



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

# GRANT ROAD

*Improvement Plan*

Mobility Vitality Sustainability

## Grant Road District University Area Plan and Jefferson Park Neighborhood Plan Amendments

March 7, 2012





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Project is Funded by the  
Regional Transportation  
Authority

# 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 University Area Plan and the Jefferson Park 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 University Area Plan/JPNA
  - 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.”*



*“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

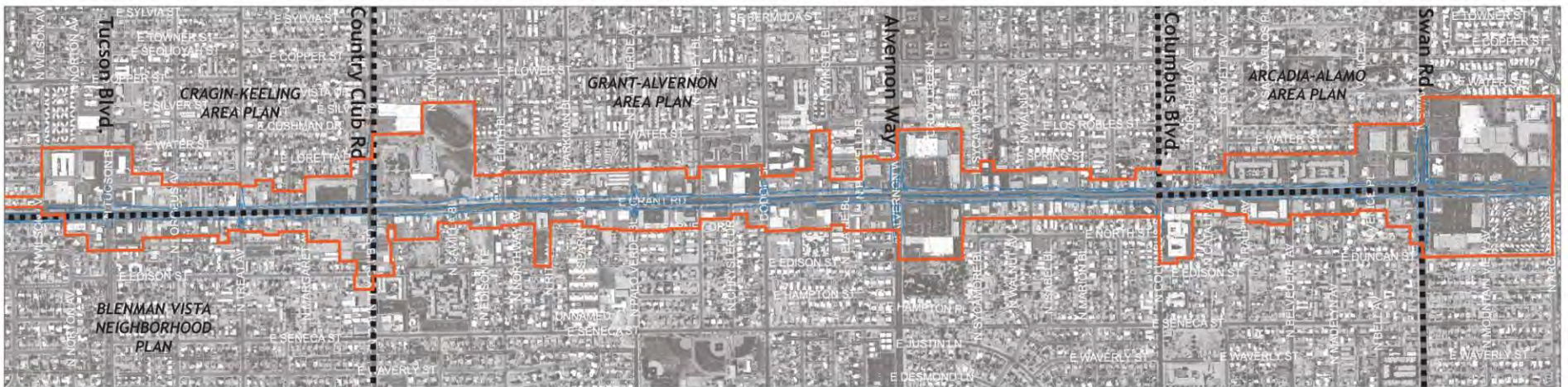
- Change is coming with the improvements to the roadway
- The new Grant Road will change the character and environment of the area
- The community and property owners have a chance to capitalize on this public investment

