



The Grant Road Corridor Project is Funded by the Regional Transportation Authority

# GRANT ROAD

*Improvement Plan*

Mobility Vitality Sustainability

## Grant Road District Arcadia Alamo Area Plan Amendment

April 12, 2012





# Meeting Purpose

The Grant Road Corridor Project is Funded by the Regional Transportation Authority

To get your input on the proposed plan amendment to allow the Grant Road District urban overlay zone (GRD)

- Items to be discussed:
  - Briefly review the Grant Road Improvement Plan process to date
  - Discuss results of previous meetings
  - Familiarize you with the proposed GRD
  - Discuss proposed amendments to the Arcadia Alamo Area Plan necessary to allow for the GRD
  - Review the plan amendment process and subsequent rezoning process

# Agenda

- Introduction (5:30-5:45)
- Presentation and Q & A (5:45-7:00)
  - Project Background and Goals
  - Area & Neighborhood Plan Amendments
  - Grant Road District Overlay Zone
  - General Q&A
- 7:00-7:30 – staff is available to meet one-on-one for:
  - Questions related to specific properties or areas in the Arcadia Alamo Area Plan
  - Questions related to the alignment and design elements for the new Grant Road

# Ground Rules

- Start and end on time
- One person speaks at a time
- All comments are welcome - please respect everyone in attendance

# We've Heard You



## Concerns -

- Allowing commercial uses on currently R-1 zoned properties (between Park and Campbell)
- Keep the Jefferson Park NPZ
- Group dwellings/Mini dorms
- No chance for neighborhood input in the future if the GRD is approved by Mayor & Council
- No sunset provisions in the GRD
- Proposed building height/greater intensity and its adjacency to residential properties
- Parking options
- Use of alleys for site access
- Want to opt out of the GRD/Want to opt in
- Enforcement of GRD requirements over time

# Community Character & Vitality

- From Grant Road Guiding Principles:

*Character and Vitality mean the **health of the places surrounding Grant Road** — neighborhoods and businesses, public space and activity*

- What should these places look like?
- How should they support economic & social activity?



# Character & Vitality

## What people said:

*“Grant Road has a great eclectic character – its not super-planned.”*

*“Acknowledge that the area is more urban, and you should cluster businesses and support pedestrian walkability and mixed-use.”*

*“I am concerned that historic homes and business properties will be taken and the character of the area will change.”*

*“Add public gathering places.”*

*“Better property maintenance.”*

*“Keep it an affordable place to live and do business.”*



*“The variety of neighborhood businesses is an asset to the area.”*

# Community Character & Vitality

## Guiding Principles



2.1 Preserve and enhance the scale and character of existing neighborhoods through transitions and buffering from Grant Road and the uses fronting it.



2.2 Support opportunities for a range of housing types, which serve and expand upon the diversity of residents along and nearby Grant Road.



2.3 Support the viability of small, local, and independent businesses.



2.4 Preserve and enhance employment along Grant Road, including restaurants, retail, manufacturing, construction, repair, service, professional office, and medical jobs.



GRD will help achieve these

# Community Character & Vitality

## Guiding Principles



2.5 Add public spaces to existing parks, plazas, and schools; forming an accessible network.

2.6 Build on strengths of community and social service organizations to revitalize districts and enhance the public realm with activity along Grant Road.



2.7 Develop districts with multiple uses and shared parking as destinations for neighborhood residents and the region.



GRD will help achieve these

# Community Character & Vitality

## Guiding Principles



2.8 Recognize differences in demographics, environment, scale, neighborhoods, and business types to reinforce the identities of Grant Road's Segments.



