



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

GRANT ROAD

Improvement Plan

Mobility Vitality Sustainability

Grant Road District Cragin-Keeling Area Plan Amendment

March 5, 2012





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Project is Funded by the
Regional Transportation
Authority

Welcome

- Workshop Purpose: to get your input on the proposed plan amendment to allow the Grant Road District Urban Overlay Zone (GRDUOZ)
- Items to be discussed:
 - Briefly review the Grant Road Improvement Plan process to date
 - Familiarize you with the proposed GRDUOZ
 - Discuss proposed amendments to the Cragin-Keeling Area Plan necessary to allow for the GRDUOZ
 - Review the plan amendment process and subsequent rezoning process

Why Worry about Grant Road's Land Use Policies

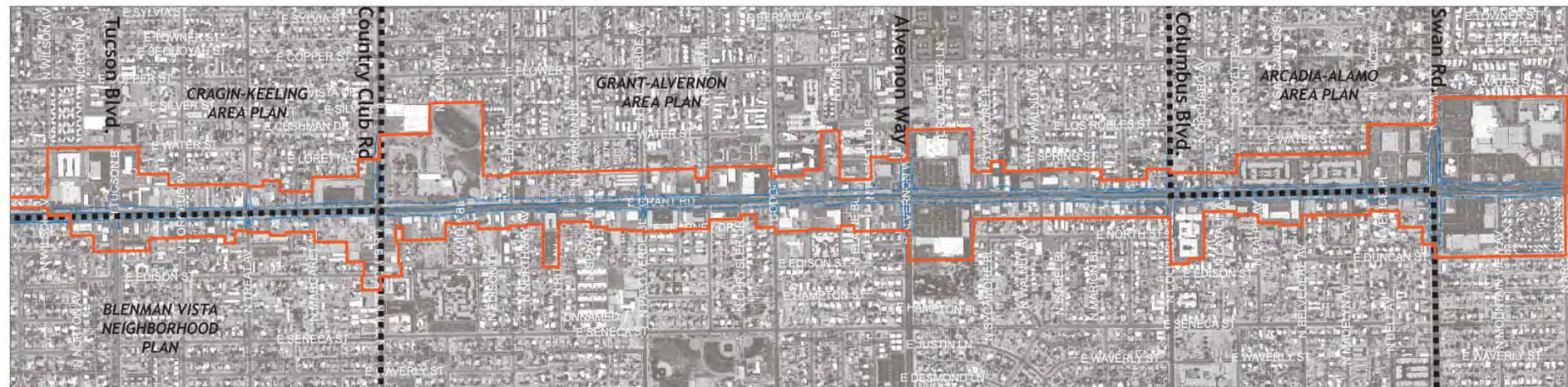
- Change is coming with the improvements to the roadway
- The new Grant Road will change the character and environment of the area
- The community and property owners have a chance to capitalize on this public investment

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

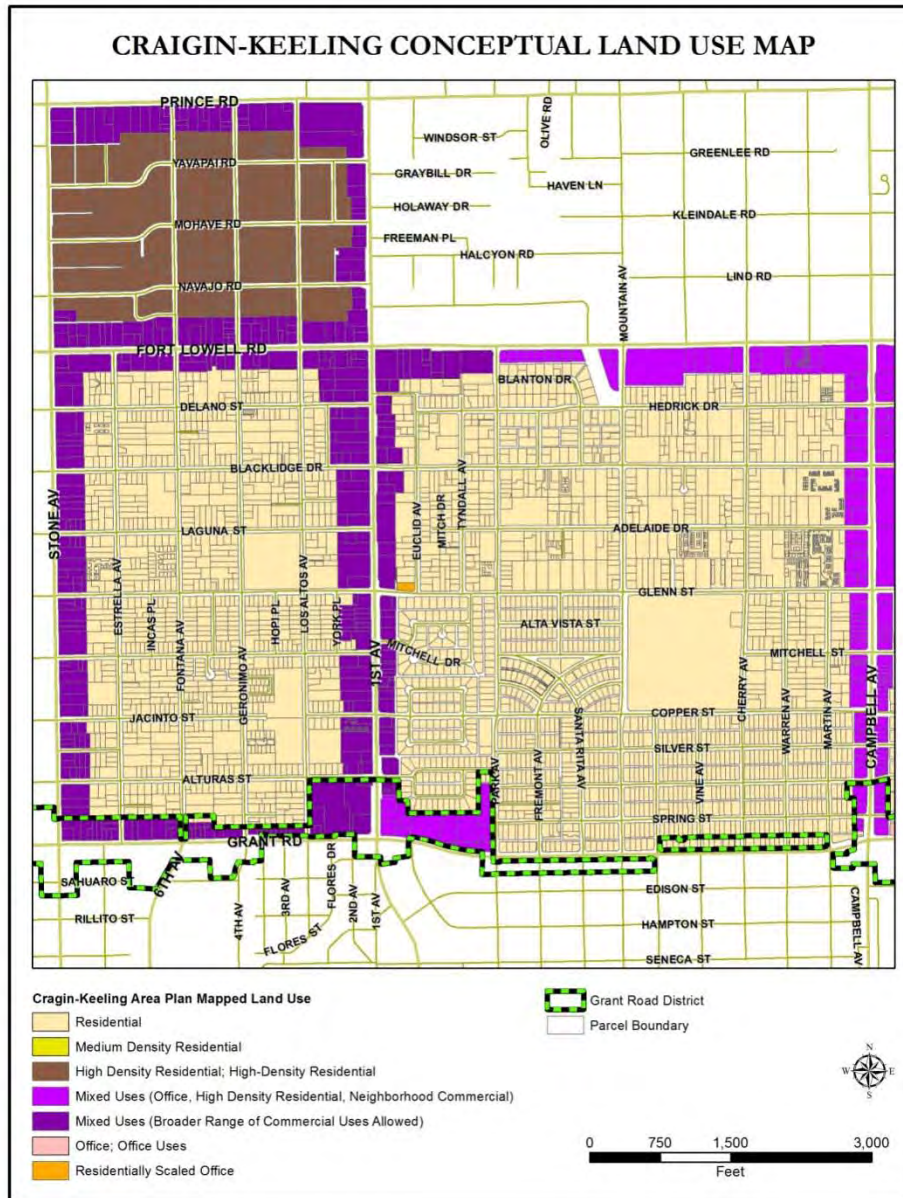


- Potential Grant Road District (GRD) boundary
- Road Alignment
- Area or Neighborhood Plan boundary

