

Town of Marana  
11555 W. Civic Center Dr.  
Marana, AZ 85653

Dear Mayor, Town Council and Staff,

We are writing with regard to the proposed rezoning of the Lazy K Bar Ranch. In connection with the proposed rezoning, please consider this letter our formal protest in opposition to the rezoning in accordance with the Marana Town Code and Arizona law. We take this position after careful consideration and analysis. We believe the proposed rezoning is not in keeping with the Marana General Plan nor Arizona law for the following reasons:

1. Attached is the Land Use Map which is part of the Marana General Plan. As you can see, the Lazy K Bar Ranch is designated for “Rural Density Residential” in the General Plan. The General Plan, at page 5-15 states:

“This residential land use is characterized by single-family detached homes on **very large properties**, including ranchette and estate lots at a density range of **0.1-0.5 residences per acre** [i.e., one house on between 2 and 10 acres]. Appropriate locations generally include historically agricultural or environmentally sensitive areas... .”

The proposed rezoning is not in keeping with this intended use.

2. The Marana General Plan references a Habitat Conservation Plan (Section 9.1.3), which aims to reduce flooding and “preserv[e] natural open space.” The Lazy K Bar Ranch is located approximately one half mile north of Saguaro National Park. A significant portion of the property is within the slopes, ridges, and drainage of the Tucson Mountains. The property lies within a significant wildlife transportation corridor identified by the Sonoran Desert Conservation Plan, and is an important part of the cultural heritage of the region. The proposed rezoning and related development plan calls for the construction of approximately 180 homes on approximately 140 acres, and the opening of Scenic Drive as a regional transportation corridor. These proposed intense uses are not in keeping with the General Plan. Building in fragile drainage areas and wildlife corridors is a violation of the tenants of the Marana Habitat Conservation Plan.
3. The Marana Habitat Conservation Plan also aims to protect wildlife in the area by protecting their natural habitat. Lazy K Bar Ranch and Scenic Drive are both located in Beier Wildlife Linkage. This corridor allows animal species to move between the Tucson and Tortolita Mountain. The Linkage is among the most sensitive lands in Marana, with an 80% open space designation. The Habitat Conservation Plan calls for properties in the

area to have AT LEAST 80% undisturbed open space. There is no possibility of this percentage being preserved with this high density subdivision plan.

4. Scenic Drive was closed to through traffic by the Town of Marana approximately ten years ago. Approximately 40 acres of land adjacent to the now closed portion of Scenic Drive, and immediately East of and adjacent to the Lazy K Bar Ranch, were dedicated as permanent natural open space. These actions were taken in recognition of the area's value as a cultural resource, its scenic beauty, its necessity as a wildlife corridor, its contribution to the area's water shed as a drainage corridor, and its proximity to Saguaro National Park. Rezoning the Lazy K Bar Ranch for high density residential development and opening Scenic Drive as a major regional transportation corridor undoes all the progress previously made, and significantly impairs the values referenced above that so many worked to preserve just a decade ago.
5. The Marana General Plan emphasizes the preservation of cultural resources and historical locations (Section 8.2). The Lazy K Bar Ranch is a historical, culturally-rich location, sacred for millennia to the First Nations residents and a world famous guest ranch and movie location in the 20<sup>th</sup> Century. The proposed rezoning would result in the obliteration of all traces of the property's history.
6. We are not opposed to the use of the Lazy K Bar Ranch as a guest ranch, the use that has been in existence for almost a century, and the residential as permitted under its existing zoning, which is 1 house per 3.3 acres, the same use as the surrounding property, and the permitted use at the time the present owners purchased the property. If the owners wish to rezone the Lazy K Bar Ranch for residential development via a specific plan, they should do so in keeping with the Marana General Plan, which calls for "Rural Density Development." The Lazy K Bar's current and most recent prior zoning allows development of 42 homes on the Lazy K Bar Ranch. The proposed rezoning and development plan calls for more than four times this density.
7. A Specific Plan that limits development of the Lazy K Bar Ranch to 42 homes consistent with the values mentioned above is the only available rezoning that respects, and would be in compliance with, Marana's General Plan and Habitat Conservation Plan.
8. While the reopening of Scenic Drive has been tied to the Lazy K Bar Ranch rezoning, these issues are distinct, and should be addressed separately. The traffic engineering studies submitted by the developers in conjunction with their rezoning request conclude that existing streets in the area maintain more than adequate levels of service in their current state, regardless of whether or not Scenic Drive is reopened, and regardless of

whether or not Lazy K Bar Ranch is rezoned. Thus, any decision regarding the proposed rezoning does not require the reopening of Scenic Drive.

