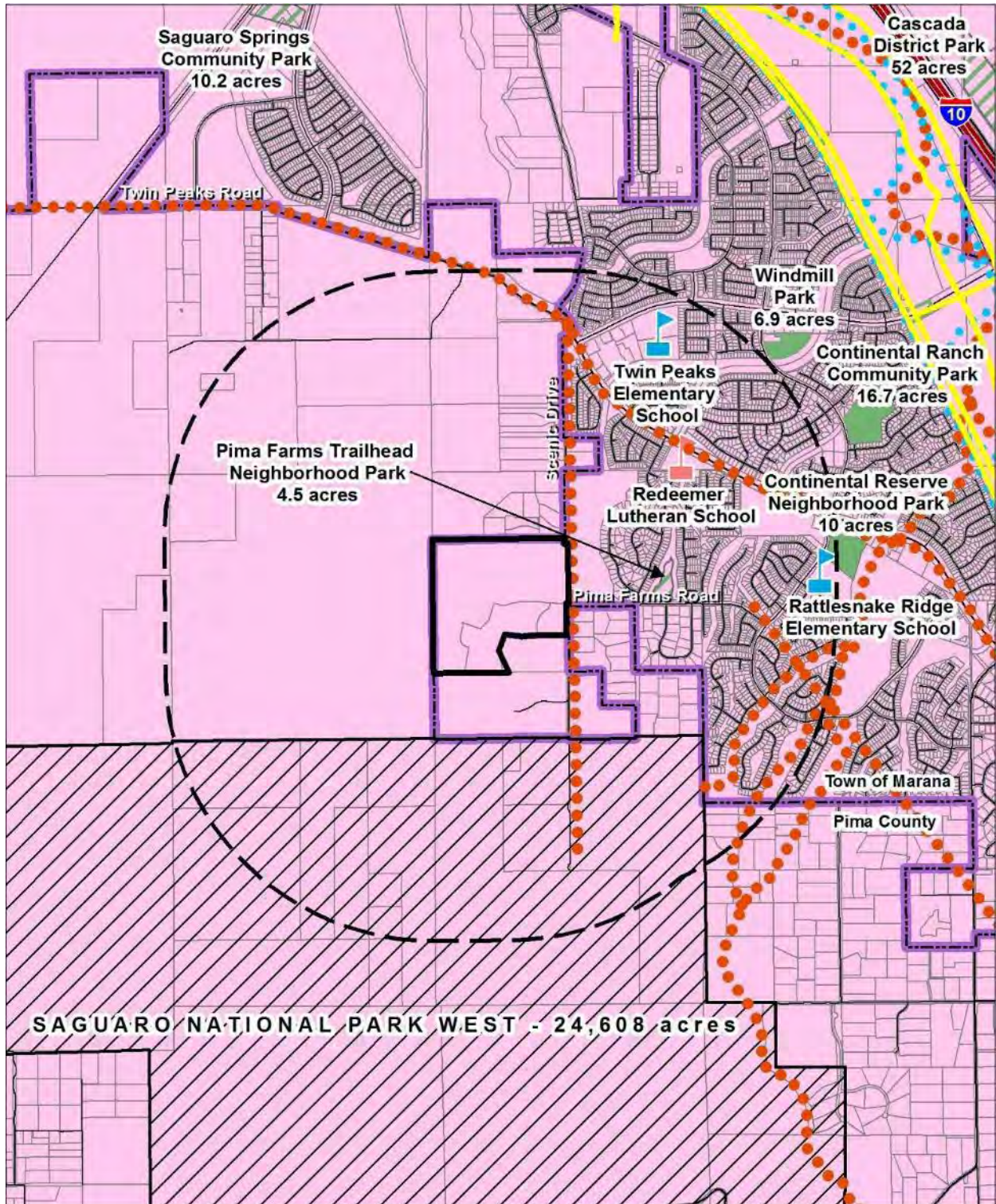
As shown on *Exhibit II.J.1* there is one park, Continental Reserve Community Park, within one mile of the project site. The Pima Farms Trailhead Neighborhood Park, located less than a half mile to the east, is undeveloped and is planned to provide access to Saguaro National Park West from Continental Reserve. Windmill Park and Continental Ranch Neighborhood Park are located northeast of the site, approximately 1.1 miles away. Additionally, the proposed Cascada District Park is located approximately 2.25 miles northeast of the project area. According to the Cascada Specific Plan, the district park will include sports fields, park amenities such as picnic areas and an integrated system of trails providing connectivity to the regional trail system.

According to the Town of Marana's Comprehensive Parks, Trails and Open Space Master Plan, there are no existing trails within one-mile of the project site. Approximately one-half mile to the south is the boundary of Saguaro National Park, which features an extensive trail system. The Pack Rat Trail, Scenic Trail and Passey Loop Trail are all located in the northeast corner of the park boundary, east of Scenic Drive. There are multiple proposed trails, including the Anza Trail, within one-mile of the project site and 3 proposed unpaved, single-track trails, concentrated to the east of the development. The three single-track trails are clustered around the southern portion of Ironwood Reserve. There is an existing greenway along Silverbell Road, which is proposed to extend west along Twin Peaks Road.

There is an existing offsite north-south trail located west of the property boundary which connects to Sanctuary Cove directly south of Lazy K Bar and eventually to Saguaro National Park (West) and the Tucson Mountain Park. This trail at the base of the adjacent rock outcrops traverses rough and rugged, and at times, steep terrain as it travels further north and especially south toward the base of Sombrero Peak. There are also several remaining on-site pedestrian and equestrian trails throughout the property that were used by the ranch and its guests in the past. None of these trails were ever formally granted public access, nor are they shown on *Exhibit II.J.1: Recreation and Schools*. Existing on-site trails can be seen on the aerial shown in *Exhibit III.E.1: Land Use Concept Plan*, which also shows an existing trail leading up the steep rock cliffs in the southernmost portion of Lazy K Bar that currently connects the ranch house area with existing off-site trail networks.

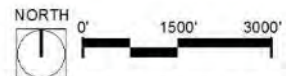


Exhibit II.J.1: Recreation and Schools



LEGEND

Specific Plan Boundary	Existing Parks	Existing Trails
One-Mile Radius	Proposed Parks	Proposed Trails
Jurisdictional Boundary	Saguaro National Park	Marana Future Trails
Marana Unified School District		



FILE NAME: schools_rec_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



K. Cultural Resources

1. Location of Resources On-Site

SWCA Environmental Consultants (SWCA) conducted a Class I cultural resources records review of a 138-acre property (Lazy K Bar Ranch) in April of 2013. More specifically, SWCA conducted the review to identify potential historic properties (i.e., properties listed in or eligible for listing in the National Register of Historic Places [NRHP]) that have the potential to be affected by the property development.

As part of their research on the property, SWCA consulted the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University, the Arizona State Historic Preservation Office, and the Bureau of Land Management, for previously conducted surveys and previously recorded sites in the project area.

The records search showed that two archaeological surveys (ASM Accession Nos. 1981-174.ASM and 1999-81.ASM) have been conducted in the current project area. No archaeological sites have been previously recorded within the project area (see Figure 2). Project 1981-174.ASM was conducted as part of the Northern Tucson Basin Surveys (Madsen et al. 1993) and covered the entire current project area. The second survey, 1999-81.ASM, was conducted in 1999 by Old Pueblo Archaeology as a part of the Pima Farms Development Project (Jones 1999) and overlapped the eastern portion of the current project area. Neither survey identified any cultural resources within the current project area.

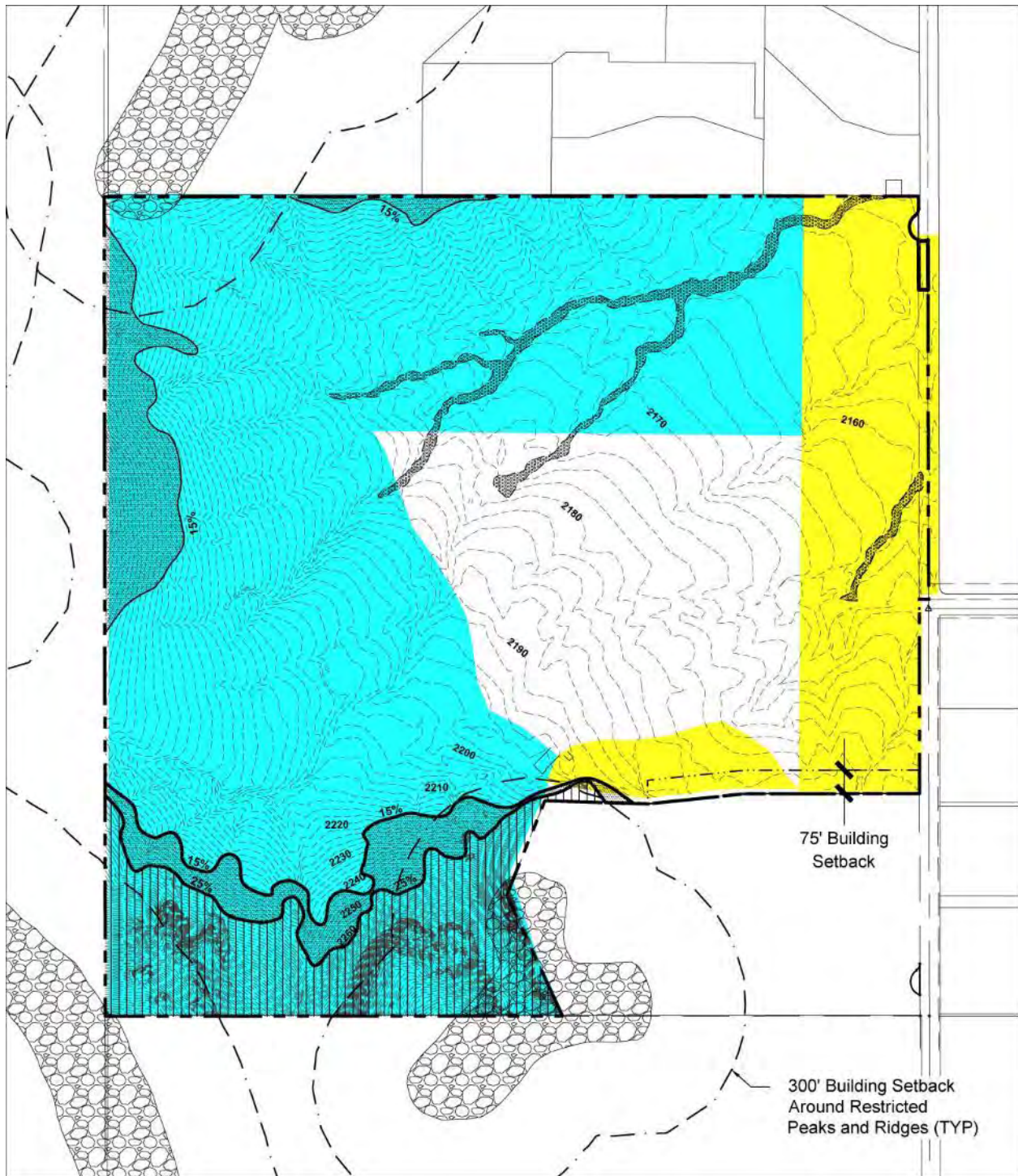


L. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.L.1*. The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Development Plan for more information on how the site plan responds to the site's physical constraints.