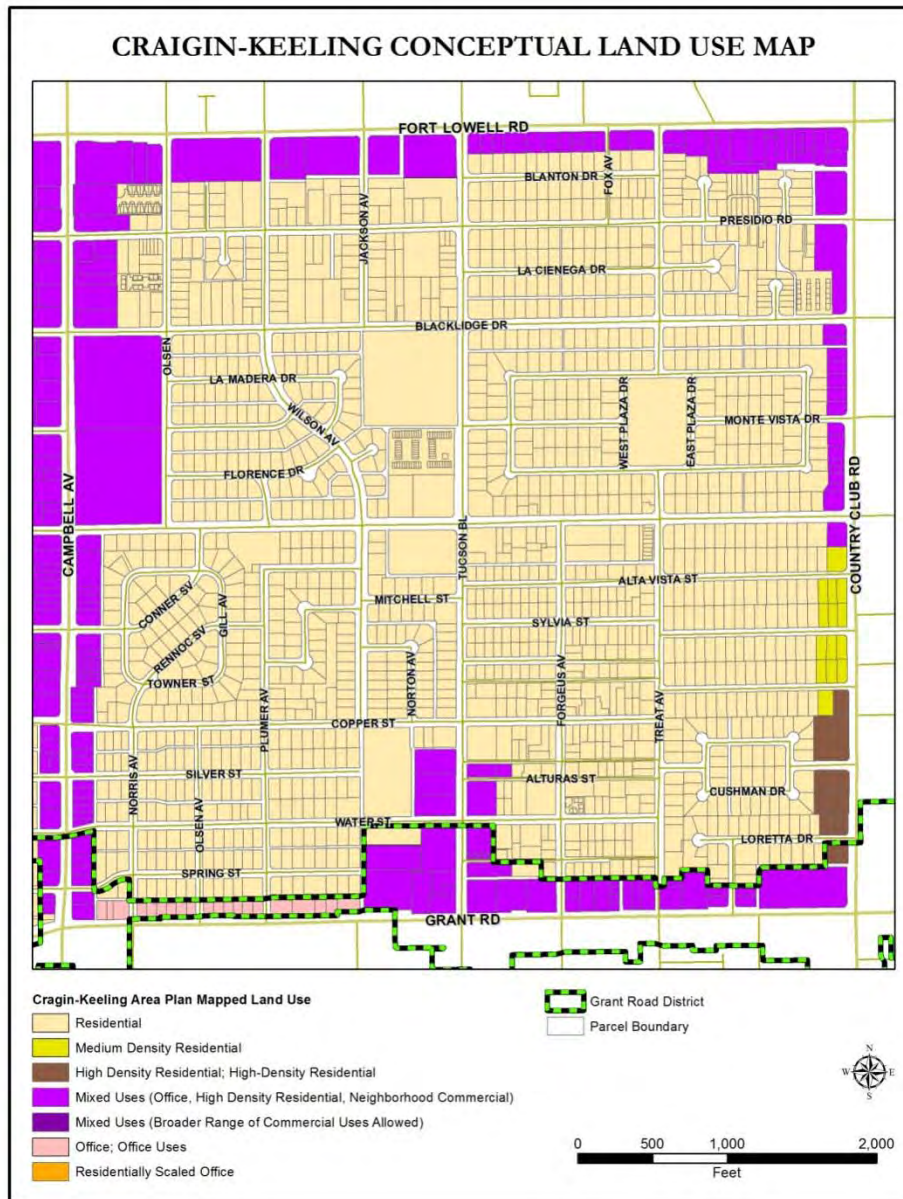
Aerial Context



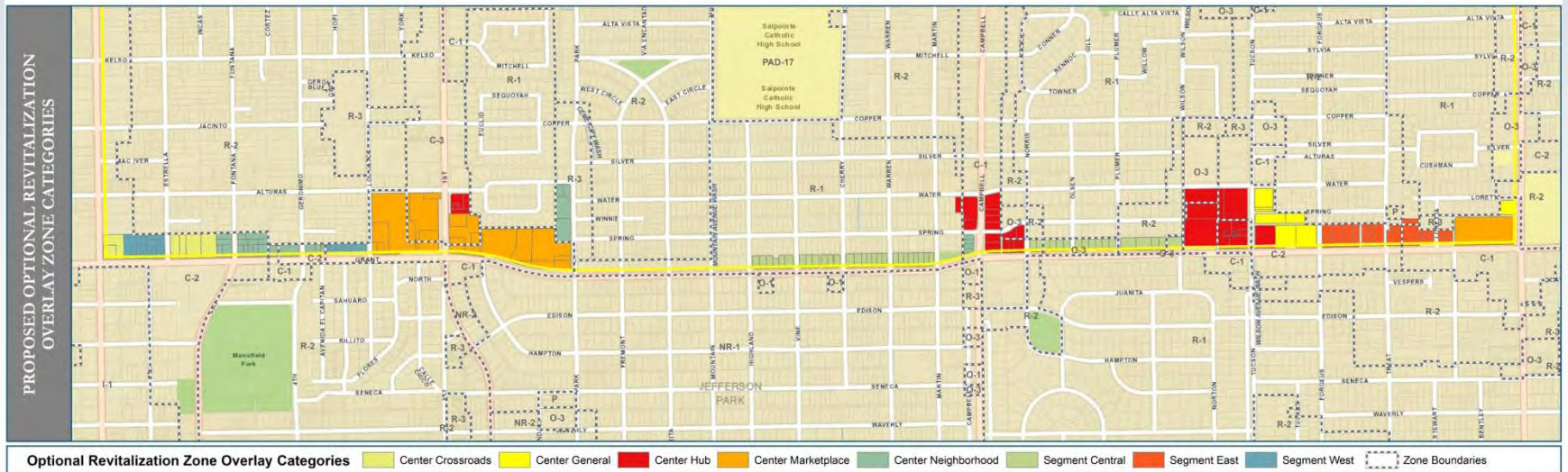
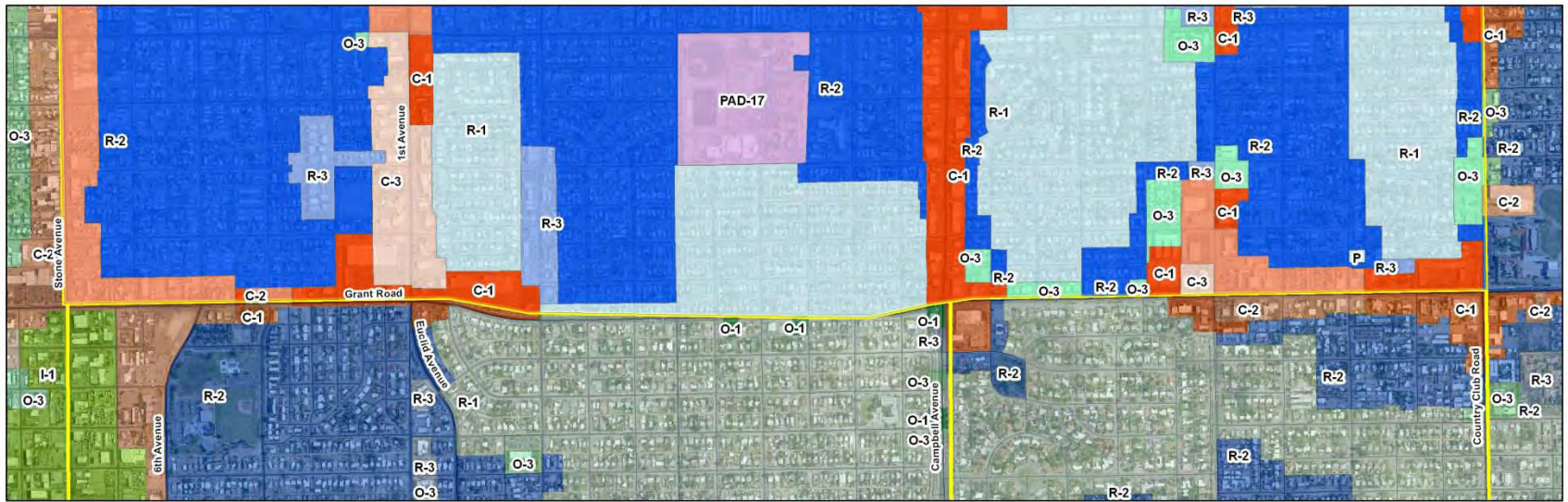
