



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

# GRANT ROAD

*Improvement Plan*

Mobility Vitality Sustainability

## Grant Road District Blenman Vista Neighborhood Plan Amendment

March 23, 2012





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# Meeting Purpose

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 Blenman Vista Neighborhood 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 Blenman Vista Neighborhood 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
- 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.”*



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

*“Better property maintenance.”*

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

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# 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



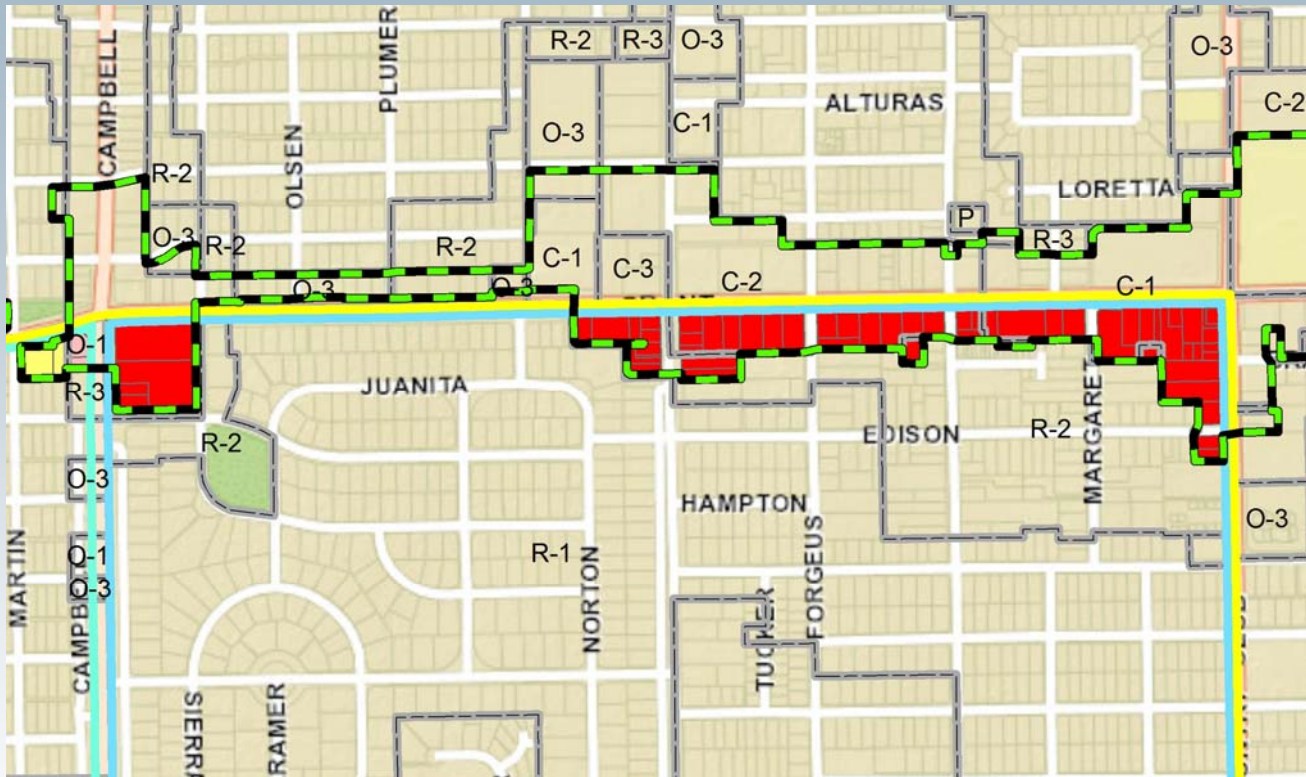
GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Tucson to Swan



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

DRAFT

# Land Use Comparison - Existing BVNP



## Land Use Policies

- Commercial and Light Industrial Uses
- Low Density Residential
- Medium Density Residential, Office
- Neighborhood Commercial
- Office
- Office, Commercial, High Density Residential

