

Gladden Farms II 2nd Specific Plan Amendment Narrative



Gladden Farms II
2nd Specific Plan Amendment
Narrative

Submitted to:
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Gladden Farms II Specific Plan

A. Status

This request for an amendment to the Gladden Farms II Specific Plan is due to changes in the marketplace since the Plan was last amended in 2006. This amendment will affect only Blocks 28, 31, 32, 33, 34, 35, 37, 38, 42, and 43.

Blocks 26, 27, 29, 30, 36, 39, 40, 41, and 44 are not being amended in any way in regards to their land use, development regulations, or parcel boundaries and are not a part of this amendment process.

The amendment can be summarized as:

- 1) A revision to the collector roadway network in a portion of the community which will realign the eastern half of Mike Etter Boulevard and eliminate the planned Pacheco Farms Road.
- 2) A revision to the minimum lot size within Block 35 from 8,000 square foot lots to 6,000 square foot lots.
- 3) A reduction to the size of the Block 32 private open space area in exchange for a monetary contribution from the developer to the Town to be used for new public soccer facilities at the adjacent Gladden Farms Community Park, and a corresponding expansion of Blocks 31 and 33 along with their designated residential land use category.
- 4) A revision to the land use for Block 34 from Commercial (C) to Transitional (TR).

Since the First Amendment to the Specific Plan was approved in 2006, the master developer has recorded a Block Plat for the entire property, entered into a Development Agreement with the Town, secured future infrastructure improvements via a Performance Bond and an Assurance Agreement, and formed a Community Facilities District. In addition, all of the property is a part of the Tangerine Farms Road Improvement District and the master developer has remained current with all of their assessment payments since the Improvement District was formed in 2006.

The master developer remains the owner of all of the property except for Block 29, which has been sold to a national healthcare provider. Block 29 is not a part of this amendment request.

The master developer has also recorded a subdivision Final Plat for Blocks 35 and 39, received approval of a Tentative Plat for Blocks 26 and 30, and has prepared and received approval of significant engineering improvement plans for utilities, roadways, and drainage features.

B. Amendment Requests

- 1. A revision to the collector roadway network in a portion of the community which will realign the eastern half of Mike Etter Boulevard and eliminate the planned Pacheco Farms Road.**

As shown on Exhibit E.1: Circulation Plan, the eastern portion of Mike Etter Boulevard would be realigned to continue in a general eastern direction and intersect Clark Farms Boulevard at a planned signalized intersection, roughly one-half mile north of Tangerine Road. Pacheco Farms Road would be deleted.

The traffic volumes within the development would continue to have adequate levels of service and provide for appropriate turning movements and access. The Town would benefit from not being required to maintain and operate an unnecessary public collector roadway.

Block 28, which consists of 28-acres with a Transitional (TR) land use, would no longer have direct access to Mike Etter Boulevard, but would have multiple access points directly onto Clark Farms Boulevard in addition to private cross-access to the adjacent Block 34.

Block 37, which consists of 46-acres of High Density Residential (HDR) land use, would no longer have access to Pacheco Farms Road, but would have multiple access points directly onto Mike Etter Boulevard in addition to private cross-access to the adjacent Block 42.

Block 38, which consists of 32-acres of Commercial (C) land use, would no longer have access onto Pacheco Farms Road but would now have direct access onto the realigned Mike Etter Boulevard, in addition to direct access onto Clark Farms Boulevard.

Block 42, which consists of 36 acres of High Density Residential (HDR) land use, would no longer have access onto Pacheco Farms Road, but would have access to Tangerine Road in addition to private cross-access to the adjacent Block 41

Block 43, which consists of 40-acres of Commercial (C) land use, would no longer have access onto Pacheco Farms Road but would have multiple access points onto both Tangerine Road and Clark Farms Boulevard.

Based on the realigned roadway network, all affected Blocks would have their boundaries adjusted accordingly via an Amended Master Block Plat, and their current land use extended and/or shortened to the revised Block boundary lines via this amendment.

2. A revision to the minimum lot size within Block 35 from 8,000 square foot lots to 6,000 square foot lots.

Block 35 currently has a land use designation of Single-Family Detached-8 (SFD -8) which sets forth a minimum lot size of 8,000 square feet. This is the only Block within Gladden Farms II with that land use designation, and Blocks within Gladden Farms I with an 8,000 square foot lot requirement have historically proven to be too large for the market and difficult to attract a homebuilder. The amendment would reduce the minimum lot size to 6,000 square feet and change the land use designation for Block 35 to SFD-6.

The master developer still owns all of the property adjacent to Block 35 to the southern, eastern, and northern sides. On the west side of Block 35 there are eight existing single-family homes within Gladden Farms I, Blocks 18/20 that are in proximity to Block 35. These homes will be separated from Block 35 by the 100-foot wide (minimum width) heavily landscaped Postvale Pathway Corridor. In addition, the revised configuration of Block 35 will include an expansion of the neighborhood's pocket park, so that its size is in excess of the Town's required 185 square feet per lot standard.

3. A reduction to the size of the Block 32 private open space area in exchange for a monetary contribution from the developer to the Town to be used for new public soccer facilities at the adjacent Gladden Farms Community Park.

Block 32 currently consists of 8.3-acres and has a land use designation of Park (P). The amendment would reduce the size of the park features to approximately 3-acres which would be located at the highly accessible and visible intersection of Mike Etter Boulevard and Midfield Road.

The park features would continue to be private and be owned and maintained by the Gladden Farms Community Association. The adjacent local public street, Mayville Loop, would be deleted.

The approximate 2-acres of open park space would be wrapped into the land planning and connectivity of the adjacent residential Blocks 31 and 33. Based on the deletion of Mayville Loop and the revised open space park area, Blocks 31 and 33 would have their boundaries adjusted accordingly via an Amended Master Block Plat, and their current land use, (SFD-6), extended to the revised Block boundary lines via this amendment.

The master developer will contribute funds toward the Town of Marana's planned program for new public soccer fields in the adjacent Gladden Farms Community Park. The terms of the contribution will be detailed in the forthcoming amendment to the Gladden Farms II Development Agreement with the Town.

4. A revision to the land use designation for Block 34 from Commercial (C) to Transitional (TR).

Block 34 currently has a land use designation of Commercial (C). The amendment would change this land use designation to Transitional (TR).

The planned regional shopping center east of Block 34, along with the planned auto-mall development has not been advanced over the past decade and has likely become more speculative with the ongoing competitive development of the Marana Center at Twin Peaks Road. Gladden Farms contains over 160-acres of other commercially-zoned parcels in addition to the existing vacant commercial parcels closer to the Tangerine Road / I-10 interchange outside of Gladden Farms. A change in zoning for Block 34 from Commercial to Transitional would result in a less intensive land use, while still allowing for mixed-use professional office and residential uses, along with limited commercial activities.

C. Compatibility with Adjoining Development

The Gladden Farms II Specific Plan seeks to be compatible with the existing and planned development in the area. Gladden Farms I is west of the project site. The same Master Developer is responsible for both Gladden Farms I and Gladden Farms II. As such, the Master Developer will create an integrated community that reflects the same extensive design considerations and theme. Which each neighborhood within the respective developments will have unique identifying features, they will be compatible in look, quality of development, and amenities offered to residents. Both Gladden Farms developments combine a mixture of residential densities with commercial, office, and recreational land uses to promote the village commercial theme outlined the Northwest Marana Area Plan. In addition, the two communities will be connected via local roads and paseos to promote community interaction.

D. Land Use Concept Plan

The Gladden Farms II Specific Plan encompasses approximately 636 acres in Northwest Marana, north of Tangerine Road, south of Moore Road, and east of the Gladden Farms I community. While this Plan does not include the Gladden Farms I community, the ultimate goal is to have Gladden Farms I and II function as a single community. As such, Gladden Farms II has been designed to transition from the residential uses along the western boundary to commercial uses in the east. The residential densities along the western boundary will feature 6,000 and 7,000 square foot minimum lot sizes, similar to those in Gladden Farms I. The densities increase to the east with 6,000 square foot lots and High Density Residential (HDR) which allows the option for attached units. The increase in density provides an appropriate transition to the commercial areas on the eastern boundary. The Plan calls for a mixture of residential densities, lot sizes, housing types (single-family attached and detached and multi-family) and commercial/office uses. In addition, there will be recreational opportunities for the Gladden Farms I and II residents in the form of open space paseos.

