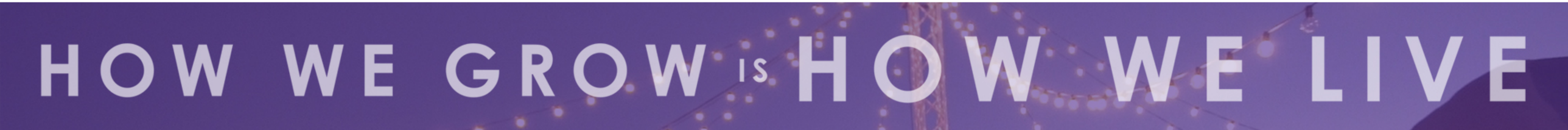
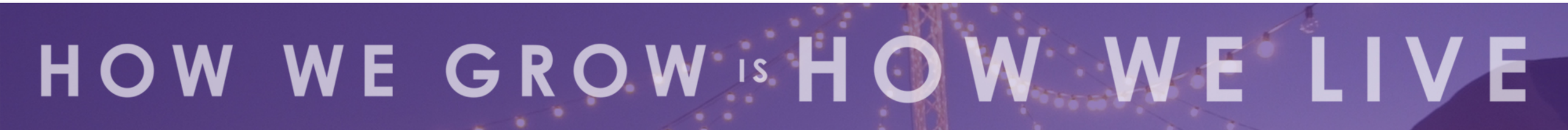
Marana LDC

Updating the LDC to Support the General Plan

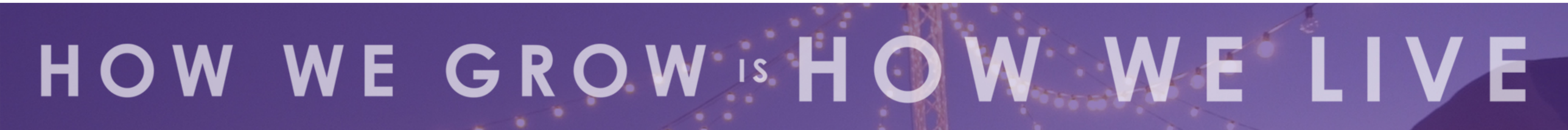


LDC Update Priorities

Arizona's Growing Smarter Legislation

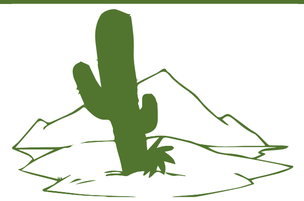


- Natural Systems
- **Land Management**
- Built Environment
- Resource Management
- People & Community



Which Issue Should be the Second Priority?

A.



Natural Systems

B.

Built Environment

C.

Resource Management

D.

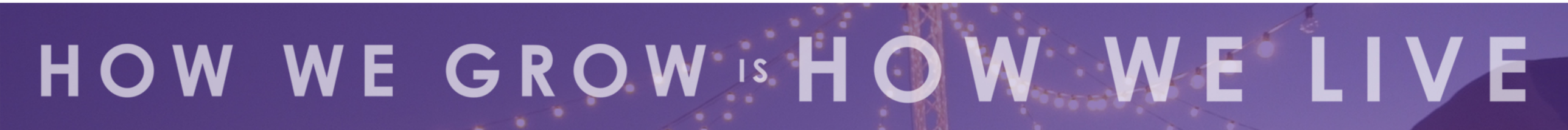
People & Community

HOW WE GROW IS HOW WE LIVE

Priorities Reflect General Plan Actions

- Enable Sustainable Energy and Water Conservation
- Mitigate Development in Significant Natural Areas
- Preserve Natural Areas, Features, and Important Species
- Streamline Approvals – Provide Certainty

