



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



# Grant Road District Unit 6 Neighborhood Plan Amendment

February 29, 2012





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# 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 Unit 6 Neighborhood 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

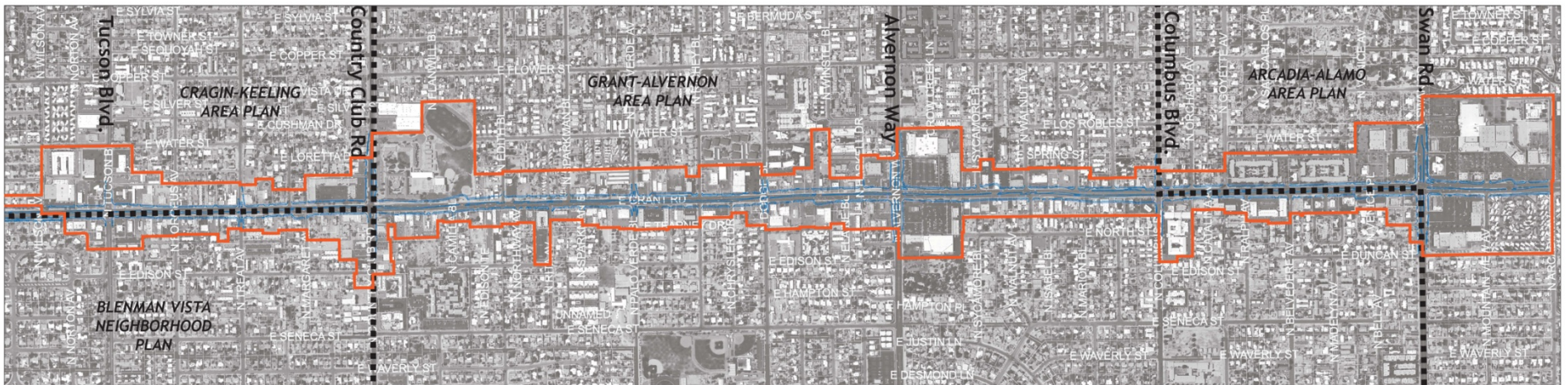
- Change is coming with the improvements to the roadway
- The new Grant Road will change the character and environment of the area
- The community and property owners have a chance to capitalize on this public investment

# 7 Area & Neighborhood Plan Amendments

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



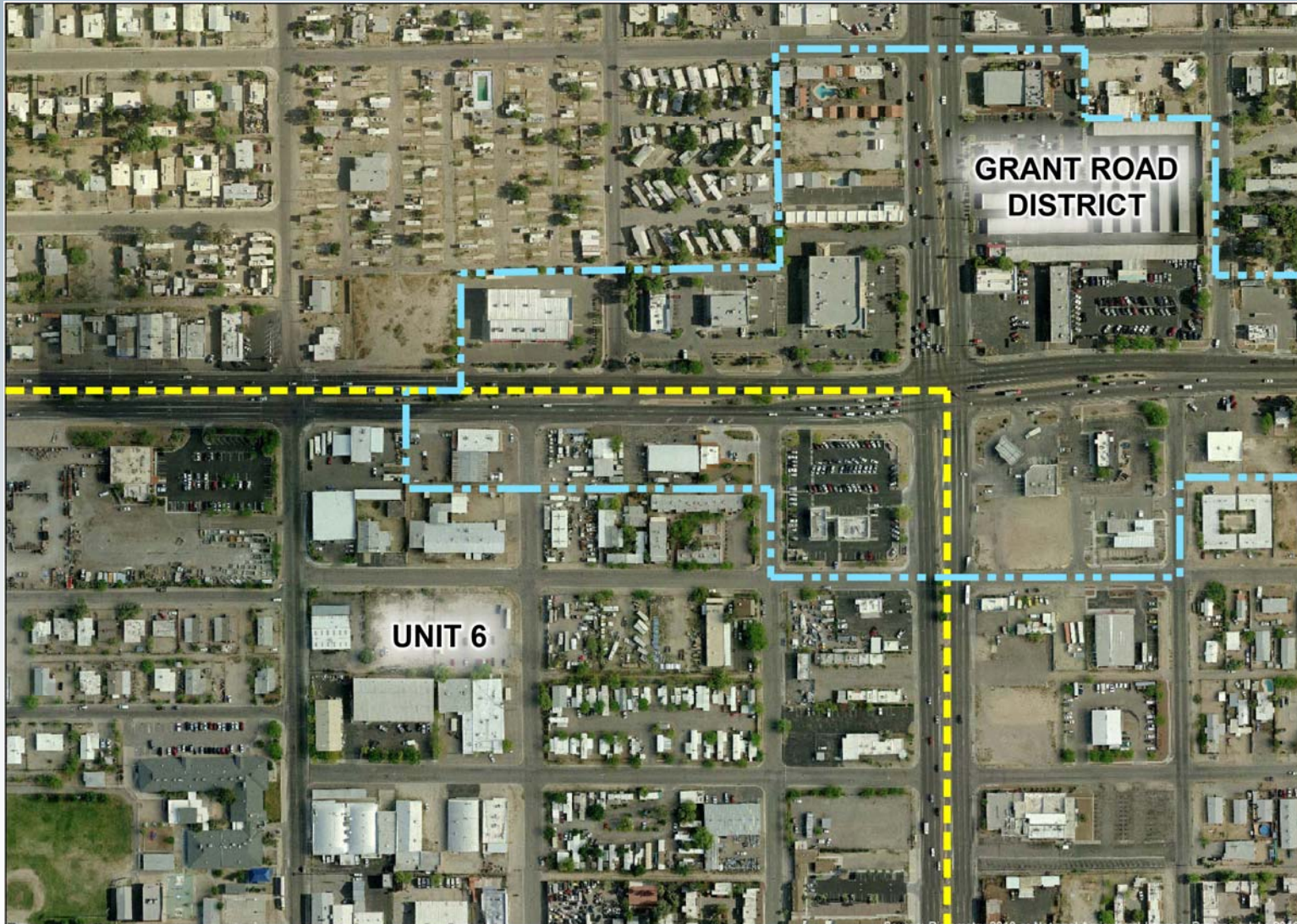
GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Tucson to Swan