The land use concept designates blocks along the eastern boundary for commercial use. Due to the proximity to Interstate 10, it is anticipated that the property to the east of Gladden Farms II will be developed as an intense regional commercial use: making residential uses less appropriate in this area. The commercial within the Specific Plan area is generally intended to serve the residents of Gladden Farms with neighborhood commercial services.

See Exhibits D.1: Land Use Concept Plan and D.2: Land Use Designation Map

Land Use Table

Block	Gross Acres	Net Acres	Land Use	Target for Lots/Units
26	28.7	20.7	SFD-6	96**
27	36.9	31.1	HTR	197
28	27.8	23.2	TR	284
29	64.1	57.8*	C	N/A
30	45.7	29.6	SFD-7	134
31	26.1	22.3	SFD-6	105
32	3.0	2.0	P	N/A
33	37.7	29.2	SFD-6	139
34	37.6	33.6	TR	403
35	32.0	27.2	SFD-6	108
36	27.4	20.5	HTR	120**
37	46.3	31.1	HTR	187
38	31.7	28.8	C	N/A
39	48.2	32.4	SFD-7	123
40	31.2	25.6	HTR	154
41	32.9	20.2	HTR	121
42	36.5	28.5	HTR	171
43	39.9	30.0	C	N/A
44	2.3	1.4	TR	N/A
Total Acres	636.3	495.2		2,345
Open Space Overlay Zone/Drainage	72.2			
Roads	68.9			

Total Units: 2,345. (1,975 single-family units; 370 individual units of multi-family housing).

Overall Density: 4 RAC

*Areas updated based on the block plat.

**Number of platted lots.

KEY:

SFD-7: Single-Family Detached

SFD-6: Single-Family Detached

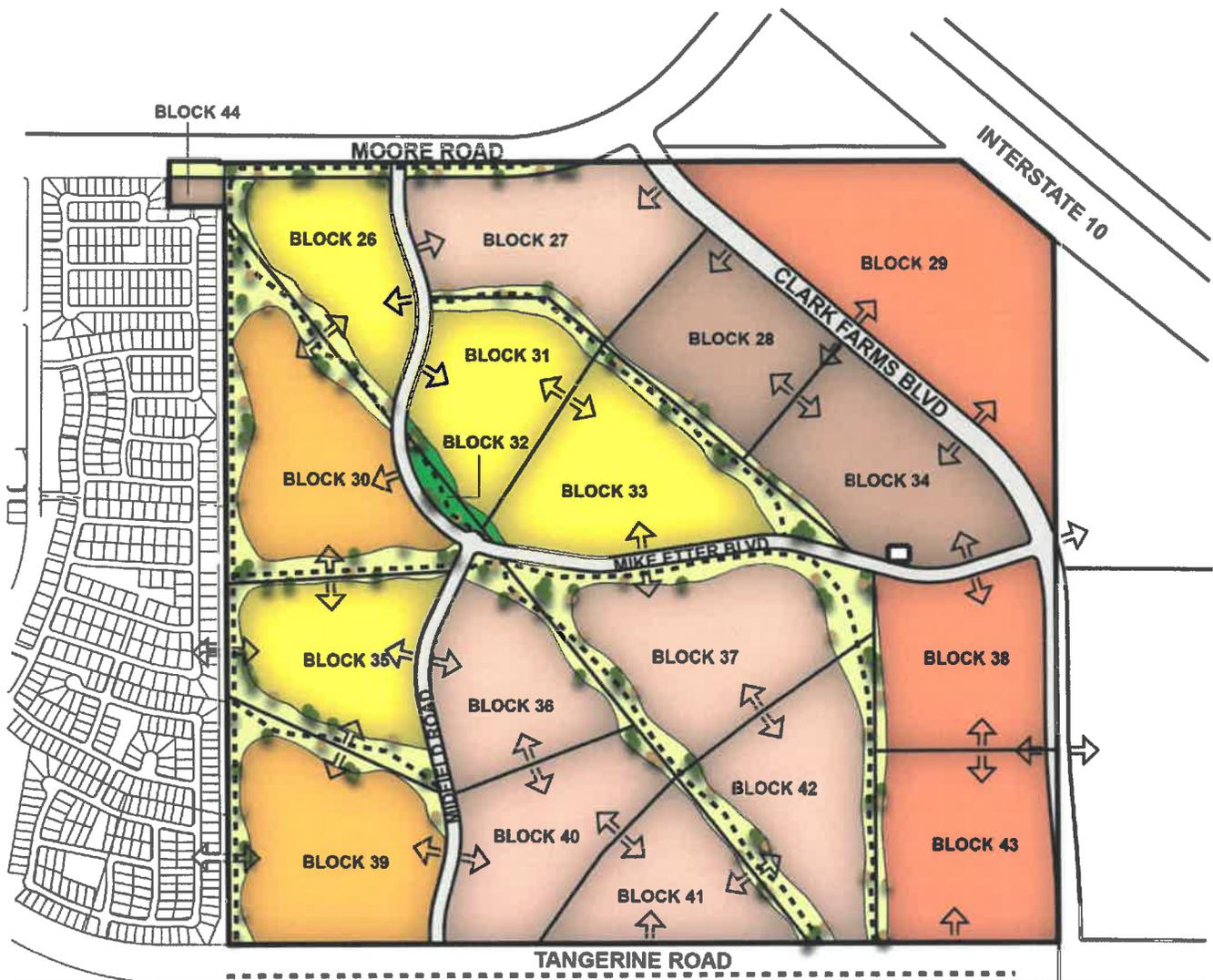
HTR: High Density Residential

TR: Transitional

C: Commercial

P: Park

Exhibit D.1: Land Use Concept Plan



LEGEND

- | | | | |
|---|------------------------------|---|-------------------------|
|  | SFD-6 SINGLE FAMILY DETACHED |  | PARK |
|  | SFD-7 SINGLE FAMILY DETACHED |  | TRAILS |
|  | HDR HIGH DENSITY RESIDENTIAL |  | OPEN SPACE OVERLAY ZONE |
|  | TR TRANSITIONAL |  | ACCESS POINTS |
|  | C COMMERCIAL | | |

