



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 6, 2018

Title: P17CU00016 - Post Land Company LLC - W. Hardin Road - Type II Conditional Use Permit

Introduction/Background:

The applicant's request is to establish a site for the relocation of the Marana Pumpkin Patch. The subject property is located in the Avra Valley area and the site consists of 4 parcels totaling in approximately 300 acres. The farm will grow, harvest, and sell pumpkins.

Discussion:

Corn fields, fruit tree orchards, and support facilities for the public will also be included. Support facilities will consist of a pumpkin barn, pumpkin wagon, temporary play structures, restaurant, bakery, ramadas, country store, bathroom facilities, train and train depot, event hall, chapel, and admissions building. There will be festivals during the Spring, Fall, and Christmas seasons.

Conclusion:

The Pima County Zoning Code requires a Type II Conditional Use Permit for Marana Pumpkin Patch in the RH zone

Recommendation:

The Pima County Hearing Administrator recommends approval of the conditional use permit.

Fiscal Impact:

None.

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: Tom Drzazgowski Telephone: 520-724-6675

Department Director Signature/Date: [Signature] 2/13/18

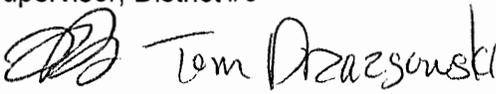
Deputy County Administrator Signature/Date: [Signature] 02/14/18

County Administrator Signature/Date: C. DeLubau 2/15/18

FFB2118P1034PCCLKDFBD



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District #3
FROM: Chris Poirier, Planning Official 
DATE: February 12, 2018
SUBJECT: P17CU00016 POST LAND COMPANY LLC – W. HARDIN ROAD
(Conditional Use – Type II – Marana Pumpkin Patch)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, March 6, 2018** hearing.

REQUEST: Conditional Use – Marana Pumpkin Patch

OWNER: Post Land Company LLC
13801 W. Kirby Hughes Rd.
Marana, AZ 85653-8584

AGENT: Bill Mackey
Worker Architecture PLLC
825 N. Norton Ave.
Tucson, AZ 85719

DISTRICT: 3

STAFF CONTACT: Tom Drzazowski

PUBLIC COMMENT TO DATE: There has been no public comment.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): Portions of the subject property lie within the designated Biological Core and Important Riparian Areas of the CLS. All matters related to the CLS will be properly addressed during the formal Development Plan process and related Riparian Habitat Mitigation Plan. Subject to these processes being successfully completed, staff concludes that approval of the proposed use: 1) can be effectuated without negative impact to any resources essential to Pima County's biological conservation priorities; and 2) it will not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

TD/AH/ar
Attachments

BOARD OF SUPERVISORS MEMORANDUM

Subject: P17CU00016

Page 1 of 2

FOR MARCH 6, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official 
Public Works-Development Services Department-Planning Division

DATE: February 12, 2018

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT
MARANA PUMPKIN PATCH

P17CU00016 POST LAND COMPANY LLC – W. HARDIN ROAD

Request of Post Land Company LLC, represented by Bill Mackey, on property located at 15401 W. Hardin Rd. (Tax Codes 208-12-001N, 208-12-001U, 208-12-001T and 208-12-001V), in the RH Zone, for a conditional use permit for an "other" conditional use which is similar in type, scale and intensity as other conditional uses listed (fairground, carnival, petting zoo, restaurant and retail). This proposal is for the relocation of the "Marana Pumpkin Patch". This conditional use permit is allowed in accordance with Section 18.13.030B of the Pima County Zoning Code as a Type II conditional use permit. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 3)

P17CU00016-0001-0001-0001-0001



Summary of the Hearing Administrator Meeting (January 10, 2018)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on January 10, 2018. The applicant's submittal package was extensive and contained a detailed concept for the project. The owner and applicant satisfactorily presented the case to the hearing administrator and answered all of his questions.

No (0) members of the public attended the hearing. Two (2) staff members from the Pima County Regional Flood Control District (RFCD) also attended the hearing to discuss certain particular flood control issues, together with matters pertaining to the regulated habitat areas on the property. A lengthy discussion ensued between the owner/applicant, the Hearing Administrator, and staff from both Development Services and RFCD. Staff indicated that it had received no prior public comment on the case.

Upon hearing all of the above, the Hearing Administrator closed the public hearing, indicating his general support for the application and his intent to recommend approval to the Board of Supervisors. Based upon the discussion at the hearing, it was agreed upon by all that the RFCD staff and the owner/applicant would meet subsequent to the hearing and jointly develop the language for special conditions that would address the remaining flood control and habitat issues to all parties' satisfaction.

After visiting the subject property, after considering the facts and the testimony presented at the public hearing, and after receiving a subsequent memorandum from RFCD outlining language for special conditions agreed upon by them and the applicant, the Hearing Administrator recommended APPROVAL of the requested Type II conditional use permit for the Marana Pumpkin Patch. It is suggested that this approval be subject to the following special conditions:

1. The owner/applicant shall adhere to the uses, the days & hours of operation, and the general construct of their special-events program as presented in their submitted materials.
2. An approved Development Plan is required for this project.
3. So as to preserve the rural/pastoral theme and character of the project, the parking areas shall not be of conventional asphalt paving and curbing. An alternative surface treatment shall be employed that is acceptable to the Department of Transportation.
4. Once annually, and prior to the scheduled Fall activities, the owner/applicant will apply an industry standard resin, or other dust palliative acceptable to the Department of Transportation, to the parking areas so to mitigate any dust issues.
5. Floodplain Use Permits are required for any development of the site.
6. A LOMR-FW/LOMA shall be submitted to the Regional Flood Control District for review and approval prior to submittal of the Development Plan.
7. Any development in the FEMA Floodway will require a no-rise certification, which demonstrates that there will be no increase in water surface elevation as a result of the development.
8. A Riparian Habitat Mitigation Plan (RHMP) is required and shall include enhancement and restoration of part of the existing RRH areas to create additional habitat for the area. The amount and location of the enhanced riparian habitat should be done considering the overall vision for the site as shown on the conceptual landscape plan and floodplain issues.
9. Site drainage, including first flush retention, shall be designed to support, and be enhanced with, native riparian restoration and amenity landscaping.

TD/AH/ar
Attachments

cc: Post Land Company LLC, 13801 W. Kirby Hughes Rd., Marana, AZ 85653-8584
Bill Mackey, Worker Architecture PLLC, 825 N. Norton Ave., Tucson, AZ 85719
Tom Drzazgowski, Chief Zoning Inspector
P17CU00016 File



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – January 10, 2018

DATE: January 5, 2018

TO: Jim Portner, AICP, Hearing Administrator

FROM: Artemio Hoyos, Senior Planner

SUBJECT: **P17CU00016 POST LAND COMPANY LLC – W. HARDIN ROAD**
(Bill Mackey – Applicant)
Type II Conditional Use – Marana Pumpkin Patch

LOCATION:

The subject property is located at 15401 W. Hardin Road in the Avra Valley area neighboring the Town of Marana western boundaries. Major cross streets are W. Hardin Road and N. Trico Road. The project site consists of 4 parcels totaling in approximately 300 acres.

SURROUNDING LAND USE OR CONTEXT:

All parcels of the project site are zoned RH (Rural Homestead). Adjacent properties are also zoned RH. Surrounding land use is primarily agriculture, farms, and desert. The subject site was a working dairy farm and currently on the property are fields, a dairy barn, and shade structures.

PUBLIC COMMENT:

Staff has received no public comment on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

The property will be the new location for the Marana Pumpkin Farms. The farm will grow, harvest, and sell pumpkins. Corn fields, fruit tree orchards, and support facilities for the public will also be included. Support facilities will consist of a pumpkin barn, pumpkin wagon, temporary play structures, restaurant, bakery, ramadas, country store, bathroom facilities, train and train depot, event hall, chapel, and admissions building. There will be festivals during the Spring, Fall, and Christmas seasons. The event hall and chapel will be available to the public for rent throughout the calendar year.