2.9 Work to create safer environments that discourage crime and increase personal safety.

2.10 Support and build upon ethnic diversity in the Grant Road Study Area.



2.11 Encourage private investment that revitalizes opportunity sites along Grant Road.



GRD will help achieve these

# Why Worry about Grant Road's Land Use Policies

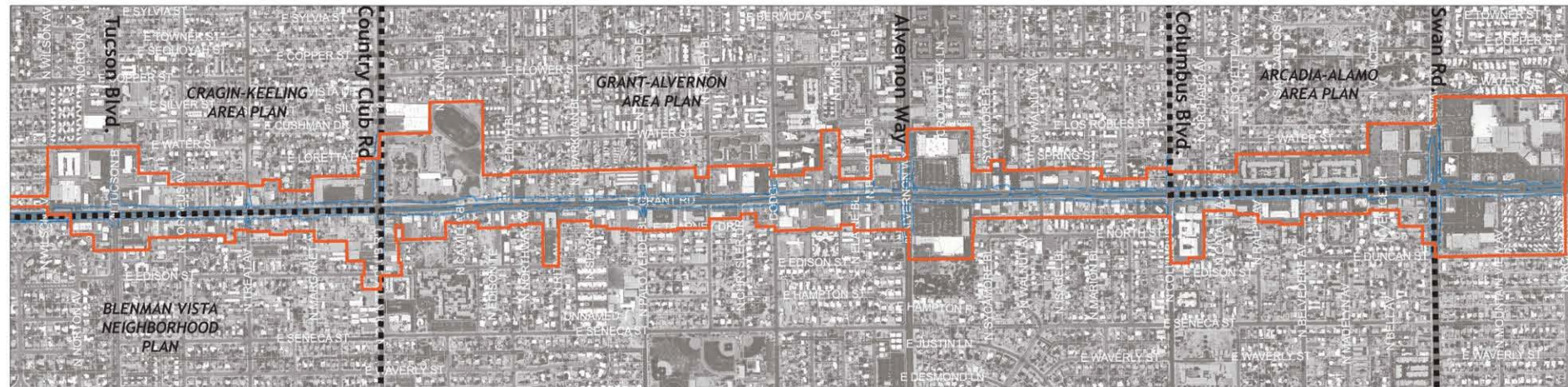
- Change is coming with the improvements to the roadway
- The new Grant Road will change the character and environment of the area
- The community and property owners have a chance to capitalize on this public investment

# 7 Area & Neighborhood Plan Amendments

GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Oracle to Tucson



GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Tucson to Swan



— Potential Grant Road District (GRD) boundary  
—> Road Alignment  
 Area or Neighborhood Plan boundary

# Area or Neighborhood Plans

- Adopted by the Mayor & Council as part of the Tucson General Plan
- Provides guidance for future Mayor & Council land use decisions
- Can only be amended by the Mayor & Council through a required process
  - Property owner/neighborhood meeting(s)
  - Planning Commission hearing
  - Mayor & Council action
- A rezoning of land or an overlay zone must be consistent with the plan recommendations
- Existing zoning takes precedence over plan recommendations

# Proposed Text Additions

## To be placed in the Land Use section following C. TMC Medical Complex Subarea Policies

### **Grant Road District Policy Intent Statement:**

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 *Arcadia-Alamo Area Plan* land use policies. Property owners choosing to develop under existing zoning or process a rezoning will be subject to all *Arcadia-Alamo Area Plan* policies. To allow for the implementation of the Grant Road District Urban Overlay Zone the *Arcadia-Alamo 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 *Arcadia-Alamo Area Plan* may take advantage of the new development rules created by the urban overlay zone.

# Proposed Text Additions

## Grant Road District Subgoal:

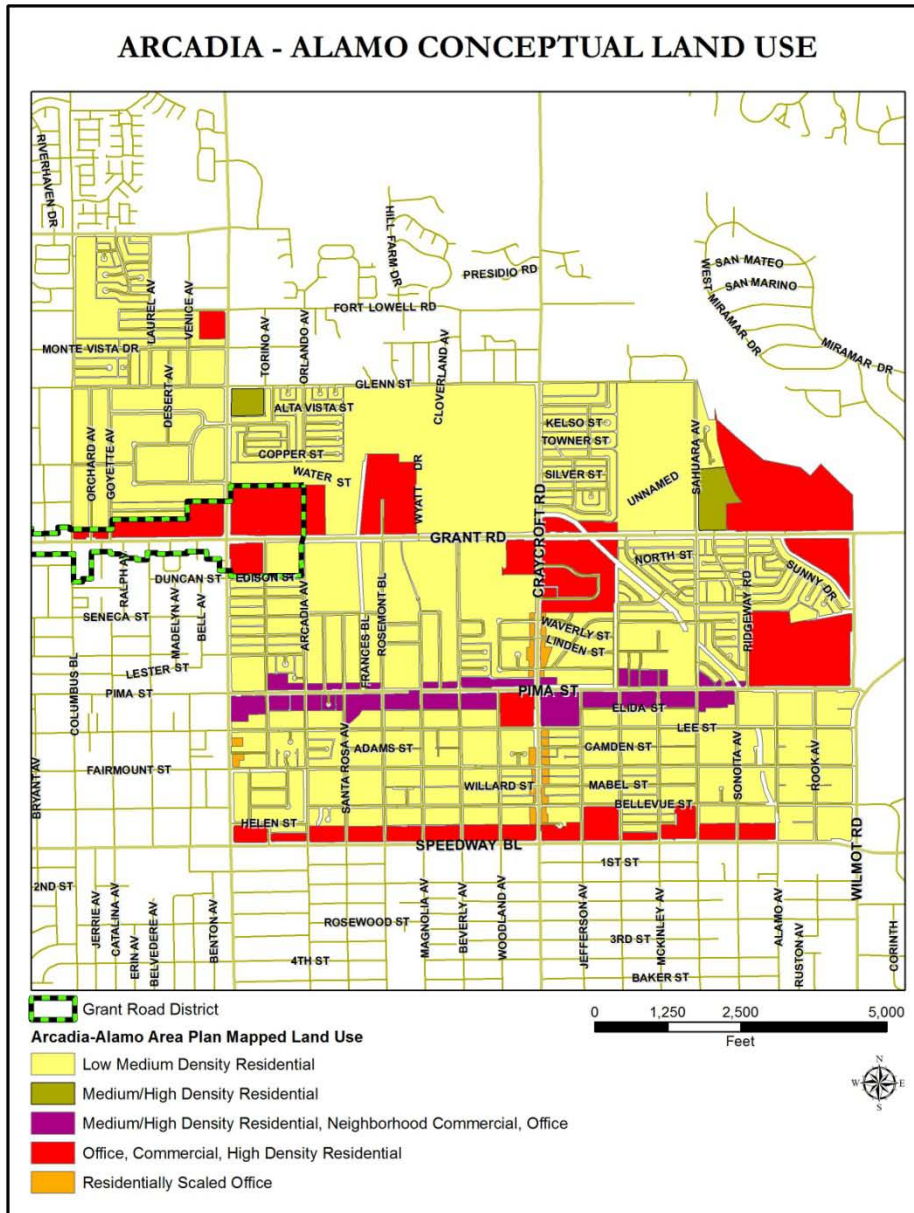
Support a consistent approach to the development and redevelopment of properties identified by the Grant Road District Urban Overlay Zone. This policy is consistent with the vision and design criteria established in the Community Planning Process for the Grant Road Improvement.