Cragin-Keeling Land Use Map

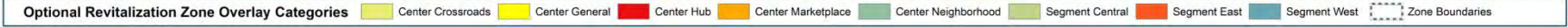
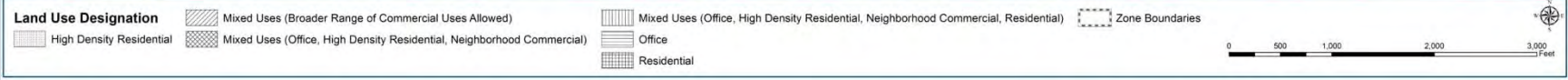
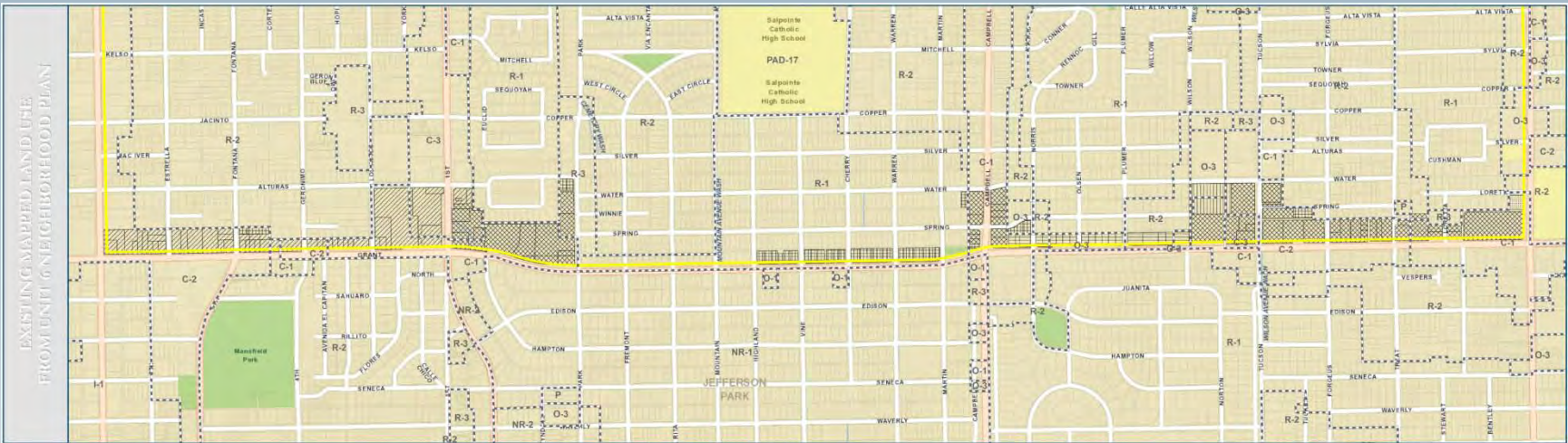