Grant Road District

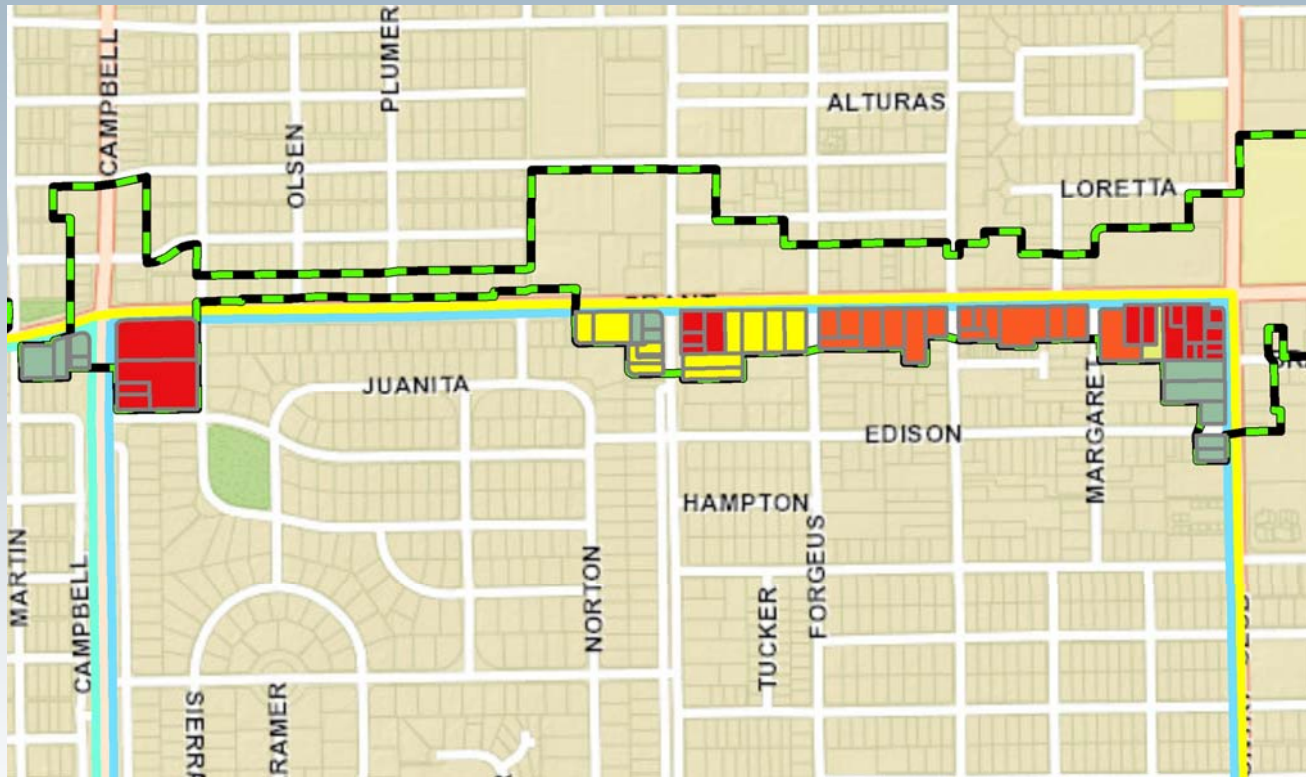
COT Zone

## Neighborhood Plan Boundaries

- Blenman Vista
- Jefferson Park
- University

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# Land Use Comparison - Proposed GRD



Grant Road District

### Optional Revitalization Zone Overlay Categories

- Center Crossroads
- Center General
- Center Hub
- Center Marketplace
- Center Neighborhood
- Segment Central
- Segment East
- Segment West

### Neighborhood Plan Boundaries

- Blenman Vista
- Jefferson Park
- University

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# Proposed Text Additions

## To be placed in the Land Use discussion section between the second and third Paragraph.

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 *Blenman Vista Neighborhood Plan* land use policies. Property owners choosing to develop under existing zoning or process a rezoning will be subject to all *Blenman Vista Neighborhood Plan* policies. To allow for the implementation of the Grant Road District Urban Overlay Zone the *Blenman Vista Neighborhood 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 *Blenman Vista Neighborhood Plan* may take advantage of the new development rules created by the urban overlay zone. ( , 2012, Resolution # , BVNP Land Use Discussion

# Proposed Text Additions

**The following policy to be placed after the Non-residential Policy I.**

## Grant Road Policy I

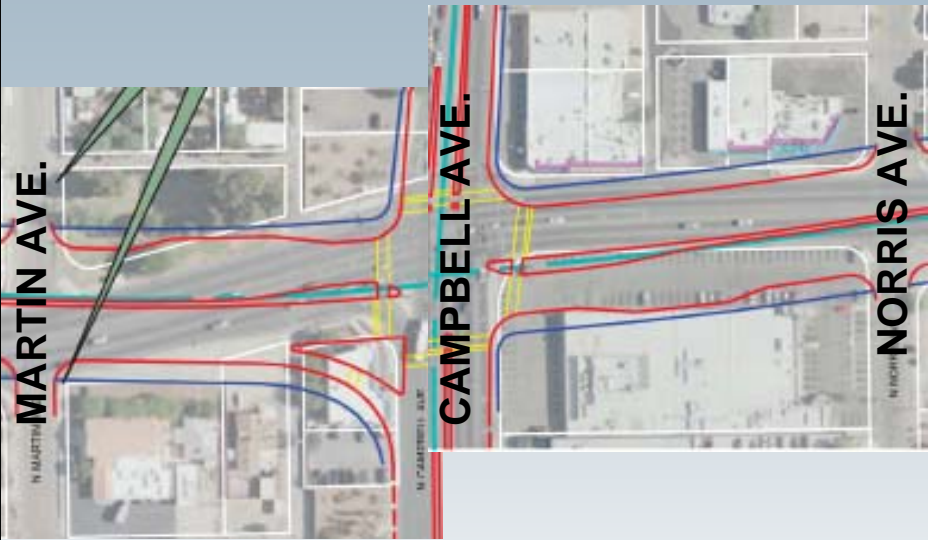
Allow property owners within the Grant Road District the option to process development applications using their existing zoning or the new overlay zone. Once a property owner selects to develop under the Grant Road District, it becomes the zoning designation for the property and the previous zoning designation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