DEVELOPMENT SERVICES COMMENTS:

This is a Type II conditional use permit for the relocation of the Marana Pumpkin Patch, which falls under the “other” conditional use category and is similar in type, scale and intensity as other conditional uses listed (fairground, carnival, petting zoo, restaurant and retail). As it was previously, the primary use of the site will be farming with the exception being that there will be pumpkin sales during the month of October. Existing fields will remain as fields for pumpkins, corn, and orchards. There will be re-use on the project. The dairy barn will be converted to a restaurant and shade structures will be repurposed. Areas where cows were located will be adapted to support facilities for the public to purchase pumpkins.

Activities that may affect adjacent property owners occur in the center of the project site and are buffered by fields and orchards. The proposed parking lot meets the minimum requirements of off-street parking and is located off of Trico Road and away from any developed properties. Primary access to the property will be Trico Road. Portions of the Pinal Airpark Airport Environs Land Use Overlay Zone extend to the northern edges of the subject site, however existing and proposed farming fields are located there and are considered a low-intensity and compatible use.

The applicant is mindful of dust control, lighting, sound impacts, and hours of operation in regards to adjacent properties. Once a year and prior to the large Fall festival events, the owner proposes to apply an industry standard resin to the gravel parking area to mitigate any dust issues. Additionally, hours of operation, as stated in the Conditional Use Permit package are limited to:

- Spring Farm Festival: February (Rodeo Break), thru April – Weekends, 10am-6pm
- Fall Farm Festival and Pumpkin Sales: October - Daily, 9am-9pm
- Christmas Festival: December – Weekends, 5pm-10pm
- Event Hall and Chapel: Available Daily, 10am-10pm.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

At the time of this report, staff did not receive comments from the Department of Transportation (DOT). The DOT will review this project during the permitting process.

The Pima County Flood Control District (District) have the following comments:

1. The entire site is within FEMA SFHA Zone AE. The area southwest of the berm, which is roughly half the site, is also FEMA Floodway and Pima County Important Riparian Area associated with The Santa Cruz River. Approval of the LOMR-FW by FEMA and Community Acknowledgment signature will be required prior to approval of the Development Plan.
2. Access is proposed via Trico Road which may not be passable during times of flooding.
3. The proposed site plan including Exhibit A9 depicts habitable structures and other development within the floodplain and floodway. It is unclear which are proposed to be at-grade, which elevated and which flood-proofed. Structures are proposed within the existing and post LOMR-FW/LOMA boundaries. The habitable structures shown within the floodway may not be permissible. The proposed floodway limits depicted on Exhibit

- A7, A9 and A10 have not been approved by the District for submittal to FEMA.
4. Exhibit A11 identifies locations of native and specimen plants throughout the property and Exhibit A10 calls out specific locations as "Riparian Areas". The exhibits appear to indicate restoration and enhancement of riparian habitat. The property is classified as Important Riparian Area with the underlying classification of Hydromesoriparian. The Biological Impact Report discloses the existing tree ratio is 4 trees per acre which does not meet the plant replacement guidelines found in the RRH Mitigation Standards and Implementation Guidelines. Consistent with Conservation Lands System Policy, and in order to preserve the biological integrity of the site, enhancement and revegetation efforts that provide connectivity with the surrounding areas under vegetative rehabilitation is required. The District will determine the sufficiency of such efforts at the time of plan submittal and shall meet the minimum requirements of the recommended condition below.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the conditional use request with the following conditions:

1. The owner/applicant adhere to the uses and days/hours of operation as presented in the Conditional Use Permit application.
2. Once a year and prior to the large Fall festival events, the owner/applicant will apply an industry standard resin to the gravel parking area to mitigate any dust issues.
3. A complete Development Plan be submitted at the time of permitting and development.

The District has no objection to the request subject to the following conditions:

1. Floodplain Use Permits are required for any development of the site.
2. A LOMR-FW/LOMA shall be submitted to the District for review and approval prior to submittal of the Development Plan.
3. Any development in the FEMA Floodway will require a no rise certification, which demonstrates that there will be no increase in water surface elevation as a result of the development.
4. A riparian habitat mitigation plan (RHMP) for impacts to the regulated riparian habitat shall be submitted with the Development Plan. The RHMP shall enhance and restore Important Riparian Areas that have been degraded historically and shall provide for plant replacement approximate or equivalent to the criteria found in the Mitigation Guidelines. The RHMP shall demonstrate mitigation locations along the Santa Cruz River and appropriate areas designated as natural areas that will remain undisturbed.
5. Site drainage including first flush retention shall be designed to support, and be enhanced

with, native riparian restoration and amenity landscaping.

6. Due to the lack of all-weather access to the site a Flood Response Plan shall be submitted to the District for review and approval with the Development Plan.

Cc: Carla Blackwell, Development Services Director
Bill Mackey, Applicant



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: JON POST PHONE: 520-404-2006

ADDRESS: 15401 WEST HARDIN ROAD CITY: TUCSON, AZ ZIP: 85653

APPLICANT (if not owner) BILL MACKEY PHONE: 520-664-4847

APPLICANT EMAIL ADDRESS: workerarchitect@gmail.com

ADDRESS: 825 NORTH NORTON AVENUE CITY: TUCSON, AZ ZIP: 85719

PROPERTY ADDRESS: 15401 WEST HARDIN ROAD ZONE: RH TAX CODE(S):

208-12-001N, 208-12001U, 208-12-001T, 208-12-001V TOWNSHIP, RANGE SEC.: 11-14-10E LOT

DIMENSIONS: SEE MAP LOT AREA: 298.69 ACRES

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : The property will be the new location for the Marana Pumpkin Farms. The property will grow, harvest, and sell pumpkins. The site will include pumpkin fields, corn fields, fruit tree orchards, and support facilities for the public. The support facilities include a pumpkin barn, pumpkin wagon, temporary play structures for children, a restaurant, a bakery, ramadas, a country store, bathroom facilities, a train and train depot, event hall, chapel, and admissions building.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA: The existing site was a working dairy farm and is composed of fields, a dairy barn, and shade structures. The existing fields will remain as fields for the pumpkins, orchard, and corn. The dairy barn will be converted into a restaurant. The areas where the shade structures for the cows were located will be converted into the support facilities for the public gathering to purchase pumpkins. Many of the shade structures will be repurposed and new buildings will be built. Essentially, where there were fields, fields will remain; where there were cows, there will now be people. The surrounding area is primarily farms and desert. The proposed use is a continuation of the farm with the exception that people will be coming to the farm to purchase pumpkins (and not go to the store or Brian and Kelly's) during the month of October. There will be other events during the Christmas season and spring season. The spring season, running in March and April, will have farm based activities utilizing the orchard. The Christmas season, running during the month of December, will be less farm based and uses will primarily take place within the support facility area. The primary use of this site is a continuation of the farm based activity that occurred on the site and occurs at neighboring properties.

ESTIMATED STARTING DATE: MAY 2018 ESTIMATED COMPLETION DATE: OCTOBER 2018

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)
 5 – 24” X 36” and 5 – 11” X 17”
 (Make check payable to Pima County Treasurer)
2. Assessor’s Map showing location and boundaries of the property.
3. Assessor’s Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

Signature of Applicant

Date

Print Name

Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: _____

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

Notification Area: _____ Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT SUBMITTAL
DECEMBER 2017

OWNER: JON POST, POST FARMS
ARCHITECT: WORKER, INC
LANDSCAPE ARCHITECT: NOVAK ENVIRONMENTAL
DRAINAGE: CMG DRAINAGE ENGINEERING

MARANA PUMPKIN PATCH

OVERVIEW

THE PROPERTY WILL BE THE NEW LOCATION FOR THE MARANA PUMPKIN FARMS. THE PROPERTY WILL GROW, HARVEST, AND SELL PUMPKINS. THE SITE WILL INCLUDE PUMPKIN FIELDS, CORN FIELDS, FRUIT TREE ORCHARDS, AND SUPPORT FACILITIES FOR THE PUBLIC. THE SUPPORT FACILITIES WILL INCLUDE A PUMPKIN BARN, PUMPKIN WAGON, TEMPORARY PLAY STRUCTURES FOR CHILDREN, A RESTAURANT, A BAKERY, RAMADAS, A COUNTRY STORE, BATHROOM FACILITIES, A TRAIN AND TRAIN DEPOT, EVENT HALL, CHAPEL, AND ADMISSIONS BUILDING.