Cragin-Keeling Land Use Map



Zoning Comparison



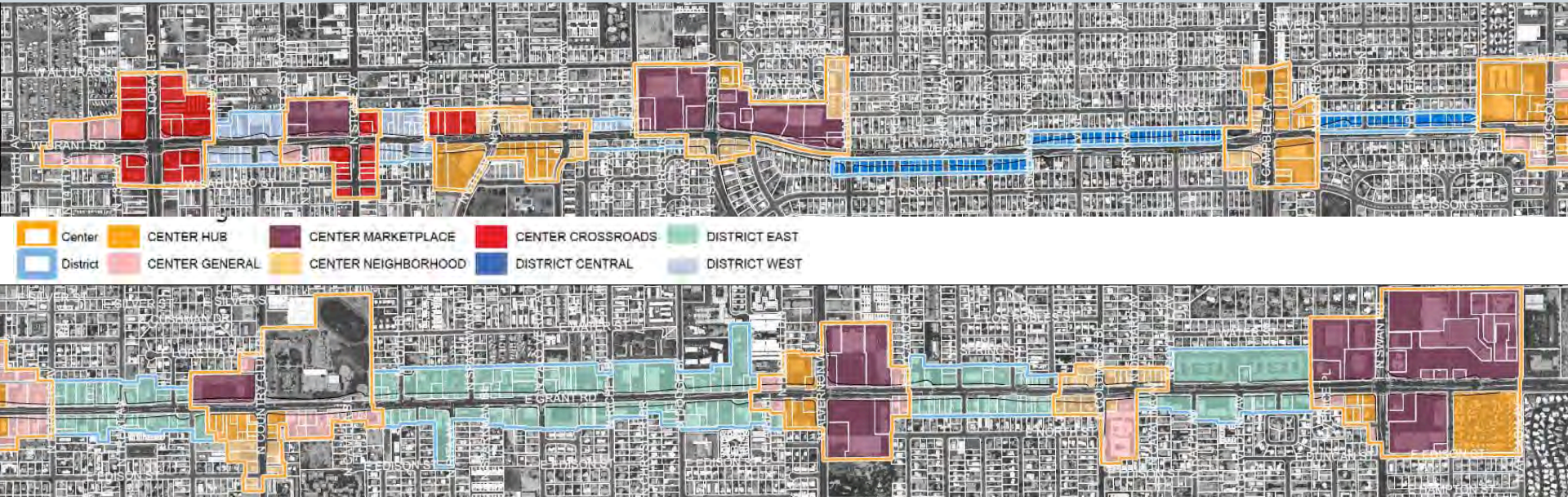


What is the Grant Road District Urban Overlay Zone?

- 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

Elements of the Grant Road District Urban Overlay Zone

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



Center Marketplace Example

- Existing shopping center



Center Marketplace Example

- Initial development with one-story 'liner' retail building and on-site pedestrian circulation improvements



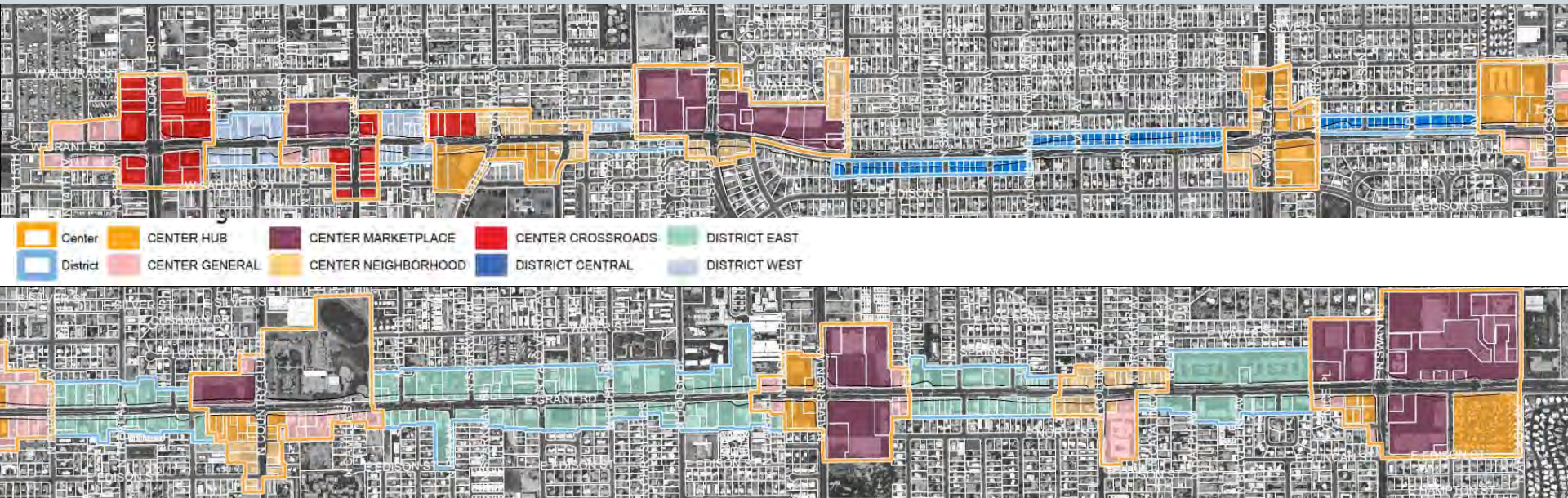
Center Marketplace Example

- 'Full revitalization' with retail, office, live/work, townhomes, and residential flats