# Blenman Vista NP Map



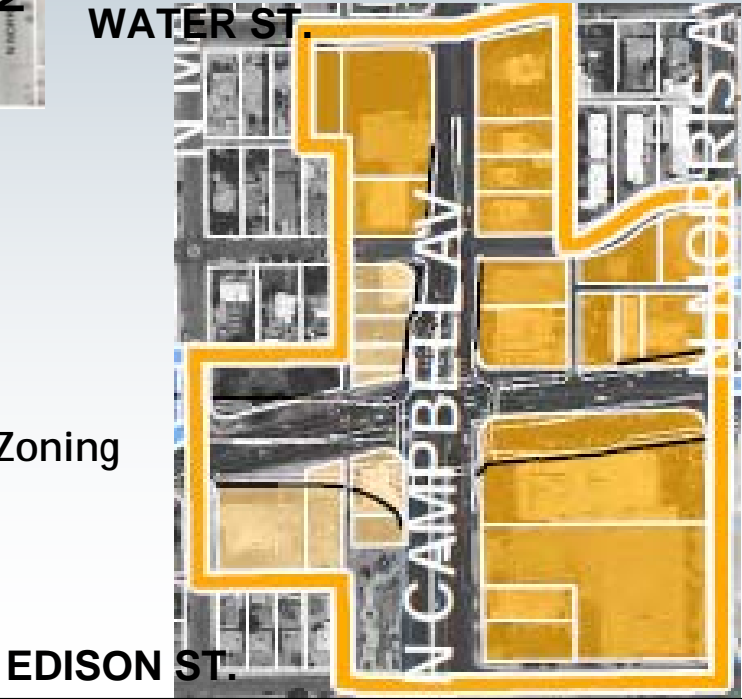
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# Campbell Center



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

DRAFT GRD Zoning



# Campbell Center

## DRAFT GRD Zoning Category Definition-

- Center Hub 

Creates active, mixed-use focal points at major intersections with high intensity development that is sensitive to neighborhood context. Includes key opportunity sites where active, mixed used focal points are possible and desired by the community.

- Center Neighborhood 

Coalesces development into medium-intensity-neighborhood-serving gathering places that draw residents to walk to/along the new Grant Rd. Allows for flexibility of use and intensity of activity that will encourage substantial revitalization of properties to transform auto-oriented strips into walkable neighborhood centers.

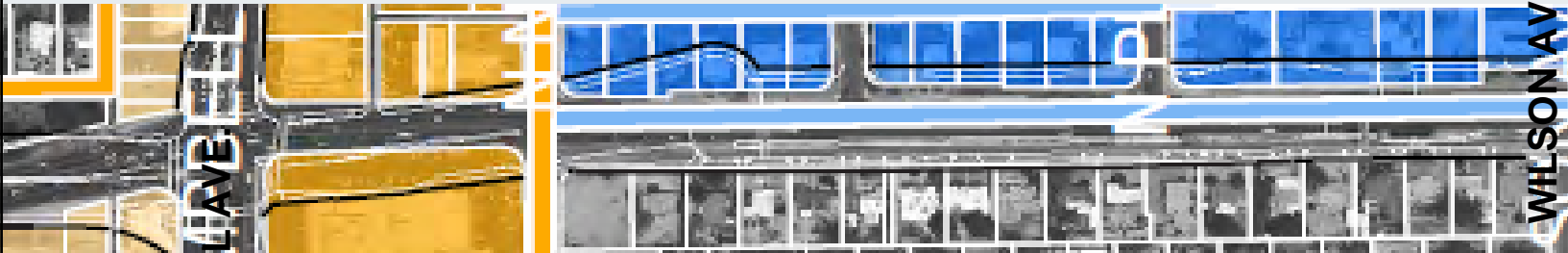
# Segment Central

CAMPBELL AVE.

WILSON AVE.



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



CAMPBELL AVE.

WILSON AVE.

DRAFT GRD Zoning

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# Segment Central

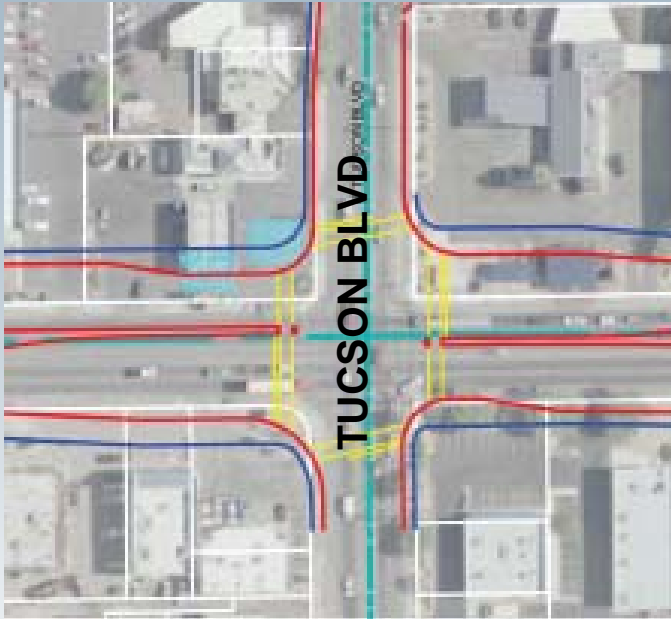
## DRAFT GRD Zoning Category Definition -

This category creates active and engaging buffers between adjacent single-family homes and Grant Road. It allows for -

- Residential
- Office
- Live work
- Open Space
- Limited retail (small food & beverage establishments, such as delis and cafes)