THE EXISTING SITE WAS A WORKING DAIRY FARM AND IS COMPOSED OF FIELDS, A DAIRY BARN, AND SHADE STRUCTURES. THE EXISTING FIELDS WILL REMAIN AS FIELDS FOR THE PUMPKINS, CORN, AND ORCHARDS. THE DAIRY BARN WILL BE CONVERTED INTO A RESTAURANT. THE AREAS WHERE THE SHADE STRUCTURES FOR THE COWS WERE LOCATED WILL BE CONVERTED INTO THE SUPPORT FACILITIES FOR THE PUBLIC GATHERING TO PURCHASE PUMPKINS. MANY OF THE SHADE STRUCTURES WILL BE REPORTPOSED AND NEW BUILDINGS WILL BE BUILT. ESSENTIALLY, WHERE THERE WERE FIELDS, FIELDS WILL REMAIN; WHERE THERE WERE COWS, THERE WILL NOW BE PEOPLE. THE SURROUNDING AREA IS PRIMARILY FARMS AND DESERT. THE PROPOSED USE IS A CONTINUATION OF THE FARM WITH THE EXCEPTION THAT PEOPLE WILL BE COMING TO THE FARM TO PURCHASE PUMPKINS INSTEAD OF THE FARMER SHIPPING THEM OFF-SITE FOR PURCHASE.

THERE WILL BE OTHER EVENTS DURING THE CHRISTMAS SEASON AND SPRING SEASON. THE SPRING SEASON, RUNNING IN MARCH AND APRIL, WILL HAVE FARM BASED ACTIVITIES UTILIZING THE ORCHARD. THE CHRISTMAS SEASON, RUNNING DURING THE MONTH OF DECEMBER, WILL BE LESS FARM BASED AND USED WILL PRIMARILY TAKE PLACE WITHIN THE SUPPORT FACILITY AREA.

THE PRIMARY USE OF THE SITE IS A CONTINUATION OF THE FARM BASED ACTIVITY THAT OCCURRED ON THE SITE AND OCCURS AT NEIGHBORING PROPERTIES.

OPERATIONS

MONTH	ACTIVITY	HOURS
JANUARY	-	-
FEBRUARY	SPRING FARM FESTIVAL	RODEO BREAK, 10am-6pm
MARCH	SPRING FARM FESTIVAL	WEEKENDS, 10am-6pm
APRIL	SPRING FARM FESTIVAL	WEEKENDS, 10am-6pm
MAY	-	-
JUNE	-	-
JULY	-	-
AUGUST	-	-
SEPTEMBER	-	-
OCTOBER	FALL FARM FESTIVAL	DAILY, 9am-9pm
NOVEMBER	-	-
DECEMBER	CHRISTMAS FESTIVAL	WEEKENDS, 5pm-10pm

*THE EVENT HALL AND CHAPEL WILL BE AVAILABLE TO THE PUBLIC FOR RENT THROUGHOUT THE CALENDAR YEAR FROM 10am-10pm.

SAFEGUARDS FOR ADJACENT PROPERTIES

MANY OF THE ACTIVITIES THAT MAY AFFECT ADJACENT PROPERTY OWNERS OCCURS EITHER IN THE CENTER OF THE SITE, BUFFERED BY ORCHARD, PUMPKIN, AND CORN FIELDS, OR IS LOCATED ALONG TRICO ROAD AWAY FROM ANY DEVELOPED PROPERTIES. TRAFFIC PLANS, HOURS OF OPERATION, DUST CONTROL, LIGHTING AND SOUND IMPACTS ARE BEING CONSIDERED (SEE BELOW).

ADEQUATE ACCESSIBILITY TO THE COUNTY ROAD NETWORK

THE SITE IS LOCATED ALONG TRICO ROAD, SOUTH OF THE PINAL AIR PARK ROAD. TRICO ROAD CAN BE EASILY ACCESSED FROM THE SOUTH OR NORTH FROM ARTERIALS CONNECTED TO THE INTERSTATE HIGHWAY SYSTEM.

SUFFICIENT OFF STREET PARKING AND LOADING FACILITIES

THE SITE WILL MEET, AND EXCEED, THE REQUIREMENTS FOR OFF STREET PARKING. THE SITE WILL HAVE ADEQUATE SPACE AND MANUEVERABILITY FOR LOADING AND TRASH. SEE PIMA COUNTY CODE REVIEW, THIS SHEET.

MEET STANDARDS IN TERMS OF THE CONTROL OF NOISE, SMOKE, GLARE OR HEAT, ODORS, VIBRATIONS, FLY, ASH, DUST, FUMES, VAPORS, GASSES, AND OTHER FORMS OF AIR POLLUTION, LIQUIDS AND SOLID WASTES.

THE DEVELOPMENT, IN GENERAL, DOES NOT POSE ANY NEW SIGNIFICANT PUBLIC THREAT IN THE ABOVE WAYS. ADEQUATE TRASH FACILITIES AND SEPTIC SYSTEMS WILL BE DESIGNED AND PROVIDED FOR THE DEVELOPMENT.

THE BIGGEST POTENTIAL THREAT IS THE POTENTIAL DUST GENERATED FROM THE GRAVEL PARKING AREA. ONCE A YEAR, AND PRIOR TO THE LARGE FALL EVENT, THE OWNER WILL APPLY AN INDUSTRY STANDARD RESIN TO THE GRAVEL PARKING AREA TO MITIGATE ANY DUST FORMATION.

LANDSCAPING

THE PROJECT WILL MEET THE COUNTY STANDARDS FOR LANDSCAPE REQUIREMENTS. SEE LANDSCAPE PLAN, SHEET A11.

FLOODWAY

THE PROJECT IS LOCATED IN THE FLOODWAY. EXTENSIVE MEETINGS WITH PIMA COUNTY FLOOD CONTROL HAVE OCCURRED. PLEASE REFER TO SHEETS A6 AND A7 FOR FLOODWAY INFORMATION.

IMPORTANT RIPARIAN AREA / BIO CORE MANAGEMENT AREA

PLEASE SEE SHEET A5 FOR INFORMATION REGARDING THE MITIGATION OF THESE AREAS WITHIN THE DEVELOPMENT.

PIMA COUNTY ZONING REVIEW

LEGAL	20812001 N, U, T, V
ZONING	RH
ACREAGE	306
USE	AGRICULTURAL EVENT
C.U.P.	TYPE 2

SETBACKS

FRONT	TBD
SIDE	TBD
REAR	TBD

MIN DISTANCE BTWN BUILDINGS 20'-0

BUILDING HEIGHT	34'-0" / 2-STORY MAX
RESTAURANT (E)	29'-8" (EXISTING)
ADMISSIONS	14'-2"
EVENT	16'-0"
CHAPEL	16'-0"
BAKERY	14'-2"
COUNTRY STORE	27'-0"
TRAIN DEPOT	16'-0" (EXISTING)
CONCESSIONS	13'-6"
BATHROOM	14'-2"
ANIMAL BARN	27'-0"
RAMADA	14'-2"
PONY BARN	27'-0"
EXISTING HOUSE	14'-8"

PARKING REQUIRED

EVENT HALL 1/50	72
CHAPEL 1/50	50
RESTAURANT 1/100	100
CONCESSION 1.5/100	15
PLAY AREAS 1/75	332
BAKERY .35/100	6
COUNTRY STORE .35/100	9
EMPLOYEE 1/4	30
TOTAL REQUIRED	614
TOTAL PROVIDED	2544



