



**M A K E**  
**MARANA**  
2040 • GENERAL PLAN

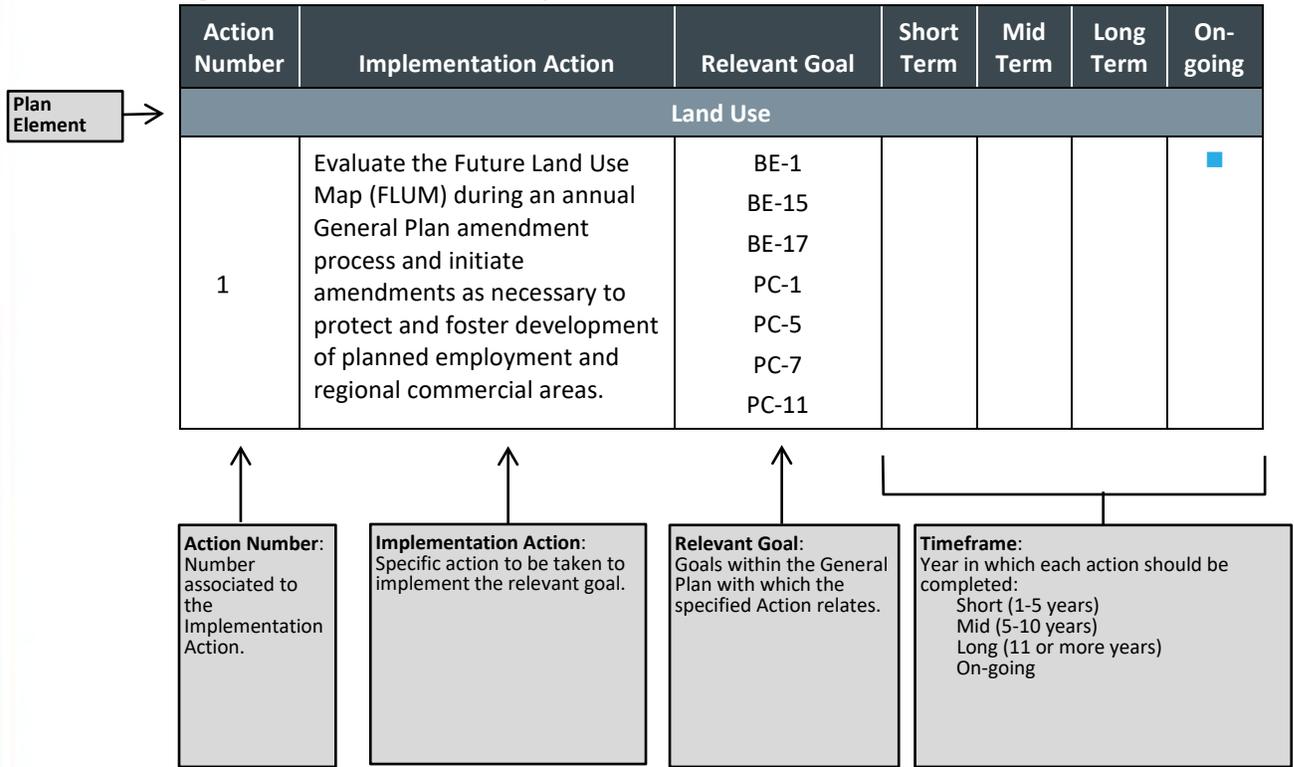
CHAPTER 5

# Implementation

The Implementation Chapter includes actions to achieve the goals and policies of the General Plan. This set of actions will be carried out over the next 20 years to help Town accomplish the vision, goals, and policies adopted in the Make Marana 2040 General Plan.

This Chapter uses a table format to help outline the implementation actions. A guide to reading this table is provided below and illustrated in **Figure 5-1**.

**Figure 5-1 How to Read the Implementation Plan**



## Built Environment

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
<b>Land Use</b>						
1	Evaluate the Future Land Use Map (FLUM) during an annual General Plan amendment process and initiate amendments as necessary to protect and foster development of planned employment and regional commercial areas.	BE-1 BE-15 BE-17 PC-1 PC-5 PC-7 PC-11				■
2	Develop and implement appropriate transitional land use standards to be implemented during the rezoning and/or site design process to ensure compatibility between non-residential and residential land uses.	BE-2	■			
3	Consider adopting a public engagement processes to enable early and meaningful input on development proposals.	BE-2	■			
4	Create an Area Plan to establish a future transportation, logistics, and distribution hub at Interstate 10 (I-10) and Pinal Airpark Road Interchange.	BE-1 BE-5 BE-13 PC-1 PC-3 PC-5 PC-11			■	
5	Evaluate traffic interchanges along I-10 and the planned I-11 Corridor for appropriate locations of community- and regional-scale commercial development and initiate amendments to the FLUM as appropriate.	BE-1 BE-15 PC-1 PC-11			■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
6	Consider amending the Town Code to establish transitional land use guidelines and design review standards during the rezoning and/or site design process for development proposals adjacent to planned employment and community- and regional-scale commercial areas on the FLUM to protect these areas from encroachment of incompatible uses.	BE-1 BE-2 PC-1 PC-5 PC-7		■		
7	Consider amending the Town Code and implement design standards to establish appropriate transitions between dissimilar uses, using methods such as building design, massing, orientation, height, and landscaping.	BE-2 BE-3 BE-4 BE-5 BE-6		■		
8	Develop access management guidelines for multi-family residential and non-residential land uses.	BE-2 BE-9		■		
9	Consider adopting an Area Plan for the Marana Regional Airport and surrounding area to ensure compatibility.	BE-3 PC-10			■	
10	Establish development review guidelines to ensure development proposals are reviewed for compliance with federal guidelines, State Law, Town codes, and other policies related to development in the vicinity of aircraft operations and disclosure requirements to new homeowners.	BE-3 BE-4 BE-5 PC-10 PC-12	■			
11	Initiate appropriate amendments to the General Plan, Town Code, and other Town policies to implement the recommendation of the Pinal County Joint Land Use Study to ensure compatibility between Pinal Airpark, Silverbell Army Heliport, and the community.	BE-2 BE-4 BE-5 PC-12	■			