Exhibit D.2: Land Use Designation Map



LEGEND

SFD-6 SINGLE FAMILY DETACHED

SFD-7 SINGLE FAMILY DETACHED

HDR HIGH DENSITY RESIDENTIAL

TR TRANSITIONAL

C COMMERCIAL

P PARK

--- TRAILS



OPEN SPACE OVERLAY ZONE



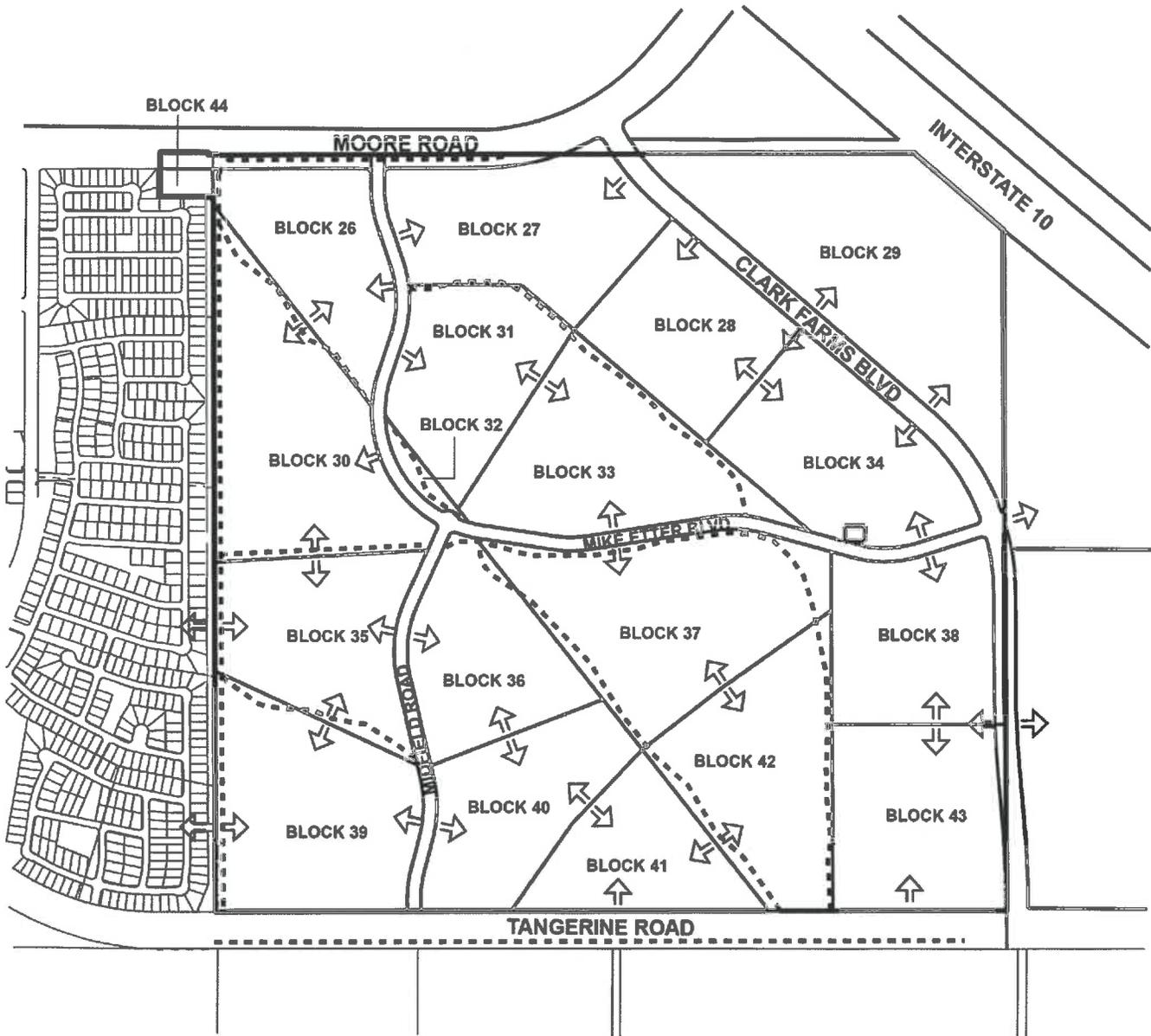
E. Circulation Concept Plan

The Gladden Farms II Circulation Plan establishes the general layout for arterial and collector roads while accommodating all modes of transportation—auto, bicycle, and pedestrian. The arterial roads adjacent to the property and the collector roads within the development will have multi-use lanes and sidewalks to accommodate bicyclists and pedestrians. In addition, the roads will connect to the open space paseos throughout the property, linking bicyclists and pedestrians to the regional trail system.

The primary access points into the development will be along Tangerine Road from the southern boundary along with Clark Farms Boulevard on the eastern boundary. Additional access will be available from Moore Road on the northern boundary of the property. Tangerine Road is easily accessible from Interstate 10 from a full interchange. A traffic interchange is planned for Moore Road as well. The Tangerine Road 250-foot right-of-way accommodates a 4-lane divided road with a 90-foot landscape buffer and an 8-foot meandering trail on one side and a 20-foot landscape buffer with sidewalk on the opposite side of the road. The arterial roads will provide access to interior collector streets that will create the spine infrastructure for the development. Mike Etter Boulevard and Midfield Road have 90-foot right-of-ways that will accommodate 2 travel lanes of traffic, multi-use lanes, and sidewalks. Residential streets branching off of the spine roads provide access to the individual subdivisions. Local street connections will be established between this Specific Plan and Gladden I to create interconnectivity between the two developments.

See Exhibit E.1: Circulation Concept Plan

Exhibit E.1: Circulation Concept Plan



LEGEND

- - - TRAILS
- ↔ ACCESS POINTS



F. Open Space, Recreation, Parks and Trails Concept

An extensive open space paseo system will link all areas of the Specific Plan to the regional trail system in a similar fashion to what has already been accomplished within Gladden Farms I. The open space will be installed by the Master Developer and maintained by the Gladden Farms Community Association. The paseos will include a multi-use trail for pedestrians and bicyclists. The multi-use trail will meander throughout the property, creating a visually appealing trail, to enhance the users' experience. The paseos will be landscaped with drought-tolerant vegetation with some areas of turf to aid in drainage of the property. The turf will be used in limited areas and shall have smooth curving edges.

The development will feature pocket parks and other open space which will count for the required dedication of 185 square feet per single-family residence of on-site recreation area. 140-square feet for townhomes, and 100 square feet for apartments for private on-site recreation areas, per the Town of Marana Park System Master Plan.

See Exhibit F.1: Open Space Concept Plan

Exhibit F.1: Open Space Concept Plan



LEGEND

- TRAILS
-  OPEN SPACE OVERLAY ZONE



G. Implementation and Administration

1. Phasing

The development will consist of multiple phases, likely beginning in the southwest corner. The initial site work may begin in 2017. Infrastructure such as roads, sewer, water and grading will be constructed and extended in accordance to the build out of the project. Construction of the houses is estimated to begin the following year. The spine infrastructure needed to serve the blocks will be in place by the time the certificates of occupancy are issued for said blocks.

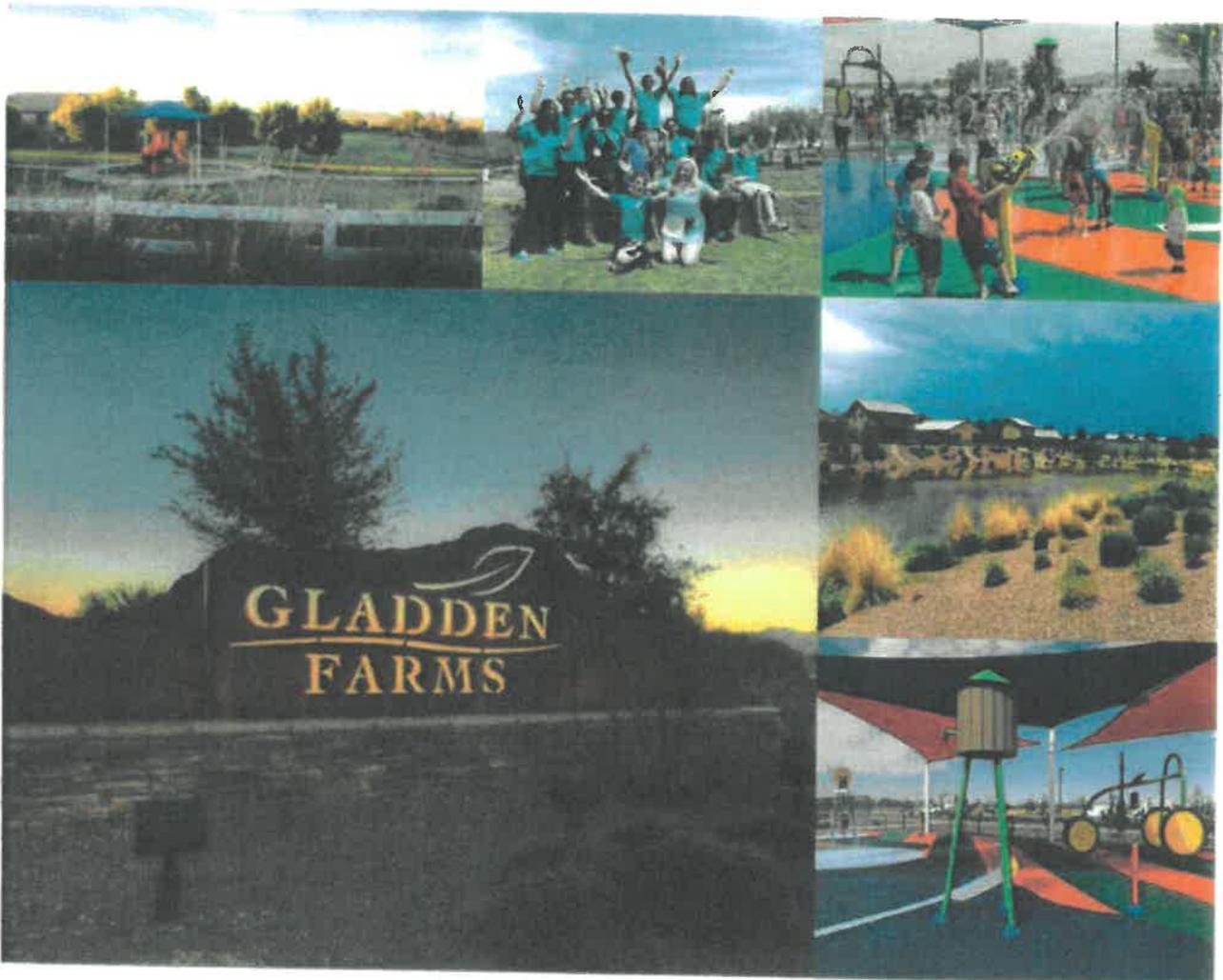
Phase I may include Blocks 39, 35, 40 and 36.