Elements of the Grant Road District Urban Overlay Zone

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



Segment Central



Segment Central



Segment Central



Segment Central



Segment Central



Segment Central



Segment Central



Segment Central



Segment Central

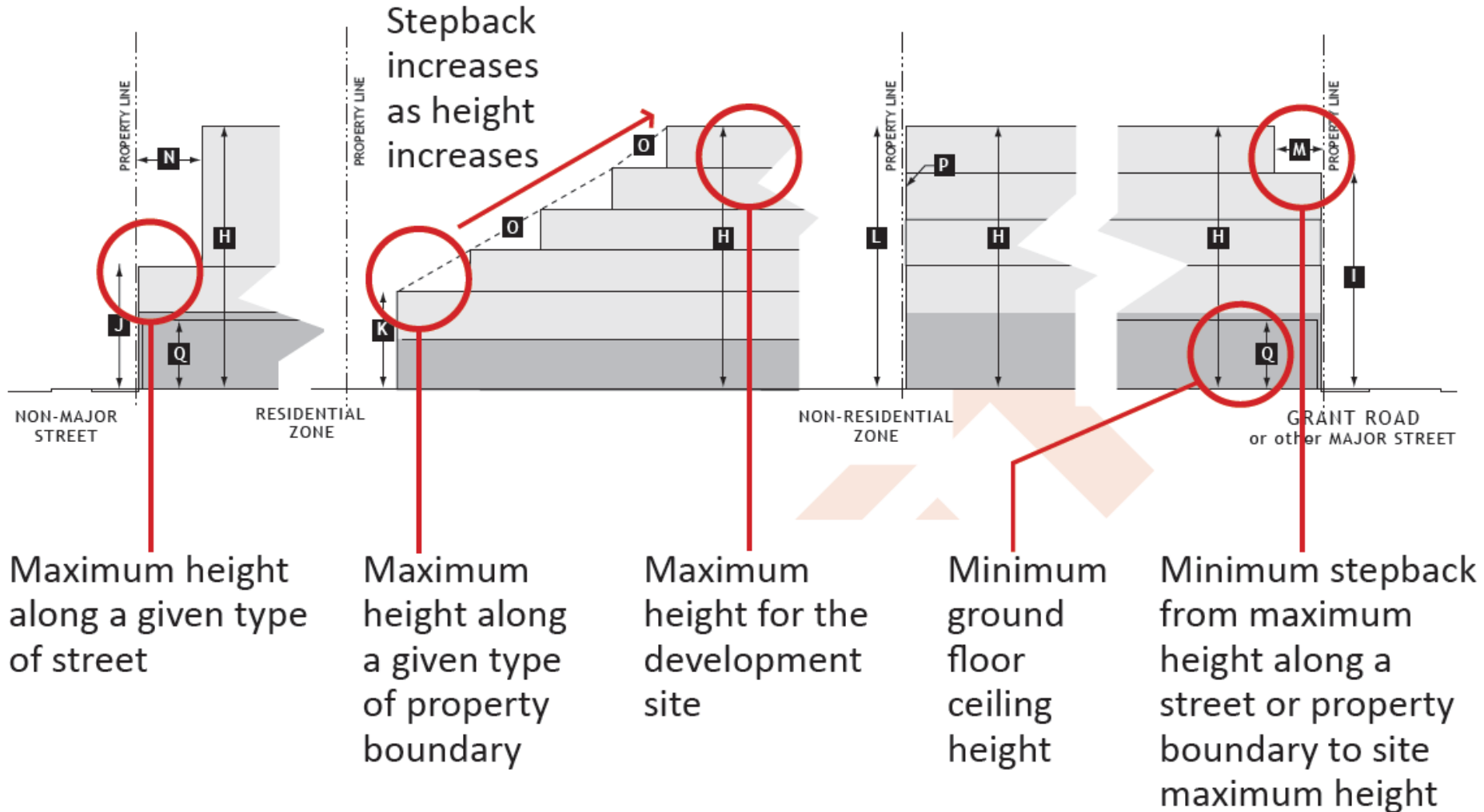


Permitted Uses

- 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 (Center Crossroads and Segment West only)

Building Heights

- Neighborhood buffering and other building “stepbacks”