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
12	Evaluate Town Code for aggregate mining operations and protections consistent with Arizona Geological Survey maps.	BE-6		■		
13	Develop and implement land use balance criteria for large-scale residential developments that provide for a flexible and compatible mix of land uses.	BE-2 BE-7 BE-8 BE-13		■		
14	Establish mixed-use development guidelines, including requirements related to land use balance and design guidelines to ensure vibrant, walkable development.	BE-7 BE-8 BE-10 BE-11		■		
15	Consider amending the Town Code to adopt requirements related to multi-family development, including building design, massing, height and other elements to create compatibility with single-family residential uses and improve the aesthetics of multi-family development.	BE-9		■		
16	Fund, develop, and adopt an Area Plan and Urban Design Study for the Downtown area that defines future land uses, streetscape enhancements, and other urban design elements.	BE-10 PC-9 PC-36		■		
17	Initiate appropriate amendments to the General Plan, Town Code, and other Town policies to implement the Area Plan for the Downtown area.	BE-10 PC-9 PC-36				■
18	Implement an inter-departmental assessment and comprehensive review of development and design regulations and processes that support and integrate transportation, land use, and urban design into a combined and coordinated review process.	BE-11	■			

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
19	Amend the Town Code to adopt appropriate zoning standards that encourage development-sensitive design practices in sensitive areas. Amendments to include are transfer of development rights, low-impact development guidelines, and conservation subdivision designs.	BE-12 RS-1 RS-7 RS-11 RS-12 RS-13		■		
20	Consider amending the Town Code to enable lot size reductions to be granted administratively for a parallel increase in natural open space conservation.	BE-12 RS-1 RS-11 RS-12 RS-13		■		
21	Develop, adopt, and implement a comprehensive annexation policy to guide consideration of annexation proposals.	BE-14		■		
22	Establish regular methods of meeting and/or communicating with public land agencies to explore areas of mutual benefit and alignment.	BE-12 BE-13 BE-14 RS-1 RS-11	■			
23	Submit infrastructure projects through the Capital Improvement Program evaluation criteria.	BE-15 BE-17		■		
24	Allocate Town funding for early planning and design of the I-10 interchange improvements.	BE-15 BE-17 BE-21			■	
25	Ensure infrastructure and public services extensions are efficient, cost efficient, and financially sustainable.	BE-15 BE-17 BE-36 BE-37				■
26	Develop and adopt development impact fees for applicable categories of infrastructure and services provided to the public.	BE-16		■		

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
27	Identify supplemental finance mechanisms in addition to development impact fees such as public-private partnerships, specialty industry taxes, loans, third party contributions, and other grant programs, community facilities districts, special assessment districts and general obligation bonds to assist with the funding of infrastructure.	BE-16		■		
<b>Transportation</b>						
28	Fund, develop, adopt, and implement a Transportation Master Plan.	BE-18 BE-19 BE-20 BE-21 BE-26 PC-11		■		
29	Establish and employ methods, processes, and systems to monitor the performance of all modal systems.	BE-18 BE-19 BE-20 BE-24			■	
30	Develop and employ criteria to prioritize infrastructure investment in a regional transportation system.	BE-15 BE-16 BE-17 BE-18 PC-11		■		
31	Develop and implement an incentive-based program to encourage development that increases access to all travel modes and promotes a sustainable and balanced transportation system.	BE-18 BE-19		■		
32	Develop and implement Infrastructure Guidelines with streetscape enhancement standards for street trees, seating, lighting, and other community identity elements.	BE-18 BE-21		■		

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
33	Establish partnerships with Sun Shuttle and other agencies and jurisdictions to extend transit services throughout Marana.	BE-20 PC-11 PC-19		■		
34	Continue to evaluate the ridership of existing Sun Shuttle routes and request route modifications when warranted.	BE-20				■
35	Partner with Sun Shuttle and other agencies and jurisdictions to develop and implement a plan to extend transit services to Marana and the northwest Tucson metropolitan region.	BE-20				■
36	Establish procedures to ensure timely conveyance of right-of-way to the Town.	BE-21	■			
37	Coordinate with PAG to ensure circulation enhancements are included in any updates to the Regional Mobility and Accessibility Plan.	BE-18 BE-21 BE-26				■
38	Align future capital improvement programs with PAGs Transportation Improvement Program.	BE-21				■
39	Coordinate with ADOT, PAG, and the RTA to prioritize funding for I-10 interchange improvements.	BE-21 PC-11				■
40	Develop and employ access management standards to ensure efficient, safe, and compatible access to roadways.	BE-21 BE-22		■		
41	Implement best practices for access management to ensure efficient and safe access onto arterial and collector roadways.	BE-21 BE-22				■
42	Conduct a feasibility analysis of providing infrastructure to support wildlife crossings in appropriate areas.	BE-23 RS-13				■

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
43	Develop infrastructure that provides for environmentally sensitive roadway design and construction standards.	BE-23 RS-11 RS-12 RS-13			■	
44	Continuously monitor and employ best practices related to Intelligent Transportation Systems (ITS).	BE-24				■
45	Evaluate the feasibility of providing vehicle charging stations throughout the community.	BE-24		■		
46	Develop and implement Infrastructure Guidelines that implement and promote the principles of complete streets.	BE-18 BE-19 BE-25			■	
47	Evaluate complete streets as part of the Transportation Master Plan.	BE-18 BE-19 BE-25		■		
48	Fund, develop, and adopt an Active Transportation Plan (ATP) to plan for a connected and safe bicycle and pedestrian network as part of the Transportation Master Plan.	BE-18 BE-19 BE-26 BE-27 PC-20 PC-26 RS-2		■		
49	Establish and implement a Bicycle Safety Program.	BE-26 BE-27		■		
50	Consider updating the Town Code to require development proposals to provide for bicycle facilities and support facilities.	BE-26 BE-27		■		
51	Develop Capital Improvement Program criteria that prioritizes enhanced bicycle and pedestrian crossings at major roadways.	BE-26 BE-27		■		
Housing						