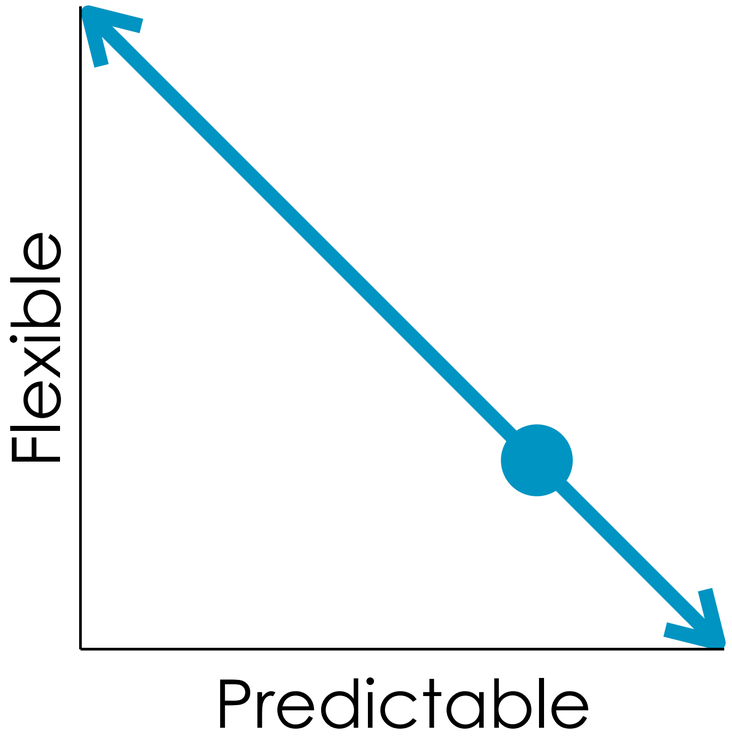
Alphabet Districts Update



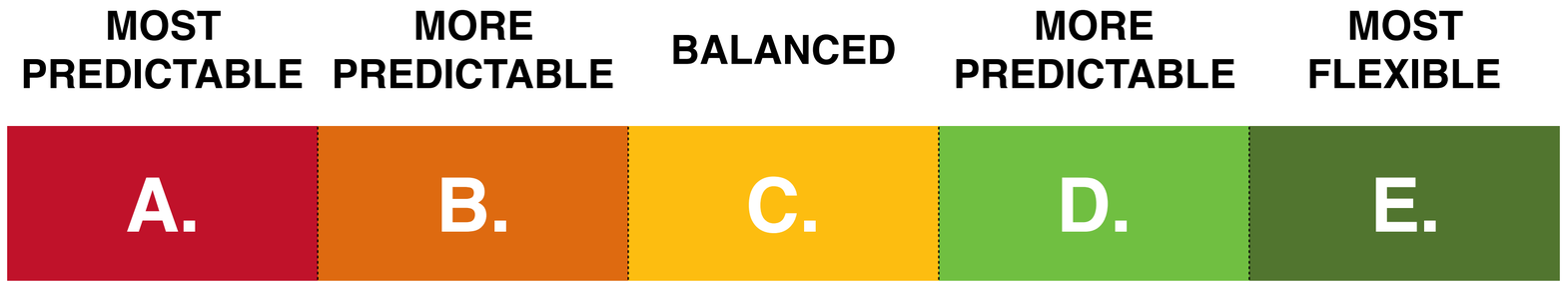
Alphabet Districts

Predictability vs. Flexibility

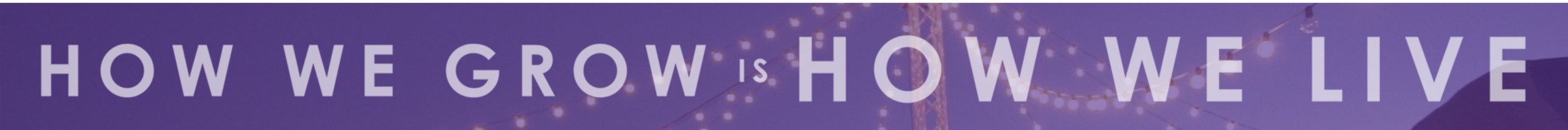
Solving for the right balance



Where Should the Alphabet Districts Fall on the Predictable to Flexible Spectrum?