**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 *Arcadia-Alamo Area Plan* policies. ( , 2012, Resolution # , AAAP new Grant Road Land Use Policy)**

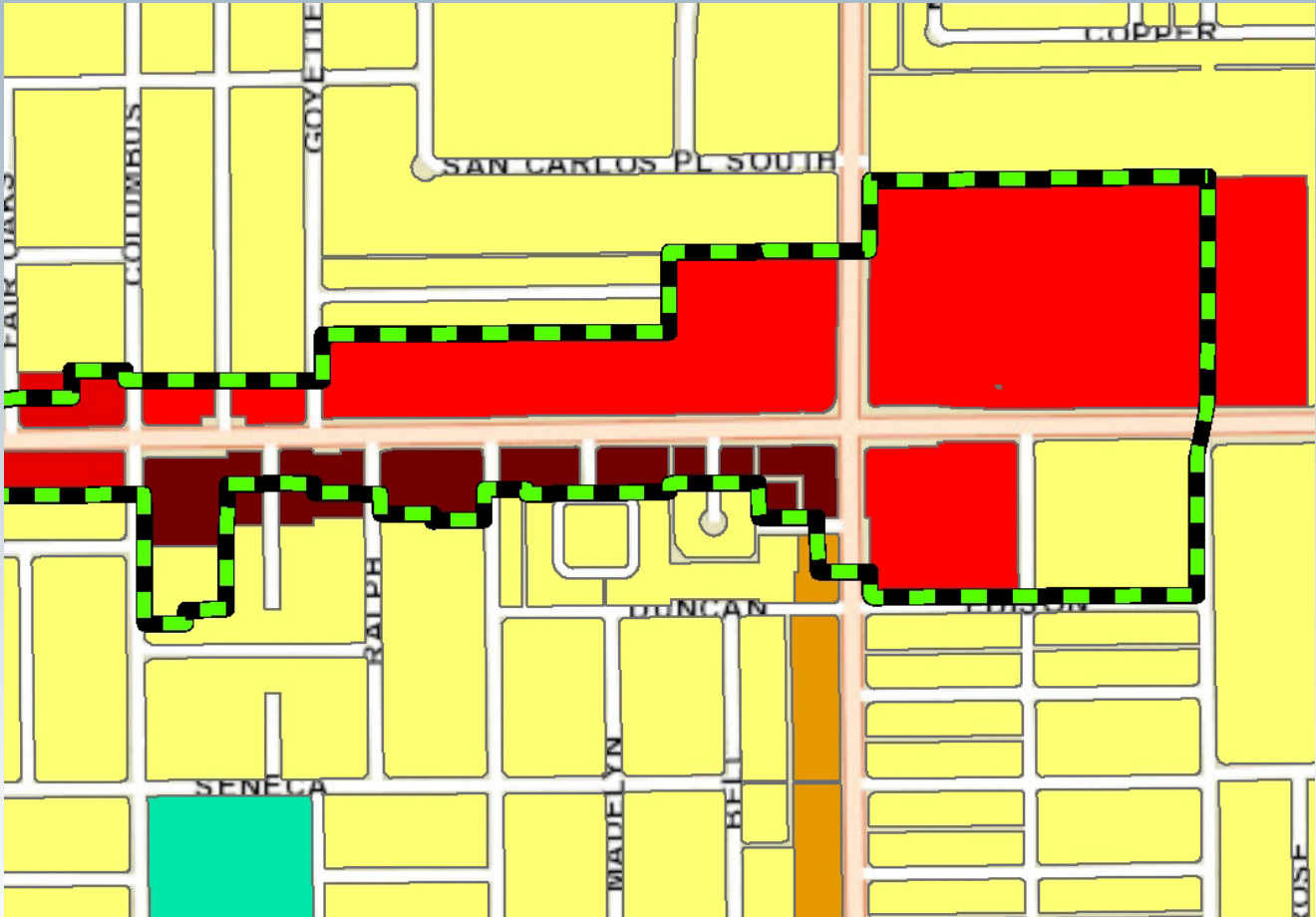
## Place the following definition in alphabetical order in the GAAP Definitions section.