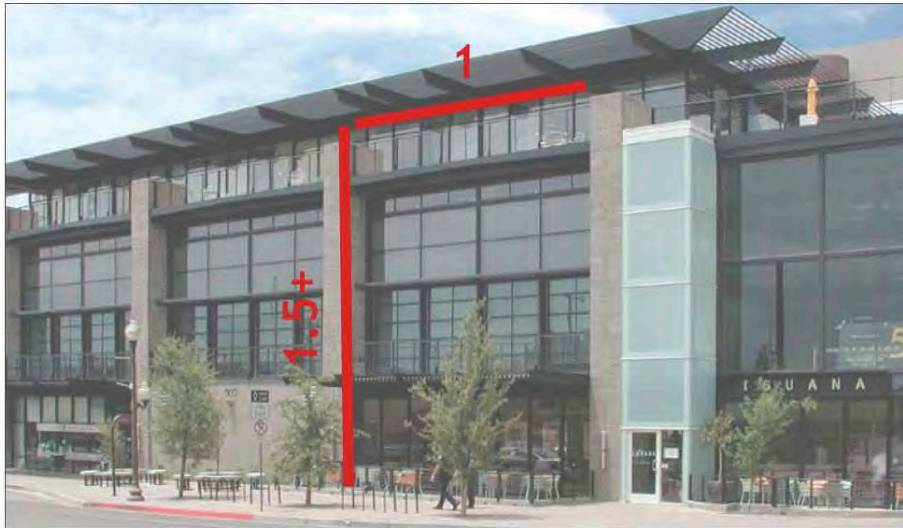


Perimeter Yards

- 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 GRDUOZ

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



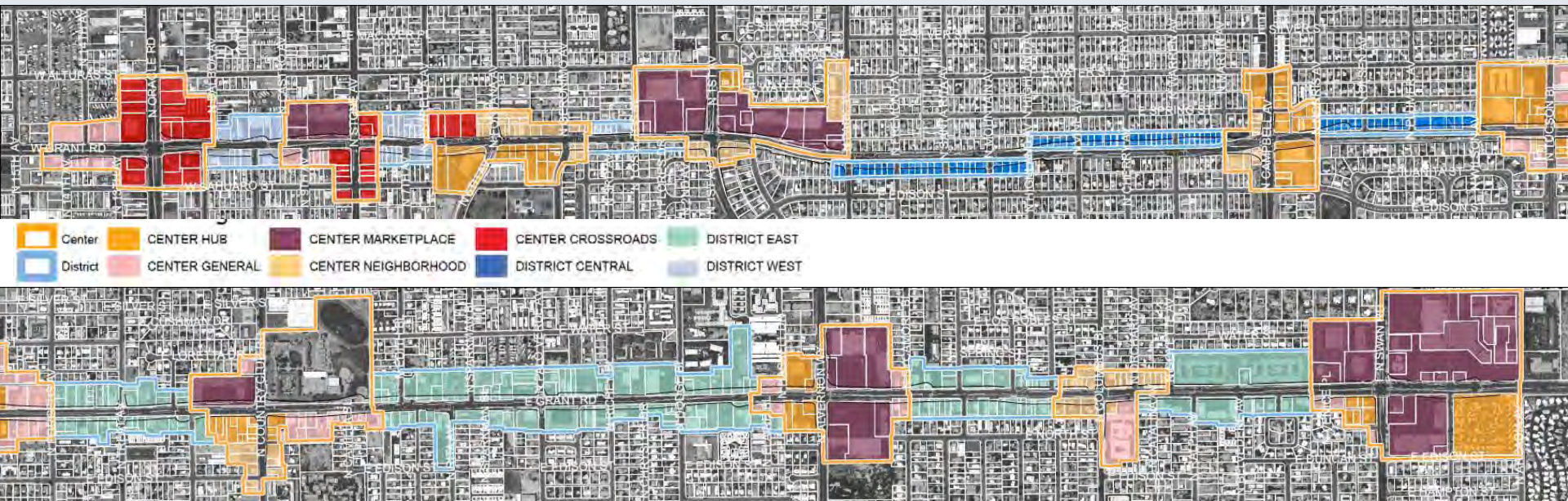
Massing elements shall provide vertical articulation at a ratio of 1 in width to 1.5 in height to avoid an overly horizontal building form.



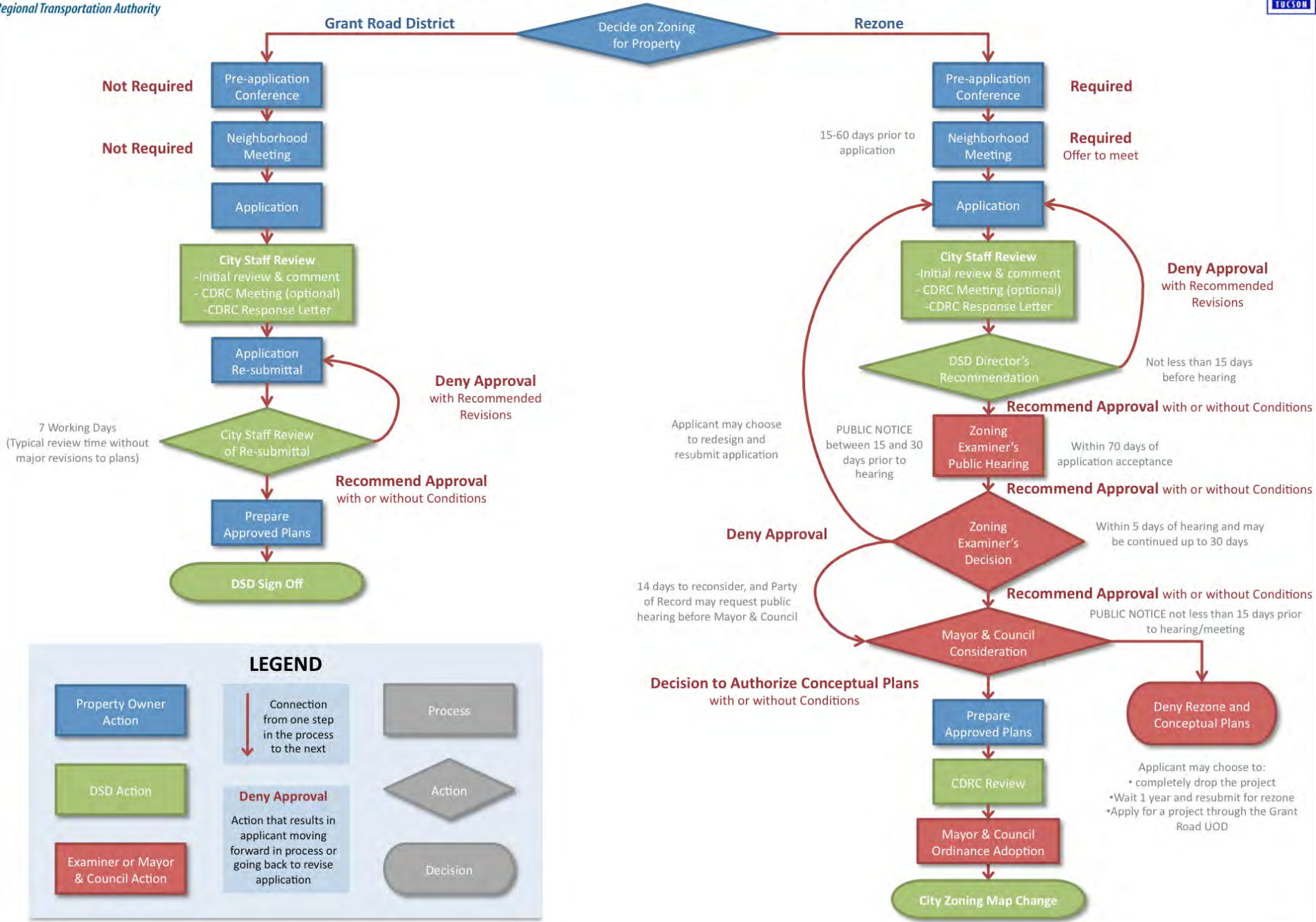
Buildings must be articulated with a combination of massing, variation in plane, materials, and color.

