

DEVELOPMENT ACTIVITY ANNUAL REPORT

FISCAL YEAR 2022 UPDATE





INTRODUCTION

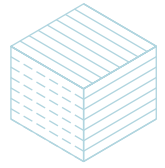
Building off of the momentum from the previous year, development in fiscal year 2022 saw record setting achievements in permit activity and project valuations. This report highlights development activity that occurred throughout the Town of Marana between July 1, 2021 and June 30, 2022.

DEMOGRAPHICS

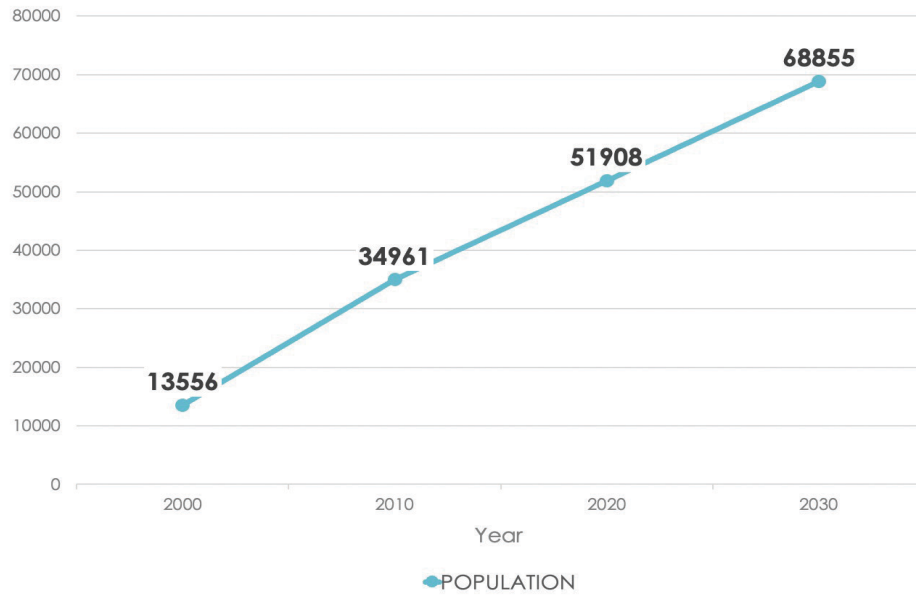
Recently, the 2020 U.S. Census Decennial Report was released providing a count of the nation's demographics. In the report, the Town of Marana had a total population of 51,908, a 48% increase in population from 34,961 in 2010. With a linear growth projection, Marana is expected to grow to nearly 70,000 residents by 2030.

HOUSING MARKET ACTIVITY

The post pandemic housing market sided with sellers, with the median housing sales price in June reaching \$385,000, a 13% increase from June 2021. While over the past two year the housing market has had record setting activity, the end of fiscal year 2022 has shown signs of market slowdown from factors such as higher interest rates, supply chain shortages and rising inflation.

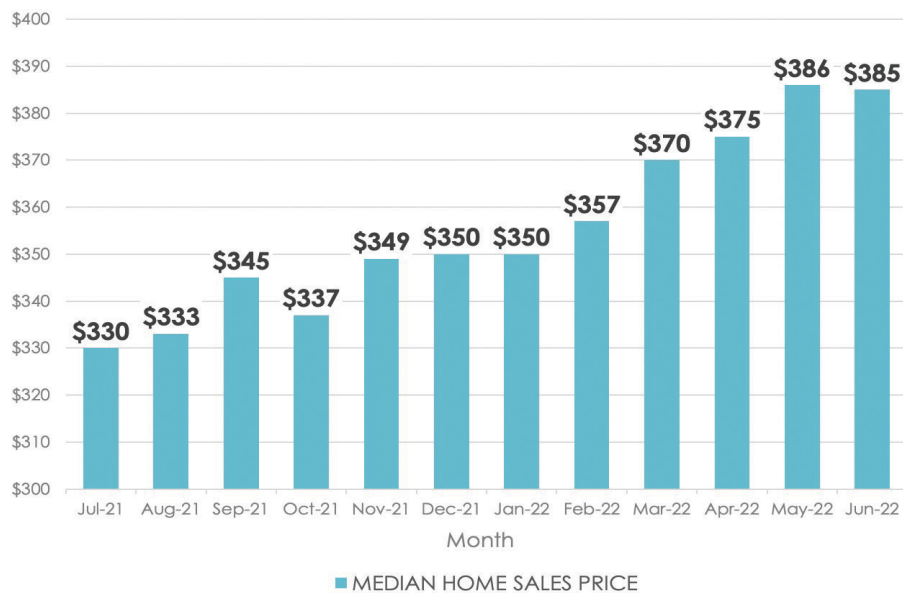


MARANA POPULATION PROJECTION FOR 2030



* US Census Data

MEDIAN HOME SALES PRICE PER MONTH (VALUATION IN HUNDREDS OF THOUSANDS)