Exhibit II.L.1: McHarg Composite Map



LEGEND

Site Boundary	Slope (15%-25%)	Visibility (Low)
2' Elevation Contour	Slope (>25%)	Note: FEMA Zone X (outside 100-year flood limits) covers entire map area
Field Verified IRA	Visibility (Moderate)	NORTH 0' 250' 500'
Restricted Peaks and Ridges	Visibility (High)	FILE NAME: MCHARG EXHIBIT.DWG / 8.5X6.5 PT





LAZY K BAR RANCH
SPECIFIC PLAN
DEVELOPMENT PLAN



A. Purpose and Intent

The Lazy K Bar Ranch Specific Plan establishes the framework for the development of a 138-acre residential community within the Town of Marana, Pima County, Arizona. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Development Plan responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this Specific Plan are shown on *Exhibit II.B.1*.

B. Design Principles and Vision

The Lazy K Bar Ranch Specific Plan is intended to be developed in keeping with the following goals and objectives:

- Preserve and feature the natural beauty of the site, including the washes, riparian areas and rock outcroppings.
- Maximize the spectacular views of Sombrero Peak and the other surrounding peaks and ridges to the south and west, as well as city views to the east from all lots throughout the proposed community.
- Minimize cut and fill and avoid development on slope areas to preserve vistas from other properties.
- Preserve and feature the historic ranching and guest ranch heritage of the site through preservation of the Mountain Pavilion Terrace (event lawn) and those portions of the ranch house with the highest historical significance, as well as through the use of many of the Lazy K Bar Ranch documents, photographs and objects of interest such as furnishings, a stage coach, signage and other mementos. These items will be catalogued by the owners of the Ranch.
- Provide a variety of lot sizes and price ranges of homes through a mix of offerings that are targeted toward “move-up buyers”.
- Offer recreational and social opportunities for a variety of age ranges and needs through open space, active and passive recreation areas and neighborhood gathering spaces.
- Provide pathways and trails throughout neighborhood affording pedestrian connectivity and access to local public trails and the Saguaro National Park.
- Provide buffering for existing residents adjacent to the property through the provision of natural open space adjacent to these areas and on the north through adequate grade differential to reduce the visibility of proposed homes from the sight lines of adjacent residences.
- Focus development on existing disturbed areas and selectively revegetate previous disturbance where appropriate.



- Provide meaningful open space that allows for wildlife movement across the site while preserving a large portion of the remaining native vegetation.
- Create visually appealing focal points throughout the community.
- Provide view openings of the majestic mountain backdrop to foster a sense of place and allow for visual amenity.

C. Relationship to Adopted Plans

1. Marana General Plan

The proposed Specific Plan will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting.

Lazy K Bar is located within the Planning Area boundary of the Town's General Plan directly west of the Southern Growth Area. Designed to help meet the current and future needs of the Town, the Specific Plan establishes goals and polices that are in line with the Town's General Plan and Strategic Plan.

The Lazy K Bar Ranch Specific Plan is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: Adopt sustainable development as a unifying goal to secure Marana's future

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting undisturbed land promotes an increase in the general welfare and wellbeing of local residents by providing trails for recreation and sport. Open space, including natural vegetation, provides ecosystem services that reduce negative storm water runoff effects like erosion, protect wildlife habitat, and improve water quality by allowing debris and pollution to deposit over undisturbed land.

- General Plan Policy: Preserve and protect our natural resources in order to promote a sustainable community.
- General Plan Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.

Specific Plan Conformance: The Lazy K Bar Ranch Specific Plan leaves a considerable amount of the site undisturbed, preserving nearly 55% of the native vegetation on-site and minimizing the impact on washes. Similar to the Ironwood Reserve subdivision to the east, Lazy K Bar will utilize cluster development to avoid environmentally sensitive areas and provide open space amenity to residents.



General Plan Goal, Land Use and Growth Element: Provide opportunities for diverse developments that maximize the benefits to the community

The provision of a range of housing types and affordability is necessary to create a thriving community that can accommodate residents of any socio-economic class. By providing housing for residents of all income levels, land uses such as industrial, commercial and office space are complemented with a variety of skilled workers; thus, attracting future development and employment opportunities to the Town.

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.
- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.

Specific Plan Conformance: Lazy K Bar is located within the Planning Area Boundary of the Town of Marana’s 2010 General Plan and is adjacent to the Southern Growth Area. The land use designation on the property is Rural Density Residential, 0.1-0.5 residences per acre (RAC). The proposed RAC for Lazy K Bar is 1.29 residences per acre. Marana’s 2010 General Plan states that a two-step increase change of the current land use designation will result in a major amendment to the General Plan. The proposed density of 1.29 RAC is a one-step increase change of the current land use designation and is therefore considered a minor amendment to the General Plan. A minor general plan amendment to Master Planning Area to reflect the proposed “F”, Specific Plan zoning is being processed concurrently with this Specific Plan.

Lazy K Bar will feature high-quality design and development that is compatible with what exists in the area, as well as a range of lot sizes and housing types to accommodate homebuyers at varying “move-up buyer” income levels. According to the 2010 General Plan, there is Rural Density Residential immediately surrounding the site and the vast majority of land to the east is designated as Master Planned Area and is developed at higher densities than what is being proposed by this specific plan. Several residential subdivisions exist within the master planned area east of Lazy K Bar. The property is positioned west of a single-family residential subdivision, Ironwood Reserve, and directly south of unsubdivided, single-family residential large lot homes. To the northeast are the Twin Peaks and the Twin Peaks Highland subdivisions; both are single-family residential, one- and two-stories. Several other subdivisions exist east of the site at varying densities.



Table III.C.1: Lot Sizes

Developments	Lot Square Footage		
Ironwood Reserve	6,122	7,179	12,435
Lazy K Bar Ranch (Proposed)	7,200	9,100	11,200

The move-up and second move-up homes proposed for Lazy K Bar Ranch will have pricing that starts above Continental Reserve and Ironwood Reserve. It is a product not currently offered in the area and thus meets a plan goal of expanding the upper end price range of housing offered in the area.

General Plan Goal, Parks and Recreation Element: Provide a system of developed parks and recreational facilities throughout the community.

Access to parks and recreational facilities is an important part of well-functioning communities. Given today’s sedentary lifestyles, people need opportunities to engage in outdoor activities. Providing trails and neighborhood parks improves the health of community residents while allowing them to experience the natural beauty of the Sonoran Desert. Improving the general welfare and wellbeing of communities through outdoor recreation helps instill a unique sense of place, and pride in their community, for residents that enjoy the provided amenities.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
- General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.
- General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
- General Plan Action: Require Homeowner’s Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.

Specific Plan Conformance: Lazy K Bar will feature public trail access and active recreation areas. Maintenance of the parks and trails within the project will be the responsibility of the Homeowner’s Association, regulated by Covenants, Codes and Restrictions (CC&Rs). For more information, see section IV.E.1.



General Plan Goal, Open Space and Trails Element: Protect and preserve natural open space.

The vast array of wildlife species that persist along the Tucson Mountains help to create the unique desert landscape so beloved by those in the Town of Marana. Maintaining critical wildlife habitat and linkages for species movement is an important part of their persistence in the future, especially considering that each species has its own unique habitat requirements, migration patterns and range.

- General Plan Policy: Develop a connected system of natural open space preserves that protect wildlife habitat, wildlife linkages, and cultural resources.
- General Plan Action: Preserve, protect, or conserve areas of high-value habitat and wildlife movement linkages as identified in the Marana Draft Habitat Conservation Plan (HCP) and the Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Preserve Natural Undisturbed Open Space (NUOS) to maintain wildlife access and movement within and through development sites that are subject to discretionary land use actions, as described in the Draft HCP.
- General Plan Action: Preserve and protect existing natural drainage systems as identified in the Marana Draft HCP riparian map.
- General Plan Policy: Create protected continuous open space linkages and viable wildlife corridors throughout the community.
- General Plan Action: Protect the viability of wildlife corridors mapped in the Draft HCP, using innovative site planning and design.

Specific Plan Conformance: Lazy K Bar is designed to concentrate grading activities towards already disturbed areas of the site. Focusing development efforts away from greenfield development (undisturbed, naturally occurring areas) helps avoid encroaching onto the streams that traverse the property, protects wildlife corridors identified in the Town of Marana’s Habitat Conservation Plan, and preserves native vegetation and drainageways. The total amount of open space in Lazy K Bar is 55%.

2. Marana Strategic Plan

The Lazy K Bar Ranch Specific Plan is a master planned community in the Town of Marana consisting of 138 acres of property just west of the Continental Reserve and Ironwood Reserve residential communities. The purpose of the Specific Plan is to establish a development plan, regulations and performance standards specific to providing the flexibility and specificity needed to guide the property’s development in a manner befitting its unique setting and character.



The Lazy K Bar Ranch Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce – Construction of proposed community will provide jobs as well as revenue to the Town through construction sales tax and development services fees.

Community – This new residential community will provide new housing choices in the popular Continental Ranch area, attracting new residents to the Town. Offering larger lots and higher end housing options creates a logical transition in housing product type and price when moving west through Continental Ranch past the Continental Reserve and Ironwood Reserve communities. Careful development of the site as a gated enclave will ensure the preservation of the more environmentally sensitive areas beyond the site, as well as the suburban lifestyle of existing residents.

Heritage – The historic ranching and guest ranch heritage of the site will live on through the continued use of the Lazy K Bar name, the preservation of the Mountain Pavilion Terrace and hardscape, those portions of the original ranch house with the highest historical significance, and through the use of many of the Lazy K Bar Ranch documents, photographs, objects of interest, signage and other mementos.