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
52	Consult a community housing needs assessment that catalogs Marana’s existing housing stock, assesses gaps, and addresses housing needs.	BE-28 BE-29 BE-30	■			
53	Evaluate the Town Code to permit a wider range of housing types and lots in the community.	BE-28	■			
54	Consider adopting density bonuses or other administrative incentives into the Town Code for specific plans that incorporate a range of housing types in consideration of various family sizes, ages, and income levels.	BE-28 BE-29 BE-30		■		
55	Regularly track home sale prices with general incomes in Marana.	BE-29	■			
56	Coordinate with local business leaders to discuss and assess the housing needs of their employees and families in Marana.	BE-29	■			
57	Consider amending the Town Code to increase multi-generational housing opportunities, such as accessory dwelling units.	BE-28 BE-30		■		
58	Provide neighborhood support services and groups for elderly residents.	BE-30				■
59	Collaborate with SAHBA and other local developers and community leaders to develop housing diversity strategies.	BE-28 BE-30 BE-31		■		
60	Consider amending the Town Code and design standards to require a variety of residential home designs to create visual interest and variety in neighborhoods.	BE-31		■		
<b>Public Services and Facilities</b>						

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
61	Update and implement the Facilities Master Plan to accommodate future buildout conditions.	BE-32	■			
62	Employ Capital Improvement Program criteria to prioritize public facilities.	BE-32		■		
63	Analyze and employ best practices providing for cost-effective and financially sustainable methods of service delivery to the community.	BE-32 BE-33		■		
64	Explore and implement programs to retrofit existing Town facilities to integrate energy efficiency methods and technologies, including rainwater cisterns and other renewable resources.	BE-33 RS-17		■		
65	Develop and implement a program to promote the joint use of Town facilities and the facilities of other districts, jurisdictions, and agencies.	BE-35 BE-37	■			
66	Develop and implement Capital Improvement Program criteria prioritizing future water and wastewater infrastructure through comprehensive water and wastewater system master plans.	BE-36 PC-1 PC-6 PC-7 RS-6	■			
67	Continue to hold and attend utility coordination meetings to discuss current and upcoming projects with private and public utility providers.	BE-37				■

## People & Community

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
<b>Economic Vitality</b>						
68	Track implementation of the Economic Development Strategy and report on its status to the Town Council.	PC-1				■
69	Continue to regularly update the Economic Development Strategy as necessary to ensure that it is current and relevant to meeting the Town’s short- and long-term economic development needs.	PC-1				■
70	Continually identify new industries, trends, technologies, and commerce that align with Marana’s vision for economic growth and develop plans and programs to incorporate them into Marana’s Economic Development Strategy.	PC-1 PC-3 PC-5				■
71	Regularly communicate with key businesses to assess and improve customer service.	PC-2				■
72	Work with Marana Unified School District and Pima County Community College in identifying and developing training courses and programs that support businesses and industries in Marana.	PC-3 PC-8		■		
73	Collaborate with the business community to develop a business retention and expansion program.	PC-3 PC-5		■		
74	Identify site selection firms that align with the Town’s target sector industries.	PC-3 PC-5	■			
75	Coordinate with Grand Canyon University, University of Arizona, Arizona State University, and Pima Community College to discuss potential expansion or development of Class A buildings.	PC-3 PC-8			■	
76	Set criteria for implementing economic incentives and tools.	PC-4				■

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
77	Consider fast-tracking plans and permits as incentives for projects that accomplish Marana’s economic development goals.	PC-4	■			
78	Identify priority tech corridors for enhanced infrastructure.	BE-17 BE-24 BE-36 PC-5	■			
79	Monitor infrastructure to ensure appropriate infrastructure is in place to attract and retain target sector industries.	BE-17 BE-36 PC-5				■
80	Develop criteria to prioritize infrastructure investments focused on economic development goals and objectives according to Marana’s Economic Development Strategy.	BE-36 PC-1 PC-5 PC-7	■			
81	Regularly maintain and update Marana’s Economic Development and Tourism webpage with available sites, buildings, businesses, as well as other important information for prospective businesses.	PC-5 PC-6 PC-7				■
82	Work with the Marana Chamber of Commerce to develop programs for local business involvement in the community.	PC-6		■		
83	Identify and prioritize places to establish development-ready sites, with consideration to: <ul style="list-style-type: none"> <li>■ Property ownership</li> <li>■ Infrastructure potential</li> <li>■ Access to the transportation network</li> <li>■ Cultural and natural resources</li> </ul>	PC-7 PC-11		■		

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
84	Work with owners of undeveloped or underdeveloped land to prepare and market development-ready sites, including ensuring appropriate zoning and infrastructure is in place.	PC-7				■
85	Work with local community leaders, business leaders, and post-secondary institutions nationwide to locate a satellite branch or campus of a post-secondary institution in Marana.	PC-8			■	
86	Coordinate Town events in Downtown Marana with nonprofit organizations.	PC-9 PC-13 PC-31				■
87	Develop a conceptual level planning study for Downtown Marana that: <ul style="list-style-type: none"> <li>■ Provides a vision for Downtown</li> <li>■ Identifies development-ready sites</li> <li>■ Identifies incentives for development</li> </ul>	BE-10 PC-4 PC-7 PC-9 PC-36		■		
88	Regularly update and implement the Marana Regional Airport Master Plan.	BE-3 PC-10			■	
89	Identify future development opportunities surrounding the Marana Regional Airport.	BE-3 PC-10		■		
90	Continuously communicate upcoming major developments, economic strategies, and associated transportation needs with the Federal Aviation Administration, Union Pacific Railroad, Arizona Department of Transportation, and Regional Transportation Authority.	BE-1 BE-18 BE-21 PC-10 PC-11 PC-12 PC-13				■