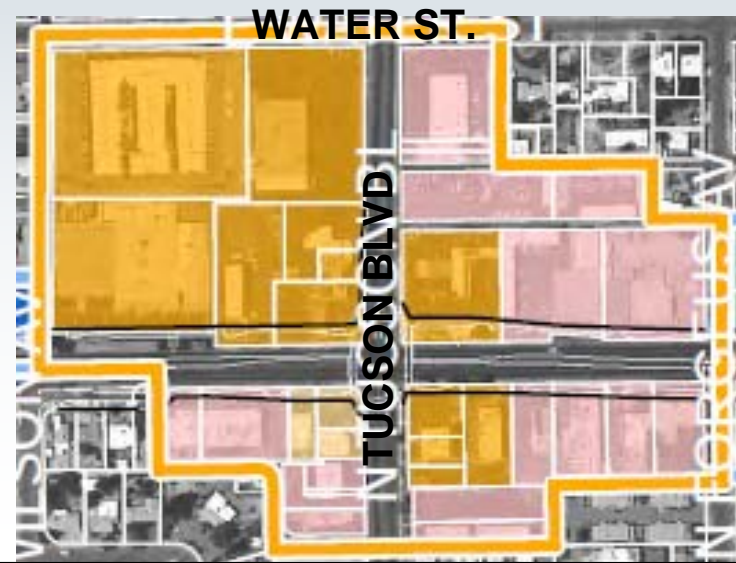
Height and massing requirements blend with the historic single-family residential character.

# Tucson Center



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

DRAFT GRD Zoning



# Tucson Center

## DRAFT GRD Zoning Category Definition-

- Center Hub 

Creates active, mixed-use focal points at major intersections with high intensity development that is sensitive to neighborhood context. Includes key opportunity sites where active, mixed used focal points are possible and desired by the community.

- Center General 

Provides a transition from more intensive areas of centers to adjacent segments. Often applies to smaller/shallower lots. Its standards provide transitions for to the level & type of activity in adjacent segments. Intended to help preserve current viable commercial uses on Grant Rd while enhancing the pedestrian environment.

# Tucson Center

## DRAFT GRD Zoning Category Definition-

- Center Neighborhood 

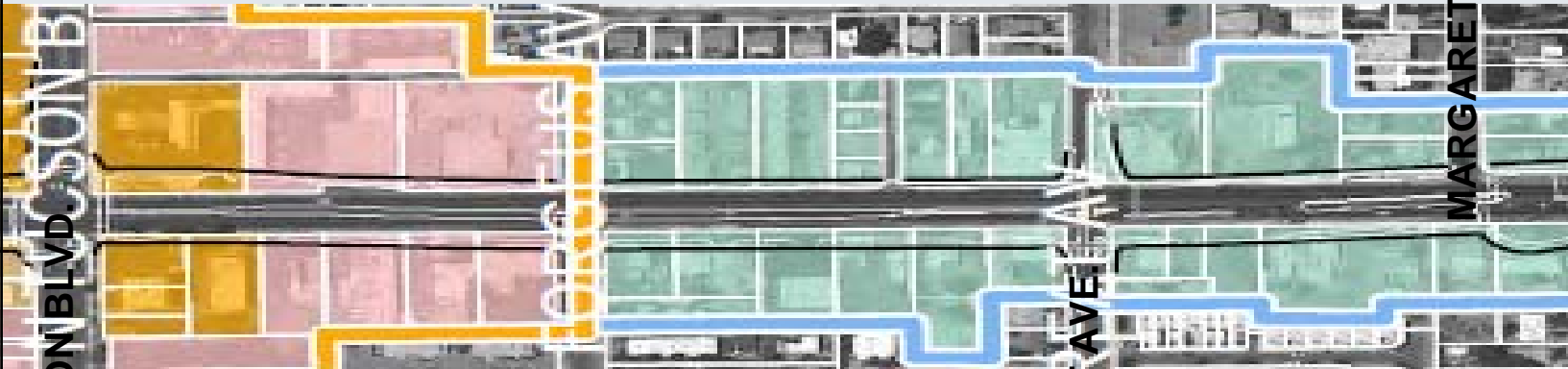
Coalesces development into medium-intensity-neighborhood-serving gathering places that draw residents to walk to/along the new Grant Rd. Allows for flexibility of use and intensity of activity that will encourage substantial revitalization of properties to transform auto-oriented strips into walkable neighborhood centers.

# Segment East

TUCSON BLVD.