Progress/Innovation – Dedication to a conscientious approach to responsible development, high-performing homes and cost saving for potential future homebuyers reflects the intent of the Lazy K Bar Ranch Specific Plan. The community will strive to incorporate sustainable building practices such as the use of energy efficient construction materials and appliances as well as innovative site design conservation techniques to decrease energy usage, minimize impact to the environment, conserve water and promote healthy lifestyles.

Recreation – The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to natural open space areas and trails. A proposed internal loop trail will connect to the trail along the northern boundary, offering ample opportunity to enjoy a superb hike and breathtaking views. Although short, the trail along the northern boundary proposed for preservation follows a path through an existing stand of saguaros, many of which will be preserved through the undisturbed open space provided along the northern boundary. The trail will also be slightly lengthened through the provision of both an internal trail connection and a public trailhead located at the northeast corner of Lazy K Bar. The trail along the north boundary will be the only publically accessible trail located onsite.

D. Compatibility with Adjoining Development and Location Restrictions



1. Adjoining Development Compatibility

The specific plan area is located on the western edge of a master planned area with several subdivisions within one-mile of the project site. The master planned communities Continental Ranch and Continental Reserve comprise much of the developed land to the east. Other subdivisions in close proximity to Lazy K Bar include Ironwood Reserve, Twin Peaks Highland, Silver Moon, Twin Peaks, Sierra Crest, Sunset Ranch Estates and the Stoneridge subdivision. Coupled with retail and big box stores near Cortaro Road, these subdivisions lend themselves to improving economic development within the Town of Marana. Sanctuary Cove, owned and operated by All Creeds Brotherhood, is a scenic area with trails and a chapel for the public to enjoy. The chapel is located over 500 feet south of the rock outcrops along the south boundary of the project area. Ironwood Reserve, a single-family residential subdivision, with one- and two-story homes and 2.0 RAC, is immediately adjacent to the east of Lazy K Bar. Similar to Lazy K Bar Ranch, Ironwood Reserve successfully implemented open space into the subdivision's design while preserving environmentally sensitive areas like washes running through the site. In comparison, however, Lazy K Bar Ranch will be less dense with a gross density of 1.29 RAC. Both Twin Peaks and Twin Peaks Highland, located to the northeast of the site, are single-family residential subdivisions with one- and two-story homes. The gross density of those two subdivisions is 3.4 and 4.0 RAC, respectively.

E. Land Use Concept Plan

The Lazy K Bar land use concept plan responds to site-specific conditions and environmental constraints as identified in the site analysis. The plan consists of 178 single-family residential units with a density of approximately 1.29 designated units per acre (*See Exhibit III.E.1: Land Use Concept Plan*). The developer proposes three distinct product types on varying lot sizes to meet the unique needs, preferences and lifestyles of Arizona homebuyers. The smallest proposed lot size, located in the eastern portion of the site, is 7,200 square feet with dimensions of 60'x120'. Homes in the middle of the site have a proposed lot size of 9,100 square feet (70'x130') and the higher elevation lots in the western portion of the site have the largest lot size; 11,200 square feet with dimensions of 80'x140'. Homes will be limited to single-story. Consistent with the goal of creating three distinct neighborhoods with individual character, the developer's product designs will consider current homebuyer lifestyle preferences, timeless rather than trendy exterior styling, incorporation of popular elements drawn from the developer's extensive customer experience, and a commitment to crafting inviting neighborhoods and distinctive places. The developer will build energy efficient homes using innovative construction techniques and materials.

Lazy K Bar Ranch already exhibits 49% disturbance from previous grading and development. The greatest areas of disturbance are concentrated around the center of the specific plan site, extending west and northeast. Currently, the center of the site is dedicated to infrastructure for supporting ranch operations, including: covered horse stalls and stables for housing livestock, tack room for storing supplies, housing for staff, casitas for guests, a barn, store and pool to accommodate guests using the ranch.



The proposed development of Lazy K Bar includes setting aside a large portion, approximately 55% of the total project area for open space. The development is designed to minimize disturbance of the on-site washes and riparian habitat by limiting development in those areas to wash crossings for roadways, and focusing residential development on the remainder of the site and primarily on already disturbed areas. Native plant species left intact will serve as habitat for Sonoran Desert fauna, providing visual amenity to residents in Lazy K Bar. Every lot in the community will have a backyard facing natural desert open space; this open space will be complemented by avoiding development on areas with slopes greater than 15%, preserving wildlife corridors, reducing development that encroaches on the two drainageways that lead out of the specific plan area to the north, and concentrating development on areas that have already been historically disturbed. A community recreation area, surrounding the existing ranch house, will serve Lazy K Bar residents along with the other preserved open spaces and trails. The Lazy K Bar Ranch Specific Plan will safeguard a portion of the historic nature of the property. The plan preserves, at a minimum, the original stone house portion of the larger ranch house lodge. This historic structure anchors the community to tie it to the property and Marana’s rich historic past.

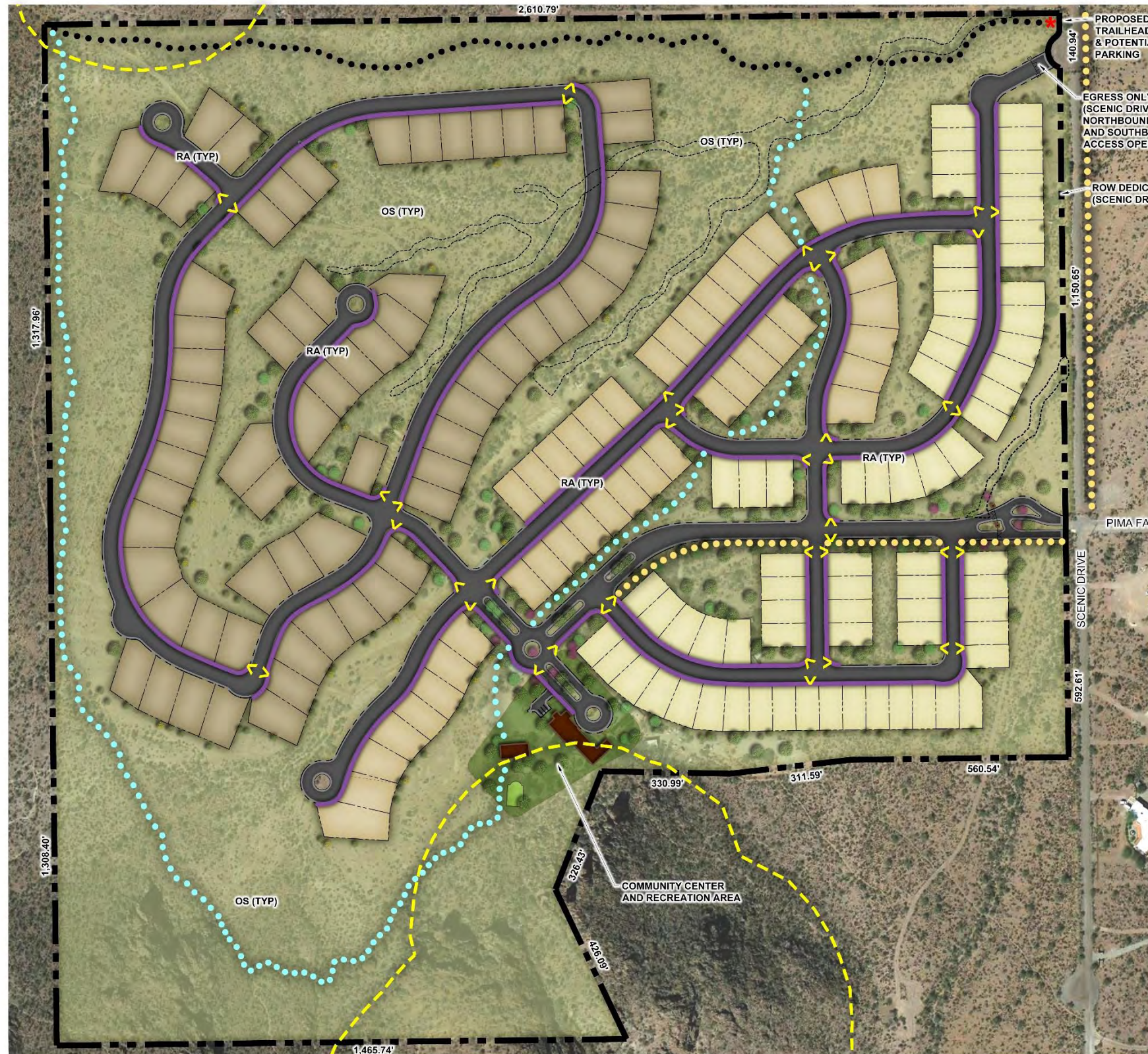
The community will be accessed from Pima Farms Road, a 2-lane minor collector, to the east of the site. Pima Farms is intersected by Scenic Drive, immediately adjacent to the eastern boundary of the specific plan. The only point of public access to Lazy K Bar is serviced by Pima Farms Road; therefore existing residents to the east including those in the Ironwood Reserve development will be affected by traffic from Lazy K Bar. By driving towards Silverbell Road, away from the site, Lazy K Bar residents will have access to Interstate 10 and other north-south major arterials, providing a range of alternate routes for shopping, work, and leisure activities.

Table III.E: Land Use Data

Area Description	Area (acres)	Percent Area
Total Site Area	138.2	100
Residential Lots	45.79	33.1
<u>OPEN SPACE</u>	<u>76.01</u>	<u>55</u>
• N.U.O.S.	34.55	25.0
• General Open Space	39.08	28.3
• Recreation Area	2.38	1.7
Private Streets	16.40	11.9



Exhibit III.E.1: Land Use Concept Plan



LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - IMPORTANT RIPARIAN AREA (IRA)
- - - - - 300' SETBACK: PROTECTED PEAKS AND RIDGES
- ● ● ● ● PUBLIC TRAIL (FUTURE TRAIL EASEMENT 1)
- ● ● ● ● PRIVATE TRAIL
- ● ● ● ● NATURAL PATH (4')
- — — — — SIDEWALK (4')
- CURB RAMP
- RECREATION AREA = 2.38 AC
- OPEN SPACE
- RESIDENTIAL AREA, 80'x140' = 66 LOTS
- RESIDENTIAL AREA, 70'x130' = 45 LOTS
- RESIDENTIAL AREA, 60'x120' = 67 LOTS

TOTAL LOTS = 178

- NOTES**
1. AREA OF SUBJECT PROPERTY = 138.2 AC
 2. EXISTING ZONING = RECREATIONAL RESORT
 3. PROPOSED ZONING = LAZY K BAR RANCH SPECIFIC PLAN
 4. OPEN SPACE (OS) = 76.01 AC, 55% OF SITE
 5. NUOS = APPROX 25% OF SITE
 6. RESIDENTIAL AREA (RA) = 62.19 AC, 45% SITE

LAZY K BAR RANCH

0' 100' 200' 300'

PROJECT: R401 DATE: 08/12/14
FILE NAME: I:\2011\2011R401\BASE-ET.DWG

THE PLANNING CENTER
PLANNING AND DESIGN SERVICES



F. Circulation Plan

Ingress/Egress will be provided at a main gated location at Pima Farms Road and Scenic Drive. It is approximately 1.25 miles from Silverbell Road. A gated egress-only street, which will be the full proposed right-of-way width, is located at the northeastern corner of the site, providing a secondary access to Scenic Drive. All electronically controlled access gates including the main gate, shall be provided with an optical pre-emptive device with key switch back up approved by the fire code official. In accordance with the 2012 International Fire Code, the developer will also be responsible for installing no parking signage in accordance with the fire code and inclusion of the optical pre-emptive device and key switch for all street sections not meeting minimum widths including all cul-de-sac turnarounds. Either minor modifications to the proposed road layout will be needed to meet the separation requirements for fire apparatus access roads outlined in Section D 107.1 of the 2012 International Fire Code or all new homes will be equipped with an automatic fire sprinkler system to qualify for the design exception in the adopted fire code.