# 7 Area & Neighborhood Plan Amendments

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

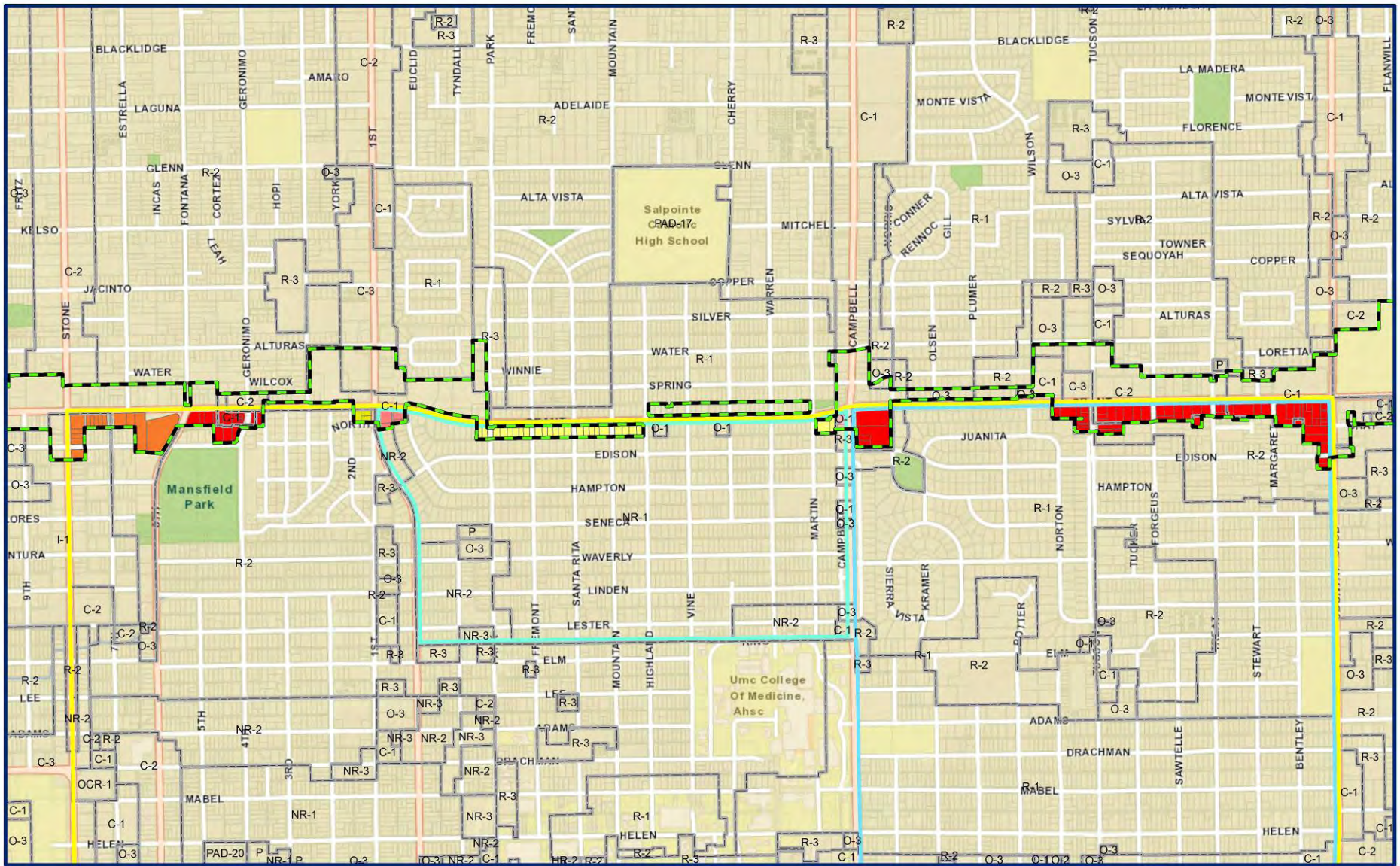


GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Tucson to Swan