How the GRDUOZ 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



ENTITLEMENT PROCESS COMPARISON

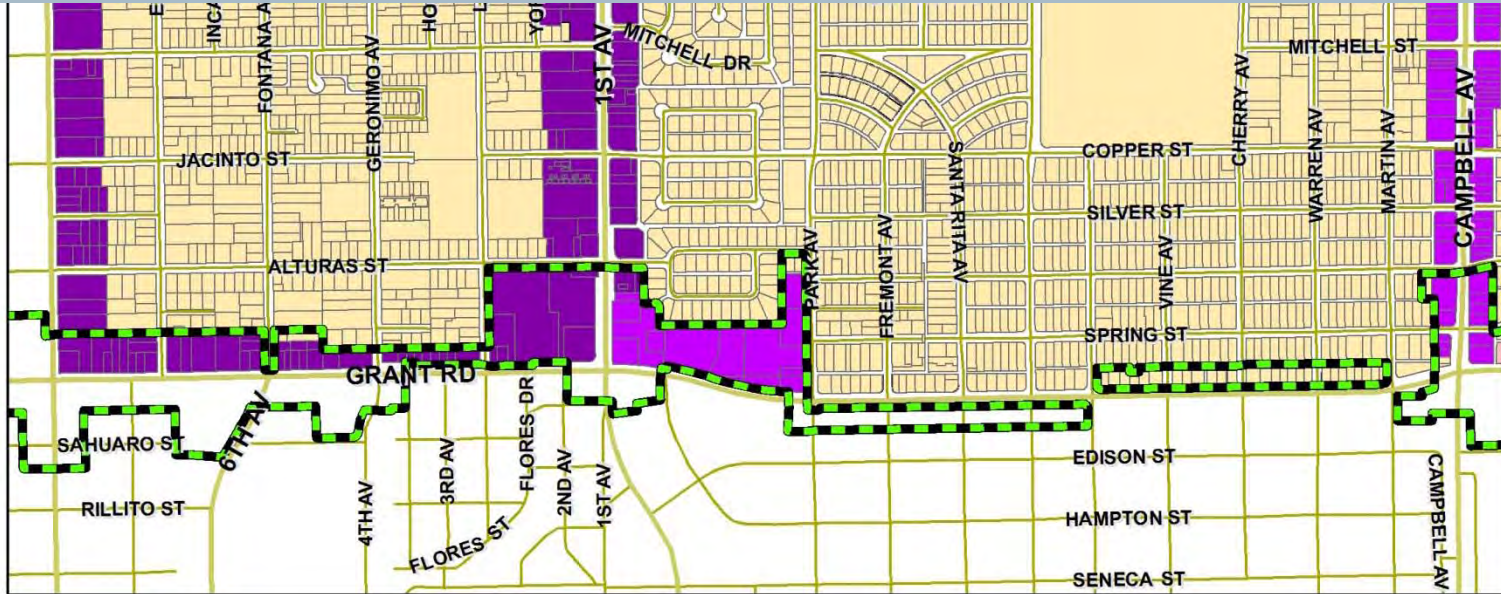


LEGEND

Benefits of GRDUOZ

- 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

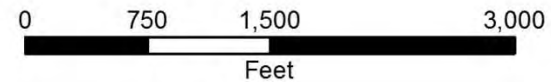
Cragin-Keeling Land Use Map



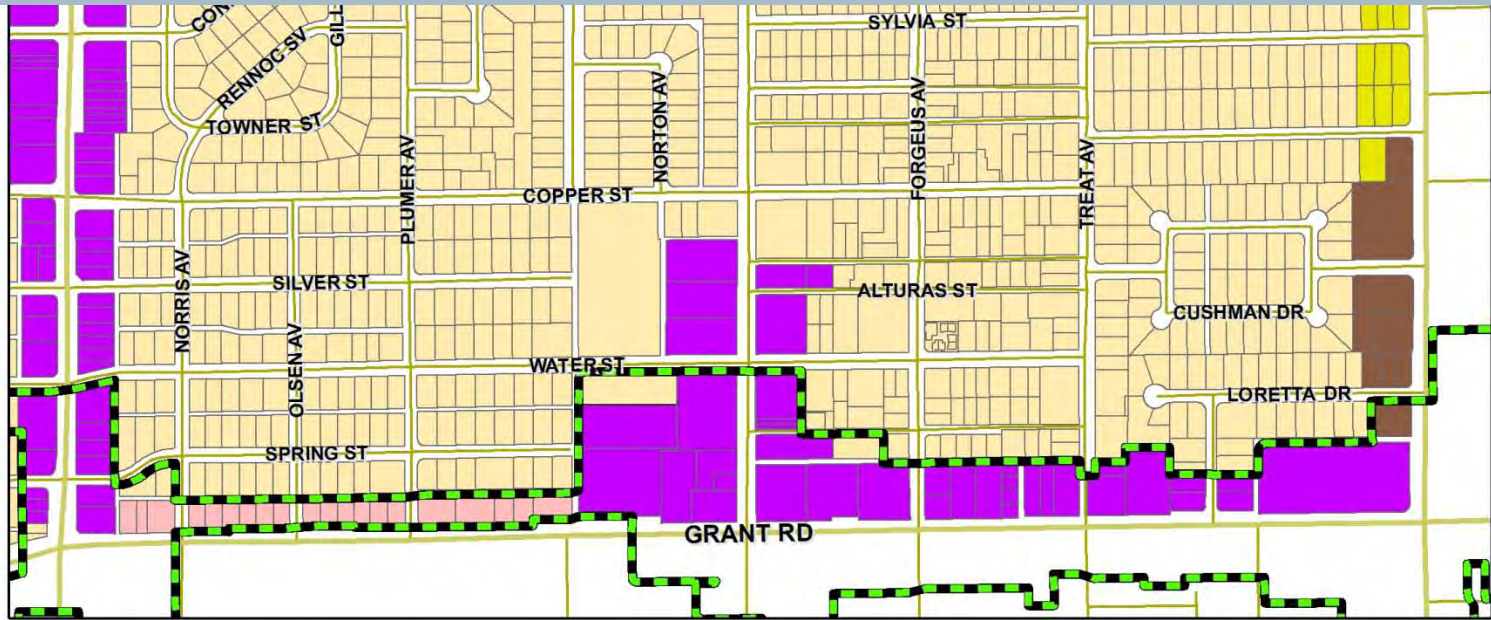
Cragin-Keeling Area Plan Mapped Land Use