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
91	Study the feasibility of developing a shared control tower between Pinal Airpark and the Marana Regional Airport.	PC-10 PC-12			■	
92	Communicate future development plans surrounding Pinal Airpark with Pinal County to ensure that development is compatible with operations at Pinal Airpark.	BE-5 PC-12				■
93	Develop a Tourism Master Plan that includes a focus on sustainable and cultural tourism opportunities.	PC-13 PC-27 PC-28		■		
94	Continue the Discover Marana program and work with the Marana Chamber of Commerce to expand tourism opportunities in the Town.	PC-13 PC-28 PC-29 PC-30 PC-31				■
95	Partner with local and regional agencies in tourism marketing.	PC-13				■
96	Conduct an economic impact study analyzing the economic impacts the film industry has on the local community.	PC-13 PC-30		■		
<b>Public Safety</b>						
97	Continue to maintain the Arizona Law Enforcement Accreditation Program.	PC-14				■
98	Pursue a detailed strategic plan to ensure that police services accommodate growth. The strategic plan should: <ul style="list-style-type: none"> <li>■ Establish metrics for police response to calls for service</li> <li>■ Develop a standard amount of officers per thousand residents</li> <li>■ Identify facility needs</li> </ul>	PC-14 PC-15		■		

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
99	Communicate upcoming Town-wide events with fire districts to encourage them to participate and provide fire safety programs.	PC-16	■			
100	Continue to be an active participant in the planning, implementation and updates of the Pima County Community Wildfire Protection Plan.	PC-16 PC-17 RS-10				■
101	Identify emergency evacuation routes and update as annexations occur.	PC-17 PC-18	■			
102	Identify ingress/egress capabilities and gaps for subdivisions and communities and address the gaps accordingly.	PC-17 PC-18	■			
103	Communicate emergency evacuation routes to the public.	PC-17				■
104	Continue to be an active participant in the planning, implementation and updates of the Pima County Multi-Jurisdiction Hazard Mitigation Plan.	PC-17				■
105	Update development review procedures to ensure integration of Crime Prevention Through Environmental Design.	PC-18		■		
106	Collaborate with Sun Tran to develop educational material to promote the use and criteria required for Sun Shuttle paratransit services.	BE-10 PC-19		■		
<b>Recreation</b>						
107	Implement recommendations in the 10 Year Town of Marana Parks & Recreation Department Master Plan 2020 – 2030, an update to the Town of Marana Parks and Recreation Master Plan.	BE-7 BE-11 PC-20 PC-21 PC-23 RS-2			■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
108	Through the 10 Year Town of Marana Parks & Recreation Department Master Plan 2020 – 2030, develop an inventory of parks and recreational facilities and compare the inventory to growth areas within Marana to ensure that there is sufficient capacity.	PC-20 PC-21	■			
109	Work with the development community to increase open space areas where feasible and encourage delineation of active open space versus passive open space areas.	BE-12 PC-20 PC-21 PC-22 PC-24 PC-26 RS-1 RS-2				■
110	Continue to develop joint use agreements with school districts for recreational facilities.	PC-23 BE-35				■
111	Regularly receive residential input regarding recreational programs that are desired in the Town.	PC-25				■
112	Ensure a Trails Master Plan is incorporated into the 10 Year Town of Marana Parks & Recreation Department Master Plan 2020 – 2030.	PC-26 RS-2	■			
113	Pursue funding and construction of the Juan Batista de Anza National Historic Trail.	BE-27 PC-26 RS-2			■	
<b>Arts and Culture</b>						
114	Develop a Cultural Resources Master Plan that identifies strategies for cultural resource preservation.	PC-27 PC-28	■			
115	Consider establishing a Cultural Resource Committee to discuss cultural resource protection strategies, cultural resource interpretation, and guide the Cultural Resources Master Plan.	PC-27 PC-28	■			

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
116	Continue to develop partnerships with, and among, organizations in the Santa Cruz Valley National Heritage Area.	PC-27 PC-28				■
117	Update the Santa Cruz River Corridor Master Plan.	BE-12 PC-28 RS-3 RS-9 RS-13 RS-14	■			
118	When planning for public art related to the Town’s culture and heritage, seek input from local Native American tribes and nations to ensure that public art options are authentic.	PC-28 PC-29				■
119	Work with private land owners, Native American tribes and nations, regional agencies, and the Arizona State Land Department to protect from encroachment the Marana Mound Complex.	PC-27 PC-28		■		
120	Collaborate with local Native American tribes and nations, Arizona State Museum, Pima County, the Arizona State Historic Preservation Office, and Arizona Site Stewards to expand and preserve the Marana Mound Complex.	PC-27 PC-28	■			
121	Update residential and commercial development design standards to include standards on art elements.	BE-31 PC-29		■		
122	Develop a public art program that establishes the following for public art: <ul style="list-style-type: none"> <li>■ Guidelines</li> <li>■ Outreach</li> <li>■ Funding</li> </ul>	PC-29		■		
123	Continue to build the Marana Film Office to market the Town for future film production.	PC-30				■