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKAY

NOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

CMG DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS

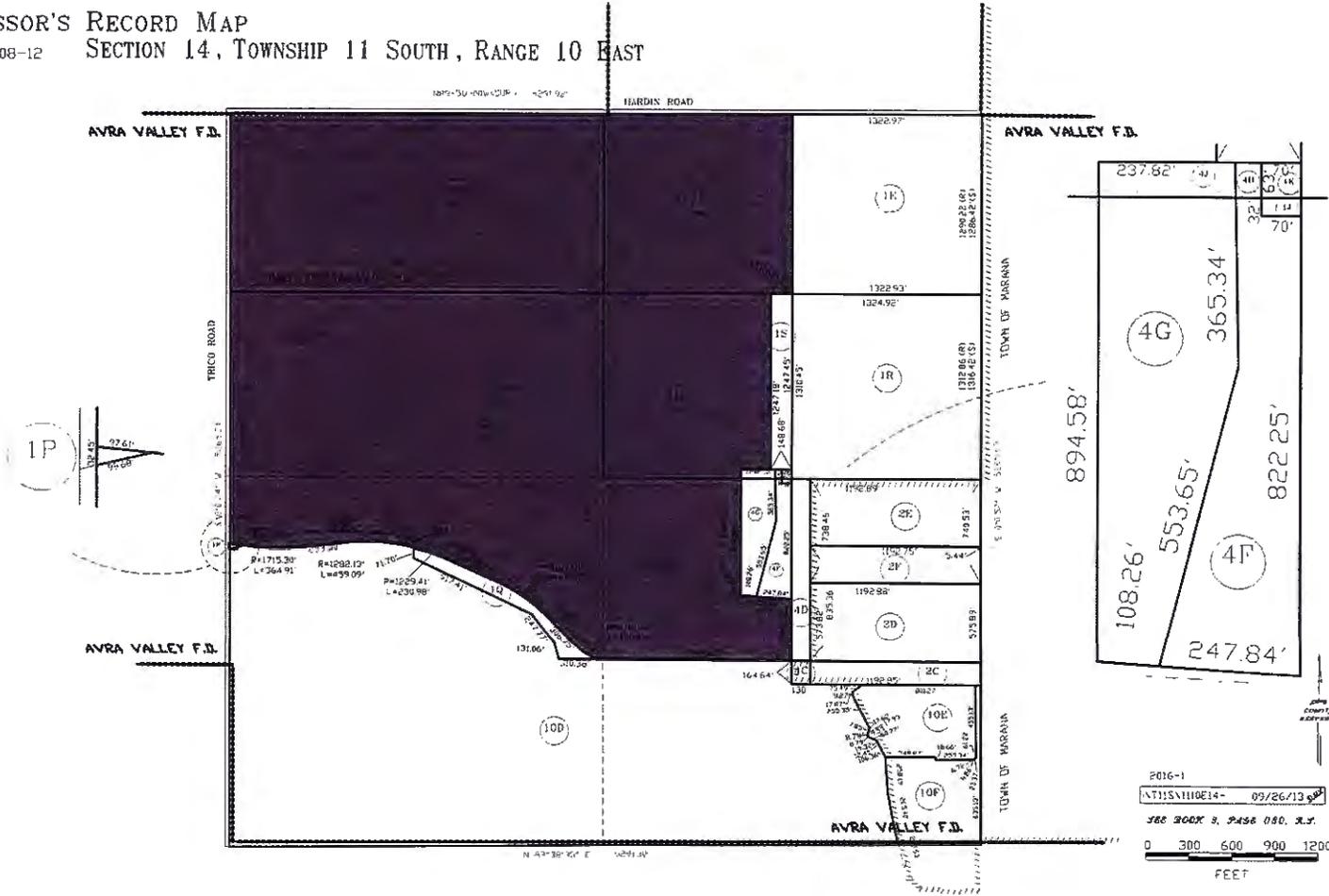


15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
PROJECT INFORMATION

G1

ASSESSOR'S RECORD MAP
208-12 SECTION 14, TOWNSHIP 11 SOUTH, RANGE 10 EAST

FORMERLY
201-16



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

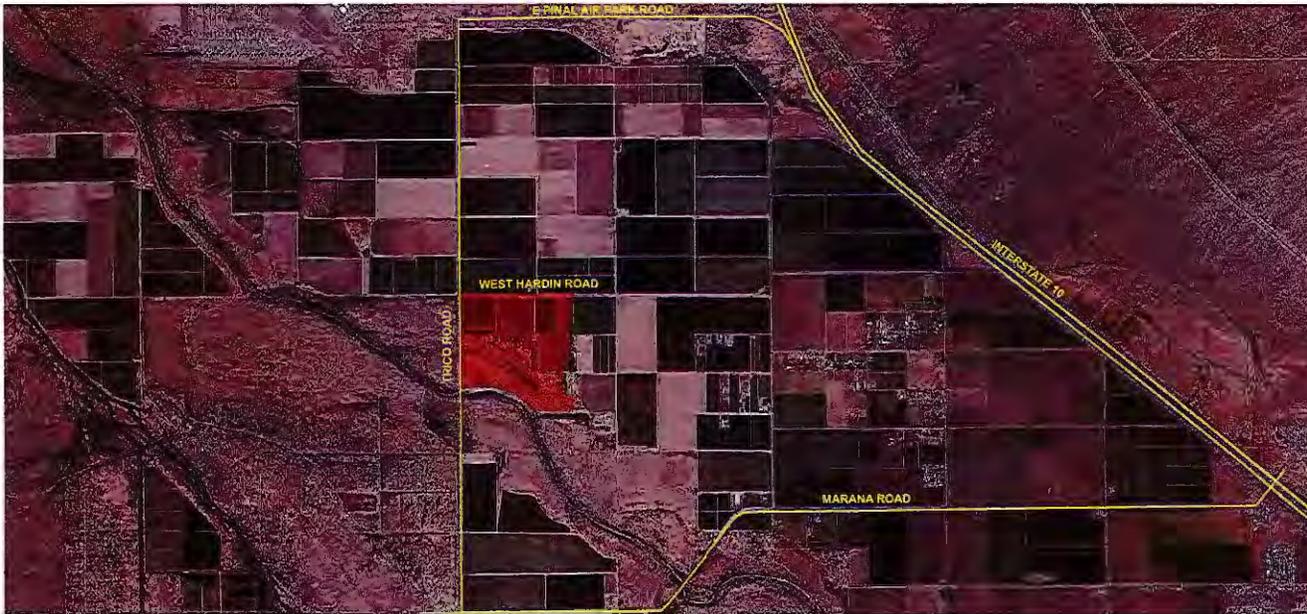
NOVAK ENVIRONMENTAL
novakenvironmental.com
320-206-0591
KAREN CESARE

CMG DRAINAGE ENGINEERING
cmgdrlodge.com
520-882-4244
JERRY CURLESS



15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
EXISTING PARCELS

A1



SITE AERIAL
1:4000



SUBJECT AREA



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

NOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

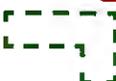
CMG DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS



15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
AERIAL

A2



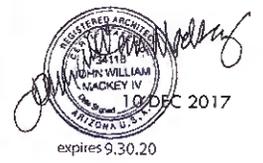
-  SITE AERIAL
1:1000
-  SUBJECT AREA
-  EXISTING DAIRY BARN
-  EXISTING COW AREA
-  EXISTING FIELDS



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

NOVAK ENVIRONMENTAL
 novakenvironmental.com
 520-206-0591
 KAREN CESARE

CMG DRAINAGE ENGINEERING
 cmgdrainage.com
 520-882-4244
 JERRY CURLISS



15401 WEST HARDIN
 MARANA PUMPKIN PATCH
 CONDITIONAL USE PERMIT
 AERIAL

A3



- PAVED PARKING AREA
- GRAVEL PARKING AREA
- TEMPORARY PLAY AREAS
- FIELDS
- BUILDINGS
- PLAZAS
- RIPARIAN AREA
- IRRIGATION POND