**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 *Arcadia-Alamo Area Plan*. ( , 2012, Resolution # , AAAP Definitions)

# Arcadia Alamo AP Map

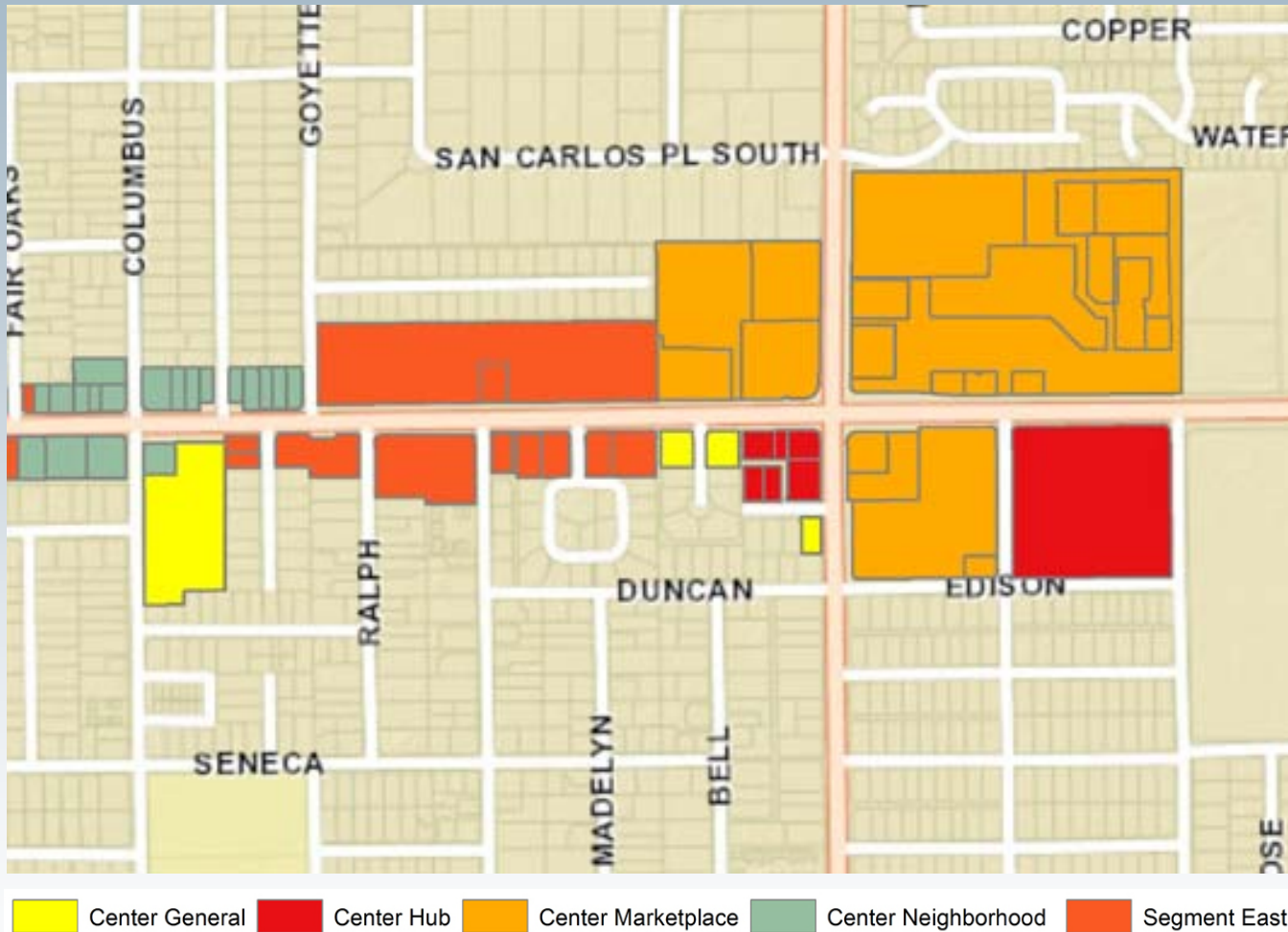


# Land Use Comparison - Existing AAAP



-  Grant Road District
- Mapped Land Use**
-  Office, Commercial, High Density Residential
-  Office, Neighborhood Commercial, High Density Residential
-  Residentially-Scaled Office, High-Density Residential
-  Low Medium Density Residential

# Land Use Comparison - Proposed GRD



# Columbus Center



- Future right-of-way line
- Future curb line

DRAFT GRD Zoning



# Columbus Center

## DRAFT GRD Zoning Category Definition-

### •Center Neighborhood

Medium-intensity neighborhood-serving gathering places

- Flexible uses and intensity of activity
- Encourages revitalization of properties
- Transforms auto oriented strips into walkable neighborhood centers.