Phase II may include Blocks 30, 26 and 41.

Phase III may include Blocks 27, 31, 33, 37 and 42.

The final phase, Phase IV, may include Blocks 28, 29, 34, 38, 43 and 44.

Gladden Farms II 2nd Specific Plan Amendment Redline Text



III. Development Plan

(Second revision in green text.)

A. Purpose and Intent

This section contains a description of the goals, objectives and policies of the plan combined with various plan components, which will meet the Town's vision for development in Northwest Marana. These components provide the rationale for the Development Regulations in Section IV.

This Specific Plan is a method used to implement the ~~Northwest Marana Area~~ Marana General Plan at a more detailed site-specific level for a focused area. The Specific Plan clarifies the planning considerations for parcels within the Plan area and imposes regulations or controls on the use of such parcels. The Specific Plan establishes the type, location, density, and community character within the Plan area. The Plan contains the standards and guidance to ensure that development will occur in a controlled manner with infrastructure as planned.

The project development plan is the result of thorough site analysis and research. As a result of this, the plan resolves, as much as possible, development-related issues in the form of proposed physical improvements, guidelines for future development, technical information, and regulations.

B. Objectives of the Specific Plan

The objectives of the Specific Plan are intended to guide development of the site and provide direction for community design principles. This Specific Plan is intended to implement policies of the ~~Northwest Marana Area~~ Marana General Plan while providing a unique development that meets specific needs of the site and the community. Development criteria established in this plan ensure quality design for the separate uses while maintaining a common theme throughout the project.

In recognizing the major development issues, the landowners' objectives, and Town requirements, a set of development plan goals have been established as follows:

1. Implement the policies and guidelines of the Marana General Plan ~~and the Northwest Marana Area Plan~~;
2. Create a community that is compatible with existing and planned development;
3. Establish design standards that encourage quality design of all structures while promoting the rural/agrarian theme described in the ~~Northwest Marana Area~~ Marana General Plan;
4. Build a community that is easily accessible and promotes multi-modal transportation and interconnectivity;
5. Design a community that provides a variety of uses and housing types through the application of the Residential/Commercial Village concept;
6. Provide uniform development regulations for land use, circulation, landscaping, and open space;

7. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations and guidelines;
8. Build a mixed-use community that promotes higher density housing and commercial uses; and
9. Provide a framework for the management and administration of this Specific Plan.

C. Relationship to Adopted Plans

The Marana General Plan designates ~~a majority of the project site~~ as Master Planned Area (MPA) per adoption of the Marana General Plan by Town Council in 2010 and ratification by voters in 2011. The purpose of the MPA is to allow flexibility in site planning and design. Active specific plans in the Town area characterized by a variety of intensities and uses, including low to high density residential, differing scales of commercial development, industrial and employment related uses, and significant open space and natural areas, as a result of the adoption of the previous Specific Plan. ~~Medium Density Residential (MDR) with a small portion in the northeast corner along Interstate 10 as Corridor Commerce. The MDR designation allows residential densities of 3.1 to 8.0 dwelling units per acre. It also allows for appropriate multi-family developments and neighborhood commercial services. The Corridor Commerce designation is intended to support commercial uses along high traffic areas. It is also appropriate for high-density residential. Adoption of this Specific Plan will serve as a minor amendment to the Marana General Plan, changing its land use designation to Master Planning Area.~~

~~The Gladden Farms II Specific Plan lies within the Urban Southeast Planning Area of the Northwest Marana Area Plan. The Urban Southeast Planning Area surrounds the Town Core and is designated for Residential/Commercial Villages with an average of four residences per acre (RAC) per the Northwest Marana Area Plan. The Residential/Commercial Villages classification provides for a mixture of housing types ranging from low to medium high density. The housing is intended to be in close proximity to commercial and office uses, giving the community a village feel.~~

This Specific Plan will provide a mix of housing types including single-family attached and detached as well as multi-family options. The mix is intended to provide diverse housing products/choices as outlined by the Marana General Plan; however, an overall density of 4-RAC is maintained. The high-density housing will be located near the commercial areas of the Specific Plan to promote the village concept of the Town of Marana. This Specific Plan will meet the goal of the Marana General Plan and the Northwest Marana Area Plan by limiting the overall density of the development to 4-RAC. This type of land use pattern is in line with the goals and vision of the Northwest Marana Area Marana General Plan and as such, will fulfill the policies outlined in that plan.

D. Compatibility with Adjoining Development

The Gladden Farms II Specific Plan seeks to be compatible with the existing and planned development in the area. Gladden Farms I is just west of the project site. The same Master Developer is responsible for both Gladden Farms I and Gladden Farms II. As such, the Master Developer will create an integrated community that reflects the same extensive design considerations and theme. While each neighborhood within the respective developments will have unique identifying features, they will be compatible in look, quality of development, and amenities offered to the residents. Both Gladden Farms developments combine a mixture of residential densities with commercial, office, and recreational land uses. ~~to promote the village commercial theme outlined the Northwest Marana Area Marana General Plan.~~ In addition, the two communities will be connected via local roads and paseos to promote community interaction. North of Moore Road is the Rancho Marana Specific Plan.

Currently, ~~the land is vacant but~~ Rancho Marana which has a number of homes under construction and/or occupied is planned for a mixture of residential densities and office and commercial uses. The planned uses adjacent to Moore Road, which this Specific Plan will front, include Employment Center and Medium Density Residential.

South of the project site lies the former Pima County Tangerine Road Landfill. The landfill will be buffered by vegetation and Tangerine Farms Road. It is ~~scheduled to be~~ closed, in three years capped and revegetated.

Agricultural land is currently to the east of the project site but is being planned for intense commercial use. Clark Farms Boulevard will be aligned along the section line between Gladden Farms II and the property to the east. Due to the planned commercial use to the east and the alignment of a major road, the eastern boundary of Gladden Farms II will feature commercial uses and transition to residential uses that are located in the transitional area to the west.

E. Land Use Concept Plan

The Gladden Farms II Specific Plan encompasses approximately 636 acres in Northwest Marana, north of Tangerine Road, south of Moore Road, and east of the Gladden Farms I community. While this Plan does not include the Gladden Farms I community, the ultimate goal is to have Gladden Farms I and II function as a single community. As such, Gladden Farms II has been designed to transition from the residential uses along the western boundary to commercial uses in the east. The residential densities along in the west will feature 6,000 and 7,000 and 8,000 square foot lots, similar to those in Gladden Farms I. The densities increase to the east with ~~6,000 square foot lots and~~ High Density Residential (HDR) which allows the option for attached units. The increase in density provides an appropriate transition to the commercial areas on the eastern boundary.