Interstate 10 is approximately 3 miles east of the site. North/south movements can be made by utilizing Scenic Drive (southbound travel terminates at base of the Tucson Mountains) or Silverbell Road to the east of the site. There are no off-site right-of-ways proposed for the site because access is already established through Pima Farms Road, with more than adequate existing capacity.

It is worth noting that the average daily trips (ADT) entering and exiting Lazy K Bar Ranch based on 178 single-family detached homes is vastly lower than the ADT associated with a 600-room hotel. The current zoning designation of Resort and Recreation would allow a 600-room hotel or resort on the property. According to the 9th Edition of the Institute of Traffic Engineers (ITE) *Trip Generation Manual*, a 600-room hotel would result in 5,352 vehicle trips per day (solely for the hotel, without consideration of activities geared toward non-overnight guests in the ballrooms and restaurants) compared to 1,780 daily trips for 178 single-family detached residences.

In order to improve regional circulation and to enhance project access, a 60 foot right of way will be dedicated along the eastern boundary of the project to provide for the reconnection of Scenic Drive to Pima Farms Road. The developer will enter into a development agreement with the Town of Marana providing for the developer to construct a new 24 foot width two lane public roadway connecting Pima Farms Road to Silverbell Road. The development agreement will additionally provide for reimbursement for a portion of the costs associated with constructing the new roadway and will additionally provide for construction of an earthen trail along Scenic Drive and for a public trail easement within the project.

A Traffic Impact Analysis was prepared by Southwest Traffic Engineering, LLC and submitted under separate cover.



G. Grading Element

Grading is directed to selected areas of the Lazy K Bar Ranch Specific Plan project area. After 85 years of intense guest ranch use on this site, it is impossible to credibly identify any significant undisturbed areas on this property. Grading will impact 45% of the site, leaving approximately 55% of the specific plan area undeveloped. The following indicates the size of each area graded and the percentage of the site. The overall allowable grading and related disturbance includes internal roadways and their right-of-way, building pads, driveways, accessory structures, utility crossings of natural washes, emergency access and other areas needed for infrastructure and utilities. Barriers such as temporary yellow rope or similar methods will be provided for machinery in order to ensure that the grading limits will not be exceeded and will be constrained to the areas designated for disturbance. The grading will be done in conformance with the Land Use Concept Plan and the Development Regulations of Lazy K Bar. In accordance with Title 25 of the Town of Marana *Land Development Code*, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to ADEQ for coverage under the Arizona Pollution Discharge Elimination System (AZPDES) Construction General Permit is required and will be submitted to the Town for review and acceptance prior to commencement of grading activities.

H. Post Development Hydrology

1. Land Use Concept Plan Response to Hydrologic Characteristics:

The primary design components for the project drainage structures will be for the facilities to convey off-site drainage through the project site. The project will utilize constructed channels or storm drain pipes and on-site detention basins. Ultimately, on-site stormwater runoff to the downstream project boundaries will be conveyed in a way that closely mimics existing drainage patterns. Finished floor elevations will be one foot above the established base flood elevations of adjacent floodplains.

The off-site flows from the Tucson Mountain watersheds will be collected in channels directing the runoff around the project site. The post-developed 100-year floodplains within the project boundaries will be contained within the constructed channel. These channels will vary in depth from 3 to 6 feet below existing grade and have a longitudinal slope greater than 0.5% (min). The channels will have side slopes ranging from 3:1 to 1:1. For the slopes steeper than 3:1 or greater, slope protection such as dumped rock, gunite or grouted rock riprap will be provided for erosion control (See *Exhibit III.H.1: Post-Development Hydrology*). The constructed channels will direct the stormwater flows to the northeast corner of the project site where it uniformly sheetflows off the project site into natural channels.

This project is located within The Town of Marana and is required to comply with all drainage requirements set forth by the Town. This project is located within a balanced basin. As a result of being in a balanced basin, reduction of the post-developed runoff, to pre-developed levels, by means of retention and/or detention will be required for this



project to the extent necessary to ensure that, at a minimum, the post-development 2-, 10-, and 100-year peak discharges from the site will not exceed the pre-development conditions. Also, the project is a residential development larger than one acre in size, but has a density less than three units per developed acre. Therefore, the project site will not be required to meet the design requirements for the 5-yr threshold retention. The detention volumes for the project will be addressed during the platting and improvements plans within the Lazy K Bar Ranch Specific Plan area. A master drainage report will be a requirement for the development of this project.

2. Information and Substantiation for Encroachment/Modification of Drainage Patterns:

The project site is located in a Zone X as illustrated on the Revised Preliminary Flood Insurance Rate Map (FIRM) panel 04019C1650L, June 16, 2011 (see *Exhibit II.D.2.b.1: FEMA FIRM*). Although there is no on-site FEMA floodplain encroachments; according to the Town Of Marana Floodplain Ordinance, all non-FEMA washes greater than 50 cfs need to be mapped on-site for stormwater flows exiting and entering the project site. The encroachments into these non-FEMA floodplains for purposes of this ordinance, adversely affects means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one (1) foot where the owner of the land doing the development owns both sides of the floodplain and no more than 0.1 foot where only one side is owned. In no case shall the development increase the water surface elevation more than 0.1 foot on the properties owned by others that are located upstream and downstream.

3. Potential Drainage Impacts to Off-Site Land Use Upstream and Downstream:

The post-developed stormwater runoff discharges will be the same as it is under existing conditions. The channelization of the off-site stormwater flows will concentrate the stormwater within the channel. These channels will be designed to release the stormwater downstream mimicking the existing floodplain width, depth, and velocity. The peak discharge flow rates exiting the project site will not increase since the project will comply with the Town of Marana retention/detention requirements. This development will not increase the water surface elevation to downstream facilities more than 0.1 foot.

4. Engineering and Design Features to be used to Address Drainage and Erosion Problems:

The lot layout was designed to largely maintain existing drainage patterns. No lots shall be platted within the locally regulated, developed conditions floodplain or erosion hazard setback areas as delineated in the final accepted drainage report. The maximum increase in the existing water surface elevations due to encroachment is



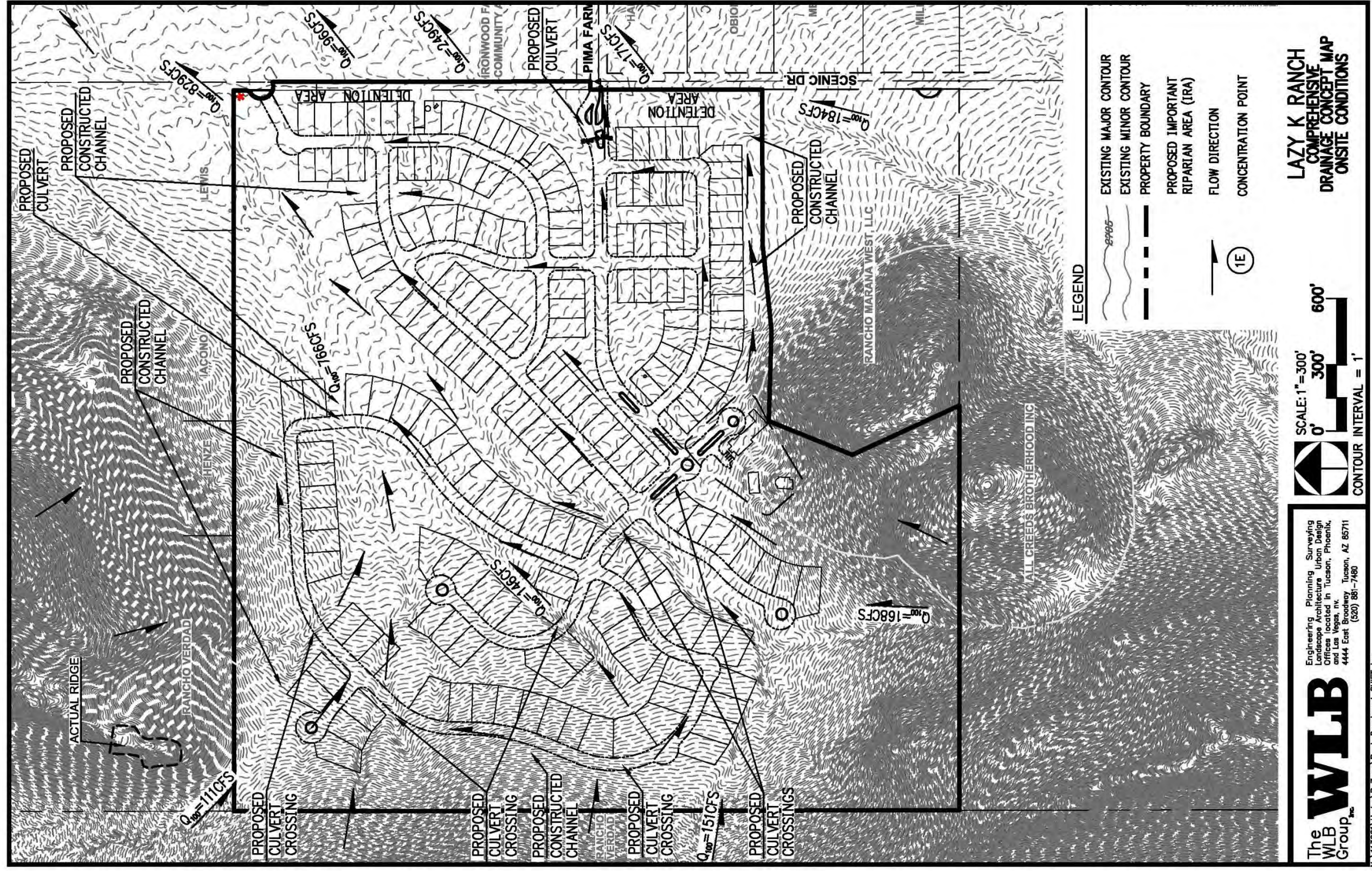
limited to one (1) foot where the owner of the land doing the development owns both sides of the floodplain and no more than 0.1 foot where only one side is owned. Surface drainage will be prohibited from draining onto the roadway surfaces within Lazy K Bar. The conveyance of runoff through the proposed development will be accomplished by a system of concrete, metal or H.D.P.E. pipes and concrete box culverts, channels, catch basins, sidewalk scuppers, and retention/detention basins. All hydraulic structures, constructed drainage channels, and retention/detention basins will be calculated in conjunction with the platting and improvement plans. Riprap aprons may be used to control erosion at culverts, channels, or basin outlets. Vegetation may also be used to enhance channels, but preservation of natural channels is not possible since none exist on the site.

