



This project is managed by the City of Tucson.

For more information please visit www.grantroad.info or call the project hotline at 624-4727.

Community Character & Vitality Terms

The **Community Character and Vitality Plan** (CC&V Plan) is the part of the Grant Road Improvement Plan that addresses the revitalization and creation of new places along Grant Road that will meet the community's vision for Grant Road's future. "Community Character" refers to the overall quality and identity of the places along Grant Road, which include the street itself and the private development and public spaces along the road. "Vitality" refers to the economic health and vibrancy of places and the level of community and civic activity.

The **Grant Road District** is an optional *Urban Overlay Zone* that the City of Tucson is developing for Grant Road between Oracle and Swan and is the end result of the *Community Character & Vitality Plan*. The Grant Road District (GRD) will implement the planning objectives and vision concepts for *Centers* and *Districts* along the roadway by providing property owners with an option to choose an *Urban Overlay Zone* regulated by a *form-based code* rather than the underlying City of Tucson *existing zoning*. **The GRD does not change the existing zoning**, but rather offers property owners another option that may be more predictable and faster, and can better accomplish the shared vision for Grant Road. Within the GRD, properties are designated as one of eight subcategories, all of which are *mixed use*, but each of which is geared to achieve particular aspects of the *Center* or *District* and relates to the existing development character in adjacent areas in the Grant Road District. Because the zone is optional and the property owner must agree to it before it can be used for development, it does not violate Proposition 207.

A **Center** is an area around Grant Road's intersections with other major roads that contains concentrations of a mix of activities. Centers vary in size, scale, and diversity and are designed to be compatible with the residential neighborhoods around them.

A **District** is an area that lines Grant Road between the *Centers* whose activity levels and buildings typically are smaller-scale. While some Districts contain auto-serving uses, they also should support pedestrian and bicycle movement along Grant Road.

A **Form-Based Code** is a method of regulating development that emphasizes the physical form of the development rather than emphasizing the separation of land uses. A form-based code relies less on the single land use categories and uncoordinated intensity measures like floor-area ratio and dwelling units per acre employed by conventional zoning codes (like the City of Tucson's *Existing Zoning*). Instead, Form-based code relies more on the form and coordination of buildings and their impact on adjacent development and the public realm of streets and public open spaces.

Area and Neighborhood Plans are the City of Tucson's tools for land use policy that help connect the broad goals and policies of the City's General Plan to the specifics of the Land Use Code. Area Plans cover larger areas such as the over 5 square miles of the University Area Plan, while Neighborhood Plans generally cover smaller areas like the approximately half square mile covered by the Jefferson Park Neighborhood Plan. Both types of plans are used by the City to inform the review of proposed rezoning. A

This is a project of the Regional Transportation Authority.

The voter-approved, \$2.1 billion RTA plan will be implemented through 2026. Details about the full plan are available at www.RTAmbility.com.

The Regional Transportation Authority has a nine-member board with representatives from local, state and tribal governments.

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new zone must be consistent with the goals and policies of the Neighborhood or Area Plan. In addition, existing Area and Neighborhood Plans contain policies that are often too vague to effectively guide development along Grant Road or were completed prior to the new Grant Road plan and do not consider the improved environment that the new roadway will create. For these reasons, the Neighborhood and Area Plans along Grant Road will be amended as part of the *Grant Road Community Character and Vitality Plan* effort.

Buffering refers to the necessary limitation of impacts from Grant Road traffic and other activity on surrounding residential neighborhoods. The *Grant Road District optional overlay zone* will define standards for buffering neighborhoods while also allowing for a vital pedestrian environment along Grant Road.

Building height limits refers to the tool of limiting the scale of development through maximum building heights. The City of Tucson *Land Use Code* limits building heights as a function of zoning category (such as C-1). The *Grant Road District* (GRD) will employ building height limits that are more sensitively tailored to different types of street frontages or property boundaries, which address concerns about the scale of development. For example, a given GRD subcategory may have a site maximum height of 65 feet, but the maximum height may be 55 feet along Grant Road, 45 feet along non-major side streets, and 25 feet along property lines abutting residentially zoned properties.

Existing Zoning refers to the zoning designations that apply to property along Grant Road today. Existing Zoning is part of the *Land Use Code* that defines categories which allow a list of Land Use Classes, set limits on building heights, set minimum perimeter yard setbacks, and lay out several other regulations. Along Grant Road common zoning categories include C-1 (Commercial 1) and C-3 (Commercial 3). Existing zoning is not being changed by the *Grant Road District* overlay zoning.

A **Build-to Line** is a tool used in *form-based codes* to require that at least part of a building is “built to” a certain distance from the street frontage – usually the edge of the sidewalk. Placing a building’s façade at the sidewalk, combined with other standards that provide transparency and other architectural details can help to create a more comfortable and interesting environment for pedestrians and provide security by allowing for more “eyes” to easily see the activity that is happening along the sidewalk.

Street Frontage is the important interface between property development and the sidewalk. The character of street frontage heavily influences whether or not a place will be interesting and comfortable to walk. The *Grant Road District* will include standards for the amount of transparent windows in building facades, *build-to line* standards that ensure that buildings directly abut the sidewalk, and a series of *frontage types*.

Frontage Type is a tool employed by the *Grant Road District* (GRD) and other *form-based codes* that lays out different options for designing appropriate *street frontages* for a given location and type of development. Each *GRD Subcategory* allows a list of frontage types from which a property owner or developer can choose.

Stepbacks are a tool used by the *Grant Road District* (GRD) and other *form-based codes* that limits the scale and impact of development. Stepbacks work with *building height limits* and *perimeter yards* to pull back building facades of upper floors where they

abut streets or property boundaries, so not to overwhelm the scale of or block sunlight to neighboring properties or public streets and spaces.

The **Land Use Code** is the City of Tucson's primary code regulating development and use of private property; it defines allowed land use and the form it can take.

Intensity refers to the amount of usable building space and/or number of homes put onto a development site. *Form based codes* often forego intensity limits seek to control the scale and impact of development through more precise physical form tools like *height limits, stepbacks, and frontage types*, as well as performance measures related to noise and other potential impacts.

Mixed Use refers to the mixing of land uses on a particular development site. Mixed use projects can be mixed vertically, with one use such as retail sitting on the ground floor, and other uses, such as residential or office, sitting on upper floors. They can also be mixed horizontally, with different uses next to one another within the same project. Mixed use development is an important component of active, walkable places because putting different land uses in close proximity to one another reduces the need to drive and creates more pedestrian activity. For these reasons, mixed use development is a cornerstone of the *Community Character and Vitality Plan* and the *Grant Road District* and was favored by Grant Road's public workshop participants.

Proposition 207 is the Private Property Rights Protection Act of the State of Arizona. The Act, passed in 2006, requires governments to pay property owners if a land use regulation reduces the value of their property, or else waive the regulation when a land use regulation for a property is revised. Because of Proposition 207, the *Grant Road District* zoning overlay is an *Optional Urban Overlay Zone*.