PROPOSED SITE
1:500



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

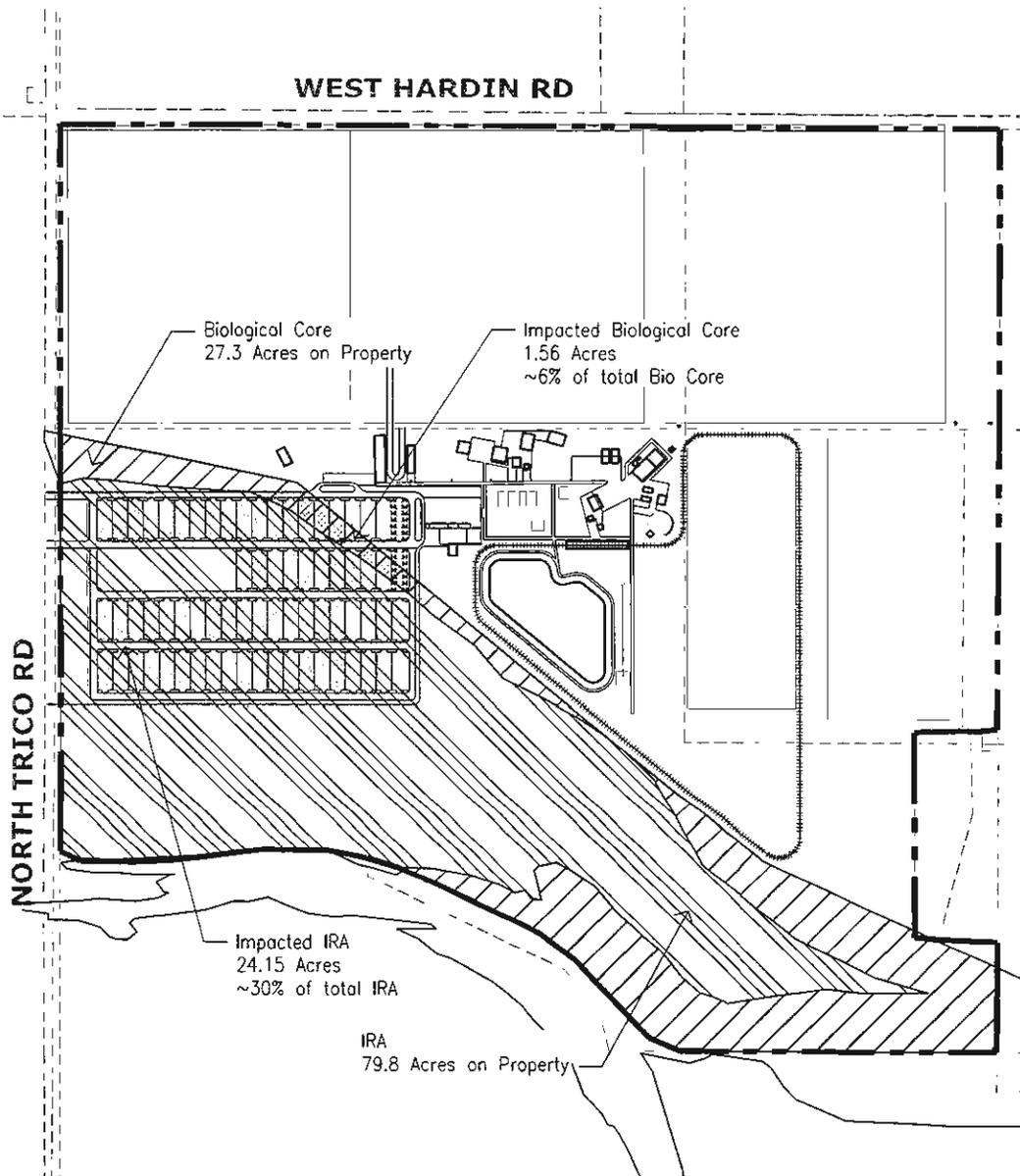
HOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

CMG DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS

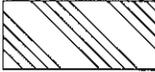
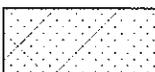


15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
PROPOSED SITE

A4



CLS CATEGORIES AREAS AND DISTURBANCE

-  PROPERTY LIMITS
-  IRA --
79.8 Acres on Property
-  Impacted IRA --
24.15 Acres (~30% of total)
-  Biological Core --
27.3 Acres on Property
-  Impacted Biological Core --
1.56 Acres (~6% of total)

NOTE:

1. See Biological Impact Report prepared by Novak Environmental, Inc. for more information on the IRA.
2. Riparian Habitat Mitigation Plan will be provided with the Development Plan package.

CLS MAP: 1"=500' 



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

NOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

CMO DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS



**15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
CONSERVATION LAND SYSTEM**

A5



Novak Environmental, Inc.
4574 North First Avenue # 100 • Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006

Landscape Architecture • Natural Resources • Planning • Mitigation



LEGEND

15401 W HARDIN RD
PROPERTY LIMITS

**CMG DRAINAGE
ENGINEERING, INC.**
2535 N. Mossado Ave., Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 886-1421



EXISTING FLOODWAY

1"=600'



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

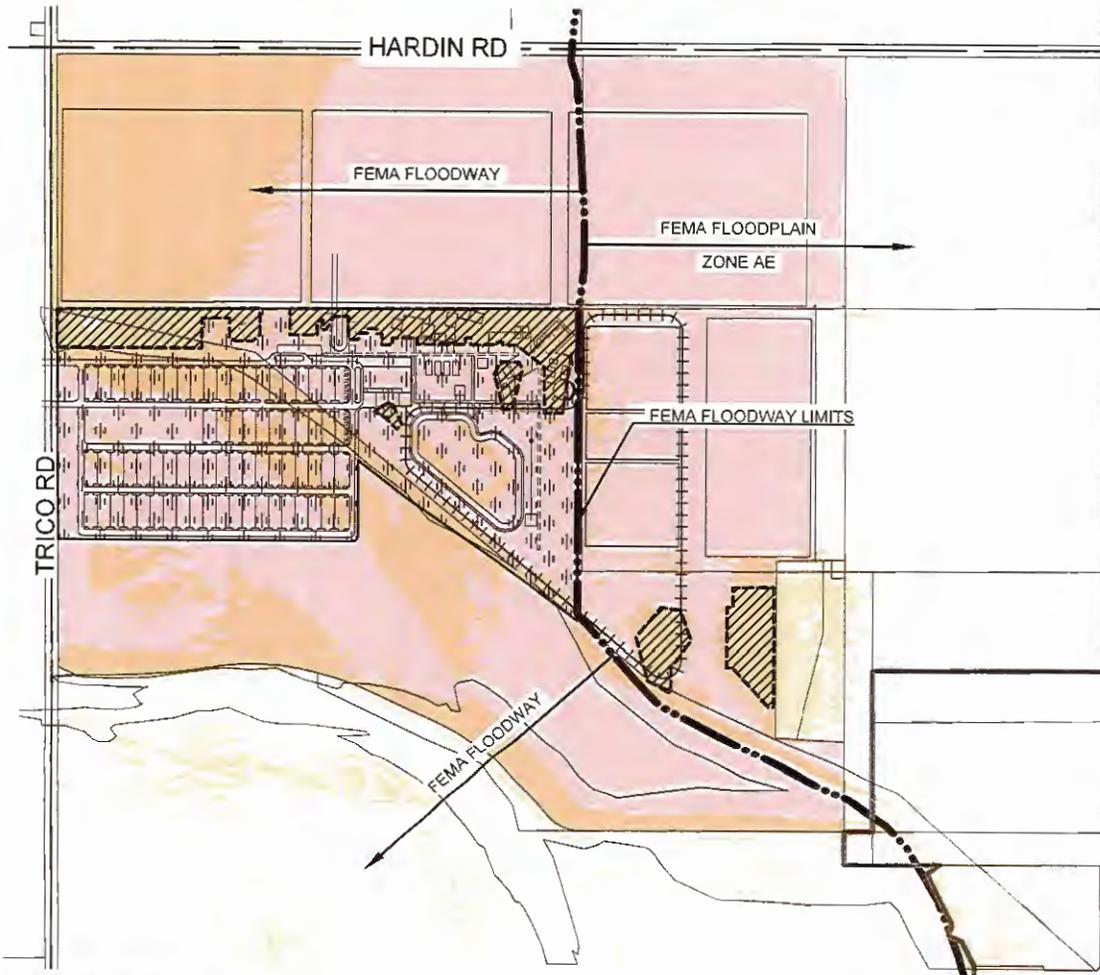
NOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