The land use concept designates blocks along the eastern boundary for commercial use. Due to the proximity to Interstate 10, it is anticipated that the property to the east of

Gladden Farms II will be developed as an intense regional commercial use: making residential uses less appropriate in this area. The commercial land use within the Specific Plan area is generally intended to serve the residents of Gladden Farms with neighborhood commercial services. It is possible that Blocks 29 and 43 may have higher intensity uses because they are located at major intersections.

Gladden Farms II is proposing ~~two~~ three Transitional blocks. The Transitional designation is intended to provide for professional office opportunities and higher density housing. The higher density housing will provide more affordable and rental housing options to meet the varying needs of Town residents. Due to the small size of Block 44 is in the northwest corner, it is not appropriate for high density housing or large retail uses. ~~of the project is currently unused. being used as the sales center for Gladden Farms I and due~~ Due to its small size is not appropriate for high density housing or large retail uses that combine higher density housing options with commercial and/or office uses. Blocks 28 and 34 ~~are is located in the northeast corner and~~ will provide a transition from the commercial uses at the northeast corner in Blocks 29 ~~and 34-38~~ to adjacent residential uses.

The remaining areas of the Specific Plan include high-density and single-family detached residential options. The High Density Residential areas are concentrated along Tangerine ~~Farms~~ Road, west of the commercial area. This designation supports a variety of housing types, including single-family attached, small-lot single-family detached, and multi-family housing. Blocks 36, 37, 40, 41 and 42 have the option of being a gated, age-restricted community. The remainder of the site is composed of single-family detached residential lots ranging in size from 6,000 to over 7,000 ~~8,000~~ square feet. These blocks are along the western boundary and will be at the same or lesser density than those in Gladden Farms I.

An open space overlay zone has been established to demonstrate the approximate location of the paseo system throughout the property.

See the Land Use Table and Exhibits III.E.1: Land Use Concept Plan and III.E.2: Land Use Designation Map

**Second Amendment
Gladden Farms Specific Plan Land Use Table**

Block	Gross Acres	Net Acres	Land Use	Target for Number of Lots/Units
26	28.7	20.7	SFD-6	100 96** 104
27	36.9	31.1	HDR	197 248
28	27.8 30.9	23.2 25.7	TR	284 514
29	64.1 63.9	57.8* 56.5	C	N/A
30	45.7	29.6	SFD-7	134
31	26.1 24.8	22.3 20.9	SFD-6	105
32	3.0 8.8	2.0 6.8	P	N/A
33	37.7 30.1	29.2 25.1	SFD56	135 139 126
34	37.6 34.9	33.6 22.9	TR	403 N/A
35	32.0 33.5	27.2 25.6	SFD-6 8	108 403
36	27.4 26.1	20.5	HDR	123 444
37	46.3 43.3	31.1 32.7	HDR	187 229
38	31.7 41.2	28.8 32.1	C	N/A
39	48.2	32.4	SFD-7	123** 146
40	31.2	25.6	HDR	154 180
41	32.9	20.2	HDR	121 142
42	36.5 35.4	28.5	HDR	171 200
43	39.9 40.5	30.0	C	N/A
44	2.3	1.4	TR	N/A
Total Acres	636.3	495.5 488.3		2,345
Open Space Overlay Zone/Drainage	72.2			
Roads	68.9 75.8			

Total Units: 2,345 (1,975 single-family units, 370 individual units of multi-family housing)

Overall Density: 4 RAC

*Areas updated based on the block plat.

**Number of platted lots.

KEY:

~~SFD-8: Single-Family Detached~~

SFD-7: Single-Family Detached

SFD-6: Single-Family Detached

HDR: High Density Residential

TR: Transitional

C: Commercial

P: Park



LEGEND

	SFD-6 SINGLE FAMILY DETACHED		PARK
	SFD-7 SINGLE FAMILY DETACHED		TRAILS
	HDR HIGH DENSITY RESIDENTIAL		OPEN SPACE OVERLAY ZONE
	TR TRANSITIONAL		ACCESS POINTS
	C COMMERCIAL		





LEGEND

SFD-6 SINGLE FAMILY DETACHED

SFD-7 SINGLE FAMILY DETACHED

HDR HIGH DENSITY RESIDENTIAL

TR TRANSITIONAL

C COMMERCIAL

P PARK

--- TRAILS



OPEN SPACE OVERLAY ZONE



RICK
ENGINEERING COMPANY

F. Grading Concept

The entire site has been used for agriculture, and therefore, has been graded. This project proposes re-grading the entire site in order to create the paseos and the development areas.

Prior to site disturbance, additional geotechnical studies will be completed.

G. Post Development Hydrology

On-site developed flows will be retained in the paseos and retention basins within each development area. Per the drainage requirements for the Town of Marana, any new development is required to provide retention for the 100-year storm event and the 10-year storm event. In addition, engineered facilities are required to drain the basins within 36 hours.

H. Environmental Resources

Any above-ground storage tanks will be removed from the property and properly disposed. The on-site septic system will be abandoned in accordance with Pima County regulations.

I. Viewsheds

The project site is relatively flat with no significant topographical features. It is surrounded by vacant land except for Gladden Farms I to the west which is currently under construction. Houses in the Gladden Farms I development will be surrounded by a perimeter wall, and residents will not be able to see the project area from the ground floor level. From a second floor perspective, residents will see a development of similar densities and characteristics. The open space paseos will offer visual relief and view corridors throughout the development, preserving the distant viewsheds.

The areas of the project with the highest visibility from adjacent off-site locations are located on the perimeter of the site, specifically the portion of the site adjacent to the 1-10 Frontage Road, and Moore Road. A landscaped buffer will be established along the major arterials within the rights-of-way, helping to enhance the appearance of the project from neighboring properties.

J. Circulation Concept Plan

The Gladden Farms II Circulation Plan establishes the general layout for arterial and collector roads while accommodating all modes of transportation—auto, bicycle, and pedestrian. The arterial roads adjacent to the property and the collector roads within the development will have multi-use lanes and sidewalks to accommodate bicyclists and

pedestrians. In addition, the roads will connect to the open space paseos throughout the property, linking bicyclists and pedestrians to the regional trail system.