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



DRAFT GRD Zoning

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# Segment East

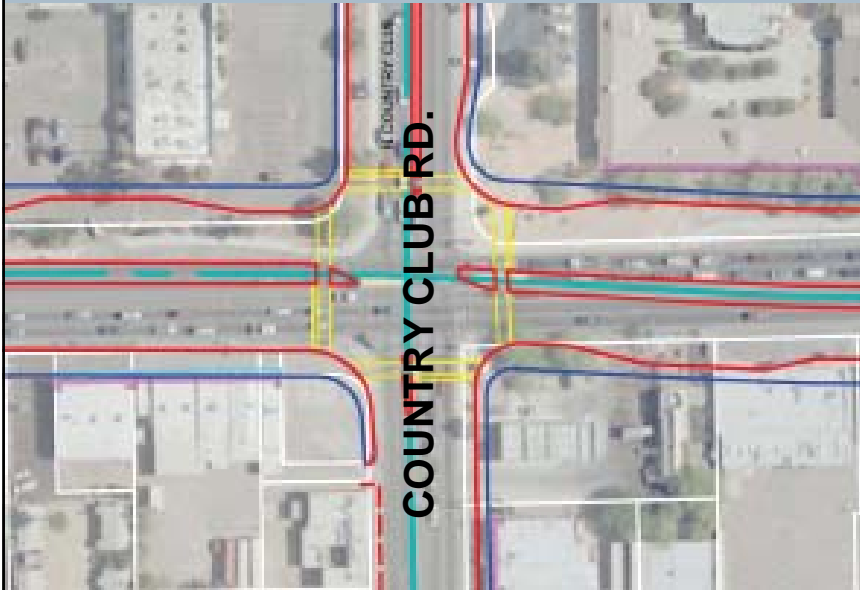
## DRAFT GRD Zoning Category Definition -

This category supports commercial viability and enhances community character. This category increases the viability and vitality of Grant Rd by allowing for a diversity of land uses with the addition of more -

- Office
- Residential

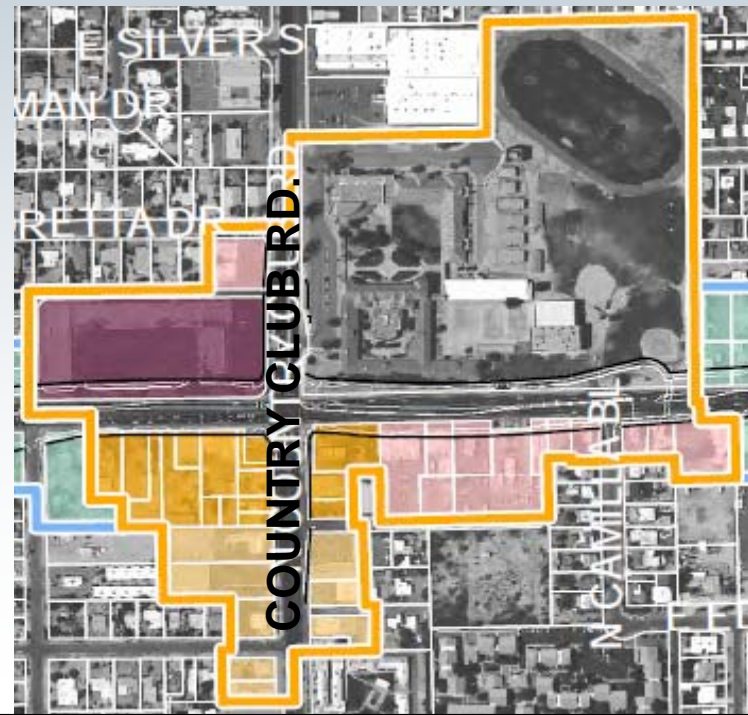
It seeks to adapt properties to the walkable environment of the new Grant Rd. while allowing enough auto parking for the types of uses likely to locate in this area.

# Country Club Center



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

DRAFT GRD Zoning



# Country Center

## DRAFT GRD Zoning Category Definition-

- Center Hub 

Creates active, mixed-use focal points at major intersections with high intensity development that is sensitive to neighborhood context. Includes key opportunity sites where active, mixed used focal points are possible and desired by the community.

- Center General 

Provides a transition from more intensive areas of centers to adjacent segments. Often applies to smaller/shallower lots. Its standards provide transitions for to the level & type of activity in adjacent segments. Intended to help preserve current viable commercial uses on Grant Rd. while enhancing the pedestrian environment.

# Country Center

## DRAFT GRD Zoning Category Definition-

- Center Neighborhood 

Coalesces development into medium-intensity-neighborhood-serving gathering places that draw residents to walk to/along the new Grant Rd. Allows for flexibility of use and intensity of activity that will encourage substantial revitalization of properties to transform auto-oriented strips into walkable neighborhood centers.

- Center Marketplace 

Directs configuration of large shopping center sites into retail-centered mixed use places with improved multimodal access. Allows for phased transformation over time; allows intensity and creates walkability on new streets within sites; and requires high degrees of direct frontage onto Grant Rd. - whether for the new “linear” buildings in existing sites or newer larger buildings that may be part of a fully revitalized site.