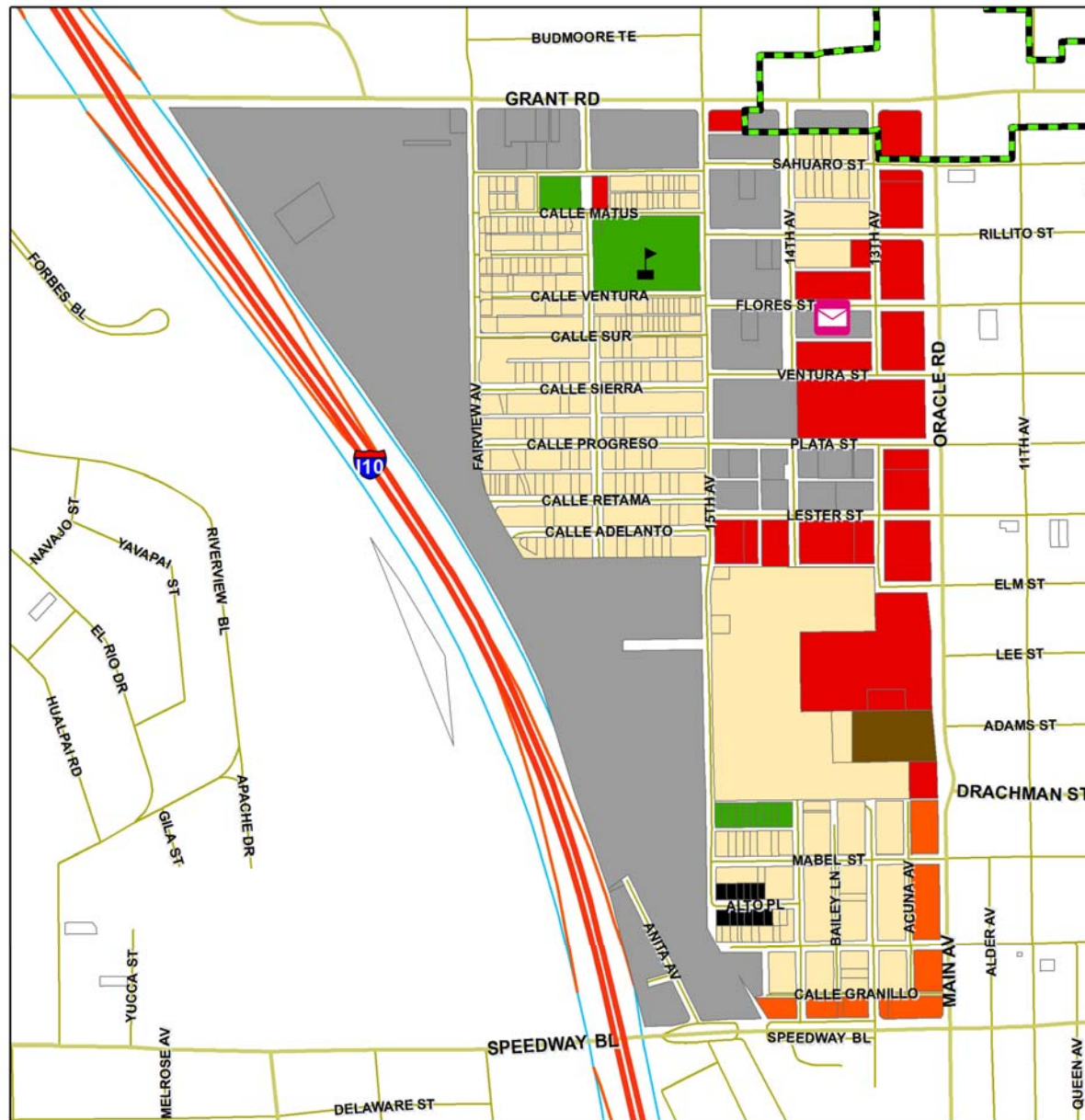
- Potential Grant Road District (GRD) boundary
- Road Alignment
- Area or Neighborhood Plan boundary