* Tucson Association of Realtors

RESIDENTIAL DEVELOPMENT ACTIVITY

Residential Activity

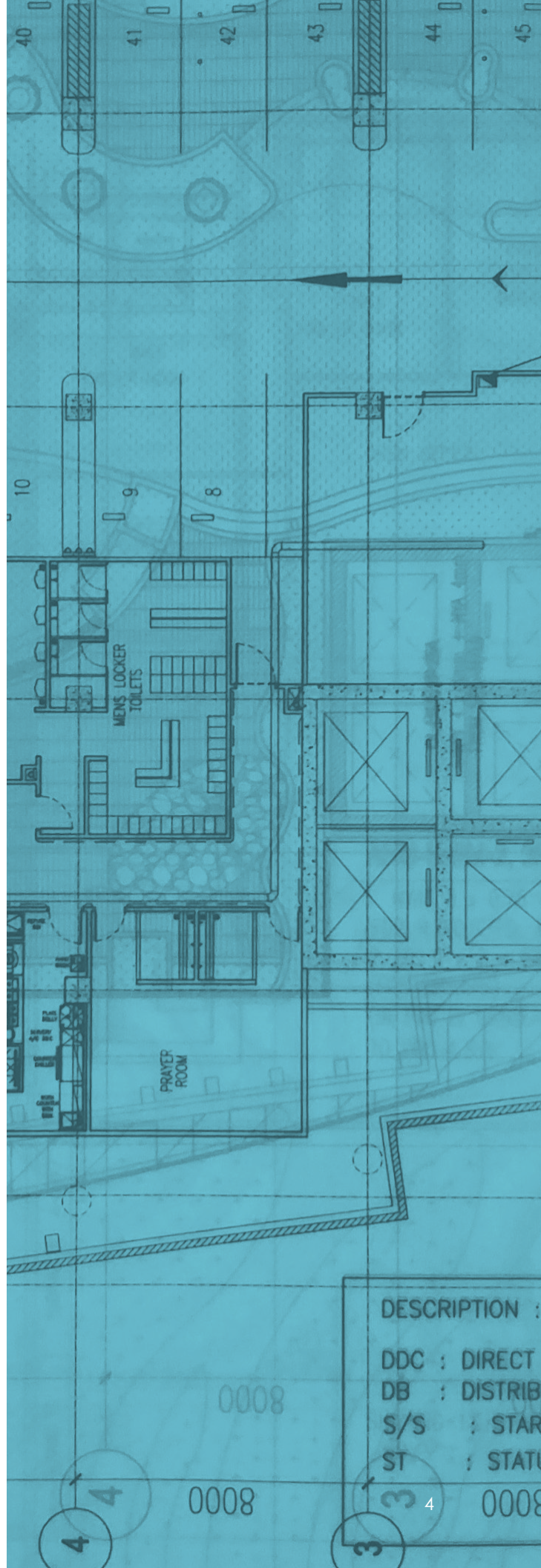
During the fiscal year, the Town issued a total of 1,304 single family residential permits, the highest number of residential permits issued in a single year within the last decade. Three months, September, January, and March surpassed last year's highest month with January being the single highest at 198 permits.

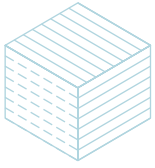
Water and Sewer Connections

With increased single family residential development comes increased water and sewer connections reported by the Marana Water Department. Fiscal year 2022 saw an increase of 788 water meters and 812 sewer connection cards issued.