Town Center Zoning

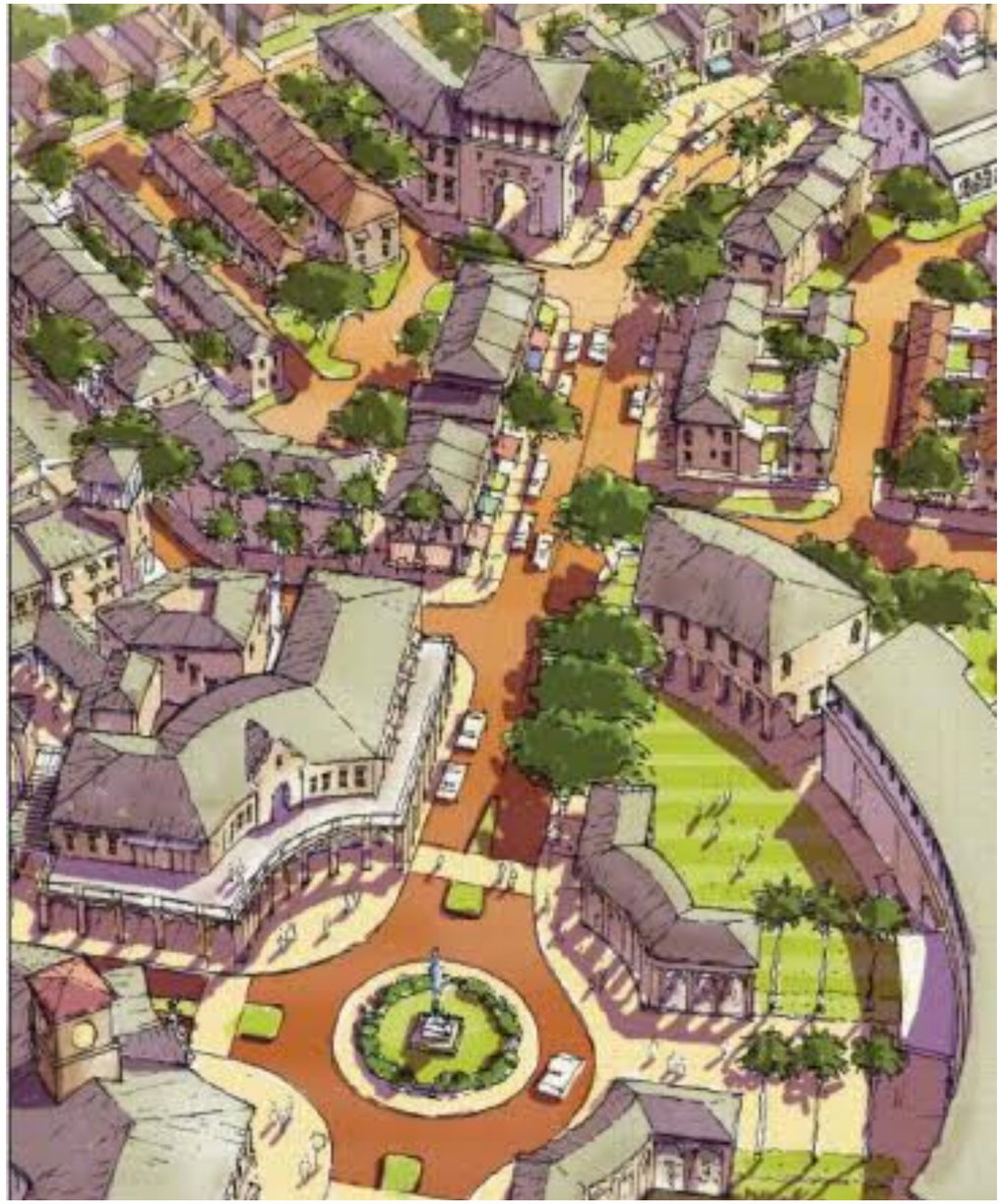


General Plan Goals

- Encourage Compact Development
- Increase Mixed-Use Projects
- Incentivize Infill and Adjacent Growth

Development Doesn't Always Follow Goals

How do we get from goals to actions?