**DRAFT**

# Aerial Context



# Unit 6 Land Use Map



- Unit 6 Neighborhood Plan Area Mapped Land Use**
- Area of Amendment - Resolution #11781, March 15, 1982  
Possible Park Industrial type development
  - Low Medium Density Residential
  - High Density Residential
  - High Intensity Commercial
  - Low Medium Intensity Commercial
  - Industrial
  - Park
  - Grant Road District
  - Parcel Boundary
  - Post Office
  - Schools

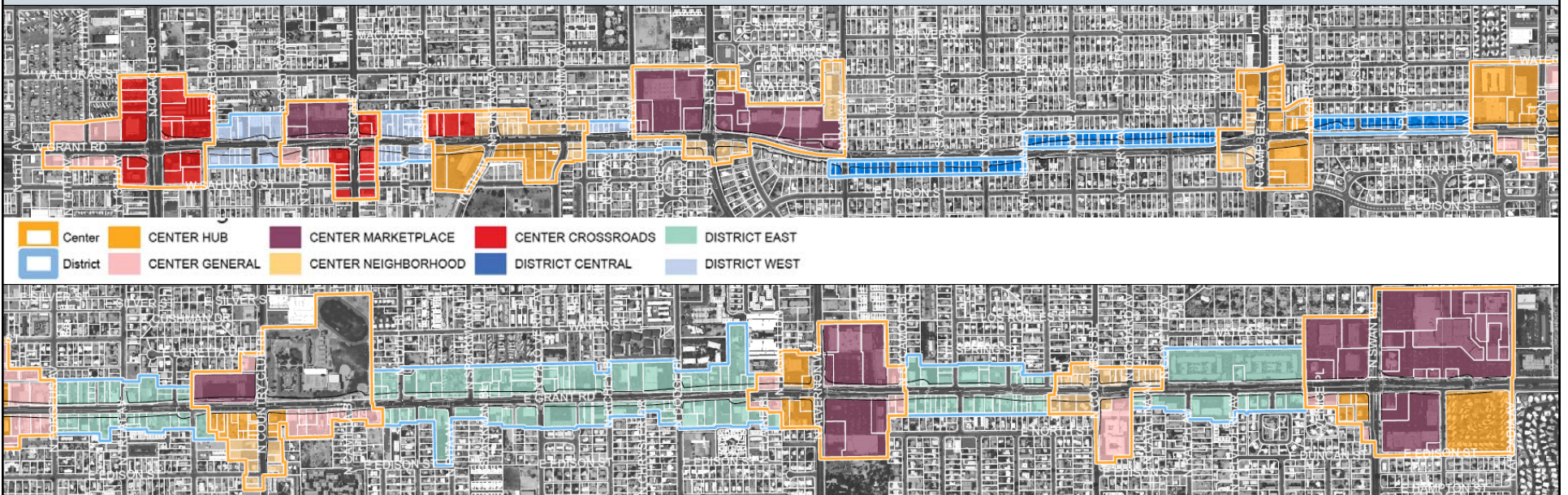


# What is the Grant Road District Urban Overlay Zone?

- 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

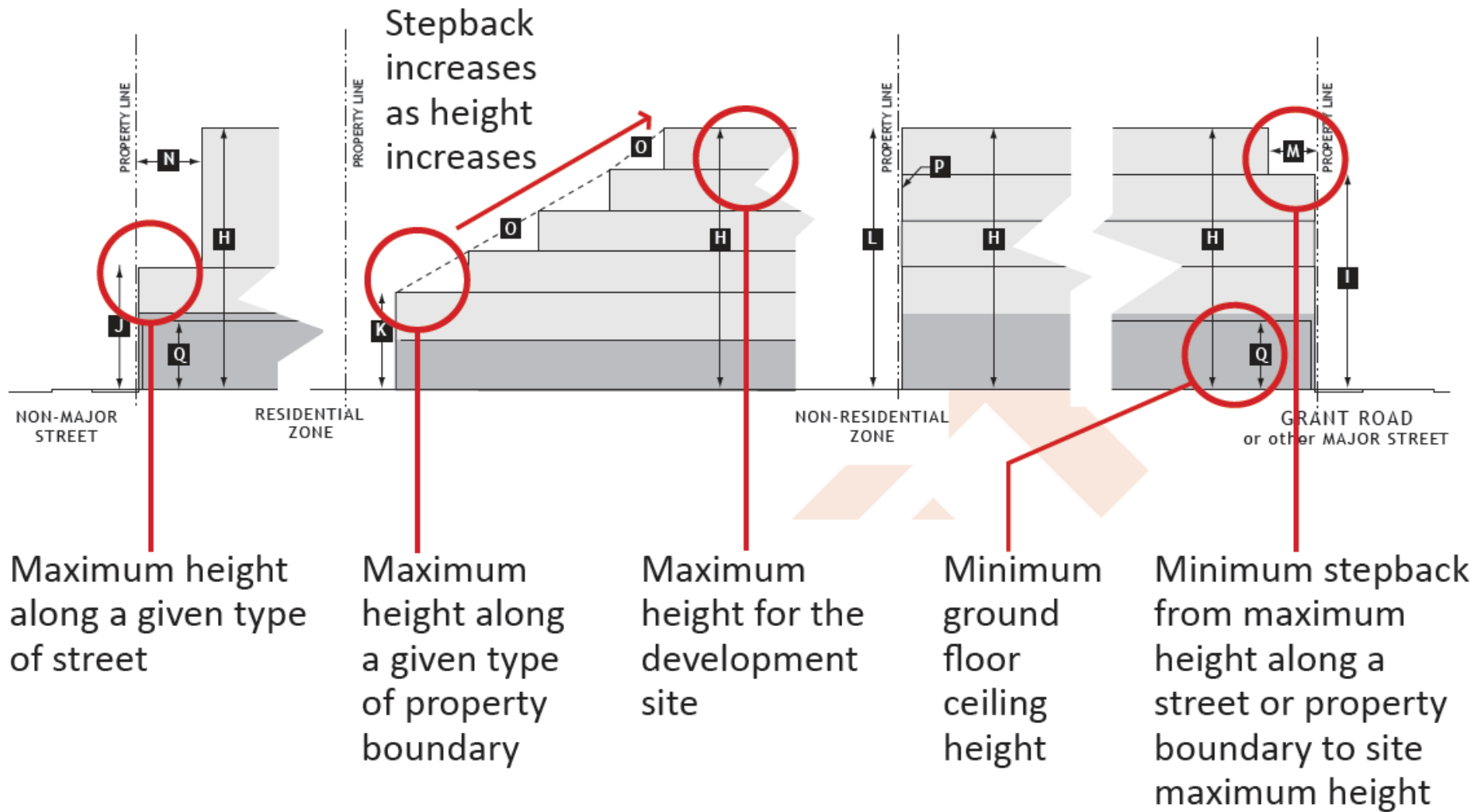


# Permitted Uses

- 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

# Building Heights

- Neighborhood buffering and other building “stepbacks”

