

MARANA ORDINANCE NO. 2014.001

RELATING TO DEVELOPMENT; ADOPTING AN AMENDMENT TO THE CONTINENTAL RANCH SPECIFIC PLAN TO ADD CONGREGATE CARE HOUSING AS A PERMITTED USE WITHIN THE COMMERCIAL LAND USE DESIGNATION ON LAND IDENTIFIED WITHIN THE SPECIFIC PLAN AS PARCELS 56, 57 AND 72 ONLY

WHEREAS, the Continental Ranch Specific Plan was approved by the Town Council on April 3, 1988, as Ordinance 88.09; and

WHEREAS, the Final Plat for Parcels 56, 57 & 72 Continental Ranch, Lots 1 through 10 was approved by the Town Council on August 2, 2005, as Resolution 2005-98; and

WHEREAS, the Marana Planning Commission held a public hearing on December 18, 2013, and at said meeting voted 6-0 to recommend that the Town Council approve said Specific Plan amendment, adopting the recommended conditions; and,

WHEREAS, the Marana Mayor and Town Council held a public hearing on January 21, 2014, and determined that the application for a Specific Plan amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

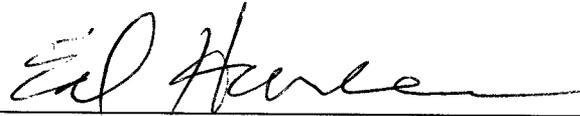
Section 1. The purpose of this specific plan amendment is to allow Congregate Care Housing as a permitted use in the Commercial land use designation, and that Congregate Care Housing be developed under the residential property development standards found within the Specific Plan's Freeway Commercial land use designation, subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this ordinance):

1. The amendment only applies to land identified within the Specific Plan as Parcels 56, 57 and 72 .
2. All of the conditions of existing ordinances remain applicable to this project except for any conditions that have been modified by this amendment, in which case, the modified conditions will take precedence.
3. Upon adoption of the ordinance by the Mayor and Council approving the Continental Ranch Specific Plan Amendment, the applicant shall provide the Planning Department with the following final edition of the Continental Ranch Specific Plan section: one digital copy in Microsoft Word or other acceptable format within sixty days of the adoption.

Section 2. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

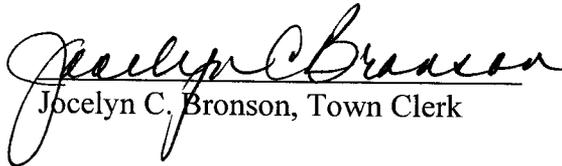
Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of January, 2014.



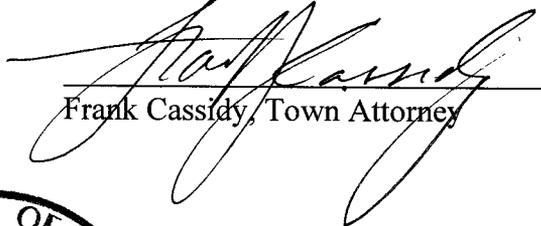
Mayor Ed Honea

ATTEST:



Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:



Frank Cassidy, Town Attorney