5. Land Use Concept Plan Conformance with Area Plan, Basin Management Plans and Town Policies:

The design and management of all hydraulic structures and facilities will be in compliance with the Town of Marana drainage standards and policies. The development will not adversely impact the parcels up and downstream of the site and retention will be provided.



Exhibit III.H.1: Post Development Hydrology



I. Environmental Resources

1. Waters of the United States

The applicant is currently preparing a request to the U.S. Army Corps of Engineers (Corps) to make a determination of the jurisdictional status of drainage features on the property under Regulatory Guidance Letter (RGL) 08-02, in which the Corps determines only which features have the potential to be waters of the U.S. (Waters) in a preliminary jurisdictional determination (PJD). If a Corps of Engineers 404 Clean Water Permit is required, the project will have a federal nexus and all cultural resource reviews will need to be sent to the State Historic Preservation Office (SHPO) for review. Grading permits will not be issued by the Town until it is determined that all federal permit requirements have been met.

2. Federally Endangered Species and Other Special Species

There are no federally endangered species or other special species present on the project site.

3. Wildlife Corridor

The site has been designed to preserve remnant wash areas and vegetation that may be utilized as corridors for the movement of wildlife. To enable wildlife use of the washes, culverts shall be sized to accommodate smaller wildlife species. A search of the AGFD HDMS identified the presence of 2 wildlife corridors within 3 miles of the specific plan site; the Coyote – Ironwood – Tucson Linkage Design and the Tucson - Tortolita – Santa Catalina Mountains Linkage Design. This link is depicted by Beier et al. (2006)³ as covering broad areas, without specific paths through the areas defined. The Town of Marana HCP states that the Tucson – Tortolita corridor extends from the western portion of Saguaro National Park to the Tortolita Fan to the east. Thirty days before grading, a 100% area survey must be completed, by a qualified wildlife biologist, for the Sonoran Desert Tortoise, with a copy of the survey form sent to the Town prior to issuance of a grading permit.

J. Landscape & Buffering

The overall landscape theme will reflect the best attributes of the Sonoran Desert and the site's surrounding environment. Native and low-water use plant material (that is deemed non-invasive in character), as well as regionally appropriate hardscape materials will be used within the park, landscape buffers, and common areas. Nearly 55 percent of the site will be preserved.

³ Beier, P., E. Garding, and D. Majka. 2006. Arizona Missing Linkages: Tucson – Tortolita – Santa Catalina Mountains Linkage Design. Report to Arizona Game and Fish Department. School of Forestry, Northern Arizona University.



Buffers and common areas will reflect the plant palette and appearance of the native desert that dominates the site and honor the cultural and historical relevance of the previous Lazy K Bar. All planting in common areas as well as on private property will adhere to the Lazy K Bar Prohibited Plant List (Table III.J).

Residents and visitors to the Lazy K Bar community will be greeted by a mixture of rustic amenities and materials aesthetically balanced with the appropriate low water use vegetation. Landscape amenities may include items such as:

- Custom gated entry (reflecting cultural heritage of the ranch)
- Landscaped roadways and medians
- Lazy K Bar Community Ranch House (preserved original stone ranch house)
- Lazy K Bar Mountain Pavilion Terrace (event lawn) preserved for gatherings
- Pathways and trails throughout neighborhoods providing pedestrian access throughout the entire community

To the extent practical, the majestic views of the surrounding rock formations, Tucson Mountains, and the city lights will be preserved and given high priority.

The conservation of water will be an important priority with the landscape design. Underground drip irrigation will serve the low water use plants within the park and selected common areas.

Screening will be accomplished through the use of preserved and planted vegetation as well as site layout and orientation. Homes backing up to natural areas with sufficient existing vegetation and screening will have the option of installing view fences along the rear of the lot.

Lazy K Bar development shall prohibit the planting of desert adapted plant species that have been proven to have the potential for invasive characteristics. Such plants shall be prohibited in public common areas as well as on private property (front, back or side yards).

The following plant species are prohibited in Lazy K Bar development within common areas and private areas for both environmental and aesthetic reasons.



Table III.J: Lazy K Bar Prohibited Plant List

<i>Botanical Name</i>	<i>Common Name</i>
TREES	
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Cedrus sp.</i>	Cedars
<i>Cupressus semperviren</i>	Cypress
<i>Eucalyptus sp.</i>	Eucalyptus
<i>Gleditsia triachanthos inermis</i>	Honey Locust
<i>Grevillea robusta</i>	Silk Oak
<i>Olea europaea</i>	Olives
<i>Oleander sp.</i>	Oleander
<i>Parkinsonia sp. (non-natives)</i>	Non-native Palo-Verdes
<i>Phoenix sp.</i>	Date Palms
<i>Pinus sp.</i>	Pine Trees
<i>Populus Sp.</i>	Cottonwood Trees
<i>Proposis sp. (non-natives)</i>	Chilean, Argentinean or hybrid Mesquites
<i>Rhus lancea</i>	African Sumac
<i>Tamarix aphylla</i>	Athel
<i>Tamarix ramosissima</i>	Salt Cedar
<i>Washintonia sp.</i>	Fan Palms
SBRUBS/ACCENTS	
	Non-native Ice Plants
<i>Arundo donax</i>	Giant Reed
<i>Asteraceae sp.</i>	African Daisy
<i>Baccharis sp.</i>	Desert Broom
<i>Brassica tournefortii</i>	Sahara or African mustard
<i>Bromus rubens</i>	Red Brome
<i>Caesalpinia gillesii</i>	Yellow Bird of Paradise
<i>Caesalpinia pulcherimia</i>	Red Bird of Paradise
<i>Casuarina sp.</i>	Beefwood
<i>Centaurea melitensis</i>	Malta starthistle
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cynodon dactylon</i>	Non-hybrid bermuda
<i>Eragrostis lehmanniana</i>	Lehmann lovegrass
<i>Eragrostis barrelieri</i>	Mediterranean grass
<i>Erodium sp.</i>	Filaree
<i>Hydrilla sp.</i>	Hydrilla
<i>Lantana camara</i>	Lantana
<i>Myriophyllum aquaticum</i>	Feather Top or Parrott Feather
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil
<i>Peganum harmala</i>	African Rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain Grass



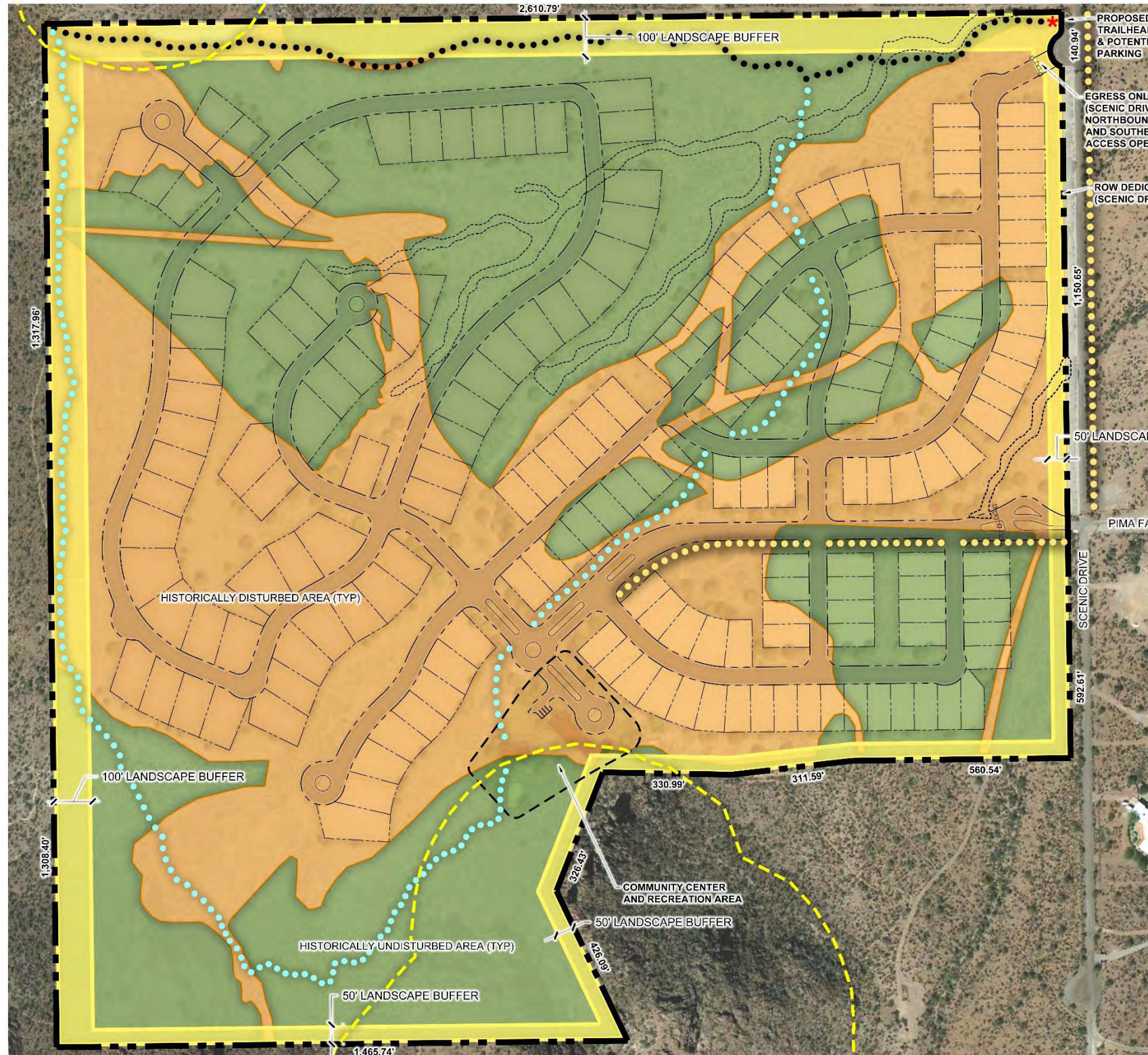
<i>Pennisetum sp.</i>	Pennisetum
<i>Rhynchelytrum repens</i>	Natal grass
<i>Salvinia molesta</i>	Giant salvinia
<i>Schismus arabicus</i>	Arabian grass
<i>Sorghum halepense</i>	Johnson grass
<i>Thevetia sp.</i>	Thevetia
<i>Vinca Minor</i>	Periwinkle

1. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared in accordance with the provisions set forth in the Town of Marana Land Development Code. The site layout has been designed with concern for the site’s topography, hydrology, and the riparian washes running through the site.