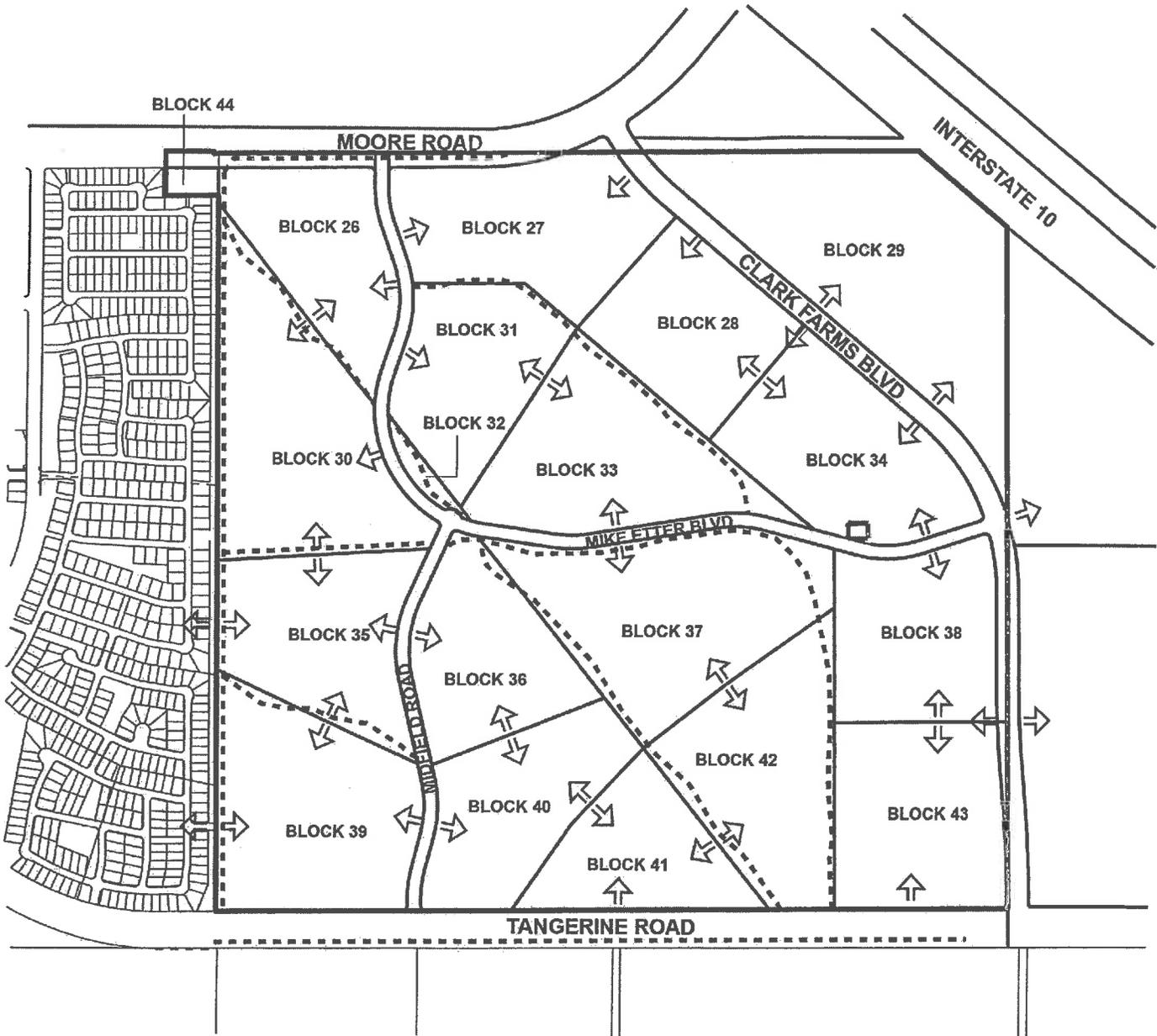
The primary access points into the development will be along Moore Road and Clark Farms Boulevard on the northern boundary of the property and Tangerine Farms Road and Clark Farms Boulevard along the southern ~~and eastern boundaries boundary~~. Tangerine Farms Road is easily accessible from Interstate 10 as there is already an entrance ramp at Tangerine Road. A traffic interchange is planned for Moore Road as well. Both Moore Road and Tangerine Farms Road currently have ~~60-foot rights-of-way with-planned~~ rights-of-way of 250 feet. The 250-foot right-of-way accommodates a 4-lane divided road with a 90-foot landscape buffer and an 8-foot meandering trail on one side and a 20-foot landscape buffer with sidewalk on the opposite side of the road. In addition, the new proposed Clark Farms Boulevard alignment will be extended from the Rancho Marana development, and it ~~will have~~ has a four-lane 150-foot right-of-way and run parallel to the frontage road.

The arterial roads will provide access to interior collector streets that will create the spine infrastructure for the development. Mike Etter Boulevard, ~~Southfield and Midfield~~ Road ~~and Pacheco Farms Road~~ will have a 90-foot right-of-way that will accommodate 2 travel lanes of traffic, multi-use lanes, and sidewalks. Residential streets branching off of the spine roads provide access to the individual subdivisions. Local street connections will be established between this Specific Plan and Gladden Farms I to create interconnectivity between the two developments. ~~A 56'-ROW, public residential collector road (currently un-named) will provide access to the 8.8-acre neighborhood park for Gladden Farms residents as well as Blocks 31 and 33.~~

The Gladden Farms II community facilities district has been formed to assist the Master Developer construct the back-bone infrastructure for the project.

~~The cross-sections for all roads will be determined at the time of platting based on a Traffic Impact Analysis and discussions with Town of Marana staff.~~ Construction of all interior roads will be the responsibility of the Master Developer. Slope and utility easements for internal roadways may extend beyond the minimum right-of-way.

See Exhibit III.F: Circulation Concept Plan



LEGEND

- TRAILS
- ↔ ACCESS POINTS



K. Landscape Concept

The landscape concept for the Gladden Farms II Specific Plan is based on the Gladden Farms I concept to the west. Together, the projects will promote a common theme ~~rather than create two separate developments based on the philosophy of compatibility with the historic agricultural/rural setting and the suburban community. The landscaping will be in conformance with the Northwest Marana Area Marana General Plan and will be based on the philosophy of compatibility with the historic agricultural/rural setting and the suburban community.~~ Coordinated landscaping will be incorporated into all areas of the Gladden Farms II Specific Plan including streetscapes, residential and commercial parcels, and community open space. Each subdivision will be designed as a unique neighborhood while using common elements to integrate it with the entire community. This is achieved through the use of common agricultural themes and icons interwoven into the project, creating a unified community that retains individual identity for all aspects of the Specific Plan.

Plant materials appropriate for this climate will be used and will contribute toward the creation of a community that is modern but still maintains the rural feel. Landscape plant materials shall be either indigenous vegetation or agricultural vegetation that is resistant to cotton root-rot. All proposed plant materials must be selected from the Gladden Farms II approved plant list.

See Appendix B: Plant Palette.

L. Open Space, Recreation, Parks and Trails Concept

Gladden Farms II will feature ~~an 8.8-~~ a 2-acre two-acre neighborhood park at the intersection of ~~Southfield~~ Midfield Road and Mike Etter Boulevard. This park is centrally located and will be accessible from the open space paseo system that has come to define the Gladden Farms community. The open park space will be wrapped into the land planning and connectivity of the adjacent residential Blocks 31 and 33. ~~This is a neighborhood park and will and may feature water play and lawn areas, ramadas, picnic areas, a dog park, and restrooms. It will complement the Gladden Farms I Regional Park.~~ This park will be maintained by the Gladden Farms Community Association HOA and will be for the use of Gladden Farm I and II residents.

An extensive open space paseo system will link all areas of the Specific Plan to the regional trail system and the Gladden Farms I Regional Park in the adjacent Gladden Farms I Regional Park. The open space system will be installed by the Master Developer and maintained by the Gladden Farms Homeowner's Community Association. The paseos will include a minimum 12-foot multi-use trail for pedestrians and bicyclists. The multi-use trail will meander throughout the property, creating a visually appealing trail, to enhance the users' experience. The paseos will be landscaped with drought-tolerant vegetation with some areas of turf to aid in drainage of the property. The turf will

be used in limited areas and shall have smooth curving edges-not engineered straight lines.

The park and the open space will count for the required dedication of 185 square feet per single-family residence of on-site recreation area. 140-square feet for townhomes, and 100 square feet for apartments for private on-site recreation areas, per the Town of Marana Park System Master Plan for blocks contiguous with the ~~8.8-acre~~ 2-acre neighborhood park (Blocks 31 and 33). Builders within the remaining blocks will be required to meet the dedication requirement (185 square feet per single family residence. 140 square feet for townhomes. and 100 square feet for apartments) within these blocks through the provision of pocket parks or other active recreation areas.

See Exhibit III.K: Open Space Concept Plan



LEGEND

- TRAILS
-  OPEN SPACE OVERLAY ZONE



M. Cultural Resources

According to a report written by SWCA Environmental Consultants no significant cultural resource sites were found on the property. The Arizona State Museum concurs with these findings per a letter dated April 6, 2005 addressed to Ms. Andrea Calabro at the Town of Marana. No further archaeological work needs to be completed prior to development. If any human remains or funerary items are discovered during construction the Arizona State Museum will be contacted pursuant to A.R.S. §41-865.

N. Infrastructure and Public Facilities

1. Sewer

The Master Developer ~~will enter~~ has had entered into a Development Sewer Service Agreement with Pima County ~~Pima County~~, that since has been transferred to the Town of Marana Water Wastewater Department, to provide for additional capacity at the Marana Wastewater Treatment Facility. ~~Such an agreement would include some form of partial or full reimbursement to the Master Developer.~~ The Master Developer will also be responsible for installing off-site sewer lines in order to connect to existing lines and serve the property. A Sewer Basin Report was completed in 2006 and was approved by the County, sewer master plan ~~will be required during the platting stage~~ has been approved by the Town.

2. Fire Service

Gladden Farms II ~~will be~~ has been annexed into the Northwest Fire District.