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

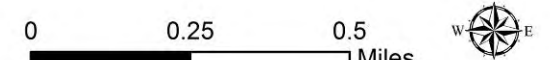
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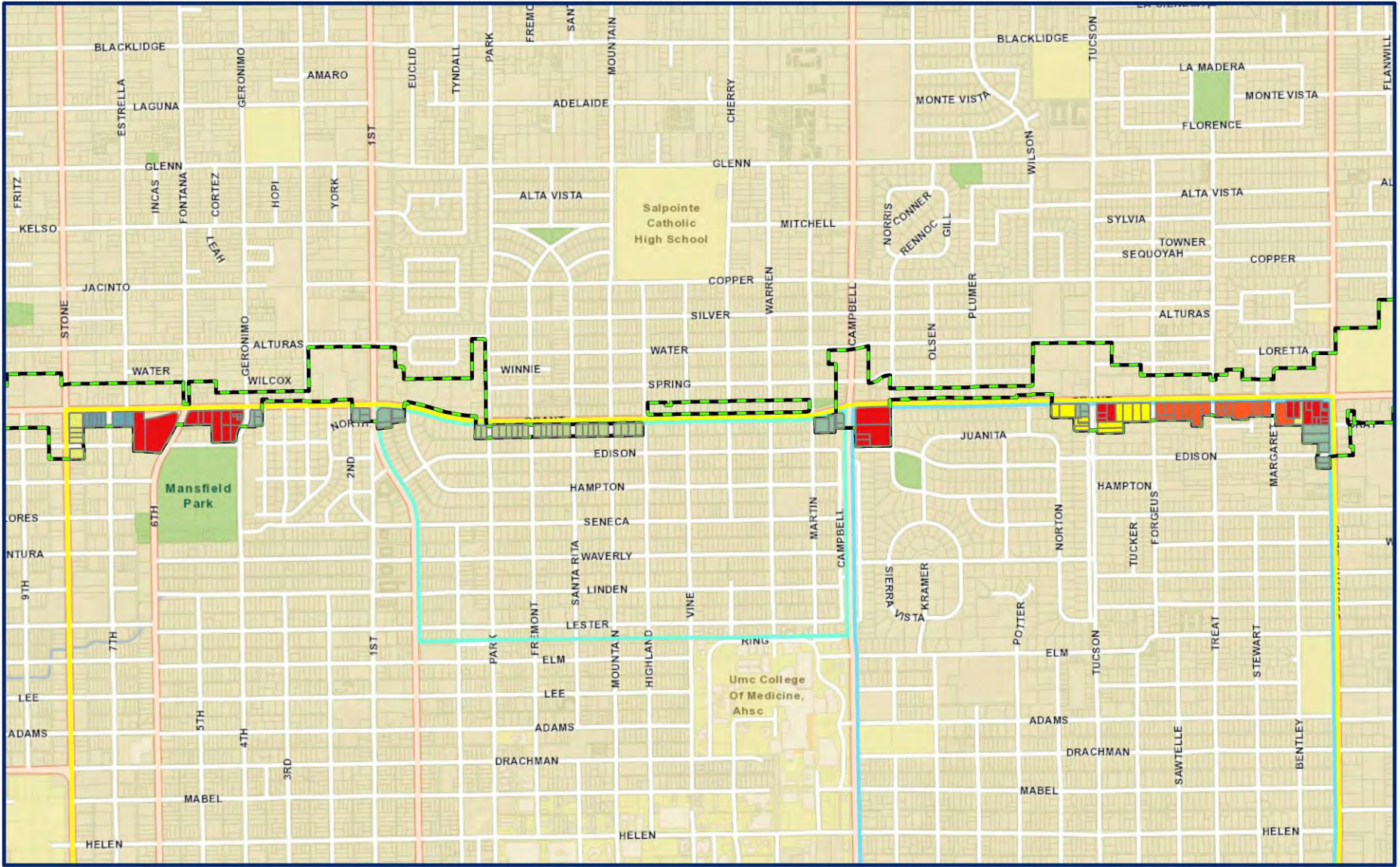