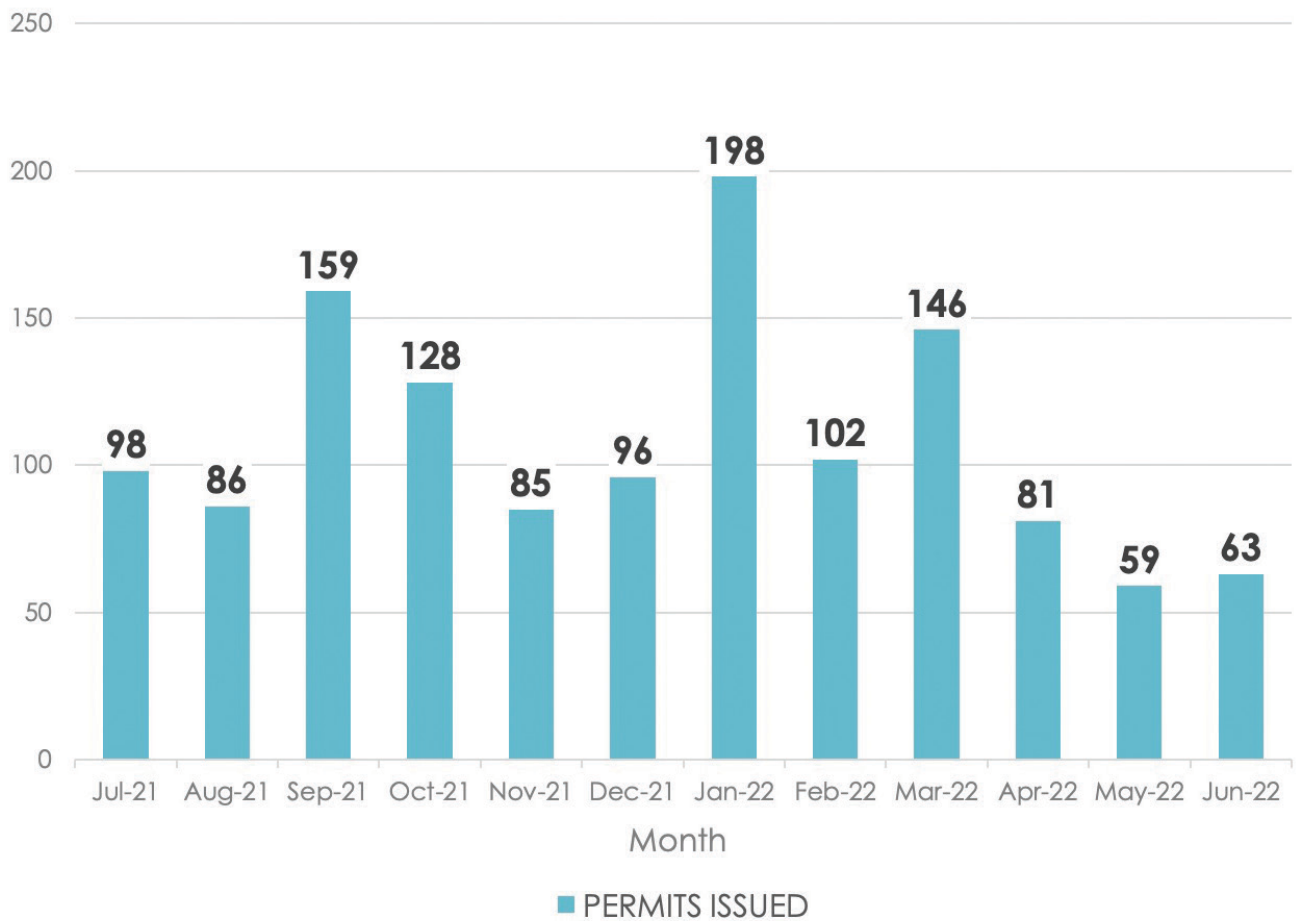
Single-Family Development

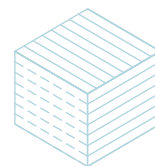
Marana continues to show strong single family residential development, with a ten year high of single family residential permits issued in the fiscal year. While the most development has occurred in the Northwest region, specifically in Gladden Farms, Saguaro Bloom, Dove Mountain and the Preserve at Twin Peaks subdivisions have had a significant number of permits issued.