CMG DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS

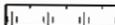


**15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
FLOODWAY**

A6



LEGEND

-  HIGH GROUND AREA'S ABOVE BASE FLOOD ELEVATION
-  HIGH GROUND AREAS TO BE REMOVED FROM FEMA FLOODWAY/FLOODPLAIN BY LOMR-FW OR LOMA PROCESS
-  AREAS TO BE DEVELOPED UNDER FLOODWAY "NO-RISE" STANDARDS
-  15401 W HARDIN RD PROPERTY LIMITS

The entire project site lies within the FEMA Floodplain, with portions of the site in the FEMA Floodway.

Through meetings and data submittals to the Pima County Regional Flood Control District, it has been agreed that there are portions of the property within the floodway and adjacent floodplain that naturally lie above the regulatory base flood elevations and can be removed from the floodway or floodplain by way of the FEMA LOMR-FW or LOMA map change processes, respectively. Additionally, there are other areas within the proposed development site that lie within the floodway, but that can have limited development through the "no-rise" certification process administered by the District. Permitting through each of these processes is ongoing with the District and FEMA.

PROPOSED DEVELOPMENT IN FLOODWAY NO RISE AND LOMR-FW/LOMA BOUNDARIES

1"=600'

CMG DRAINAGE ENGINEERING, INC.
 205172, Mesquite Ave., Tucson, Arizona 85719
 Phone (520) 882-4244 Fax (520) 882-4241



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

NOVAK ENVIRONMENTAL
 novakenvironmental.com
 520-206-0591
 KAREN CESARE

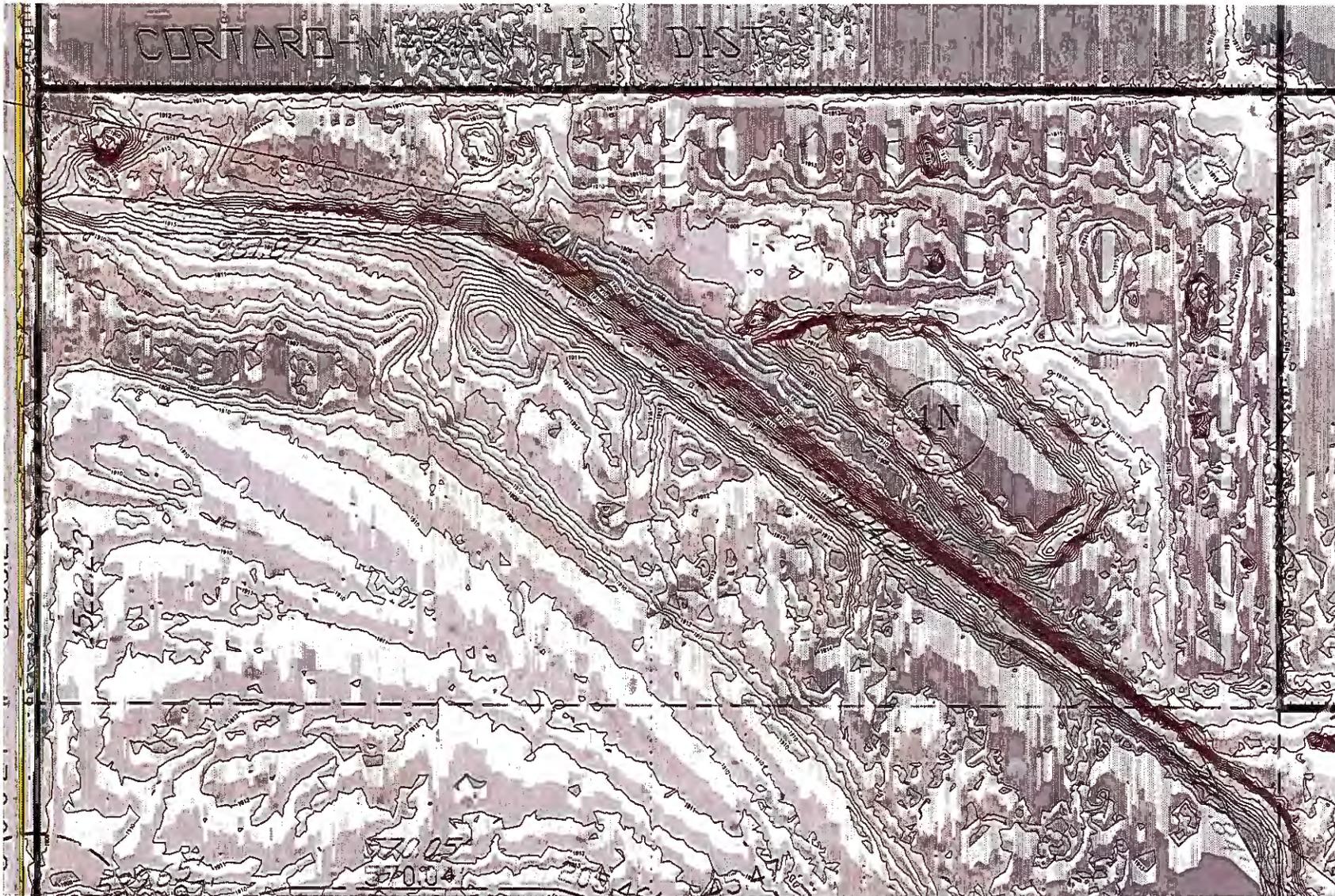
CMG DRAINAGE ENGINEERING
 cmgdrainage.com
 520-882-4244
 JERRY CURLESS