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
124	Continue to explore tourism opportunities related to film production.	PC-13 PC-30			■	
125	Promote, market, and expand Town-wide events and festivals in Marana.	PC-13 PC-31				■
<b>Community Preservation, Revitalization, and Redevelopment</b>						
126	Develop a wayfinding program for neighborhoods, destinations, and major access points into Marana.	PC-32		■		
127	Establish emergency repair funding, community involved neighborhood maintenance events, and other best practice programs to address housing deterioration.	PC-33 PC-34 PC-35		■		
128	Continue enforcing code requirements to ensure that housing is safe, sanitary, and is in compliance with building codes.	PC-33 PC-34 PC-35				■
129	Continue to develop educational materials related to property maintenance and distribute online and in public facilities.	PC-33 PC-35				■
130	Identify Community Development Block Programs for residential and neighborhood improvement.	PC-34	■			
131	Maintain an inventory of vacant and abandoned properties and their respective conditions.	PC-35 PC-36	■			
132	Establish a redevelopment area for Downtown Marana based on blight conditions.	PC-36		■		
133	Establish a redevelopment area for the Ina Road Corridor based on blight conditions and fractured property ownership.	PC-36		■		

## Resources & Sustainability

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
<b>Open Space</b>						
134	Update the Parks and Recreation Master Plan to include policies and best practices for providing educational material related to environmental and conservation issues to the community.	RS-1 RS-11 RS-12	■			
135	Plan and design a trail connection, and/or linear park system connecting the Santa Cruz River to Downtown Marana.	PC-26 RS-2 RS-3			■	
136	Continue to proceed with land acquisition, design, and construction of the 1.8-mile segment of shared-use path along the east bank of the Santa Cruz to connect North Marana with downtown Tucson and 130 miles of the Pima County Loop trail system.	BE-27 PC-20 PC-26 RS-2 RS-3	■			
137	Create standards for development along the Santa Cruz River corridor. Such standards should include habitat protection, flood control, and recreation.	BE-12 PC-20 RS-3 RS-7 RS-9 RS-14	■			
<b>Water Resources</b>						
138	Develop and implement a Drought Management Plan that prepares Marana and its residents for water shortages and limitations.	RS-4 RS-5		■		
139	Continue to identify programs for water conservation, including stormwater harvesting.	RS-4 RS-8				■
140	Identify priority public spaces for installing low flow/drip irrigation systems in landscapes.	RS-4	■			

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
141	Utilize Arizona Department of Water Resources' Fourth Management Plan for the Tucson Active Management Area for the reduction of water usage.	RS-4	■			
142	Ensure that vegetation used in development plans are in Marana's approved plant list and update the list, as appropriate, with plants that are native to Arizona.	RS-4				■
143	Designate Town staff to participate in water resource management committees for legislation regarding water planning issues.	RS-5	■			
144	Regularly update the Marana Potable Water Master Plan to ensure that existing and future development is accommodated.	BE-32 BE-36 RS-6				■
<b>Environmental Planning</b>						
145	Implement recommendations of the Northwest Marana Master Drainage Study.	RS-7 RS-8		■		
146	Establish guidelines for low-impact development.	BE-12 RS-7 RS-8 RS-9	■			
147	Develop standards for detention basin use and location.	RS-7 RS-8	■			
148	Secure funding to minimize the impacts of flooding risk for the areas adjacent to the Santa Cruz River.	RS-7 RS-9				■
149	Seek funding for continued bank enhancement and protection measures along the Santa Cruz River to reduce the risks of erosion and flooding.	RS-9			■	
150	Consider adopting wildland-urban interface development standards in the Town Code.	RS-10		■		

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
151	Monitor development and land development guidelines in the wildland-urban interface.	RS-10				■
<b>Conservation</b>						
152	Work with regional entities to develop and adopt an Open Space and Wildlife Conservation Master Plan that focuses on open space preservation, wildlife linkages, and wildlife habitats.	BE-12 RS-1 RS-3 RS-11 RS-12 RS-13 RS-14	■			
153	Update hillside development standards in the Town Code.	BE-12 RS-11	■			
154	Identify and monitor wildlife and vegetation associated with water recharge facilities.	RS-11		■		
155	Update the Town Code to include standards for cluster development, which permit density bonuses for the protection of development sensitive natural resources and open spaces.	BE-12 RS-1 RS-11 RS-12 RS-13			■	
156	Consider developing and adopting wildlife-sensitive development standards.	BE-12 RS-13	■			
157	Continue to work with the Regional Transit Authority for funding wildlife crossings in transportation projects.	RS-13 BE-23				■
158	Continue to pursue community partnerships at the El Rio Preserve along the Santa Cruz River to enhance environmental education programs.	RS-1 RS-11 RS-13 RS-14				■
<b>Energy</b>						
159	Work with utility companies to develop a strategic plan for energy needs and conservation.	BE-37 RS-15			■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going
160	In coordination with Tucson Electric Power and Trico Electric Cooperative, develop brochures related to energy conservation and energy-saving tips that can be posted online and in Town facilities.	BE-37 RS-15		■		
161	Educate homeowners on the benefits of alternative energy sources for their homes.	RS-15 RS-16				■
162	Consider providing incentives for energy-efficient development.	RS-15 RS-16		■		
163	Identify, monitor, and pursue State and Federal energy grants that would be beneficial for meeting the Town’s renewable energy objectives.	RS-16				■
164	Continually seek to identify nationally recognized energy regulations and consider adopting them.	RS-15 RS-16				■
165	Continually promote Town-wide conservation methods and incrementally update facilities with energy efficient appliances, lightbulbs, windows, and other energy saving features.	BE-34 RS-17				■
166	Develop an inventory of municipal facilities and associated energy use to prioritize facilities for renewable energy conversion.	BE-34 RS-17	■			
167	Develop design guidelines for municipal facilities to include energy efficiency standards.	BE-34 RS-17		■		

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## A

**Acre.** A measure of land containing 43,560 square feet.

**Active Open Space.** Open space that provides recreational opportunities involving physical activity such as walking paths, bicycle paths, trails and active sport areas for field sports.

**Active Transportation.** A form of transportation that relies on physical activity for mobility such as walking or bicycling.

**Adaptive Reuse.** Reuse and repurposes of an older building that was designed originally for a different purpose.

**Aging in Place.** The ability for a person to remain in their community as they age and their needs, abilities, and preferences change.