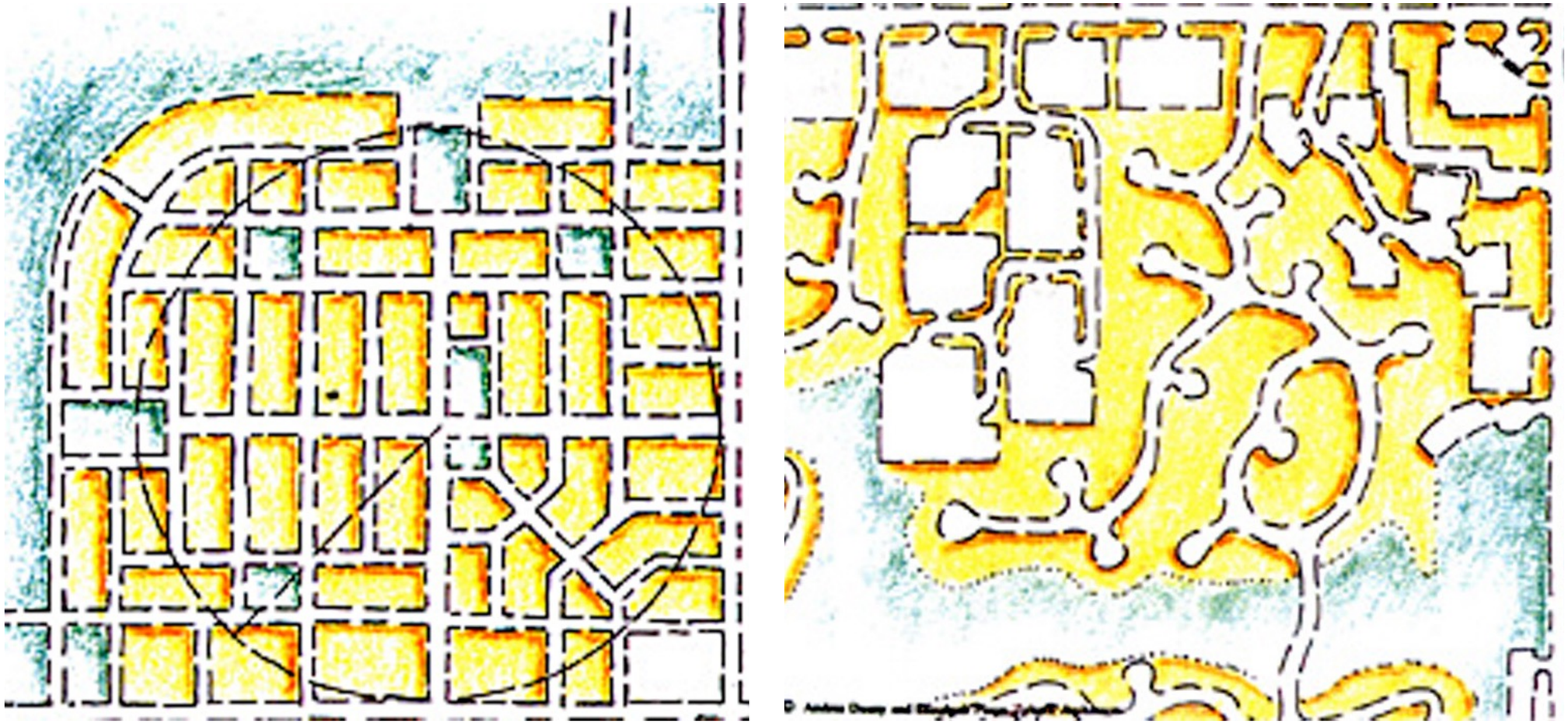


Would You Support Optional Compact Community Standards Town-Wide

A. Yes

B. No

C. I'm Not Sure



Savings on Compact Infrastructure: **38%**

Response to Market Preference

- Millennials + Baby Boomers = 1/2 U.S. population
- 79% of U.S. population prefers walkable neighborhoods