- Land Use Policies**
- Commercial and Light Industrial Uses
  - Low Density Residential
  - Medium Density Residential, Office
  - Neighborhood Commercial
  - Office
  - Office, Commercial, High Density Residential

- Neighborhood Plan Boundaries**
- Grant Road District
  - COT Zone
  - Blenman Vista
  - Jefferson Park
  - University

## University Neighborhood Land Use Policies





 Grant Road District

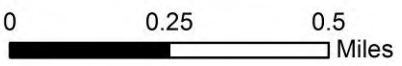
**Optional Revitalization Zone Overlay Categories**

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

**Neighborhood Plan Boundaries**

-  Blenman Vista
-  Jefferson Park
-  University

**University Neighborhood**  
Optional Revitalization Zone Overlay Categories





# Proposed UAP Text Additions

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)

# Proposed UAP Text Additions

## 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)

# Segment Central Future ROW



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



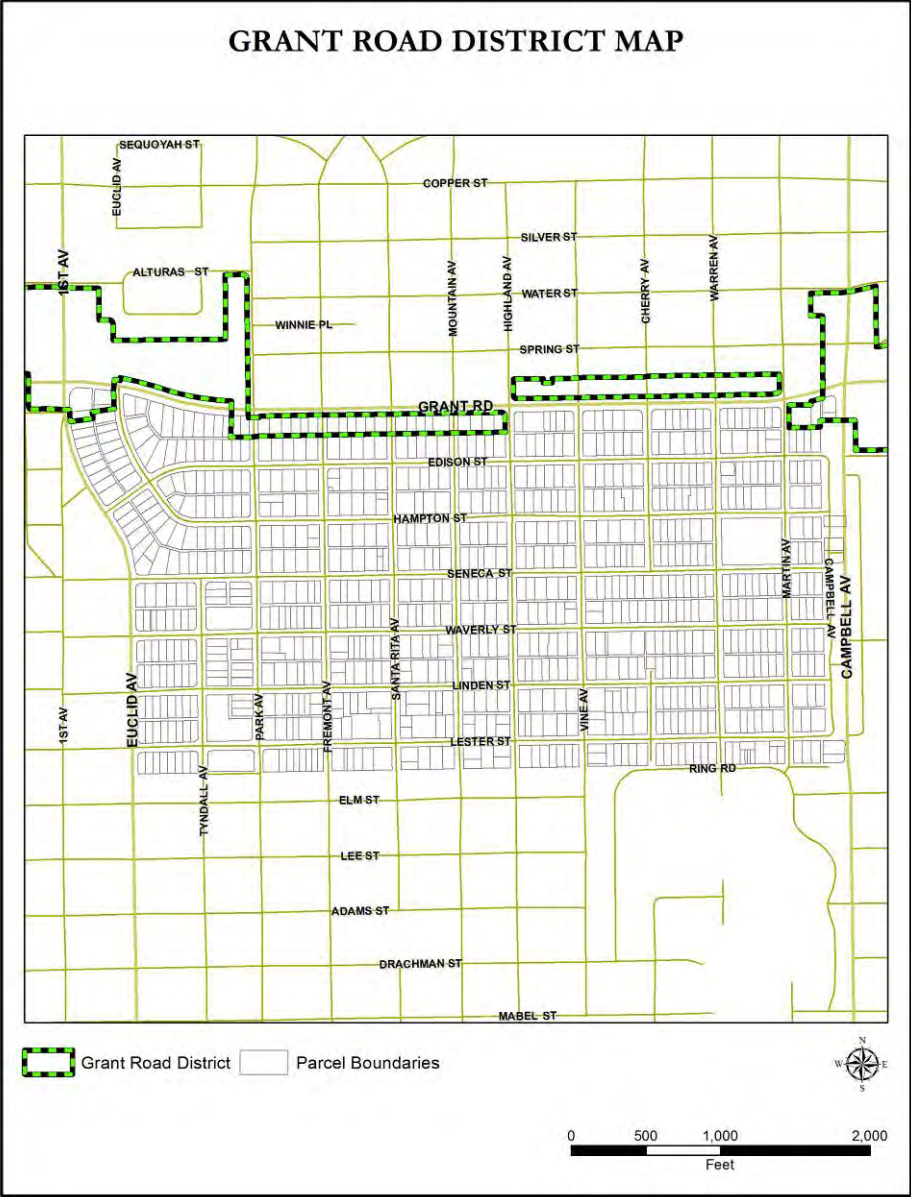
# Segment Central

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.

# Jefferson Park NP Map



**GRANT ROAD**  
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# Proposed JPNP Text Additions

## To be placed at the end of the Neighborhood Past and Present section.

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

# Proposed JPNP Text Additions

**The following policy to be placed after the Jefferson Park Neighborhood Zoning Map.**

## Policy 1.4

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 *Jefferson Park Neighborhood Plan* policies. ( , 2012, Resolution # , JPNP new Policy 1.4)

# 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

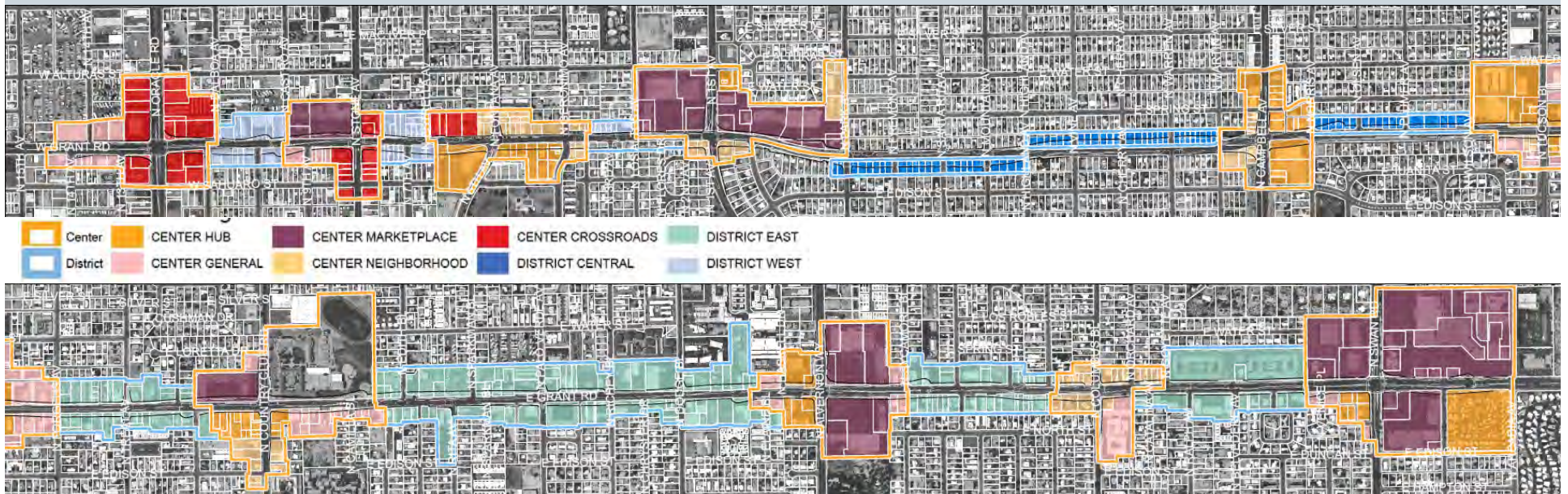
# What is the Grant Road District?