**Agriculture.** The use of land and buildings for the production of agriculture products including crop production, and/or the raising of animals.

**Annexation.** The incorporation of land into an existing municipality, changing the boundaries of the annexing jurisdiction. Annexations are governed by A.R.S. §9-471.

**Area Plan.** A non-regulatory plan representing a refinement of the General Plan for a particular area and addressing land uses, densities and intensities of development, infrastructure, urban design and other development related elements (also see Master Plan).

**Arizona Association for Economic Development (AAED).** A statewide advocate for economic development in the state.

**Arizona Commerce Authority (ACA).** The state agency overseeing economic development within Arizona with the mission of strengthening the state's economy.

**Arizona Department of Water Resources (ADWR).** The state agency that is responsible for long-term water security in Arizona.

**Arizona Revised Statutes (ARS).** State laws passed by the Arizona Legislature.

**Arizona State Land Department.** The state agency that manages state trust land within Arizona.

**Assured Water Supply.** A designation issued by the Arizona ADWR, ensures that there are adequate groundwater supplies within each Active Management Area.

## B

**Bicycle Lanes.** Dedicated lanes for bicyclists along a vehicular roadway.

**Buffer.** Areas left in a natural state and/or landscaped to serve as a visual and spatial separation of land uses of dissimilar nature. Buffers are intended to reduce the impact of higher intensity uses on an area of lower intensity.

## C

**Capital Improvement Plan (CIP).** A plan that outlines a community’s capital improvement projects for a specified number of years including roads, parks, water, wastewater, storm water and other municipally funded infrastructure to support development in the community.

**Central Arizona Project (CAP).** A system that provides water from the Colorado River to central and southern Arizona through resource development and management.

**Central Arizona Groundwater Replenishment District (CAGRDR).** The groundwater replenishment authority that is operated by the Central Arizona Water Conservation District.

**Cluster Development.** Grouping homes on smaller lots to preserve more land on site.

**Colonias.** An identifiable community within 150 miles of the U.S.-Mexican border that contains a lack of basic infrastructure, such as potable water supply, inadequate sewage systems, and a shortage of decent, safe, and sanitary housing.

**Community Development Block Grant (CDBG).** A U.S. Department of Housing grant program providing funding for a variety of unique community development needs.

**Community Facility District (CFD).** An infrastructure financing mechanism for the acquisition, construction, operation and maintenance of necessary infrastructure to serve a specific area.

**Compatibility.** The harmonious existence of different activities and/or land uses within a community.

**Complete Streets.** A roadway that is designed, constructed and operated to accommodate an expanded number of modes of travel including vehicle, transit, bicycle, and pedestrian travel. Complete streets increase social interaction and provide spaces for outdoor activities such as seating and gathering areas.

**Conservation.** The protection of natural or cultural resources such as riparian areas, hillsides, habitats, native landscape vegetation, and prehistoric artifacts and sites from the impacts of development.

**Conservation Subdivision.** A method of site development which concentrates development on a small portion of the site while maintaining overall density allowances to enable conservation of sensitive environmental resources on the property such as riparian areas, hillsides, native vegetation, vulnerable species habitats and other sensitive environmental resources.

**Corridor, Transportation.** A combination of transportation networks that links to destinations.

**Corridor, Wildlife.** Generally, a linear or elongated area of habitat that facilitates movement of individuals between core habitat patches and provides for connectivity among populations.

**Crime Prevention through Environmental Design (CPTED).** A multi-disciplinary approach for reducing crime through urban and environmental design elements that increase access and visibility of areas.

**Cultural Resources.** Includes historic, archaeological and paleontological resources, as well as human remains. This may include archaeological and historic resources eligible for or listed on the National Register of Historic Places. Cultural resources include buildings, sites, districts, structures, or objects having historical, architectural, archaeological, cultural or scientific importance.

## D

**Dark Fiber.** Fiber optic cable that is installed for future use.

**Demographics.** Statistical data relating to the characteristic of a population and subgroups within a population.

**Designated Management Area (DMA).** Marana's wastewater service area.

**Development.** The construction of buildings and/or establishment of a land use on property. The terms "development" includes the subdivision of land, construction or alteration of structures, and the construction of streets, water and wastewater infrastructure, grading and other activities to facilitate the use of the property.

**Development Impact Fees.** Fees assessed at the time of building permit issuance to offset infrastructure costs associated with growth.

**Dwelling Unit.** A building or portion thereof designed and intended to be occupied by a one family for residential purposes as a single housekeeping unit. The term "Dwelling Unit" does not include senior care uses such as assisted living facilities, hospitals, hotels, resorts and other transitory accommodation uses.

**Dwelling Unit Per Acre (du/ac).** The number of residential units on a gross acre of land.

## D

**Development-Ready Site.** Areas within a community where planning and infrastructure is complete, or near complete, and ready for construction within a short-term timeframe.

## E

**Ecosystem.** A dynamic and interrelating complex of plant and animal communities and their associated non-living (such as physical and chemical) environment.

**Effluent.** Wastewater from drains and used for flood or drip irrigation for outdoor plants and utilized as a means of water conservation.

**Environment.** The circumstances, objects, or conditions by which one is surrounded. The physical conditions including both natural and man-made, which exist within an area including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.

**Erosion.** Erosion is the gradual process of wearing through natural agents, such as wind or water.

## F

**Floodplain.** A portion of land along a body of water that has the potential to be naturally subjected to flooding.

**Floor-Area Ratio.** The ratio of gross building square footage divided by the net square footage of the lot.

**Future Land Use Map (FLUM).** The map showing the Future Land Use Categories and providing the locations, types, distributions, and intensities/densities of land uses allowed in the Marana Municipal Planning Area (MPA).

**Future Land Use Categories.** A classification establishing the allowed type and intensity of development intended by the General Plan.