### •Center General

Provides transition from intensive centers to adjacent segments

- Applies to smaller, shallower lots
- Standards provide transitions to activities in adjacent segments
- Preserve current viable businesses
- Enhances the pedestrian environment

# Segment East



RALPH AVE

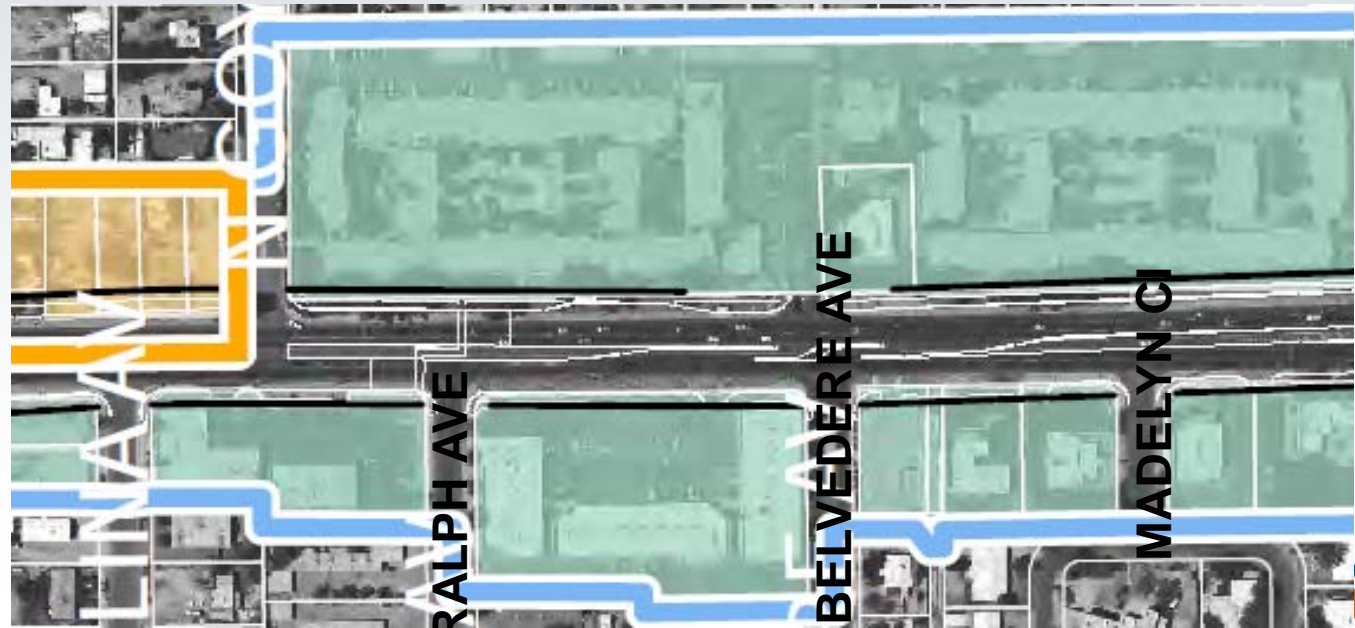
BELVEDERE AVE

MADELYN CI

E GRANT RD

- Future right-of-way line
- Future curb line

DRAFT GRD Zoning



RALPH AVE

BELVEDERE AVE

MADELYN CI

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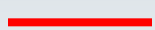
# Segment East

## DRAFT GRD Zoning Category Definition -

- supports commercial viability
- enhances community character
- allows a diversity of land uses
- adapts properties to the walkable environment of the new Grant Rd.
- allows enough auto parking for the proposed uses

# Swan Center



-  Future right-of-way line
-  Future curb line

DRAFT GRD Zoning



# Swan Center

## DRAFT GRD Zoning Category Definition-

### •Center Hub

Active, mixed use at major intersections

- High intensity development while sensitive to neighborhood context
- Key opportunity sites for mixed use focal points

### •Center General

Provides transition from intensive centers to adjacent segments

- Applies to smaller, shallower lots
- Standards provide transitions to activities in adjacent segments
- Preserve current viable businesses
- Enhances the pedestrian environment

# Swan Center

## DRAFT GRD Zoning Category Definition-

- Center Marketplace 

Refocuses large shopping center sites

- Supports retail-centered mixed use
- Improves multimodal access
- Provides a phased transformation
- Allows greater intensity
- Creates walkability within sites
- Requires more direct frontage on Grant

# What is the Grant Road District?

- An Optional Urban Overlay Zone
- Emphasizes design of development
- Flexible in terms of specific land uses
- More definitive in terms of:
  - Orientation of buildings to surrounding streets
  - Building Massing
    - Height
    - Step backs
    - Buffering of existing residential neighborhoods

