

**MARANA RESOLUTION NO. 2020-XXX**

RELATING TO DEVELOPMENT; DECLARING REVISED SUBPARAGRAPH B.9 (RECREATIONAL AREA) OF TOWN CODE CHAPTER 17-5 (SUBDIVISIONS), SECTION 17-5-3 (SUBDIVISION REQUIREMENTS) AND THE TOWN OF MARANA SUBDIVISION RECREATIONAL AREA DESIGN MANUAL ADOPTED BY MARANA ORDINANCE NO. 2020.XXX AS PUBLIC RECORDS FILED WITH THE TOWN CLERK

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. New subparagraph B.9 (recreational area) of Town Code Chapter 17-5 (subdivisions), section 17-5-3 (subdivision requirements), adopted by Marana Ordinance No. 2020.XXX, attached to and incorporated in this resolution as Exhibit A, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

SECTION 2. The Town of Marana Subdivision Recreational Area Design Manual adopted by Marana Ordinance No. 2020.XXX, attached to and incorporated in this resolution as Exhibit A, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Cherry L. Lawson, Town Clerk

\_\_\_\_\_  
Frank Cassidy, Town Attorney

*EXHIBIT A TO MARANA RESOLUTION NO. 2020-XXX*  
*Amendments to Marana Town Code section 17-5-3 subparagraph B.9 (Recreational area)*  
*adopted by Marana Ordinance No. 2020-XXX*

New subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) provides as follows:

9. Recreational area.

a. Requirement: New residential subdivisions (including re-subdivisions) with 30 or more lots and whose average lot size is 16,000 square feet or less shall comply with the recreational area requirements of this subparagraph 17-5-3 B.9.

b. Area:

i. General: The minimum area (in square feet) of a subdivision's recreational areas shall be as follows:

a) Apartment or condominium: 100 square feet per unit

b) Town home or patio home: 140 square feet per unit

c) Single-family residential:

1) For subdivisions with an average lot size of 4,000 square feet or less: 500 square feet per unit

2) For subdivisions with an average lot size of 6,000 square feet or less but larger than 4,000 square: 400 square feet per unit

3) For subdivisions with an average lot size of 8,000 square feet or less but larger than 6,000 square feet: 300 square feet per unit

4) For subdivisions with an average lot size of 16,000 square feet or less but larger than 8,000 square feet: 200 square feet per unit

5) For subdivisions whose average lot size is larger than 16,000 square feet: None.

ii. Specific plan exception: If an adopted specific plan includes a subdivision recreation requirement with a different square footage per unit than set forth in subparagraph i above, the minimum area of recreational areas for subdivisions located in the specific plan shall be calculated using the specific plan's subdivision recreation requirement.

iii. Golf courses excluded: Golf courses do not count toward a subdivision's minimum required recreational area.

c. Location:

i. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.

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- ii. Neighborhoods shall be designed around recreational areas and open spaces. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.
  - iii. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.
  - iv. All recreational areas shall be within the boundaries of the subdivision, except as otherwise provided in a development agreement entered into pursuant to subparagraph 17-5-3 B.9.g below (in-lieu option).
- d. Design and facilities: The design of recreational areas and the recreational facilities included in them shall conform to the most recent version of the town of Marana subdivision recreational area design manual.
- e. Prohibited locations. Recreational areas shall avoid the following:
- i. Land unsuitable for recreation purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and land determined unusable for recreational purposes by planning director.
  - ii. Known archeological and historical sites.
- f. Construction timing:
- i. A subdivision's recreational areas shall be completed or assured before 50% of the building permits are issued.
  - ii. For purposes of the preceding paragraph, "assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit securing completion of the recreational areas.
  - iii. The performance bond or letter of credit shall be in a form approved by the town attorney and shall be in a face amount of at least 115% of the anticipated cost to complete the recreational areas, as reasonably determined by the town engineer.
- g. In-lieu option: Subdivisions may satisfy the requirements of this subparagraph 17-5-3 B.9 by entering into a development agreement with and enforceable by the town which, as determined by the town council, provides for recreational area and recreational facilities equivalent to those otherwise required in the subdivision under this subparagraph 17-5-3 B.9.

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