

Grant Alvernon Area Plan Amendment (Final Draft)

To be placed in the Land Use section following E. Public/Semi-Public: Land Use Policies

F. Grant Road Land Use Policy

Grant Road: Land Use Background: The Regional Transportation Authority (RTA) was formed in 2004 and became effective on August 25, 2004. On May 16, 2006, Pima County voters approved the RTA's \$2.1 billion, 20-year regional transportation plan and half-cent sales tax to fund the plan. The improvement of the five-mile section of Grant Road between Oracle Road and Swan is among the 35 major road projects under the RTA's 20-year transportation plan. The planning area for the Grant Road Improvement Plan extends approximately 1/4 mile north and south of Grant Road. Besides the infrastructure improvements to the roadway and extensive landscaping buffering the edges of the roadway, the Grant Road Improvement Plan includes the establishment of development opportunities for revitalizing the economic and community vitality within the Planning Area through the use of an Urban Overlay Zone. The new Grant Road District Urban Overlay Zone will allow property owners within the overlay zone boundary the choice to process development applications using their existing zoning or the overlay zone. Once a property owner selects to develop under the Grant Road District, it becomes the zoning designation for the property and the previous zoning designation is no longer applicable. To achieve the vision as described in the Grant Road Character and Vitality Plan established during the Grant Road Community Planning Process, property owners who select the Grant Road District option will not be subject to existing *Grant Alvernon Area Plan* land use policies. Property owners choosing to develop under existing zoning or process a rezoning will be subject to all *Grant Alvernon Area Plan* policies. To allow for the implementation of the Grant Road District Urban Overlay Zone the *Grant Alvernon Area Plan* has been amended by the addition of a new policy Grant Road District policy. In addition, the Land Use Plan has been amended showing which parcels within the *Grant Alvernon Area Plan* may take advantage of the new development rules created by the urban overlay zone.

Intent Statement: The Grant Road Land Use Policy supports a consistent approach to the development and redevelopment of properties identified in the Grant Road District Urban Overlay Zone. This policy is consistent with the vision and design criteria established in the Community Planning Process for the Grant Road Improvement.

Policy 1. Allow property owners within the Grant Road District the option to process development applications using their existing zoning or the new overlay zone. Once a property owner selects to develop under the Grant Road District, it becomes the zoning designation for the property and the previous zoning designation is no longer applicable. Property owners choosing to develop under existing zoning or to process a rezoning will be subject to all *Grant Alvernon Area Plan* policies. (, 2012, Resolution # , GAAP new Grant Road Land Use Policy)

Update Grant Road Area Plan Conceptual Land Use Maps showing which parcels are within the Grant Road District.

Place the following definition in alphabetical order in the *GAAP* Definitions section.

The Grant Road District: The Grant Road District Urban Overlay Zone will allow property owners to process development applications using their existing zoning or the overlay zone to achieve the vision established during the community planning process. Once a property owner selects to develop under the Grant Road District that becomes the zoning designation for the property and the previous zoning designation is no longer applicable. Use of the Overlay Zone may result in a wider variety of uses and a greater height than allowed in the *Grant Alvernon Area Plan*. (, 2012, Resolution # , GAAP Definitions)