3. Water

Potable

~~An above-ground water storage facility and a new well will be located at the center of the property.~~ A water service agreement ~~will be~~ has been completed between the Town of Marana and the Master Developer as part of the Gladden Farms II Development Agreement, ~~prior to approval of the final development plan or subdivision plat.~~ Updates to this agreement are anticipated as part of the forthcoming Amended Development Agreement.

Non-potable

As in Gladden Farms I, a two-line water system will be installed, as necessary, to allow for ~~the use of~~ non-potable water, provided by the Cortaro Marana Irrigation District (CMID), to be used for irrigation of common areas, recreation areas, and public facilities.

4. Schools

The property is within the Marana Unified School District. Gladden Farms Elementary School is one mile west of the project in Gladden Farms I, Estes Elementary School, Marana Middle School and the Marana Plus Alternative Education facility are located approximately one mile northwest of the project site.

~~addition, a~~ A new high school is planned approximately one mile north of Gladden Farms II. ~~There is one elementary school site dedicated in Gladden Farms I.~~ MUSD anticipates that the elementary school within Gladden Farms I will accommodate the students from Gladden Farms II. As such, the Master Developer has agreed to voluntarily contribute \$1,200 per house to MUSD at the time building permits are issued.

It is anticipated that the project will have 1,975 single-family residential units and 370 multi-family units at buildout. Marana Unified School District (MUSD) does not have accurate data for the number of students generated by apartments and townhomes so the multipliers from the Amphitheater School District (ASD) are used because it is in the closest proximity of MUSD. Using the formulas from MUSD and ASD, it is estimated that the project will generate a total of 900 school-aged children, unless any portion of this Specific Plan is developed as an age-restricted community:

Single-Family Residential:

K-6: 25 x 1975 units = 494 school age children
7-12: 15 x 1975 units = 297 school age children

Multi-Family Residential:

Elementary K-5: 0.103 X 370 units = 39 school age children
Middle School 6-8: 0.043 X 370 units = 16 school age children
High School 9-12: 0.048 X 370 units = 18 school age children

5. Private Utilities

a. *Natural Gas*

Southwest Gas will provide gas service to the residents of Gladden Farms II.

The El Paso Natural Gas Line that bisects the property will be left as open space. All landscaping within the gas line easement will be completed in accordance to El Paso Natural Gas Co. standards. In general, shrubs and turf are acceptable landscape materials within the easement right-of-way, while trees are not.

b. *Cortaro Marana Irrigation District*

The Master Developer will work with CMID to address placing the existing canals underground. CMID will also provide non-potable water for landscaped common areas.

IV. Development Regulations

b. *Design*

- Commercial buildings shall be encouraged to use a variety of surfaces, textures, shapes, multi-planed roofs, and wall articulation.
- Design building mass and fenestration in proper proportion and scale with the site, adjacent streets, and developments.
- Architectural styles shall follow the agricultural theme of the Specific Plan and must be approved by the DRC.
- Long, unarticulated building facades should be avoided through the use of window panels, reveals, recesses, projections and other decorative elements such as molding and arches.
- Building entries may be illuminated with soffit, bollard, step or other comparable lighting.

c. *Exterior Finish Materials*

- Windows should be of lightly reflective glass, tinted bronze, blue, or green glass or transparent glass.
- Reflective glass may be used to limit transfer of heat while maximizing available sunlight for interior illumination.
- Building materials and landscaping shall be consistent with adjacent, non-residential buildings to create an overall sense of unity in design.

5. Streets

The streets within Gladden Farms II are designed to create a safe and effective circulation system. The arterial and collector roads will have multi-use lanes and sidewalks to promote alternative modes of transportation and connectivity to the multi-use trail system. Appropriate traffic-calming techniques, designed per the Town's standards and approved by the Town, may be included in the design. All streets will conform to Town of Marana Street Standards, including curbing and pedestrian/bicycle accommodation.

a. *Arterial Roads*

Tangerine Farms Road and Moore Road are arterial roads with 250-foot future rights-of-way. Both will be 4-lane divided roads with multi-use lanes and landscaped buffers on both sides. ~~In conformance with the Northwest Marana Area Marana General Plan,~~ There will a 100-foot buffer with an 8-foot-wide meandering multi-use trail, and the opposite side will feature a 20-foot landscape buffer with a sidewalk. Gladden Farms I has already built the 100-foot buffer along the south side of Moore Road adjacent to their property. Gladden Farms II will continue this with the same quality design and integrity.

Clark Farms will be constructed by the Master Developer ~~this developer~~ from Moore Road to the point where it reaches the eastern property

~~boundary, from this point south. The~~ From this point south, the cost of building the road will be shared between Gladden II and within the Gladden II property is the responsibility of the Master Developer. will be shared with ~~The Town has also imposed the obligation to construct the remainder of the road on the adjacent property to the developer of the adjacent property to the east~~ in accordance with the conditions the Town has imposed on the adjacent property. It will have a 150-foot right-of-way to accommodate 4 lanes of traffic.

- b. *Collector Roads*
Mike Etter Boulevard and Southfield Midfield Road ~~and Pacheco Farms Road~~ will have 90-foot rights-of-way that accommodate 2 travel lanes of traffic, multi-use lanes, and sidewalks on both sides. ~~A 56' ROW public, residential collector road (currently un-named) will provide access to the 8.8-acre neighborhood park for Gladden Farms residents as well as Blocks 31 and 33.~~
- c. *Local Roads*
Local roads will be constructed in accordance with Town requirements.

6. Open Space

Open space within a community contributes to quality of life by offering recreational opportunities and providing a buffer between varying land use intensities. Gladden Farms II will create a vital open space amenity through the use of paseos designed to connect all areas of the community. Access to the paseos from backyard gates is prohibited. Rather, access will be provided from public areas and streets. The paseo system will be under the control of the homeowners' association.

- a. *Multi-Use Trail*
A multi-use trail will be provided throughout the paseo system. It will provide critical linkage opportunities for pedestrian and bicycle users for the entire project area. Multi-use trails shall be a minimum of 12-feet wide with 2-foot shoulders and constructed of asphalt or concrete. The trails shall be landscaped according to the landscape standards outlined in this plan.
- b. *Common Areas*
Common areas will be located throughout the entire site in the form of multi-use paseos and neighborhood pocket parks to be used by all residents within Gladden Farms I and II communities. All common areas will be under control of the homeowners association.
- c. *Drainage*
Within each paseo, a partially grass-lined drainage facility will likely be

following the actual edge of the drainage improvement. The improvements shall have smooth, curving edges-not engineered straight lines. The slope of the sides of the channel shall vary and, in most cases, shall not be steeper than 3:1. If the drainage channels utilize rip-rap, adequate space for trees to grow shall be provided within the channels.

d. *Irrigation*

Non-potable water will be provided by the ~~Town of Marana~~ or CMID and will be available for landscaped open areas, including the buffer and streetscape areas along arterial and collector roads. Until non-potable water supply is available, potable water may be used.

e. *Outdoor Furniture*

Street furniture may include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards, and information displays

7. Landscaping

a. *General*

- All trees will be required to meet the Arizona Nurseryman's Association standards as to caliper.
- The Builder shall be responsible for tree installation and the prompt replacement of diseased or dead specimens for a period of one year from the date of occupancy permit issuance.
- Streetscapes shall be maintained year-round by the homeowners association. Deceased plants shall be replaced promptly with materials comparable in size to existing plants.
- Installation of street trees, including automatic irrigation, should be completed prior to the issuance of occupancy permit for the residence. The Master Developer may require the installation of trees in vacant lots for the purpose of logical, orderly development.
- Tree selection shall conform to the approved tree list in Appendix B: Plant Palette.

b. *Residential*

- The trees are to be 15-gallon minimum as well as 24-inch box size.
- On corner lots, multiple trees within the 5-foot easement or the 5-foot common area, depending on the plat, are required.
- In addition to the street trees, each front yard is required to have an additional tree and six shrubs informally planted or ground cover.
- Minimum shrub size shall be one gallon.

c. *Commercial*

- In commercial areas there shall be one tree per every four parking stalls. ~~as required by the Northwest Marana Area Plan.~~
- A minimum of 30% of the trees are to be 24-inch box size; the

balance shall be a minimum of 15 gallon size.