- Residential
- Medium Density Residential
- High Density Residential; High-Density Residential
- Mixed Uses (Office, High Density Residential, Neighborhood Commercial)
- Mixed Uses (Broader Range of Commercial Uses Allowed)
- Office; Office Uses
- Residentially Scaled Office

- Grant Road District
- Parcel Boundary





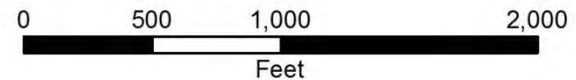
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-  Grant Road District
-  Parcel Boundary



Land Use 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-3	C-1	C-2	C-3	
AG . USE GROUP	Animal Production									Light Red							
	Crop Production					Light Blue		Light Blue		Red	Red	Red					
	General Farming	Light Blue	Light Blue	Light Blue					Light Blue	Light Red						Light Red	Light Red
	Stockyard Operation																
CIVIC USE GROUP	Cemetery									Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Civic Assembly	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Correctional Use									Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Cultural Use	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Educational Use	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Membership Organization	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Postal Service	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Protective Service	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Religious Use	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
COMMERCIAL SERVICES USE GROUP	Administrative and Professional Office	Dark Blue		Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Alcoholic Beverage Service	Dark Blue		Dark Blue	Light Blue	Light Blue	Dark Blue	Dark Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Animal Service	Light Blue	Light Blue	Light Blue			Light Blue	Light Blue							Light Red	Light Red	
	Automotive - Service and Repair: Minor	Dark Blue		Dark Blue		Light Blue	Dark Blue	Dark Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Automotive - Service and Repair: Major						Dark Blue	Dark Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Billboard									Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Building and Grounds Maintenance					Light Blue	Dark Blue	Dark Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Communications	Dark Blue	Light Blue	Light Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Construction Service		Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue		Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Day Care	Light Blue	Dark Blue	Dark Blue	Light Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	
	Entertainment	Light Blue	Light Blue	Light Blue	Light Blue				Light Blue	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	Light Red	

Proposed Text Additions

Grant Road

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 established during the Grant Road Community Planning Process, property owners who select the Grant Road District option will not be subject to existing *Cragin-Keeling Area Plan* land use policies. Property owners choosing to develop under existing zoning or process a rezoning will be subject to all *Cragin-Keeling Area Plan* policies. To allow for the implementation of the Grant Road District Urban Overlay Zone the *Cragin-Keeling 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 *Cragin-Keeling Area Plan* may take advantage of the new development rules created by the urban overlay zone.

Proposed Text Additions

Intent Statement: To guide the future redevelopment of property within the Grant Road Planning Area through the use of a Grant Road District Urban Overlay Zone. This new Grant Road District will provide opportunities for revitalizing economic and community vitality by allowing a wider range of uses and greater heights when appropriate design features are utilized to mitigate potential impacts.

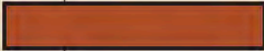
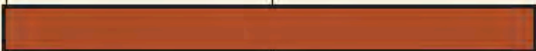

Goal: Encourage redevelopment of the Grant Road Corridor.

Policy:



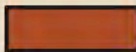

Allow property owners within the Grant Road District the option to process development applications using their existing zoning or the new overlay zone. Once a property owner selects to develop under the Grant Road District, it becomes the zoning designation for the property and the previous zoning designation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

Public Input and Meetings

Schedule for Area and Neighborhood Plan Amendments

	Winter 2011-12	Spring 2012	Summer 2012	Fall 2012	Winter 2012-13
Area and Neighborhood Plan Neighborhood and Business Meetings					
Planning Commission Study Sessions and Public Hearings					
Mayor and Council Public Hearing					

Schedule for Grant Road District Optional Overlay Zone

	Winter 2011-12	Spring 2012	Summer 2012	Fall 2012	Winter 2012-13
Grant Road District Workshops					
Grant Road District Zoning Open House					
Zoning Examiner Review					
Mayor and Council Public Hearing					

Thank You

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Mobility Vitality Sustainability

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Grant Road-Oracle Road Intersection Design



Grant Road-Oracle Road Intersection Design



Grant Road-Oracle Road Intersection Design



Grant Road-Oracle Road Intersection Design



Grant/Oracle Intersection Update

- Final plans completed December 2011
- R/W acquisition completed November 2011
- Utility relocation completed December 2011
- Select contractor and start construction Spring 2012
- Complete construction Spring 2013