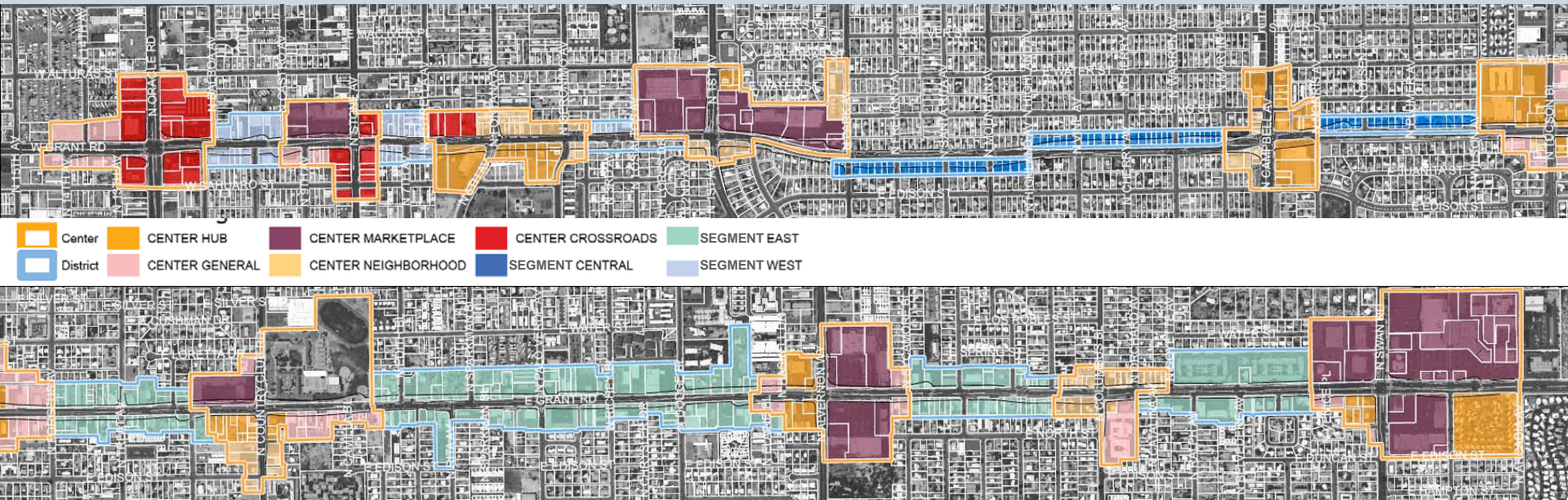
# What is the Grant Road District?

## GRD overlay zone

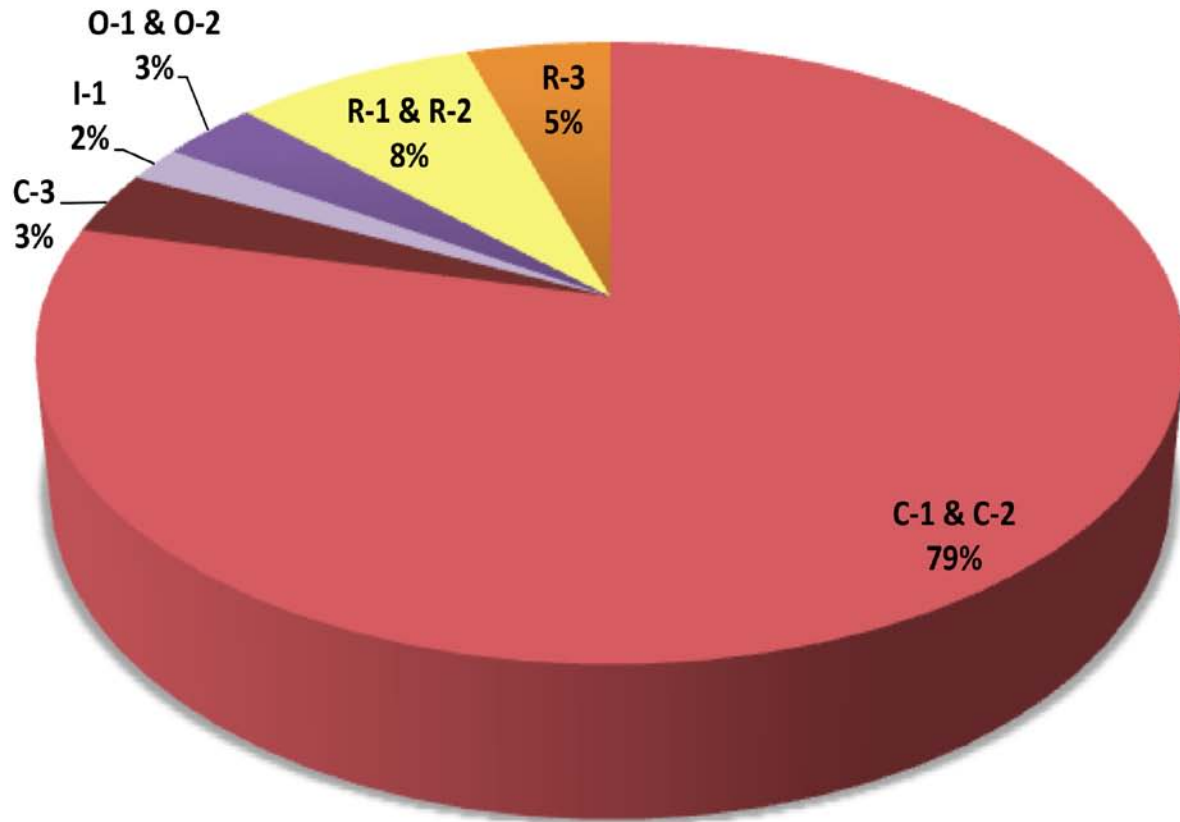
- Carries forward the revitalization goals and objectives of the City, the adjacent neighborhoods, the adjacent businesses and various property owners and stakeholders
- Is an optional zoning choice
- Allows zoning to encompass multiple parcels under various ownership to regulate future development regarding land use and urban form with more detailed design standards
- Is consistent with policies and goals of the *General Plan* which:
  - supports commercial revitalization in conjunction with transportation improvements
  - establishes appropriate links to adjacent and surrounding neighborhoods
  - promotes the continued vitality of neighborhoods
  - emphasizes compatible infill rather than peripheral sprawl to accommodate new growth