- No trees or shrubs shall be planted within 10 feet of any commercial entry driveway.
- Service areas shall have a 6-foot minimum dense landscape screen and a 5-foot minimum buffer wall.
- Prior to the preparation of a final landscape plan, a landscape architect must review impacts on underground utilities.
- Adjoining parcels for future phase development will have the required streetscape fully implemented when the first phase of development occurs.
- Off-street parking areas shall include a minimum 3-foot screen wall adjacent to parking stalls to screen the parked cars from the public right-of-way.

d. Street

- Street trees should establish a distinctive street scene along arterials and collectors.
- Street trees are required on all internal residential streets.
- Street trees shall be a minimum of 24-inch box or 20-gallon size.
- Trees to be located at 40 feet on the center, plus or minus.
- Trees shall be planted in accordance with the approved residential design standards.
- Trees must be provided at a minimum of one tree per lot; however, spacing may vary within individual neighborhoods.

e. Open Space

- The paseos and buffers should be planted with drought-resistant plants. Green drought-tolerant plant material is preferred and cactus should be minimized.
- Trees are to be a minimum of 15-gallon size with 25% being 24-inch box or 20-gallon size.
- Shrubs are to be a minimum of 5-gallon size.
- Groundcover is to be a minimum of 1-gallon size.
- Orchard areas shall contain a minimum of 20 trees.
- The paseo planting design shall be compatible with streetscape and adjacent development improvements.
- Turf areas are allowed in the paseos.

f. Irrigation

Irrigation for all landscaping, including streetscapes, buffers, and open space will utilize a non-potable water system provided by the ~~Town of Marana~~ CMID. Until the supply is in place, potable water may be used.

8. Monumentation

a. *Project Entry*

Project entry monuments for Gladden Farms II will be constructed by the Master Developer. There will be two types of entry monuments, Major and Minor. The Major monuments will announce the primary entrance to the development along Tangerine Farms Road at Clark Farms Boulevard. The Minor monuments will announce the secondary entries at Tangerine Road and Southfield Midfield Road, Moore Road at Mike Etter Boulevard and at the point where Clark Farms Blvd. enters the Specific Plan on the north boundary of the project.

For traffic visibility purposes, no structure between 30 and 72 inches in height relative to the adjacent roadways shall be placed within an intersection's sight visibility triangles

b. *Residential Parcels*

Each entry into a subdivision will be unique in character but will have common elements that tie into the overall Gladden Farms II community theme. Each subdivision shall have a minimum of one primary entry feature and may have more than one secondary or tertiary entry features. Entry features shall comply with the Town of Marana sight visibility triangle requirements. The residential entry monuments shall be approved by the DRC and built by the Builder.

c. *Commercial Parcels*

Commercial developments may have their own entry monumentation, but must have common elements that tie into the overall community theme. Village perimeter walls that are developed along arterial or collector edge shall be compatible with entry monumentation by incorporating similar materials.

9. Signs

Signs are an essential element within a planned community because they provide a sense of identity and visual orientation. They provide visual communication for residents and visitors while reflecting an image of connectivity throughout the community. Signs should be designed with the character of development and should be at a consistent scale and style throughout the community. These sign guidelines and regulations shall apply to all developments within this Specific Plan area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all project phases. These sign standards are in addition to those issued by the Town of Marana.

a. *General Regulations*

The following sign regulations are intended to provide equitable standards for the protection of of property values, visual aesthetics and the public health, safety, and general welfare for the residents of Gladden Farms II.

These regulations apply to all signs:

- All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.
- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 45 days after the use has been abandoned.
- All signs shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
- The exposed backs of all signs visible to the public shall be suitably covered, finished, and properly maintained.
- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
- The height of all signs shall be measured vertically from the highest point of the sign to the average finished grade beneath the sign, exclusive of any part of the sign not included in the area calculations.
- All sign lighting shall adhere to the Town of Marana Outdoor Lighting Code.
- All traffic-related signs (including street name signs) shall conform to the latest edition of the Manual on Uniform Traffic Control Devices.

b. *Prohibited Signs*

The following signs shall be prohibited in all zones within the project area:

- Inflatable signs.
- Rooftop signs.
- Signs on trailers or painted on the sides of disabled or parked vehicles.
- Rotating, revolving, or flashing signs.
- Signs advertising or displaying any unlawful act, business or purpose.
- Any sign, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, lighting system, or upon any fixture of the fire or police alarm

system of the Town of Marana.

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, sky dancers, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - o Pennants, banners, balloons, or flags used for special events such as grand openings or in conjunction with subdivision sales offices, tract entry points, and other similar events.
 - o National, state, local governmental, institutional or corporate flags properly displayed.
 - o Holiday decoration, in season, used for an aggregate period of 90 days in any one calendar year.

c. *Design Standards*

Sign standards that establish maximum number and location will be included in the design standards manual created for this project to be submitted to the Town at a later date. These standards will provide a basis for the developer and the jurisdiction to design, pattern, and regulate a consistent sign program.

10. **Walls and Fencing**

The following standards apply to all walls and fencing throughout the project. More extensive standards will be submitted prior to the development process.

- All screen walls shall use graffiti resistant paint or materials.
- Two-rail white vinyl fencing may be used in conjunction with certain landscape treatments including orchard areas and other formal tree plantings. Other fence types must be approved by the DRC.
- Fences of sheet or corrugated iron, steel, aluminum, asbestos, or any type of chain-link fencing are specifically prohibited.
- Walls constructed at major community entry points and along community streets shall be consistent with the project's theme area in materials and design.
- Alternative walls and fences within the project area shall be consistent with the architectural theme of the planned area, reflecting materials and design of the architectural theme and must be approved by the DRC.
- The Master Developer shall determine where walls and fencing may be placed in Gladden Farms II, with the idea to eliminate walls and fencing as appropriate.
- Walls and fences throughout the project area must be consistent with the architectural theme of the project.

~~11. Signs~~

~~Signs are an essential element within a planned community because they provide a sense of identity and visual orientation. They provide visual~~

V. Implementation and Administration

Gladden Farms Community Association
Attn: Kristina Allen, Community Manager
c/o CCMC
3005 West Ina Road
Tucson, Arizona, 85642

F. Phasing

The development will likely consist of four phases, beginning in the northwest corner. The initial site work will begin in 20172006. Infrastructure such as roads, sewer, water and grading will be constructed and extended in accordance to the build out of the project. Construction of the houses is estimated to begin the following year. The spine infrastructure needed to serve the blocks will be in place by the time the certificates of occupancy are issued for said blocks.

Phase I ~~is scheduled to include~~ may include Blocks ~~26, 30,~~ 35, 39, 40 and 36. Phase II ~~includes~~ may include Blocks ~~26, 30, 36, 40~~ and 41. Blocks 27, 31, ~~32, 33,~~ 37, ~~42 and 43~~ 42 will be ~~may be included~~ in Phase III. The final phase, Phase IV, ~~includes~~ may include Blocks 28, 29, ~~33,~~ 34, 38, 43 and 44.

~~An Improvement District for Tangerine Farms Road is being established by the Town. The Master Developer will participate in this district. It is estimated that construction of Tangerine Farms Road will begin in March 2006 and end in 2007.~~

The purpose of the phasing plan is to relate infrastructure requirements to proposed development. Although the sequence is implied, development of phases may occur in a different order or concurrently, at the discretion of the Master Developer, as long as the related infrastructure is adequately in place. Change in the phasing order can occur due to unforeseen factors affecting development. Flexibility is needed within the Specific Plan to address these changing needs while still maintaining a timely development.

G. Specific Plan Administration

1. Enforcement

The Gladden Farms II Specific Plan shall be administered and enforced by the Town of Marana Development Services Department in accordance with the provisions of the Specific Plan and the applicable provisions of the Town of Marana Land Development Code.

2. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided said changes are not in conflict with the overall intent as expressed in the Gladden Farms II Specific Plan. Any changes must conform to the goals and objectives of the Plan.