Exhibit III.J.1: Landscape and Buffering



LANDSCAPE BUFFERS & HISTORIC OPEN SPACE

- LEGEND**
- PROPERTY BOUNDARY
 - IMPORTANT RIPARIAN AREA (IRA)
 - 300' SETBACK: PROTECTED PEAKS AND RIDGES
 - TRAIL: PUBLIC (FUTURE TRAIL EASEMENT 1)
 - TRAIL: PRIVATE
 - NATURAL PATH (4')
 - HISTORICALLY DISTURBED AREA: APPROX 67 AC
 - HISTORICALLY UNDISTURBED AREA: APPROX 71 AC
 - LANDSCAPE BUFFER

- NOTES**
1. AREA OF SUBJECT PROPERTY = 138.2 AC
 2. EXISTING ZONING = RECREATIONAL RESORT
 3. PROPOSED ZONING = LAZY K BAR RANCH SPECIFIC PLAN
 4. OPEN SPACE (OS) = 76.01 AC, 55% OF SITE
 5. NUOS = APPROX 25% OF SITE
 6. RESIDENTIAL AREA (RA) = 62.19 AC, 45% SITE

LAZY K BAR RANCH



K. Cultural Resources

On April 8, 2013, SWCA, Inc., Environmental Consultants conducted an archaeological survey of approximately 138 acres of the subject property. Prior to fieldwork, SWCA conducted a site field search of the on-line AZSITE database for records of previously conducted cultural surveys and known archaeological sites within or near the project area. The search revealed that the project area had previously been surveyed twice, in 1981 and 1999. No previously recorded sites were located within the parcel. SWCA recommends no further archaeological work for the surveyed parcel.

Although no archaeological sites were discovered on the property, the developer plans to preserve cultural artifacts representative of the site's heritage as a ranch and homestead. Some features, such as the bench with stagecoach wheels, may serve as functional components for the use and enjoyment of community residents. Other items such as the blacksmith's anvil with stand or the horse drawn coach, may be on display in the outdoor recreational areas to provide historic interpretation of the Lazy K Bar heritage. The original stone ranch house, which is being preserved on-site, may also display historic photographs, wrought-iron ranch implements, antique furniture and light fixtures (wagon wheel chandeliers) and historic signage.

L. Utilities

1. Water

As shown on *Exhibit II.B.4. Existing Land Uses*, there are 2 wells located on the site or within 100-feet of the site. The water supply for the Lazy K Bar site will be provided by the Town of Marana which has been designated by the state of Arizona Department of Water Resources as having an assured water supply; therefore, water supply is assured. A water service agreement, *Exhibit III.L.1: Water Service Letter*, is required to establish service to the property. Off-site improvements to connect to the existing system, well sites and storage tanks will need to be considered along with the infrastructure to serve the proposed development.

A 12-inch main exists within the Pima Farms Road right-of-way east of Lazy K Bar. This main was installed as an off-site improvement associated with the development of Ironwood Reserve. The main is stubbed out to the intersection of Scenic Drive and Pima Farms Road and is intended to serve development up to an approximate elevation of 2216-feet. Construction of a booster station is anticipated to be necessary to serve the higher elevation portion of the site.

Fire flow for residential construction shall be provided by fire hydrants that have been designed, installed, tested and approved for delivering the minimum fire flow as required by Section B 105.1 of the 2012 International Fire Code prior to the introduction of combustible construction on the site.



Exhibit III.L.1: Water Service Letter



May 9, 2013

Jason Weber
Maracay Homes
15160 N. Hayden Rd.
Scottsdale, AZ 85260

Project: Lazy K Bar Ranch
142.36 acres

Dear Mr. Weber:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply. This does not mean that water service is currently available to the proposed development. The development lies boundary of the Town of Marana water service area. Therefore, water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water development agreement identifying water use, fire flow requirements and all major on-site and off-site water facilities.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system. The developer shall have the cost responsibility to construct both the onsite and offsite facilities required to serve the potable water and fire protection demands for your development.

The comments herein made are valid for a period of one year only. If you have any questions, please call our office at 520-382-2570.

Sincerely,

John Kmiec
Utilities Director

5100 W. INA ROAD

■ TUCSON, ARIZONA 85743

■ PH: (520) 382-2570

■ FAX: 382-2590

■ TTY: 382-3499



2. Wastewater

The plan is to be served by public sewer. The project site is tributary to the Ina Road Wastewater Reclamation Facility, via the Continental Ranch Interceptor. There are a few apparent options available to provide sewer service for the Lazy K Bar project.

The first option is construct approximately 3,200 lineal feet of 8-inch sewer north within the Scenic Drive alignment and tie into the 8-inch sewer (G-97-128) stub constructed as part of the Twin Peaks subdivision. This option allows the entire Lazy K Bar project to be served by the construction of only one outfall off-site sewer line. Capacity within the G-97-128 line will need to be confirmed. This option is the most straightforward approach to providing sewer service to Lazy K Bar.

The second option is to tie into the 10-inch gravity main sewer (Manhole #4431-33) line, G-2000-001 at the intersection of Sand Dune Place and Pima Farms Road. This option requires constructing approximately 2,700 lineal feet of 10-inch sewer within Pima Farms Road. The majority of Lazy K Bar can be served by constructing this off-site line. There are, however, approximately 50 lots within the northeast corner of Lazy K Bar that will likely be too low in elevation to be served by this outfall sewer. We understand that capacity is limited within the 8-inch sewer G-2004-054 within Ironwood Reserve. Connection to this sewer through the Ironwood Reserve common area may be a viable alternative to constructing the Option One Scenic Drive sewer to serve the lots in the northeast corner of Lazy K Bar. The G-2004-054 sewer appears to be of sufficient depth and the Ironwood Reserve common area allows for public sewer installation as stated within the Final Plat dedication language. A thorough review of the conservation easement and Pima Farms Road vegetation buffer dedication language should be conducted to confirm feasibility for this option.

A Sewer Service Agreement will be needed prior to development, see *Exhibit III.L.2.a: Existing Sewer Facilities* and *Exhibit III.L.2.b: Wastewater Capacity Response*. The sewer master plan and agreement will be reviewed and approved by Pima Regional Wastewater Reclamation Department.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property, but shall not be required. It is anticipated that service would be provided by Southwest Gas.



Electricity, natural gas, telecommunications and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity: Tucson Electric Power

Natural Gas: Southwest Gas Corporation

Telephone: Century Link

Cable: Comcast

4. Sanitation and Recycling Services

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.



Exhibit III.L.2.a: Existing Sewer Facilities



LEGEND

- Specific Plan Boundary
- Manholes
- Sewer Network

NORTH
0' 550' 1100'
FILE NAME: utilities_6x8_MAR-04.mxd
SOURCE: Pima County GIS, 2013



Exhibit III.L.2.b: Wastewater Capacity Response



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Website:
<http://www.pima.gov/wwm>

May 22, 2013

Linda Thompson
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

Sewerage Capacity Investigation No.13-108 Type I

RE: **Lazy K Bar Ranch**, 209 Residential Lots on Parcel # 221-22-013B, -013E & -013F
Projected ADWF of 45,144 gpd.

Greetings:

The above referenced project is tributary to the Ina Road Wastewater Reclamation Facility, via the Continental Ranch Interceptor.

Capacity is not available for the flows from this proposed development in the 8-inch public sewer G-2004-052. Flows can be accommodated in the 10-inch public sewer G-2000-001 downstream from manhole #4431-33, at Pima Farms Road and Sand Dune Place. The developer will need to extend the public sewer approximately 2,700 feet to the project.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system and valid for one year. A Type II Response is required prior to submittal of the development plan or tentative plat. Allocation is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 740-6534.

Respectfully,

A handwritten signature in black ink, appearing to read "Ben Fyock".

Ben Fyock, P.E.
PCRWRD Planning Section

BF.ks

c: T12S, R12E, Sec. 29



M. Public Services

1. Police Service

The project site will utilize the Town of Marana’s police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 7.2 miles northwest of the project site at 11555 West Civic Center Drive.

2. Schools

It is anticipated that this project will generate approximately 178 residential units if fully developed at the target residential densities. Lazy K Bar is located within the Marana Unified School District (MUSD).

MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 178) = 45 students
 Junior High & High School: 0.10 students per home (0.10 x 178) = 18 students

The site will be served by Marana High School, Marana Middle School and either Rattlesnake Ridge Elementary or Twin Peaks Elementary.

There are two public schools within one-mile of the project site and one private school, Redeemer Lutheran School located approximately one half-mile mile east of the site at 8845 N. Silverbell Road. See *Exhibit II.J.1: Recreation and Schools*. The nearest public schools are Twin Peaks Elementary School, located approximately 0.8 miles from the project area at 7995 W. Twin Peaks Road, and Rattlesnake Ridge Elementary School located approximately 0.9 miles from Lazy K Bar at 8500 N. Continental Reserve Loop; both schools serve grades K-6.

