



## **Council-Regular Meeting**

**C1**

**Meeting Date:** 03/19/2019

**To:** Mayor and Council

**From:** Brian Varney, Senior Planner

**Date:** March 19, 2019

### **Strategic Plan Focus Area:**

Not Applicable

**Subject:** Resolution No. 2019-021: Relating to Development; approving a final plat for Lazy K Bar Ranch, Lots 1 through 178, Common Areas "A-1" and "A-2", "B-1" and "B-2", and "C" located at the west terminus of Pima Farms Road west of the Scenic Drive alignment (Brian D. Varney)

---

### **Discussion:**

#### **Request**

The WLB Group, Inc., representing property owners LKB Ranch, LLC, LKB Hotel LLC, and LKB Retained Land LLC, and the prospective developer, The Pulte Group, Inc., is requesting approval of a final plat for the Lazy K Bar Ranch. The proposed plat includes 178 residential lots and common areas "A-1" and "A-2", "B-1" and "B-2", and "C" on 138 acres located at the west terminus of Pima Farms Road west of the Scenic Drive Alignment.

#### **Zoning**

The Town Council adopted Marana Ordinance 2017.013 on May 16, 2017 approving the Lazy K Bar Ranch Specific Plan, approving a minor amendment to the General Plan, and approving the Lazy K Bar Ranch Development Agreement. The Specific Plan establishes the zoning of approximately 103 acres of the 138-acre subdivision as 'F' (Specific Plan), and the remaining 35 acres is zoned 'RR' (Resort and Recreation).

#### **Land Use**

The final plat proposes Lots 1 through 178 and Common Area "A-1" and "A-2" (private streets), Common Area "B-1" and "B-2" (natural open space, pedestrian, drainage, landscape, public sewer, and utilities), and Common Area "C" (active open space). The

proposed density of the subdivision is 1.28 residences per acre. The minimum lot size proposed is 6,000 square feet, the maximum is 17,008 square feet, and the average is 8,511 square feet. The building height is proposed to be limited to one-story or 25 feet; however, the building height for individual lots or particular models may be increased to a maximum of 30 feet, subject to review and approval by the Development Services Director. The subdivision will be developed in two phases with Lots 1 through 86 as Phase I and Lots 87 through 178 as Phase II.

### **Access and Traffic Circulation**

The primary access to the subdivision will be provided via Scenic Drive at the intersection with Pima Farms Road. The secondary access, located just south of the north boundary of the subdivision, will be designed for egress only with an exception for emergency service vehicles which will have full access. The subdivision will be gated with 1.6 miles of new private streets and 0.2 miles of new public streets.

Pursuant to the Lazy K Bar Ranch Development Agreement, Scenic Drive will be improved by the developer from Pima Farms Road, north to a point approximately 400 feet south of Silverbell Road. Right-of-way, at a width of 60 feet, will be dedicated to the Town by the final plat. The roadway will be fully designed, funded, and constructed in accordance with the Development Agreement. The Development Agreement also requires that improvements to Pima Farms Road are completed from Scenic Drive to its intersection with Moonfire Drive.

Two design exception requests pertaining to interior roadway design have been approved by the Town Engineer and Northwest Fire as follows:

1. A request to allow a single point of access for Lots 133 through 178 with the condition that all homes constructed on these lots are equipped with fire sprinklers.
2. A modification to the Town's standard street section, as well as the location of a small number of short, sections of the sidewalk.

### **Recreation**

The development's recreation component includes 3.17 acres devoted to a neighborhood park / recreation area and a public trail extending from the east property boundary to approximately 300 feet from the west property boundary. The park / recreation area will be constructed at a minimum size of 1.5 acres and will include; paved parking, a Ramada, seating areas with benches, a playground for children, and a large artificial turf area. An easement for the public trail is also dedicated to the Town by the final plat.

### **Preservation of Historic Structures**

Pursuant to the Specific Plan and Development Agreement, the developer will be preserving the original stone ranch house, the patio area southwest of the

ranch house, and what has been referred to as the "pavilion terrace / event lawn" southwest of the ranch house. These historic features will be incorporated into the recreation area.

**Utilities**

The subdivision will be served by Marana Water, Pima County wastewater, Tucson Electric Power and Southwest Gas.

**Financial Impact**

The Lazy K Bar Ranch Development Agreement obligates the Town to reimburse the developer for 40% of the cost to construct the Scenic Drive improvements and 100% of the cost to construct the Pima Farms Road improvements as described in the Agreement. Although the actual public improvement costs for Scenic Drive and Pima Farms Road are not known at this time, the Town estimates the cost of the Scenic Drive and Pima Farms Road improvements to be approximately \$1,600,000 and \$400,000 respectively. Under the terms of the Development Agreement, the Town would be obligated to reimburse the developer approximately \$640,000 for Scenic Drive and \$400,000 for Pima Farms Road. The source of repayment of this obligation is construction sales tax generated and collected from the proposed development project including the reconstruction of Scenic Drive and Pima Farms Road. Due to the source of repayment, the reimbursements will likely be paid out over a number of fiscal years. The costs associated with the Agreement will be included in the fiscal year in which construction sales tax is received and subsequently reimbursed to developer for public improvement costs and in future budgets, as appropriate.

Developer reimbursements will be budgeted in future years in alignment with projected construction sales tax collections.

**Financial Impact:**

Fiscal Year:	Future Years
Budgeted Y/N:	N
Amount:	\$1,040,000

The Town estimates the total financial impact of the reimbursements at \$1,040,000. The reimbursement will be made from Construction Sales tax related to the Development. Such taxes are anticipated to be deposited in the General Fund and Transportation Fund and, as such, might also be reimbursed from these same Funds. As the reimbursement is dependent on the timing of the collection of construction sales tax related to this Development and reimbursements may continue for a period

not to exceed 15 years, it is not possible at this time to estimate the impact of these reimbursements on any single fiscal year.

**Staff Recommendation:**

Staff has reviewed the proposed final plat against the requirements of the Lazy K Bar Ranch Specific Plan, the Lazy K Bar Ranch Development Agreement, the Marana Town Code, and the Marana General Plan. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

**Suggested Motion:**

I move to adopt Resolution No. 2019-021 approving the Final Plat for Lazy K Bar Ranch, Lots 1 through 178 and Common Areas "A-1" and "A-2", "B-1" and "B-2", and "C".

---

---

**Attachments**

Resolution No. 2019-021  
PRV1809-003 LKB FP  
PRV1809-003 LKB FP Map  
PRV1809-003 LKB FP App

---

---