# Elements of the Grant Road District

- Uses 8 zoning categories to define the centers and segments along Grant Road



# GRD Existing Zoning



# GRD Building Heights

	Center Market-place	Center Hub	Center Neighborhood	Center General	Segment East/West
Site Maximum	65	65	40	50	50
On Major Streets	55	55	30	50	50
On Non-Major Streets	45	45	20	25	40(W) 20(E)
Abutting Residential Zones	25	25	25	25	25
Abutting Non-residential Zones	65	65	40	50	50

## City Zoning Comparison

C-2	C-1	O-3	R-3	R-2	R-1
40	30	40	40	25	25

# Permitted Uses

- Agricultural Use Group
- Civic Use Group
- Commercial Services Use Group
- Industrial Use Group
- Recreation Use Group
- Residential Use Group
- Retail Trade Use Group
- Storage Use Group
- Utilities Use Group
- Wholesale Use Group

# Zoning Comparison

	Dark Blue: Permitted Light Blue: Permitted with conditions Red: Permitted Light Red: Special Exception or Secondary Land Use only	CENTER MARKETPLACE	CENTER CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	O-3	C-1	C-2	C-3	I-1
AG . USE GROUP	Animal Production																	
	Crop Production																	
	General Farming																	
	Stockyard Operation																	
CIVIC USE GROUP	Cemetery																	
	Civic Assembly																	
	Correctional Use																	
	Cultural Use																	
	Educational Use																	
	Membership Organization																	
	Postal Service																	
	Protective Service																	
	Religious Use																	
COMMERCIAL SERVICES USE GROUP	Administrative and Professional Office																	
	Alcoholic Beverage Service																	
	Animal Service																	
	Automotive - Service and Repair: Minor																	
	Automotive - Service and Repair: Major																	
	Billboard																	
	Building and Grounds Maintenance																	
	Communications																	
	Construction Service																	
	Day Care																	
	Entertainment																	
	Financial Services																	
	Food Service																	
	Funeral Service																	
	Medical Service-Extended Health Care																	
	Medical Service Major																	

# Zoning Comparison

	Dark Blue: Permitted Light Blue: Permitted with conditions Red: Permitted Light Red: Special Exception or Secondary Land Use only	CENTER MARKETPLACE	CENTER CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	O-3	C-1	C-2	C-3	I-1
INDUSTRIAL USE GROUP	Medical Service Outpatient																	
	Parking																	
	Personal Service																	
	Research and Product Development																	
	Technical Service																	
	Trade Service and Repair, Major																	
	Trade Service and Repair, Minor																	
	Transportation Service, Air Carrier																	
	Transportation Service, Land Carrier																	
	Travelers Accommodation, Campsite																	
	Travelers Accommodation, Lodging																	
Artisan Residence																		
INDUSTRIAL USE GROUP	Craftwork																	
	Extraction																	
	General Manufacturing																	
	Hazardous Material Manufacturing																	
	Heavy Equipment Manufacturing																	
	Motion Picture Industry																	
	Perishable Goods Manufacturing																	
	Precision Manufacturing																	
	Primary Manufacturing																	
	Processing and Cleaning																	
	Refining																	
Salvaging and Recycling																		
REC. USE GROUP	Golf Course																	
	Neighborhood Recreation																	
	Recreation																	
	Open Space																	