Table III.M.2: School Capacities & Enrollments

School	School Capacity	Current Enrollment (2013-2014)
Marana High School	1900-2200	1864
Marana Middle School	1200	1150
Rattlesnake Ridge Elementary	800+	660



Twin Peaks Elementary	800+	510
Redeemer Lutheran School	200	135

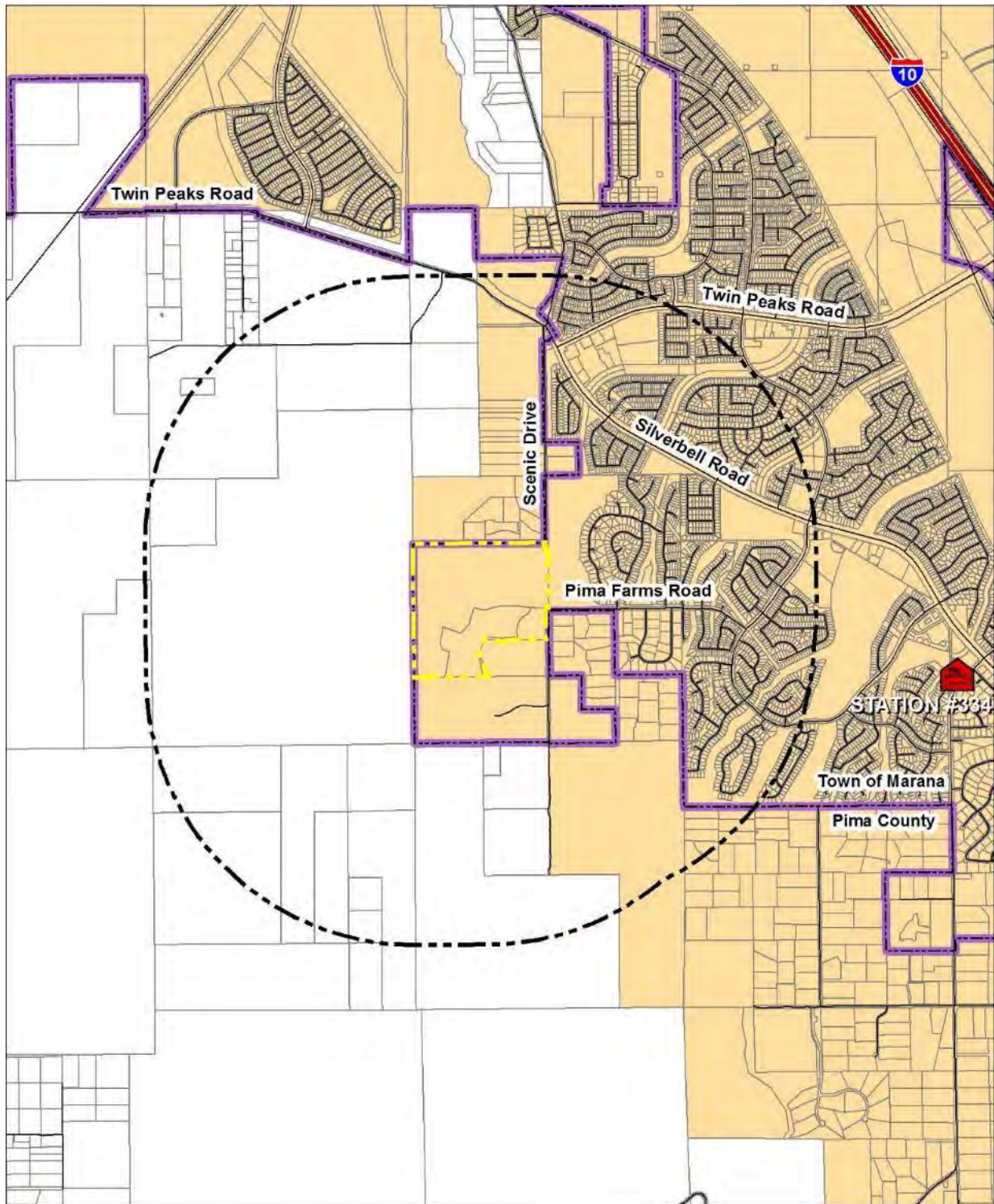
3. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south, and west of the site.

As depicted in *Exhibit III.M.3: Fire Service*, the nearest fire station (Northwest Fire District Station #334) is located at 8165 N. Wade Road, approximately 1.55 miles east of the project site.

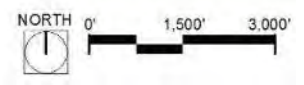


Exhibit III.M.3: Fire Service



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdiction Boundary
- Parcels
- Northwest Fire District
- Fire Stations



FILE NAME: MAR-04_public_facilities.mxd
SOURCE: Pima County GIS, 2013





LAZY K BAR RANCH
SPECIFIC PLAN
DEVELOPMENT REGULATIONS



A. Purpose and Intent

These regulations will serve as the primary mechanism for the implementation of the Lazy K Bar Ranch Specific Plan. The Lazy K Bar Ranch Specific Plan Development Regulations apply to the development of buildings, landscape borders and performance criteria for all permitted uses within the Specific Plan. The regulations contained within this section provide visual mitigation strategies to ensure appropriate transitioning to surrounding development.

These development regulations apply to the 138 acres of land in the Lazy K Bar Ranch Specific Plan. Land use designations within the Specific Plan shall be as follows:

- Residential Area (RA)
- Open Space (OS)

The development regulations will govern and provide regulatory zoning provisions for the land use intensities and location criteria within the Lazy K Bar Ranch Specific Plan. This section includes standards related to land use, building setbacks, height restrictions and lot coverage. The intent of these standards is to establish clear minimum development regulations, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

If an issue, situation, or condition arises that is not addressed by this Specific Plan, the applicable portions of the Town of Marana *Land Development Code* that are in place at the time of development shall apply.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses.



C. Development Standards

1. Land Use Standards

a. *Residential Area Designation (RA)*

Residential Area regulations shall apply to the Residential Area Designation (total land outside of the open space (OS) Area). The lands within the Residential areas may be developed with the following permitted uses.

Permitted Uses:

- Site Built Single-Family Detached Residential Dwelling Units
- Community Recreation Facilities
- Parking
- Utilities
- Emergency Access Drive
- Community Buildings

Accessory Uses:

Accessory buildings located on the same lot within the permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential uses are compatible with the residential character of the neighborhood.

- Children's playhouse
- Greenhouse
- Non-commercial hobby shops
- Patios and cabanas
- Swimming pools, spas and related structures
- Tool sheds
- Guest casitas

Project Accessory Uses:

- One temporary nursery
- Neighborhood Park and other recreational uses

Development Standards — Residential

- Minimum Lot Area: 7,200 sf
- Minimum Lot Width: 60 feet
- Minimum Lot Depth: 120 feet
- Minimum Building Separation: 10 feet (if the adopted fire code requires a separation of more than 10 feet, the greater distance will apply)
- Minimum Setbacks:
 - Front yard: 20 feet from the property line to face of garage; 10 feet for side entry garages and/or livable and architectural components
 - Side yard: 5 feet
 - Street side yard: 10 feet
 - Rear yard: 15 feet



- Maximum Building Height: 20 feet
- Maximum Lot Coverage: 70%
- Maximum Number of Lots: 178

b. *Open Space (OS)*

Open Space regulations shall apply to the Open Space Designation (total land outside of the developed portion of the RA Area). Not all lands within the Open Space areas will be preserved as natural areas. Some will be developed as usable open space.

Permitted Uses:

- Trails
- Stormwater Basin
- Landscaping/Revegetation
- Utility Crossings

Project Accessory Uses:

- Community recreation uses, including tennis courts, recreation building patio shelters and other community facilities common to a homeowner association
- One temporary nursery
- Neighborhood Park and other recreational uses
- Trails

Environmental Standards

- Natural Open Space Areas of vegetation designated to be preserved shall be protected during grading and construction activities by fencing and flagging.

Maintenance

- A Homeowners Association regulated by CC&R's shall manage all Open Space areas and undeveloped Residential Areas to ensure continued preservation of these lands.

Development Standards- Open Space

- Minimum Lot Area: None
- Minimum Lot Width: None
- Minimum Lot Depth: None
- Maximum Lot Coverage: None



2. Landscaping

Natural open space will cover nearly 55 percent of the site. The majority of the Landscape Buffers will be comprised of Natural Desert. Disturbed areas will be revegetated with native and low water use plants.

- a. Landscape Buffers will be comprised of natural desert and revegetated areas consisting of regionally appropriate and predominately native species. See Table III.J: Lazy K Bar Prohibited Plant List. A mixture of upper story (trees) and middle and lower story (shrubs) will be used to closely mimic the natural vegetative patterns throughout most of the landscape buffers. In some locations, it may be necessary to increase the plant density and/or plant species make-up for functional purposes such as screening. In other areas, accent species (agaves, ocotillos, yuccas, etc.) and specimen plants may be introduced to highlight important areas such as entries and visual termini.
- b. The average width of the Landscape Buffer shall be 50' along the east and south sides of the property. The average width of the Landscape Buffer shall be 100' along the west and north sides of the property. The site contains (4) landscape buffers: north, south, east, and west.
- c. On-site landscaping and revegetation will be in conformance with the Marana Land Development Code. Any disturbed areas will be revegetated with native plants. Disturbed areas shall be planted at a minimum rate of (2) plants per 100 square feet (or equivalent thereof). Plants used for revegetation may be potted, boxed, plugs, or hydroseed.
- d. All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted.

3. Landscape Standards

- a. Minimum plant sizes shall be - trees: 15 gallon, shrubs & accents: 5 gallon, ground covers: 1 gallon.
- b. Turf is prohibited in private front yards and common areas outside the Recreation Area. Turf is permitted for community parks and open space associated with the ranch house and the Mountain Pavilion Terrace.
- c. The majority of plants shall be low water use. A minimal use of moderate water use plants may be used in oasis areas near gathering spaces such as community parks and the open space associated with the former ranch house.



- d. Plants requiring irrigation shall be irrigated via an underground drip irrigation system. Turf within the park may be irrigated via underground drip tubing, sprays, or rotors.

4. Parking

The Lazy K Bar shall comply with the Land Development Code, Title 22 Off-Street Parking. Additionally, a minimum of 4 spaces will be provided near the original stone ranch house to accommodate for park area parking.

5. Lighting

All lighting will be in accordance with the Marana Land Development Code, Title 18 – Outdoor Lighting Code.

6. Signage

All signage shall comply with Title 16 of the Marana Land Development Code; however, the Town agrees to make all reasonable exceptions to accommodate the use of historical signage currently existing on the site as a means of commemorating the heritage of the Lazy K Bar Ranch. Such signage will be confined to common areas within the project and shall also be permitted on the developer's on-site models and sales center to create consistent signage and theming throughout the community.