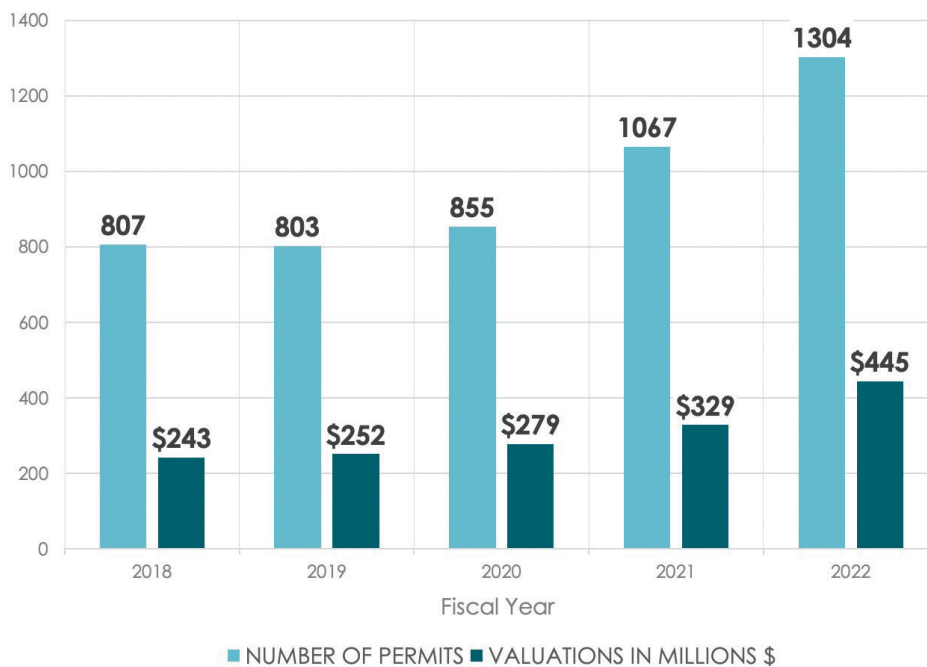


SINGLE-FAMILY RESIDENTIAL PERMITS PER MONTH

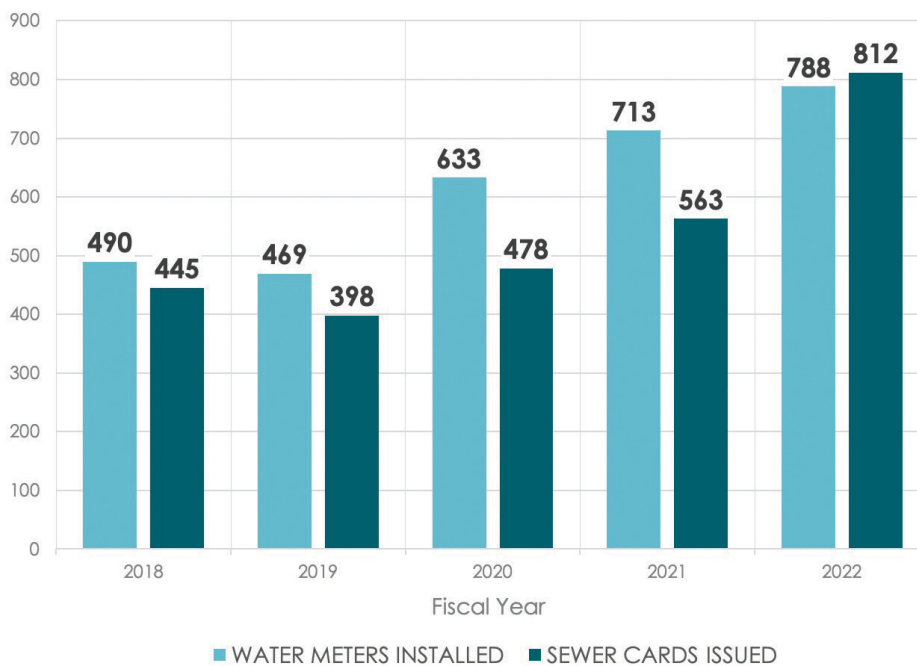




SINGLE-FAMILY RESIDENTIAL PERMIT ACTIVITY



MARANA WATER – NEW WATER & SEWER CONNECTIONS



567

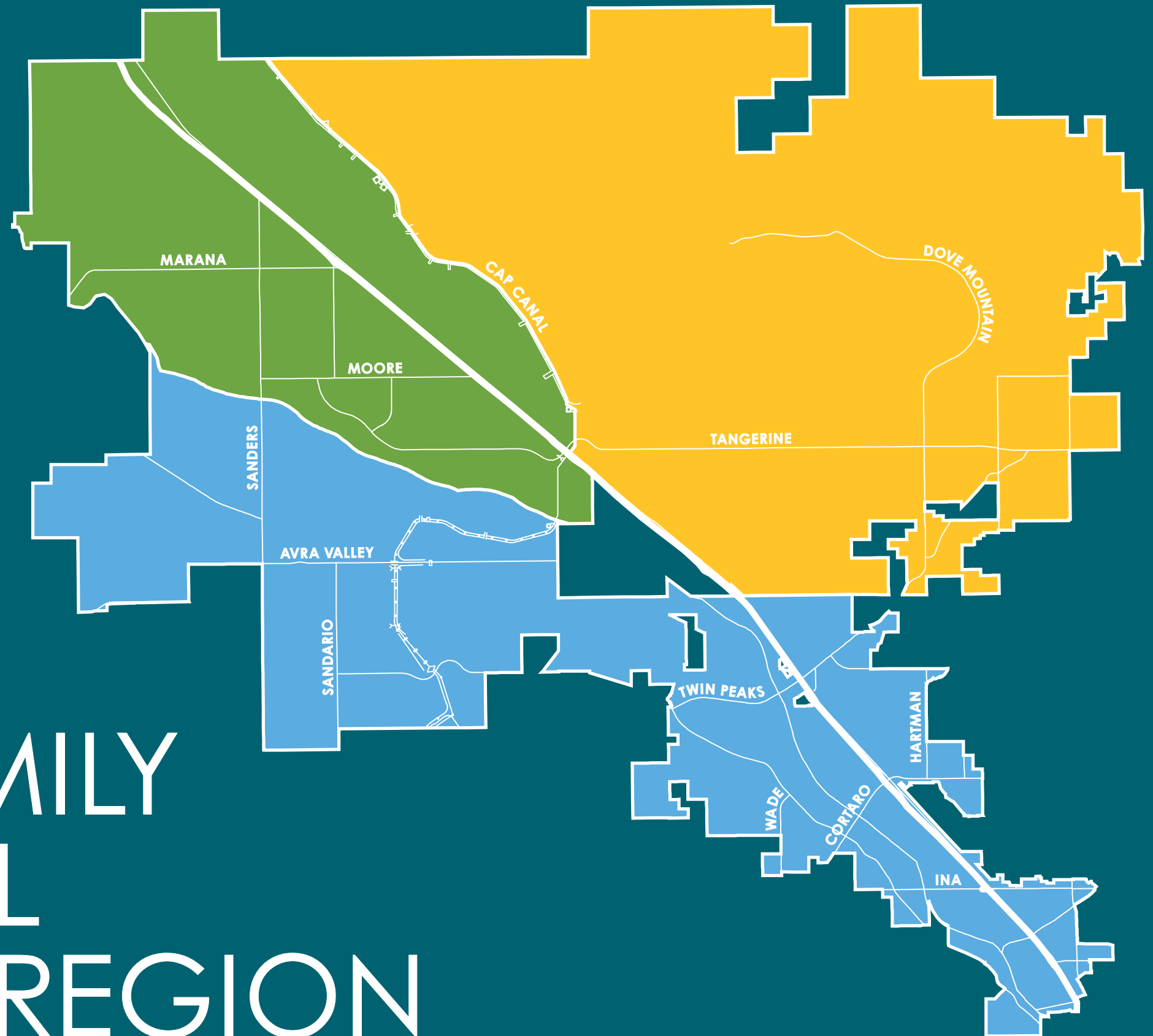
Northwest Marana
Includes Gladden Farms,
Farm Field Five

327

Northeast Marana
Includes Dove Mountain,
Tangerine Ridge

407

South Marana
Includes Saguaro Bloom,
Lazy K, Desert Oasis



SINGLE-FAMILY RESIDENTIAL PERMITS BY REGION

Residential Subdivision Plats and Inventory

While the number of residential building permits increased, the total number of new lots platted decreased to 764 from 996. Gladden Farms II subdivision contained the majority of newly platted lots in blocks 33, 34, 37 and 42. In Northeast Marana, Tortolita 30 subdivision was the only other major plat with a total of 82 lots.

Currently, the Town has an approximate total of 26,000 residential lots that are platted, of those, 20,000 lots are built or currently have been issued a building permit. The Town has sufficient, existing zoning entitlements that will allow for the creation of additional lots for continued growth in the future.