## G

**Gastronomy.** The science of cooking food.

**General Plan.** A long-range planning document required by Arizona Revised Statute A.R.S. §9-461 to be adopted by a municipality, providing goals, policies, implementation actions, and other elements intended to guide future decision-making concerning development.

**General Open Space.** An area maintained for open uses, including recreational lands, and other unbuilt vegetated areas.

**Government Property Lease Excise Tax (GPLET).** A redevelopment tool for initiating development by reducing a project's operating cost by replacing the real property tax with an excise tax.

**Green Infrastructure.** A water management approach mimicking the natural water cycle through landscaping and other natural features that naturally retain and absorb water.

**Groundwater.** Water that is found under the land surface.

## H

**Habitat.** The place or environment where a plant or animal naturally lives and grows (a group of particular environmental conditions).

**Homeowners' Association (HOA).** An organization in a planned community that creates and enforces rules for properties within the community as well as maintains common areas within the community through fees.

**Helicopter Night Training MCA.** A five-mile wide corridor that follows the typical night training routes used by the Arizona Army National Guard between Silverbell Army Heliport and Picacho Peak Stagefield. This MCA is established in the Pinal County Joint Land Use Study to reduce light pollution and protect nighttime training operations.

**Impervious Surface.** A surface through which water cannot penetrate, such as a road or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Improvement District.** A special taxing district that helps fund and maintain infrastructure, amenities, or other community improvements.

**Incorporated Area.** A geographic area that has legally defined boundaries and that is governed by its own municipality.

**Infill Development.** Development of vacant or under-utilized land (typically individual lots or leftover properties) within areas that are already largely developed.

**Infrastructure.** All types of man-made, support structures and systems needed for the operation of a community. Examples of infrastructure are roads, bridges, water and sewer treatment facilities, water pipes and other conveyances, power stations and transmission lines, and other similar structures and systems.

**Intelligent Information Systems (ITS).** An operational management system of technologies to improve the function and efficiency of the transportation system.

**Intergovernmental Agreement.** An agreement between different units of government to provide services and/or perform activities to the benefit of each entity.

**Invasive Species.** Invasive species are plant and/or animal species that is not native to a particular ecosystem and has a propensity to colonize areas.

## J

**Joint Land Use Study (JLUS).** A cooperative planning effort that addresses compatibility issues between a military installation and a community or communities.

## L

**Land Use.** The occupation or use of land for any human activity or any purpose defined in the General Plan.

**Leadership in Energy and Environmental Design (LEED).** A rating system established by the United States Green Building Council to establish sustainable building practices to guide the design, construction, operation and long-term maintenance of buildings and property.

**Level of Service.** A qualitative standard used to measure public services provided by a municipality to serve the function of the community including streets, water, wastewater, parks, public safety and other municipal services.

**Low Impact Development (LID).** An approach to land development that manages stormwater close to its source to preserve/recreate natural landscape features and limit impervious surfaces.

## M

**Marana Chamber of Commerce.** An organization with a focus on economic growth in Marana.

**Marana Regional Airport (MRA).** A general aviation airport owned and operated by Marana.

**Master Plan.** A non-regulatory plan representing a refinement of the General Plan for a particular area and addressing land uses, densities and intensities of development, infrastructure, urban design and other development related elements (also see Area Plan).

**Military Compatibility Area (MCA).** A planning tool for promoting awareness of military activities in surrounding communities, particularly where military operations may impact local communities, and conversely, where local activities may affect the military's ability to carry out its missions.

**Mixed-Use.** A development which integrates residential and non-residential development in vertical or horizontal format and connected with multi-modal transportation to create an active, vibrant and livable neighborhood.

**Multi-Family Dwellings.** A type of residential development that includes multiple housing units contained in a single structure.

**Multigenerational Housing.** Housing that accommodates the family needs of a single housekeeping unit to provide semi-separate living quarters to accommodate extended family members such as an accessory suite within a single-family home.

**Multi-modal.** The capability of accommodating a variety of transportation modes including vehicular, transit, rail, aviation, bicycle and pedestrian methods of travel.

**Multi-Use Lanes.** Lanes along a roadway that can be shared between bicyclists and motor vehicles.

**Municipal Planning Area (MPA).** The area of municipal planning influence, including both incorporated and unincorporated areas.

## N

**Native American Tribes and Nations.** A federally- or state-recognized tribe, band, nation, pueblo, village, or other organized group or community American Indians.

**Natural Resources.** Naturally occurring materials that have economic or other value, including sustaining and/or enhancing quality of life. Natural resources include rocks/minerals, plants, animals, water, land, and air.

**Native Vegetation.** A plant species that naturally grows and developments in an ecosystem.

**Native Species.** Species that naturally occurs within the ecosystem under consideration. In Marana, native vegetation refers to plants native to the Sonoran Desert.

**Natural Undisturbed Open Space.** An area of land that is unimproved and not occupied by structures or man-made impervious surfaces that is set aside dedicated or reserved in perpetuity as a conservation area. Trimming plants or raking is prohibited. Rights-of-way (including alleys) are prohibited.

## O

**Open Space.** An improved or unimproved area that has been conserved through zoning, conservation easement or other methods of preservation.

## P

**Paratransit.** A transit service that is designed for riders who are unable to use the transit system in a community due to a disability.

**Passive Open Space.** Passive open space is open space that is intended for passive recreational uses such as sitting, picnicking and for scenic enjoyment.

**Paved Shoulders.** Paved areas along roadways where bicyclists can ride outside of a vehicular lane.

**Pima Association of Governments (PAG).** The region's metropolitan planning organization, which oversees long-range transportation planning and is the lead agency for water quality management, air quality planning, and solid waste planning.

**Pinal Airpark.** A public-use airport owned and operated by Pinal County. The airpark is primarily used as a storage and maintenance facility for surplus and decommissioned aircraft.

