

University Area Plan Amendment

To be placed in the “Introduction” section following “Character” discussion.

Grant Road District

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 to process development applications using their existing zoning or the overlay zone to achieve the vision established during the community planning process. To allow for the implementation of the Grant Road District the *University Area Plan* Land Use and Development section was amended by the addition of a new Section 3.G: Grant Road District. In addition, a Grant Road District map has been added showing which parcels within the *University Area Plan* may take advantage of the new development rules created by the urban overlay zone. (, 2012, Resolution # , UAP Introduction Discussion)

Section 3.G to be placed following Section 3.F.

SECTION 3.G: GRANT ROAD DISTRICT

Subgoal: Encourage redevelopment of the Grant Road Corridor.

Policy 1 Allow parcels within the Grant Road District the option to process development applications using their existing zoning or the overlay zone. 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the Grant Road District that becomes the zoning designation for the property and the previous zoning designation is no longer applicable. See Grant Road District Map for parcels which have this option. (, 2012, Resolution # , UAP New Section 3.G: Grant Road District)

Create a new map showing which parcels fall within the Grant Road District. Map to be called “Grant Road District Map” and placed following the Section 3G.