Multi-Family Development

At the conclusion of fiscal year 2022, there were five multifamily projects with issued building permits, with a total permit valuation of \$123 million dollars. These projects will create 1,314 new apartment units spread throughout different areas of the Town. Additionally, there are three traditional apartment complexes (450 units), and four detached single-family apartment communities (1062 units) currently in developmental review.

Apartment Complexes

Permitted

Album Marana

141 apartments

Alexander Apartments

209 apartments

Encantada Apartments at Marana Center

272 apartments

Silverbell Gateway Apartments

300 apartments

Solstice Marana

392 apartments

In Development Review

TRADITIONAL COMPLEXES

Ascent Apartments

200 apartments

Safford Apartments

200 apartments

San Luciano Townhomes

50 units

DETACHED SINGLE-FAMILY COMPLEXES

Arise Mandarin

281 apartments

Coronet at Gladden Farms

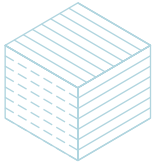
157 lots

Linda Vista Village

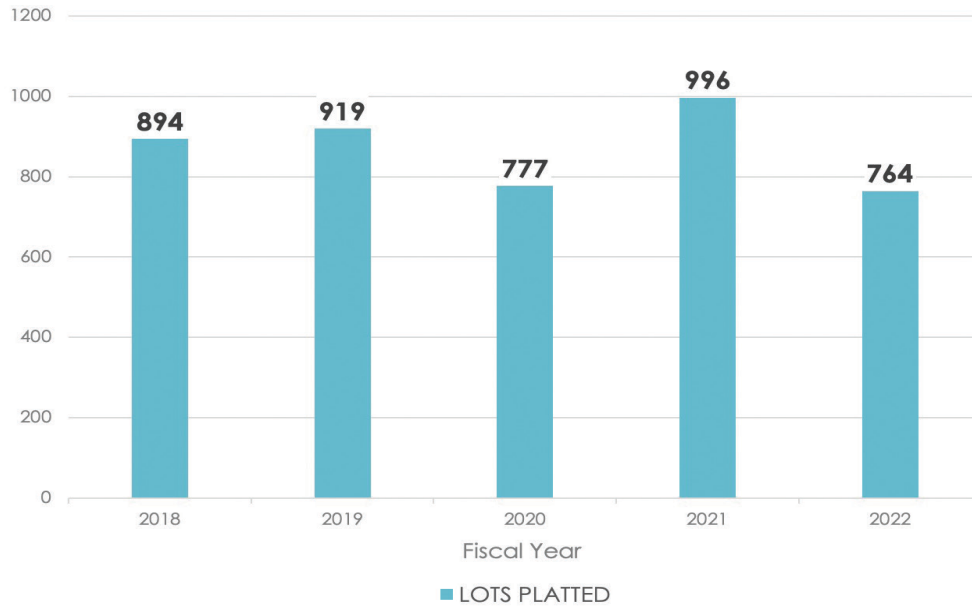
441 lots

Moderne at Gladden Farms

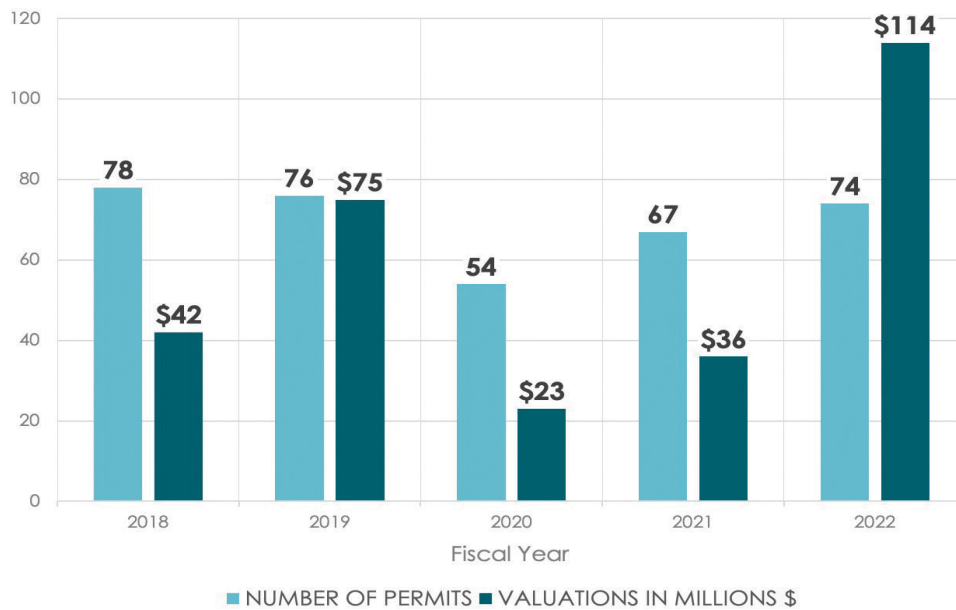
183 lots



NEW SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOTS



COMMERCIAL PERMIT ACTIVITY



COMMERCIAL DEVELOPMENT ACTIVITY

Commercial Activity

During fiscal year 2022 the Town issued 74 commercial permits with a value of \$114 Million. While the number of permits issued is similar to previous years, the estimated valuation is significantly higher, with the next highest valuation within the last five years occurring in 2019 at \$75 million.

Completed Commercial Projects

Northwest Fire District Administration Complex

In May 2019 Northwest Fire District opened their new Administration Complex on Marana Main Street. The 24,000 square foot complex will serve as the District's headquarters.

Silverbell Gateway Distribution Center

220,822 square foot distribution center located at the intersection of Ina Road and Silverbell Road.

Upcoming Commercial Projects

American Furniture Warehouse

American Furniture Warehouse is a large furniture showroom with warehouse and distribution operations. The facility will be located at the Marana Center off of Twin Peaks Road.

Bill Luke Automotive

Located in the Marana Center, Bill Luke's is a car dealership with 580 car display spaces.

My Place Hotel

85-room hotel Northeast corner of Joplin Lane and Cortaro Farms Road.

Southern Arizona Logistics Center

Located between I-10 and Clark Farms Boulevard, is a development of two logistic buildings, 512,200 and 435,812 square feet.

Springhill Suites by Marriott