expires 9.30.20

**15401 WEST HARDIN
 MARANA PUMPKIN PATCH
 CONDITIONAL USE PERMIT
 FLOODWAY**

A7



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

NOVAK ENVIRONMENTAL
 novakenvironmental.com
 520-206-0591
 KAREN CESARE

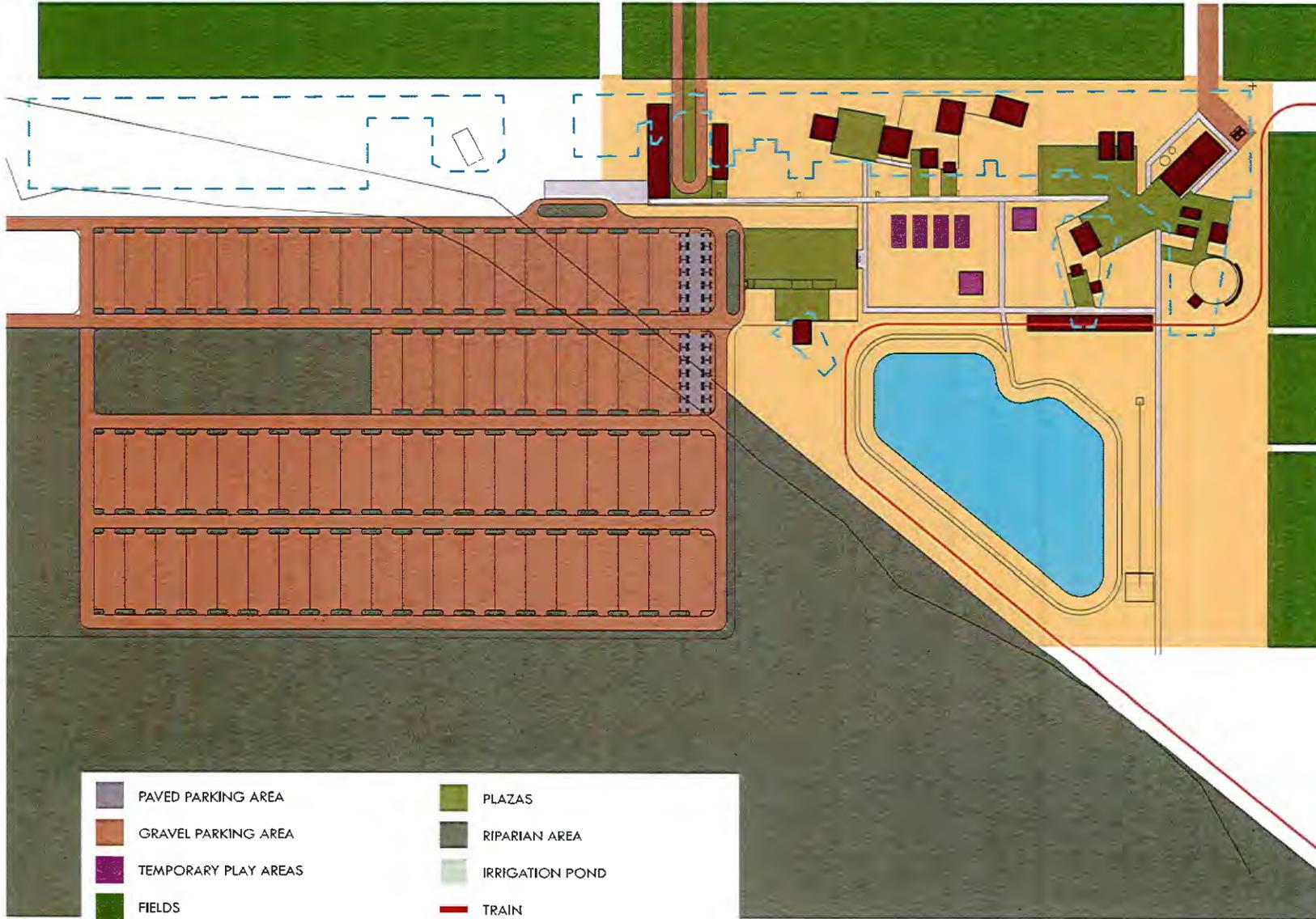
CMG DRAINAGE ENGINEERING
 cmgdrainage.com
 520-882-4244
 JERRY CURLESS



15401 WEST HARDIN
 MARANA PUMPKIN PATCH
 CONDITIONAL USE PERMIT
 EXISTING SITE

A8

EXISTING SITE
 1:200



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

NOVAK ENVIRONMENTAL
 novakenvironmental.com
 520-206-0591
 KAREN CESARE

CMG DRAINAGE ENGINEERING
 cmgdrainage.com
 520-882-4244
 JERRY CURLESS



15401 WEST HARDIN
 MARANA PUMPKIN PATCH
 CONDITIONAL USE PERMIT
 PROPOSED SITE

A9

PROPOSED SITE
 1:200



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

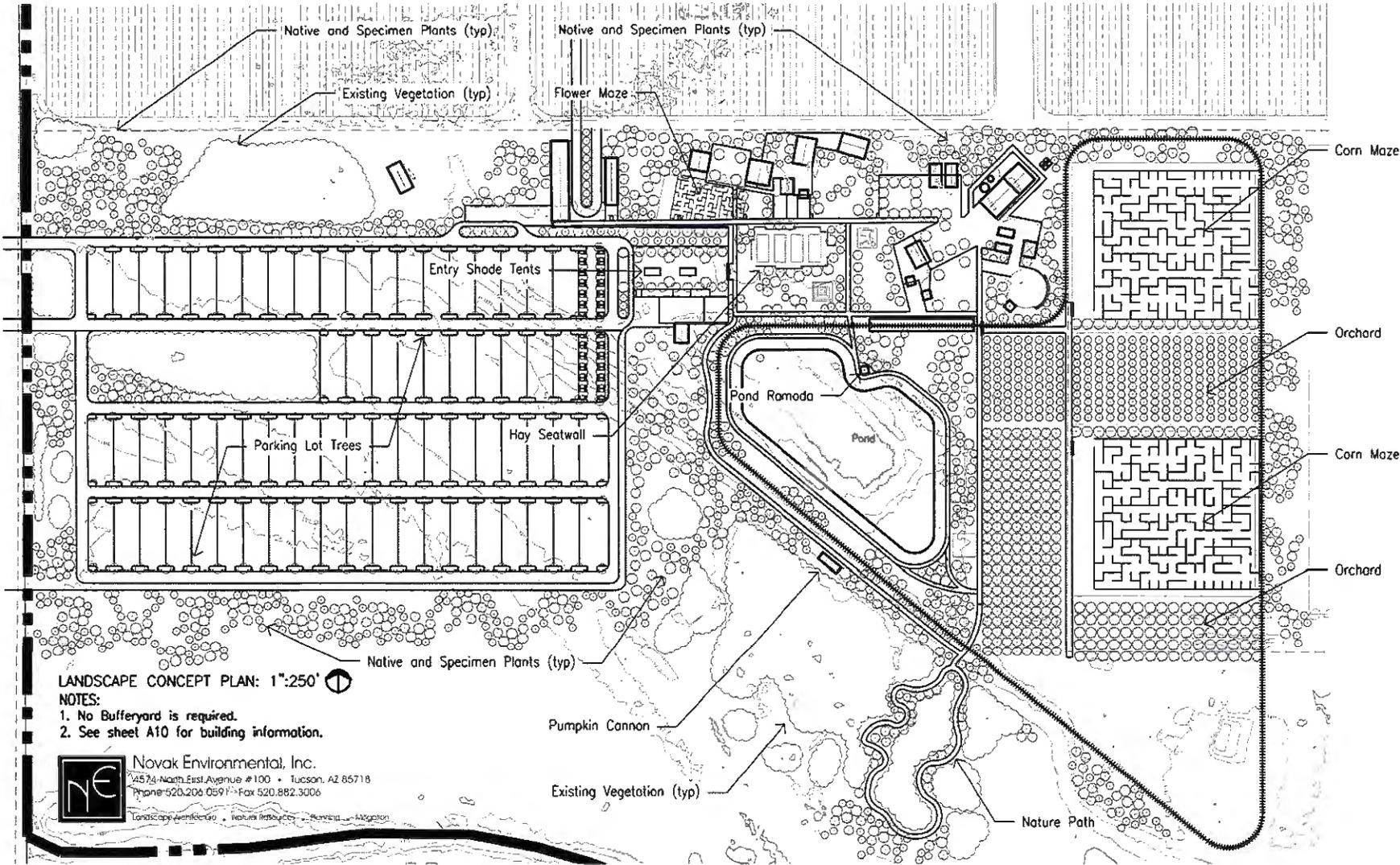
NOVAK ENVIRONMENTAL
novakenvironmental.com
520-206-0591
KAREN CESARE

CMG DRAINAGE ENGINEERING
cmgdrainage.com
520-882-4244
JERRY CURLESS



15401 WEST HARDIN
MARANA PUMPKIN PATCH
CONDITIONAL USE PERMIT
PROPOSED SITE

A10



LANDSCAPE CONCEPT PLAN: 1"=250'

NOTES:

1. No Bufferyard is required.
2. See sheet A10 for building information.



Novak Environmental, Inc.
 4574 North East Avenue #100 • Tucson, AZ 85718
 Phone: 520.206.0591 • Fax: 520.882.3006