## 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



# Permitted Uses



## Center Hub

### Permitted Land Uses

Agricultural Use Group	
General Farming	(6)
Civic Use Group	
Civic Assembly	
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	(8) (9)
Communications	(11)
Construction Service	(3)
Day Care	
Entertainment	(13)
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)

Industrial Use Group	
Craftwork	
Recreation Use Group	
Neighborhood Recreation	
Recreation	
Residential Use Group	
Family Dwelling	
Group Dwelling	
Residential Care Services	
Retail Trade Use Group	
Food and Beverage Sales	
General Merchandise Sales	Single use building footprint 30,000 s.f. max. (7) (27)
Swap Meets and Auctions	Outdoor use area 7,500 s.f. max. (29)
Storage Use Group	
Personal Storage	(5) (31) (32)
Utilities Use Group	
Distribution System	(33)
Renewable Energy Generation	(34)

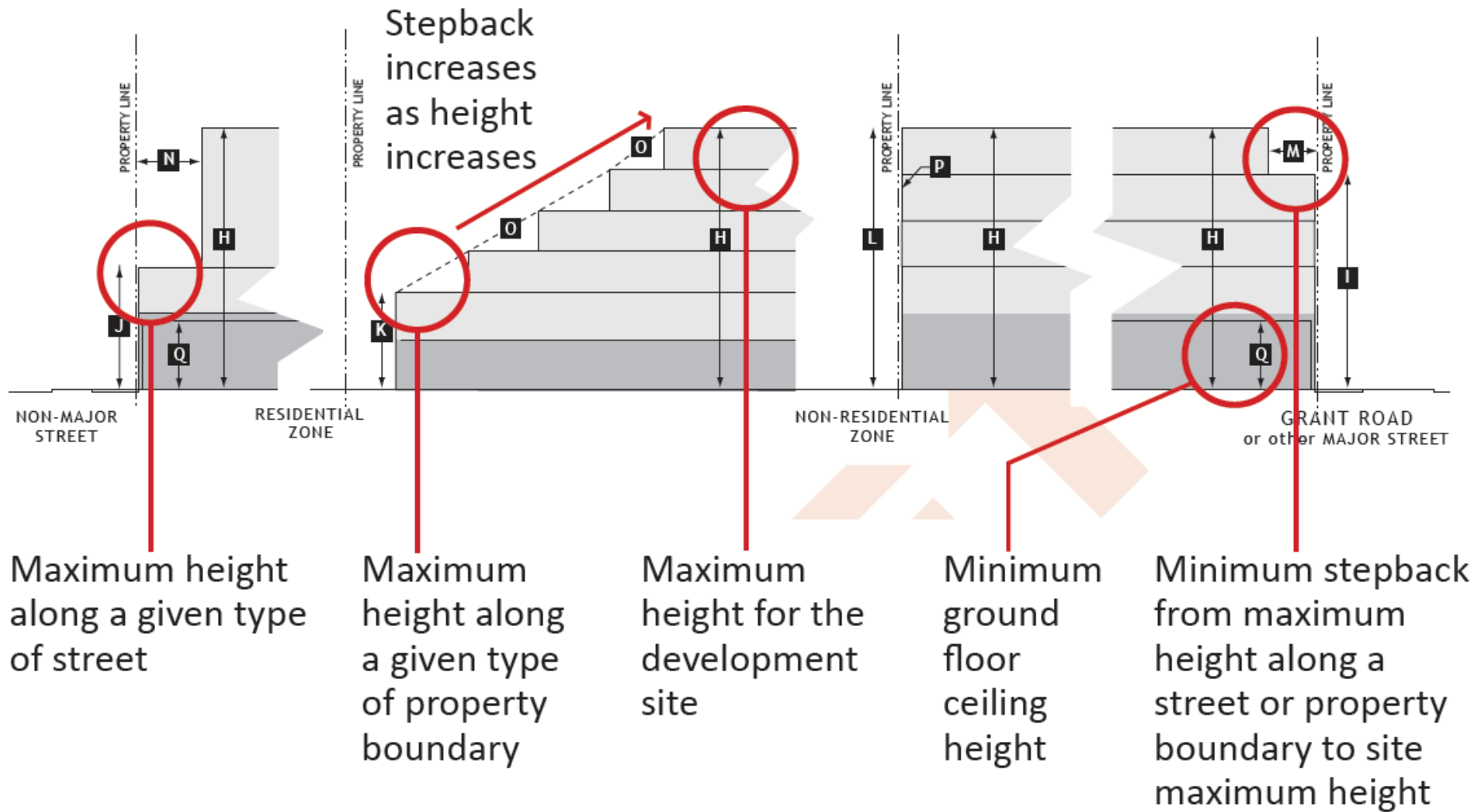
#### Notes:

- 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”

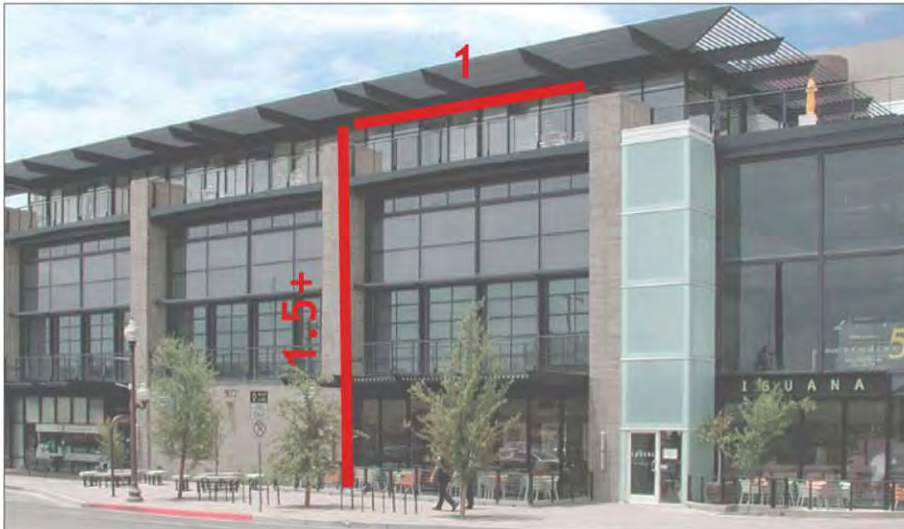


# Perimeter Yards

- 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



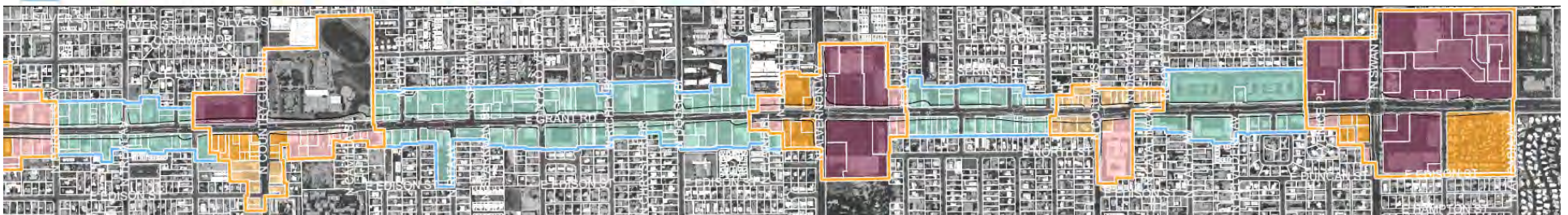
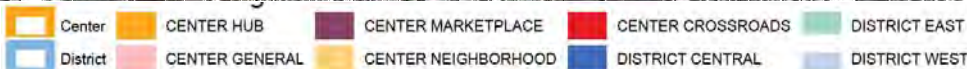
Massing elements shall provide vertical articulation at a ratio of 1 in width to 1.5 in height to avoid an overly horizontal building form.



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 CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	C-1	C-2	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																							

# Zoning Comparison

		Dark Blue: Permitted Light Blue: Permitted with conditions Red: Permitted Light Red: Special Exception or Secondary Land Use only								CENTER CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	C-1	C-2	I-1		
	Medical Service Major																								
	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																								

# Zoning Comparison

		Dark Blue: Permitted	Light Blue: Permitted with conditions	Red: Permitted	Light Red: Special Exception or Secondary Land Use only	CENTER CROSSROADS	CENTER HUB	CENTER NEIGHBORHOOD	CENTER GENERAL	SEGMENT WEST	SEGMENT EAST	SEGMENT CENTRAL	R-1	R-2	R-3	O-1	C-1	C-2	I-1	
	Open Space																			
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																			

# General Questions?



# Thank You

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