# 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

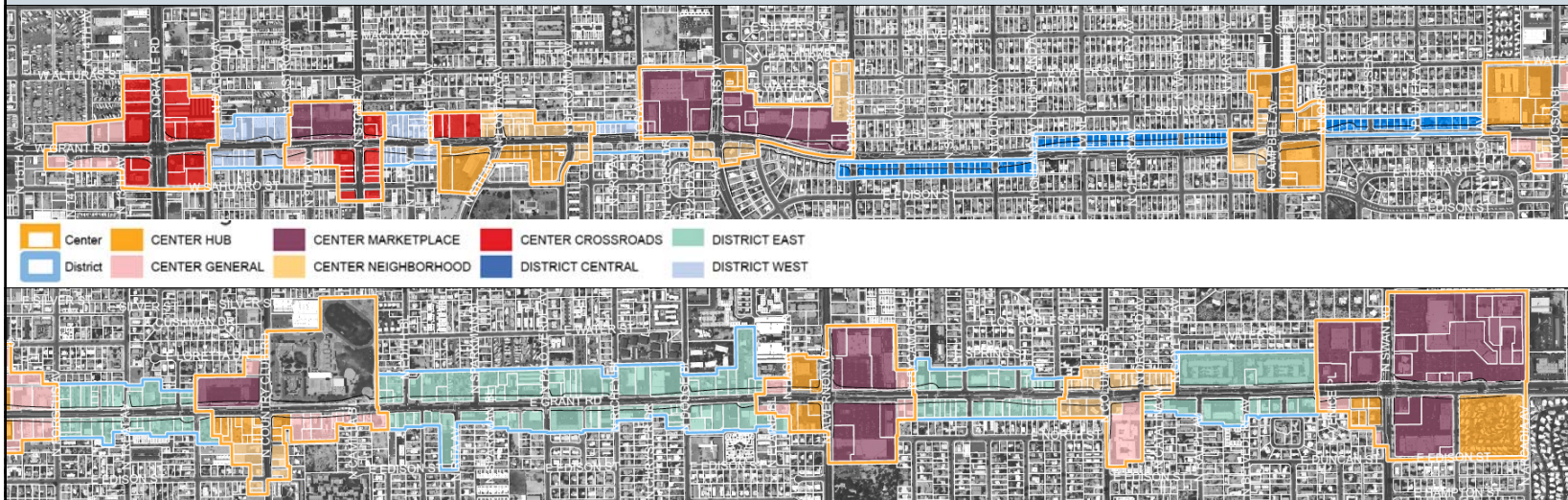
# What is the Grant Road District?

## GRD overlay zone

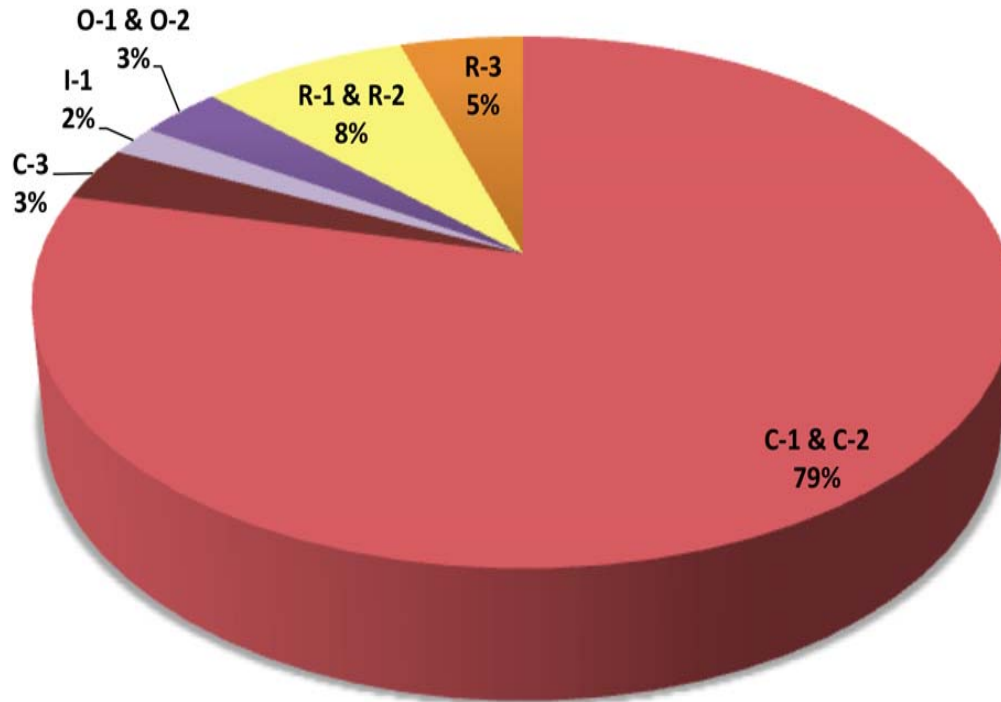
- carries forward the revitalization goals and objectives of the City, the adjacent neighborhoods, the adjacent businesses and various property owners and stakeholders
- is an optional zoning choice
- allows zoning to encompass multiple parcels under various ownership to regulate future development regarding 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