A 96-room hotel located across from Tucson Premium Outlets at the Marana Center.



LAND USE AMENDMENT ACTIVITY

Town Code Amendment

Title 17 – Land Development

With the migration of Title 17 into the Town Code and the revisions that accompanied it, there have continued to be minor changes and updates. Title 17 had two amendments in the fiscal year. In February, 2022 updates were made related to the structuring of the Board of Adjustment. The second amendment occurred in March, 2022, where a variety of minor changes further clarified the code.

Rezoning and Amendments

Gladden Farms II SP Amendment 3

This amendment changes Block 38B and Block 43 from commercial (C) to High-Density Residential (HDR).

Crossroads at Gladden SP

Rezoned Shops at Tangerine and I-10 Motorplex Specific Plan and created the Crossroads at Gladden Specific Plan.

Twin Peaks and Camino de Manana

Rezoning from R-36 to R-7.

Camino de Oeste

Rezone to R-7.

Twin Peaks Center

Rezone from R-36 to Neighborhood Commercial (NC).

Silverbell Ridge

Rezone from R-16 to R-6.

Cypress Gardens

Rezone from R-6 to R-4.

Rockside Dental Expansion

Transitional rezoned from Commercial Office and Zone "C" to Neighborhood Commercial (NC).

Conditional Use Permits

Tortolita Shadows

Approval to develop single-family housing within 1000 feet of the Union Pacific Railroad Right of Way.

Stack Self-Storage

Approval for a self-storage facility in Commercial land use of the Continental Ranch Specific Plan.

Avion Solar

Amendment to a previous CUP to add a 30 MWH battery storage system.

Completed Public Projects

"Spirit of Marana" Public Art Project

Finishing up the fiscal year the Town gathered for the official ribbon cutting of the "Spirit of Marana" sculpture project in the roundabout at Marana Main Street and Sandario Road. The art piece was constructed by local artist Trevor O'Tool and two Marana High School students Joseph Wagner and Gabriel Kilbarger. The project was funded by the Transportation Art by Youth program.

Honea Heights Park Ribbon Cutting

In July 2021, Town officials and community members met for the ribbon cutting of Honea Heights Neighborhood Park. The park officially opened in March 2020 but due to the COVID-19 pandemic the ceremony was delayed.

CAP Trail Ribbon Cutting

The Central Arizona Project (CAP) canal trailhead, located on Adonis Rd, is a collaborative project between Central Arizona Project, Pima County, Bureau of Reclamation, and the Town of Marana. The trail continues 17 miles north into Pinal County and provides a variety of recreation activities including walking, biking, and horseback riding.