**Planning Commission.** An advisory board to the Town Council, comprised of seven members who are appointed by the Town Council to make recommendations to the Council on zoning and land development matters.

**Potable Water.** Water derived from surface water and ground water that is treated for human consumption.

**Primary Helicopter Training Route MCA.** The area that encompasses the general flight corridor between Silverbell Army Heliport and Picacho Peak Stagefield, as well as an additional buffer around each installation. This MCA is established in the Pinal County Joint Land Use Study to promote development that is not impacted by helicopter overflight, such as noise-sensitive uses, or impactful to helicopter safety, such as tall structures.

**Public Workshop.** In the context of planning, a public workshop is an open community meeting where participants work individually and / or in groups to generate ideas that address planning related issues and opportunities.

## Q

**Quality of Life.** Marana's Quality of Life is represented by sustainable choices in: land use, commerce and employment, education, recreation, public safety, aesthetic appeal, transportation/efficient mobility, health, and housing varieties. Where daily living is enhanced by: clean air and water, climate, culture/heritage, open spaces, public transportation, wildlife, and natural resources.

## R

**Rainwater Harvesting.** A technique used for collecting, storing, and using rainwater for landscape irrigation and other uses.

**Redevelopment.** The process of building new construction on a site that has pre-existing uses or of renovating existing uses on a site. Redevelopment is generally a strategy for rehabilitating blighted urban areas through renovation.

**Renewable Energy.** Energy that cannot be depleted or can be regenerated when used. Examples of renewable energy include biomass, wind, and solar power.

**Revitalization.** Actions taken to improve the economic, land use or other community elements of a neighborhood or area within a community.

**Rezoning.** An amendment to the official Marana Zoning Map changing the zoning designation for a property and establishing an entitlement to allowed uses and development standards as prescribed in the Town Code.

**Runoff.** Stormwater that is not able to permeate into the ground, thus either evaporating or running off into nearby waterbodies or diversion structures.

## S

**Shared-Use Paths.** Off-street paths or trails that are shared between pedestrians and bicyclists.

**Silverbell Army Heliport (SBAH).** An aviation and training facility operated by the Arizona Army National Guard, with the primary mission of training military helicopter pilots.

**Silverbell Army Heliport Military Compatibility Area Overlay District.** An area that encompasses all MCAs established in the Pinal County Joint Land Use Study related to the Silverbell Army Heliport, including the Land Use MCA, Aviation Safety MCA, Vertical Obstructions MCA, Tactical Flight Training Area MCA, and Helicopter Night Training MCA.

**Specific Plan.** As defined in the Town Code, a precise plan for a specific piece of property, or properties, typically under single ownership, which contains all the elements specified in the Town Code, and which has been adopted by Town Council, and which may supersede the Town Code land use regulations as they might otherwise apply to the specified property.

**Stormwater.** Rain water, runoff, and other drainage that discharges into a local body of water or onto the ground.

**Stormwater Harvesting System.** A system for the on-site collection and retention of precipitation that has reached the ground, collected from paved, impervious or disturbed surfaces, which may consist of: a. earthworks (including but not limited to depressed landscape areas, basins, berms, swales); b. structures (including but not limited to curbs with inlets, scuppers or cuts, gabions, check-dams, permeable paving, rock mulch); and c. other green infrastructure and low impact development elements to slow and disperse stormwater and promote its infiltration into the soil.

**Sun Corridor.** A region in Arizona that is characterized by intrastate, interstate, and international commerce. The region stretches from south Tucson to Flagstaff.

**Sustainability.** The notion of supporting biodiversity and long-term ecological health necessary to the indefinite survival of humans and other organisms. Sustainability encompasses human systems, including economy and development, and biological systems.

## T

**Town Code.** Marana’s enacted and enforced laws regulating the community, including zoning regulations and other development standards.

**Town Council.** Marana’s legislative body elected by the electorate of the Town of Marana to enact ordinances, impose taxes, make appropriations, establish policy, and other legislative functions of a municipality.

**Transfer of Development Rights (TDR).** Transfers of development rights are used to transfer ownership of development potential from lands where development is less desirable to lands where it is more desirable. The land from which development is transferred is generally called the “Sending Property” and the property to which it is transferred is called the “Receiving Property.”

**Transit.** A system or regularly scheduled transportation that is available to the general public.

**Transportation Master Plan.** A community-wide plan that identifies future transportation improves needed over a 10-year horizon.

## U

**Unincorporated Area.** A settled geographic area that is not governed by its own local municipal corporation and is instead governed as part of a larger administrative division.

**Utilities.** Structures or facilities used for generating, transmitting, collecting, or storing water, sewage, stormwater, electricity, and gas.

## V

**Vision Statement.** A statement that describes a future ideal state. It is a declaration of an organization's objectives that guides internal decision-making.

## W

**Wastewater.** Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

**Water Reclamation Facility (WRC).** A facility designed to remove contaminants from wastewater containing both household sewage and commercial sewage. It includes physical, chemical and biological process to remove physical, chemical and biological contaminants. The facility is specifically designed to meet the needs of the community and its discharge permits.

**Wildlife.** Any undomesticated organisms, although the term is sometimes restricted to wild animals, excluding plants. Animals or plants existing in their natural habitat.

**Wildlife Corridor.** An area of land that is used by wildlife to move between or within wildlife habitats.

**Wildlife Crossing.** An underpass or overpass across a roadway or other transportation corridor that fosters safe wildlife movement.

**Wildlife Habitats.** Areas within the natural environment that fulfill the food, water, and reproduction needs of wildlife species.

## X

**Xeriscape.** Arid climate tolerant native plants utilized in landscape designs to conserve water by utilizing low-water use plants and minimizing or eliminating turf areas.

## Z

**Zoning.** The primary tool through which governments control the physical development of and establish the allowable uses of land and other standards and regulations related to the development and use of land.