D. Single Family Residential Detached Housing Design Standards

All single-family residential lots are subject to the Residential Design Standards contained in the Town of Marana Land Development Code if any one lot within the Lazy K Bar Ranch is 16,000 square feet or smaller.

1. Individual Lot Landscaping

Per Town of Marana Land Development Code Requirements

E. Town of Marana Subdivision Requirements

1. Provision of Recreational Area

Per the Town of Marana *Land Development Code* requirements, residential projects with a gross density greater than or equal to 3.0 residences per acre and containing 50 or more dwelling units shall provide an improved on-site recreation area, constructed at the project developer's expense. Although it is not required, Lazy K Bar intends to provide recreational spaces to enhance the quality of life for its residents.



Lazy K Bar will feature one main recreational area consisting of the historically significant portions of the ranch house that will be preserved and the former Lazy K Bar event lawn “Mountain Pavilion Terrace” (See *Exhibit III.E.1: Land Use Concept Plan*). Other buildings located near the southwest corner of the ranch house may also be preserved, including the “Boardroom” building and the larger “Mountain Pavilion” building located directly north of the event lawn. The original stone Ranch House will be preserved and serve as a focal point of community gatherings. This location will consist of indoor space with interpretation and display of historical elements and artifacts from the guest ranch. The ranch house and Mountain Pavilion Terrace will also act as a visual focal terminus for residents as they drive through the community looking southwest toward the backdrop of the majestic rock formations surrounding Sombrero Peak. The former Lazy K Bar event lawn “Mountain Pavilion Terrace” (southwest of the ranch house and directly south of the “Mountain Pavilion” building) will be preserved and function as an informal outdoor gathering space for residents. A small but adequate number of off-street parking spaces, no less than 4, will be provided within the proposed recreational area.

The Lazy K Bar recreational area will be located in the area surrounding the stone ranch house and will be the first focal terminus as residents and guests enter the community. The expected amenities and uses of the park may include: informal turf area, seating and shade, historic interpretation of preserved ranch elements, desert landscaping, walks and paths.

2. Open Space Ownership

Preservation of natural open space, as well as maintenance of modified open space (common area) within Lazy K Bar, shall be the responsibility of the Master Association and respective HOA’s and regulated by CC&R’s approved by the Town.

3. Off-Site Trail Access and Maintenance

As shown on Exhibit III.E.1, an existing trail leads up the steep rock cliffs in the southern portion of Lazy K Bar. The existing trail will be extended through the proposed recreation area and the central portion of the site to connect with the trail along the northern boundary at a point near the northeast corner of the property. There is also a connection to an existing on-site trail along the west boundary to form a complete on-site loop trail. A portion of the trail along the west boundary is not existing and is proposed. The western boundary trail eventually leads to a junction at the northwest corner of the property with the equestrian trail that exists along the northern boundary. A trail shall be provided within the buffer area along the northern property line and an area shall be set aside for a trail head at the northeastern corner of the property. The trail shall be open to the public at such times as the Town secures access rights for the trail to continue beyond the property’s northwest corner. A public trail easement will be provided in accordance with the provisions of the Development Agreement. These preserved and constructed trails throughout the community are expected to be informal



in nature and predominately composed of raked earth to mimic the existing trails throughout the region. All other onsite trails will be private trails for the use and enjoyment of Lazy K Bar residents.

F. Minimum Roadway Development Standards

1. Application

These minimum street standards are per Town of Marana street standards. All internal roadways shall be private roadways, and maintained by the Lazy K Bar Ranch Homeowner's Association.

2. Functional Classifications Defined

Within Lazy K Bar, the local streets may carry an Average Daily Traffic Volume of up to 1,858 trips per day. Design speed for these local streets is 25 miles per hour. The directional distribution is estimated at 50% entering and 50% exiting.

3. Cul-de-sacs

Restrictions on the length of cul-de-sacs contained within the Town of Marana Street Standards do not apply to Lazy K Bar. There is no restriction on cul-de-sac length, provided Northwest Fire District is satisfied with the proposed access.

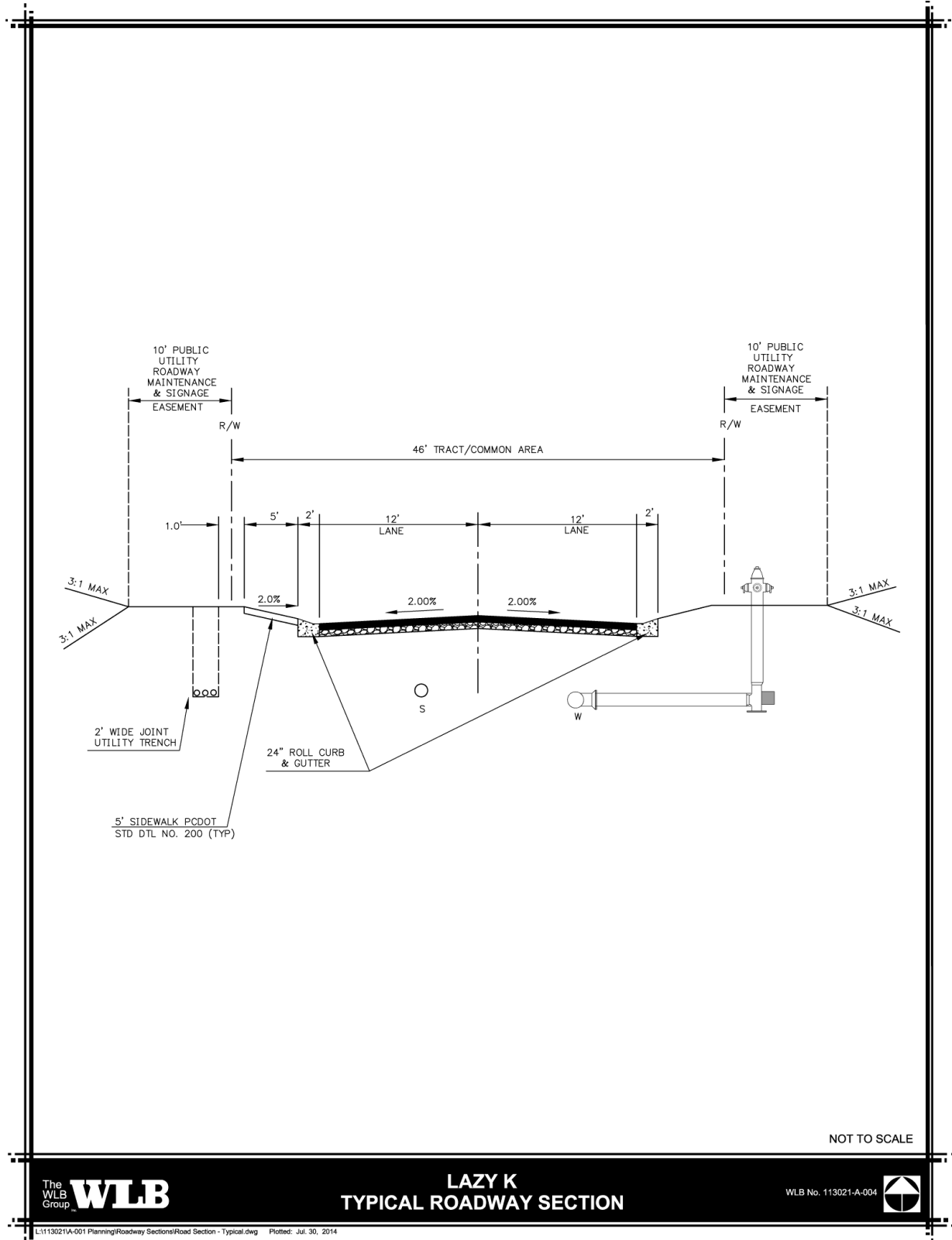
4. Curbing and Sidewalks

Roadway layouts in Lazy K Bar should have a minimum effect on existing drainage patterns in either sheet flow areas or defined channels. Rolled curbs are appropriate for Lazy K Bar and will be a minimum of 2.0 feet wide. The design exception request from David Little, P.E., dated August 12, 2014 has been approved by the Town Engineer to allow the use of an alternate street section; the Northwest Fire District approves this section as well.

All internal roads will utilize the roadway section shown in Exhibit IV.F.4. See *Exhibit III.E.1: Land Use Concept Plan for the location of proposed sidewalks.*



Exhibit IV.F.4: Typical Road Section



LAZY K
TYPICAL ROADWAY SECTION

WLB No. 113021-A-004



L:\113021A-001 Planning\Roadway Sections\Road Section - Typical.dwg Plotted: Jul. 30, 2014





**LAZY K BAR RANCH
SPECIFIC PLAN
IMPLEMENTATION
AND ADMINISTRATION**



A. Purpose

This section of the Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the duration of the project. This section also provides guidance regarding the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana *Land Development Code*. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana *Land Development Code* that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of the Lazy K Bar Ranch Specific Plan is the responsibility of the Master Developer and the Town of Marana.

The Master Developer is the entity responsible for providing the basic infrastructure needs, including roads and utilities, buildings, improvements and site development.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more successors. Associated responsibilities of the Master Developer would also be transferred to the future Homeowner's Association at that time.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in the Specific Plan.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within fifteen (15) days from the date of the interpretation.



4. Development Review Procedures

All development shall be conducted substantially in accordance with the development regulations outlined in Section IV of this document. All development plans and subdivision plats for Lazy K Bar shall be subject to and implemented through the review and approval process adopted by the Town of Marana. In addition, all development is subject to the building permit process as outlined by the Town of Marana.

5. Specific Plan Amendments

Amendments to the Lazy K Bar Ranch Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing any of the foregoing may request amendments to the approved Specific Plan.

6. Administrative Change

The Planning Director's decision regarding administrative changes and determination of substantial change, as outlined below, shall be subject to appeal to the Board of Adjustment. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;
- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan.
- Any comparable interpretations of the list of permitted and temporary uses of the property set forth in the Specific Plan.
- Changes in land use designation boundaries, division of plan areas or combinations of areas.
- Minor changes or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan.
- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.



7. Substantial Change

This Specific Plan may be substantially amended by the same procedure as it was adopted. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Each request shall include all sections or portions of the plan that are affected by the change. The Planning Director shall determine if the amendment would result in a substantial change in plan regulations, as defined in the Town of Marana Land Development Code. After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after public hearing, shall approve, reject, or modify the proposed amendment.



Bibliography

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Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Geographic Information Systems, 2013.

Pima Regional Trail System Master Plan, revised May 2012.