# Permitted Uses



## Center Hub

### Permitted Land Uses

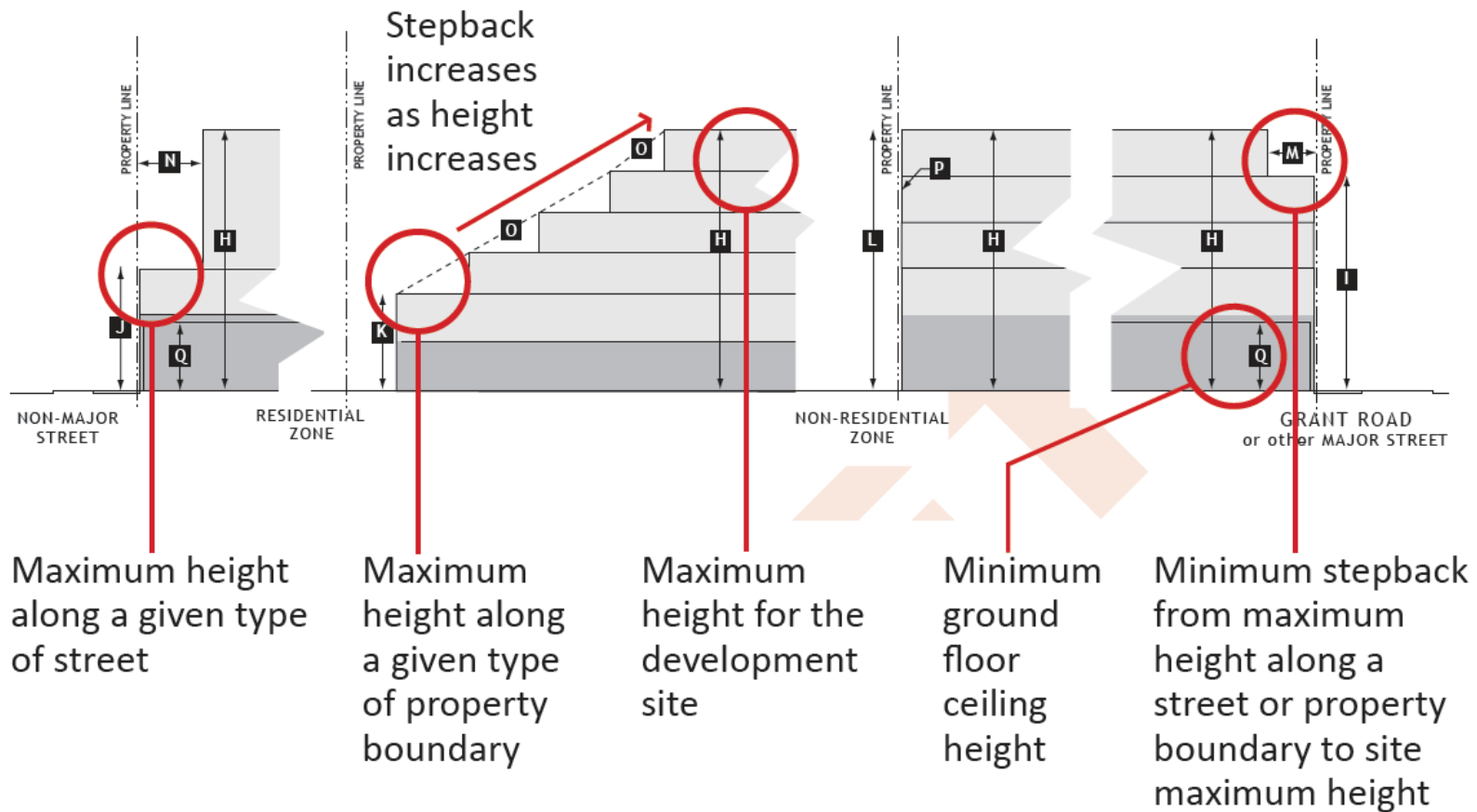
Agricultural Use Group	Industrial Use Group
General Farming (6)	Craftwork
Civic Use Group	Recreation Use Group
Civic Assembly	Neighborhood Recreation
Cultural Use	Recreation
Educational Use	Residential Use Group
Membership Organization	Family Dwelling
Postal Service	Group Dwelling
Protective Service	Residential Care Services
Religious Use	Retail Trade Use Group
Commercial Services Use Group	Food and Beverage Sales
Administrative and Professional Office	General Merchandise Sales      Single use building footprint 30,000 s.f. max. (7) (27)
Alcoholic Beverage Service	Swap Meets and Auctions      Outdoor use area 7,500 s.f. max. (29)
Animal Service (8) (9)	Storage Use Group
Communications (11)	Personal Storage (5) (31) (32)
Construction Service (3)	Utilities Use Group
Day Care	Distribution System (33)
Entertainment (13)	Renewable Energy Generation (34)
Financial Services (18)	
Food Services (19) (20) (21)	
Medical Service Outpatient	
Medical Service - Extended Health Care	
Parking	
Personal Service	
Research and Product Development (1,3) (23)	
Technical Service	
Trade Service and Repair, Minor	
Travelers Accommodation, Lodging	
Artisan Residence (25)	

**Notes:**

- 1 – Not allowed in Country Club Center.
- 3 – Not allowed in Fontana Center.
- 5 – Not allowed except as a use associated with a business or residence on the same property.
- 6 – Allowed only when associated with residential use, restaurant, or community garden activity.
- 7 – No vehicular fuel sales (i.e.: gas stations) allowed in the Fontana Center, Campbell Center, Country Club Center, and Columbus Center.
- 8 – No boarding of animals permitted.
- 9 – All activities must be within a completely enclosed building.
- 11 – Allowed per Section 2.5.2.3 of the Tucson Land Use Code
- 13 – Use shall not result in a noise measurement at an adjacent residentially zoned property equal to or higher than 55 dB(A) from 7:00 a.m. to 10:00 p.m. or 50 dB(A) from 10 p.m. to 7:00 a.m.
- 18 – Drive through aisles not allowed.
- 19 – Drive-in or drive-through restaurants or windows are not allowed.
- 20 – Section 3.5.4.6 of the LUC applies.
- 21 – Section 3.5.4.7.A of the LUC applies.
- 23 – Section 3.5.4.14.A of the LUC applies.
- 25 – The operation of the artisan residence shall not create noise, vibrations, smoke, fumes, dust, odors, vapors, other noxious