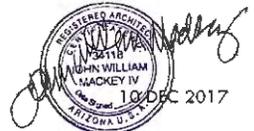
Landscape Architecture • Nature Resources • Planning • Migration



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

NOVAK ENVIRONMENTAL
 novakenvironmental.com
 520-206-0591
 KAREN CESARE

CMG DRAINAGE ENGINEERING
 cmgdrrainage.com
 520-882-4244
 JERRY CURLESS



expires 9.30.20

15401 WEST HARDIN
 MARANA PUMPKIN PATCH
 CONDITIONAL USE PERMIT
 LANDSCAPE PLAN

LANDSCAPE PLAN
 NTS

A11



Biological Impact Report
15401 West Hardin – Marana Pumpkin Patch
NE#17021

Prepared for:
Marana Farm Festivals, LLC
13801 W Kirby Hughes Rd
Marana, AZ 85653

Prepared by:
Novak Environmental, Inc.
4574 N. 1st Avenue
Tucson, Arizona 85718
(520) 206-0591

For questions regarding this report please contact: Karen Cesare, RLA
karen@novakenvironmental.com

TABLE OF CONTENTS

I. INTRODUCTION	2
<i>Figure 1. Location Map</i>	2
II. LANDSCAPE RESOURCES	3
III. SPECIES-SPECIFIC INFORMATION	4
IV. SUMMARY	7



BIOLOGICAL IMPACT REPORT
West Hardin Road – Marana Pumpkin Patch
December 6, 2017

I. INTRODUCTION

This Biological Impact Report is for an approximately 306-acre site on West Hardin Road in Pima County, Arizona, parcel numbers 208-12-001N, 208-12-001S, 208-12-001T, 208-12-001U, and 208-12-001V. The owner is seeking a Conditional Use Permit. The property is an irregular shape located mostly in the northwest quarter of Section 14, T11S, R10E, G. & S.R.M., Pima County, Arizona (see Figure 1).

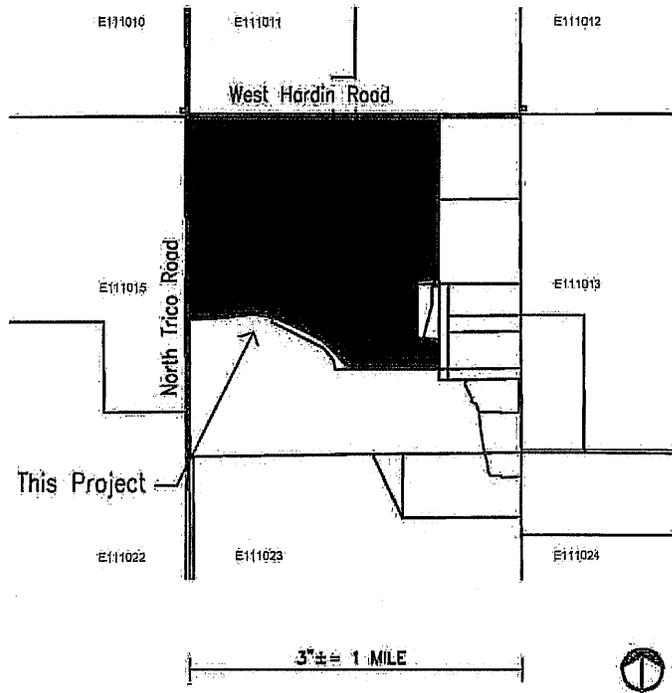


Figure 1. Location Map

Five Parcels (numbers 208-12-001N, 208-12-001S, 208-12-001T, 208-12-001U, and 208-12-001V)
Mostly in the northwest quarter of Section 14.
T11S, R10E, G. & S.R.M., Pima County, Arizona

This required Biological Impact Report will present responses, as they pertain to the West Hardin Road property, to all questions set forth in the Pima County Development Services Biological Impact Report Guidelines, March 2010.

II. LANDSCAPE RESOURCES

1. Identify whether the proposed site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Species Management Areas.

The West Hardin Road property does partially occur within two Conservation Lands System (CLS) Categories, as per Pima County's online SDCP MapGuide. This includes 1) Biological Core Management Area and 2) Important Riparian Area. A field survey of the Important Riparian Area (underlying Hydro/Meso) plants in the proposed disturbance area shows that the actual density does not reflect Hydro/Meso riparian plant densities. Plant densities in the proposed disturbance area within IRA are approximately 4 trees/acre (for reference, average tree density of Hydro/Meso riparian is 100± trees/acre). The closest Special Species Management Area is located off property approximately 2 miles to the west from the subject property.

2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages.

There are no Critical Landscape Linkages in the vicinity of this project.

3. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on

the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

Per Pima County's SDCP MapGuide, the majority of the site is designated under the 2004 Habitat Protection Priority as 'Highest Priority Private'. The extents and delineation of the property did not change for the 2015 Conservation Bond Program. No part of the site is designated 'Community Open Space Priority' under the 2004 or the 2015 Conservation Bond Program.

There has not been communication between the owner and Pima County regarding the County's potential acquisition of the property (ref: personal communication with owner).

III. SPECIES-SPECIFIC INFORMATION (including Pertinent Federally-Threatened and Endangered Species)

Cactus Ferruginous Pygmy-owl:

1. Does the proposed project site occur within Survey Zone 1 for the cactus ferruginous pygmy-owl?

No. The project site does not occur within Survey Zone 1 for the cactus ferruginous pygmy-owl. It occurs in Zone 2.

2. Has the proposed project site been surveyed for pygmy-owls?

a. If yes, disclose the dates when surveys were done and provide a summary of the results.

b. If no, are surveys planned in the future?

No. The project site has not been surveyed for pygmy-owls; there are no surveys planned in the future.

Western Burrowing Owl:

1. Does the proposed project site occur within the Priority Conservation Area for the Western Burrowing Owl?

The entirety of the site falls within the mapped Priority Conservation Area for the Western Burrowing Owl.

2. Has the proposed project site been surveyed for burrowing owls?

a. If yes, disclose the dates when surveys were done and provide a summary of the results.

b. If no, are surveys planned in the future?

No. The project site has not been surveyed for Western Burrowing Owls; there are no surveys planned in the future. In addition, the owner has reported not seeing any Western Burrowing Owls.

Pima Pineapple Cactus

1. Does the proposed project site occur within the Priority Conservation Area for the Pima pineapple cactus?

No. Per Pima County's SDSC MapGuide the site is not within the Priority Conservation Area for the Pima pineapple cactus.

2. Have Pima pineapple cactus been found on the proposed project site?

No Pima pineapple cacti have been found on the project site.

3. Has the proposed project site been surveyed for Pima pineapple cactus?

a. If yes, disclose the date when surveys were done and provide a summary of the results.

b. If no, are surveys planned in the future?

No. The project site has not been surveyed for Pima pineapple cactus; no surveys are planned in the future.

Needle-Spined Pineapple Cactus:

1. Does the proposed project site occur within the Priority Conservation Area for the needle-spined pineapple cactus?

No. Per Pima County's SDSC MapGuide the site is not within the Priority Conservation Area for the needle-spined pineapple cactus.

2. Have needle-spined pineapple cactus been found on the proposed project site?

No needle-spined pineapple cactus have been found on the project site.

3. Has the proposed project site been surveyed for needle-spined pineapple cactus?

a. If yes, disclose the date when surveys were done and provide a summary of the results.

b. If no, are surveys planned in the future?

No. The project site has not been surveyed for needle-spined pineapple cactus; no surveys are planned in the future.

IV. SUMMARY

This report presents a Biological Impact Report for the West Hardin Road property, an approximately 318-acre parcel located in northern Pima County. This Biological Impact Report, required as part of the conditional use permit request for the parcel, presents responses to all questions set forth in the Pima County Development Services Biological Impact Report Guidelines, March 2010. The findings of this report indicate that while the site does have mapped CLS areas, the existing condition—particularly for the IRA—is of land devoid of riparian vegetation and not consistent with the typical condition associated with the mapped description.