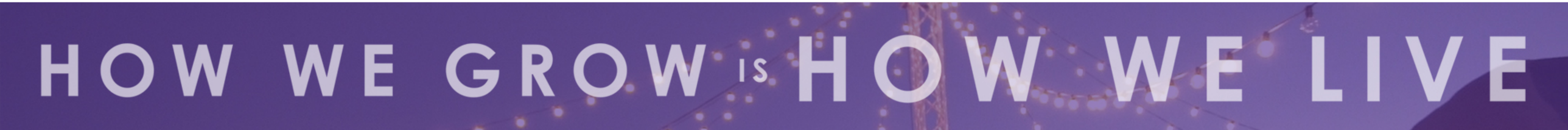
Do You Support Compact Mixed-Use Standards in the Town Center Area?

A. Yes

B. No

C. I'm not sure

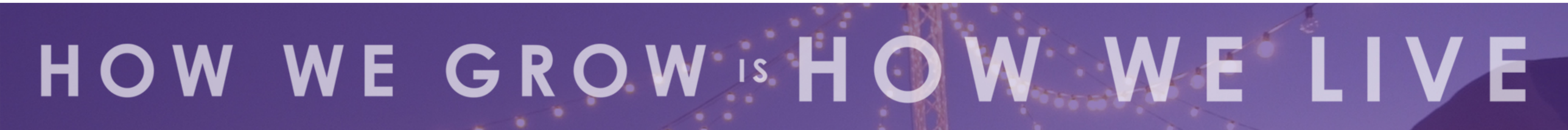
Natural Systems



Which of the following interventions stated in the General Plan do you think the LDC is best able to implement:

A.	B.	C.
Expand Open Space Systems	Integrate Stormwater & Transportation	New Development Pays for Infrastructure Extensions

Multi-Modal Transportation



The General Plan Lists These Transportation Priorities:

Transportation Alternatives

Land Use for Active Transportation

Street Standards

Revise Pavement Widths

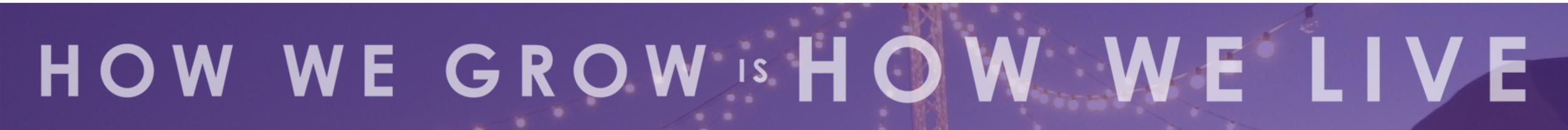
Do You Support A Pallet Of Street Types in the LDC Update?

A. Yes

B. No

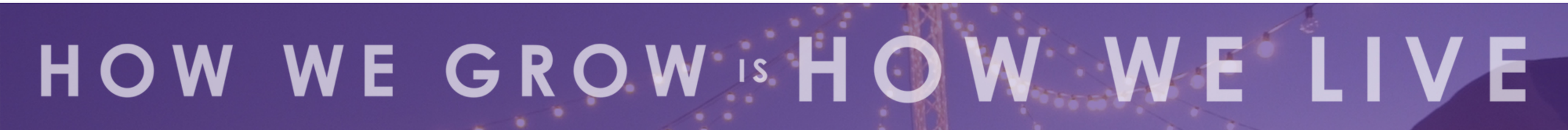
C. I'm not sure

Economic Development



The General Plan Has The Following Goals:

- Attract corporate headquarters to Marana
- Upgrade transportation facilities and regional connections
- Improve bicycle and pedestrian facilities
- Develop downtown as an amenity and tourist destination



Do You Think the LDC Should Enable Walkable, Blended Density, Mixed-Use Neighborhoods?

A. Yes

B. No

C. I'm not sure

Any Other Issues?

www.maranaldc.com