# Building Heights

- Neighborhood buffering and other building “stepbacks”

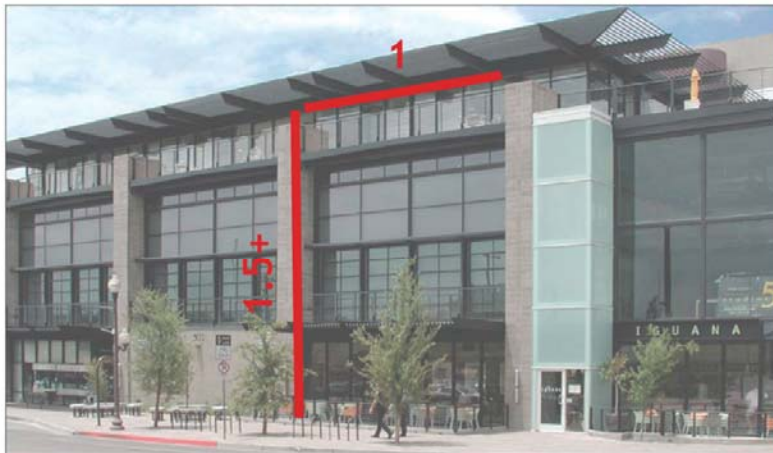


# Perimeter Yards

- Along Street Frontages - 0'
- Street Frontages Within 50' of a Residential Zone - Prevailing setback of Residential zone
- On Lot Interior:
  - Abutting Residential zone - 22' (20' for Segment Central)
  - 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



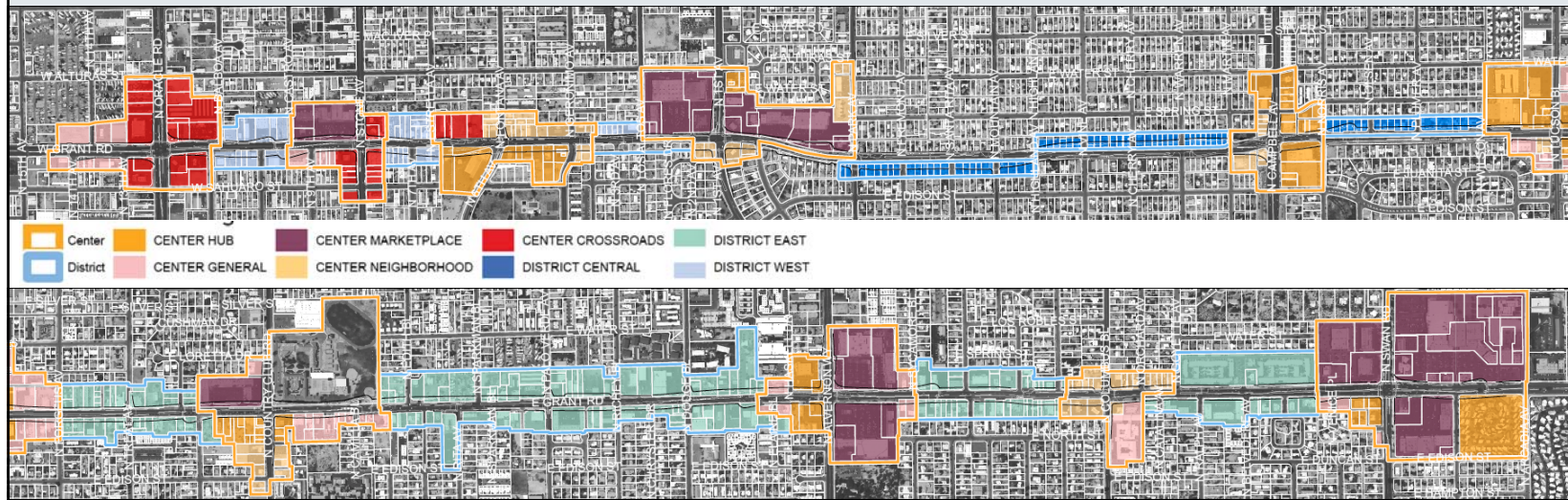
Massing elements shall provide vertical articulation at a ratio of 1 in width to 1.5 in height to avoid an overly horizontal building form.



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

# 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
- Increases the opportunities for more walkable neighborhood oriented services
- Provides 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 more appropriate for the desert environment, incorporating green standards and open spaces
- Establishes a unified design character and theme for Grant Road

# Zoning Comparison

	Dark Blue: Permitted	Light Blue: Permitted with conditions	Red: Permitted	Light Red: Special Exception or Secondary Land Use only	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	C-1	C-2
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												
	Medical Service Outpatient												
	Parking												

# Zoning Comparison

		<b>Dark Blue: Permitted</b> <b>Light Blue: Permitted with conditions</b> <b>Red: Permitted</b> <b>Light Red: Special Exception or Secondary Land Use only</b>					CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	C-1	C-2
INDUSTRIAL USE GROUP	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														
RESID. USE GROUP	Family Dwelling														
	Group Dwelling														
	Mobile Home Dwelling														
	Residential Care Services														

# Zoning Comparison

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

# General Questions?



Thank You

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