9. The Town wisely decided to close a portion of Scenic Drive approximately 10 years ago. Scenic Drive dead ends into Saguaro National Park approximately one half mile South of the location at which it is presently closed (Pima Farms Road). There are no roads West of Scenic Drive, because travel in that direction is impeded by the Tucson Mountains. Therefore, all travel in the area must move to the East, away from Scenic Drive. In fact, we understand that it has been estimated that a reopened Scenic Drive would generate approximately 1,800 trips per day, split approximately equally between the proposed Lazy K Ranch Development, home owners in Continental Ranch, and the existing Scenic Drive traffic.
10. The cost to accommodate this small amount of additional traffic will be (1) the initial construction cost (\$1,000,000, +); (2) the increased cost of annual maintenance for a longer, more improved, and more traveled Scenic Drive (\$???,???) ; and (3) the loss of the values championed when Scenic Drive was originally closed - protection of a key wildlife corridor and the reduction of traffic to encourage the protection of habitat, watershed and cultural resources. We all know that roadway development can be a magnet for property development, and will bring pressure in the future for additional property development that can further encroach upon the Tucson Mountains and Saguaro National Park.
11. Most importantly, it should be noted that the combination of the proposed rezoning and the opening of Scenic Drive does not reduce traffic in the adjoining Continental Ranch neighborhoods, as is desired by those residents! The developer's traffic study determined that the proposed project will generate approximately 1,700 trips per day. Only 500 to 600 of these trips are projected to be on the reopened Scenic Drive. Thus, 1,100 to 1,200 trips will be added to Pima Farms and the roads connecting to it, while it has been projected that only 600 trips per day will be diverted from the Continental Ranch neighborhoods to Scenic Drive. This means the project will add 500 to 600 trips per day to traffic on the streets in Continental Ranch.
12. The only way to decrease traffic in Continental Ranch neighborhoods is to reopen Scenic Drive and limit development on the Lazy K Bar Ranch to the density for which it is currently zoned- 42 units.

The proposed rezoning of the Lazy K Bar Ranch and the opening of Scenic Drive will undo the progress made in the past, is inconsistent with the Town of Marana's General Plan, and is not in keeping with Arizona law, which requires that any rezoning comply with a community's general plan.

For the reasons stated above, we do not believe that the proposed rezoning is appropriate. Therefore, we respectfully ask that you deny the rezoning or limit the residential

development on the property to not more than 42 homes, subject to a Specific Plan in keeping with the values identified above. We also urge you not to re-open Scenic Drive as a regional transportation corridor. Its value to service existing transportation needs is small, but the pressure it will exert on wildlife, the native Sonoran Desert, and calls for future land development will be enormous.

Sincerely,

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Address:

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Address:

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Marana, Az \_\_\_\_\_





**MARANA**  
2010 General Plan  
5.1.D

**Land Use**

- Airport
- Commercial
- Industrial
- I-10 Corridor
- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Master Plan Area
- Mixed Rural
- Parks/Open Space
- Public/Institutional
- Rivers, Major Washes, and Drainageways

**Special Planning Areas**

- Avra Valley Eastern Connection
- Tangerine Road
- No Extension of Urban Services (Rural Density Residential)
- Planning Area Boundary
- Marana Town Limits
- Pima/Pinal County Boundary

DATE DECEMBER 1, 2010. THE TOWN OF MARANA PROVIDES THIS MAP AS A GENERAL GUIDE AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION. THE TOWN OF MARANA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWN OF MARANA IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE TOWN OF MARANA IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

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