# Zoning Comparison

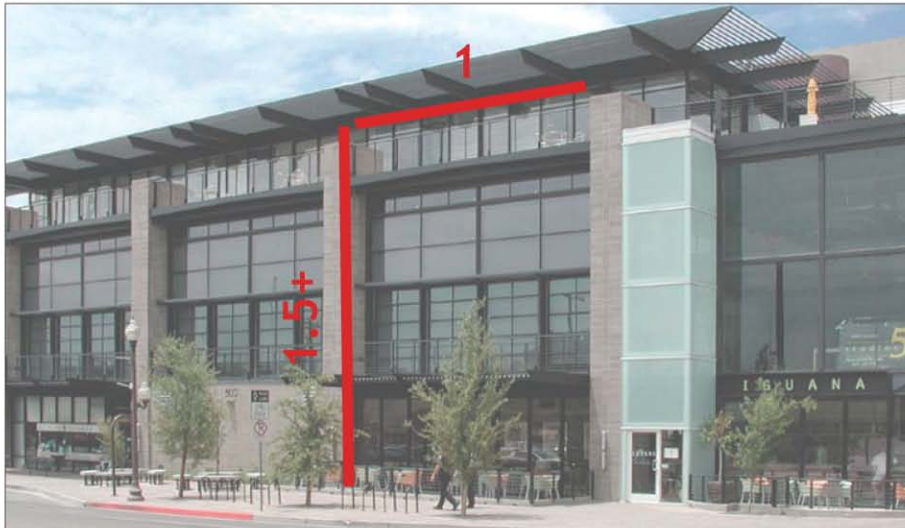
		Dark Blue: Permitted	Light Blue: Permitted with conditions	Red: Permitted	Light Red: Special Exception or Secondary Land Use only	CENTER MARKETPLACE	CENTER CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	O-3	C-1	C-2	C-3	I-1	
RESID. USE GROUP	Family Dwelling																						
	Group Dwelling																						
	Mobile Home Dwelling																						
	Residential Care Services																						
ADULT USE GROUP	Adult Commercial Services																						
	Adult Industrial Services																						
	Adult Recreation																						
	Adult Retail Trade																						
RETAIL TRADE USE GROUP	Construction Material Sales																						
	Food and Beverage Sales																						
	General Merchandise Sales																						
	Heavy Equipment Sales																						
	Swap Meets and Auctions																						
	Vehicle Rental and Sales																						
STORAGE USE GROUP	Commercial Storage																						
	Hazardous Material Storage																						
	Personal Storage																						
UTILITIES USE GROUP	Distribution System																						
	Renewable Energy Generation																						
	Generating System																						
	Sanitation System																						
WHOLESALE USE GROUP	Business Supply and Equip. Wholesaling																						
	Construction/Heavy Equip. Wholesaling																						
	Food and Beverage Wholesaling																						
	Hazardous Material Wholesaling																						

# Perimeter Yards

- Along Street Frontages - 0'
- Street Frontages Within 50' of a Residential Zone -  
Prevailing setback of Residential zone
- On Lot Interior:
  - Abutting Residential zone - 22'
  - Abutting non-Residential zone - 0'
  - Lots abutting alley may count alley width toward perimeter yard requirement
- Build-to Lines often required

# Elements of the GRD

- Building Articulation
  - Form, materials, and detail
  - Create interest and human-scale



Massing elements shall provide vertical articulation at a ratio of 1 in width to 1.5 in height to avoid an overly horizontal building form.



Buildings must be articulated with a combination of massing, variation in plane, materials, and color.

# Site Design Standards

- Parking
  - Shared Parking
  - District Parking
  - Bicycle Parking
- Off-street Loading and Utility Areas
- Landscape
- Screening
- Open Space Lighting
- Signs
- Environmental Resources

# General Standards

- Circulation Standards
  - Block Standards
  - Street Standards
  - Traffic Calming
- Street Frontage and Building Placement
  - Perimeter yards and Build-to lines
  - Encroachments
  - Frontage Types
- Building Height, Massing and Articulation

# How the GRD Works

- Does not require a property owner to go through a rezoning process
- Property owner “elects-in” to the zone in lieu of their existing zoning
- Allows new options with simpler process



# Benefits of GRD

- Requires better buffers and transitions to neighboring property owners
- Establishes more certainty for both owner/developers and neighborhoods
- Requires open space elements in all projects
- Incorporates traffic control requirements on local streets
- Provides opportunities for more walkable neighborhood oriented services
- Increases the ability to develop mixed use projects
- Includes mechanisms to facilitate redevelopment of impacted properties
- Allows creative and efficient parking design
- Reduces processing time significantly by pre-amending plans and rezoning properties in advance
- Incorporates design standards that encourage a more attractive street frontage
- Emphasizes land uses and design standards focused on specific areas
- Demands a higher level of design incorporating green standards
- Establishes a unified design character and theme for Grant Road

# General Questions?

## Please complete an Evaluation Form.



# Thank You

**GRANT ROAD**  
*Improvement Plan*  
Mobility Vitality Sustainability

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