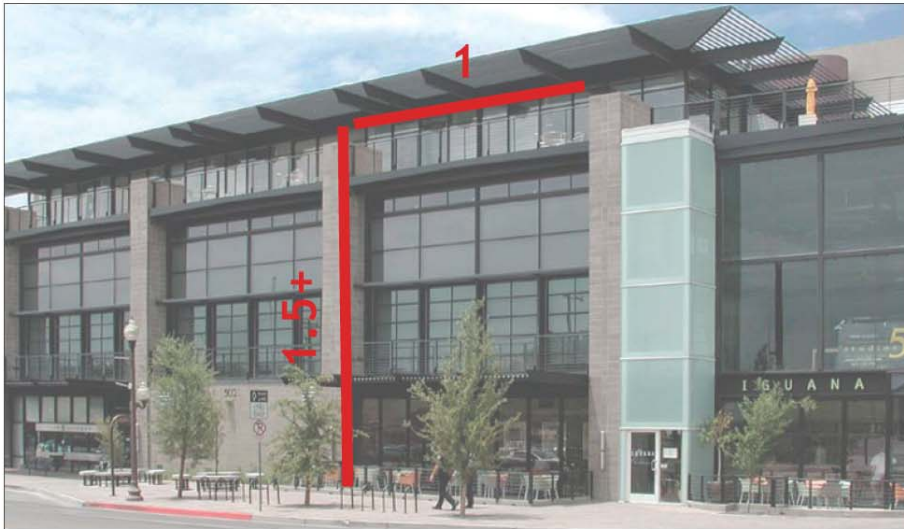


# Perimeter Yards

- Along Street Frontages - 0'
- Street Frontages Within 50' of a Residential Zone -  
Prevailing setback of Residential zone
- On Lot Interior:
  - Abutting Residential zone - 22'
  - 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



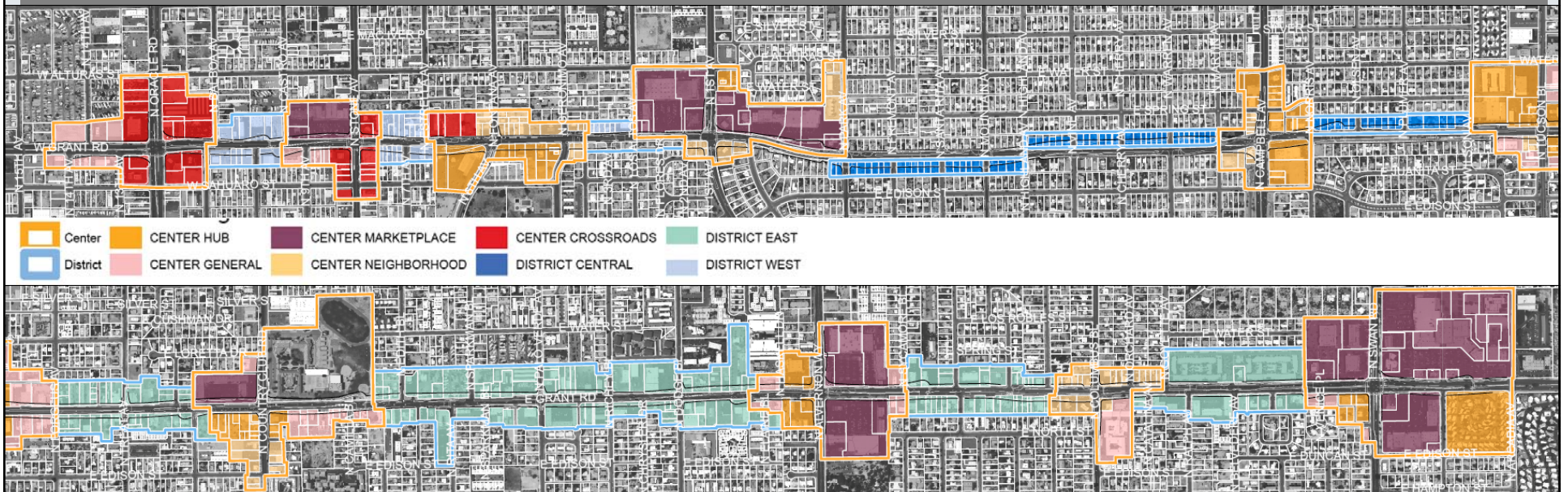
Massing elements shall provide vertical articulation at a ratio of 1 in width to 1.5 in height to avoid an overly horizontal building form.



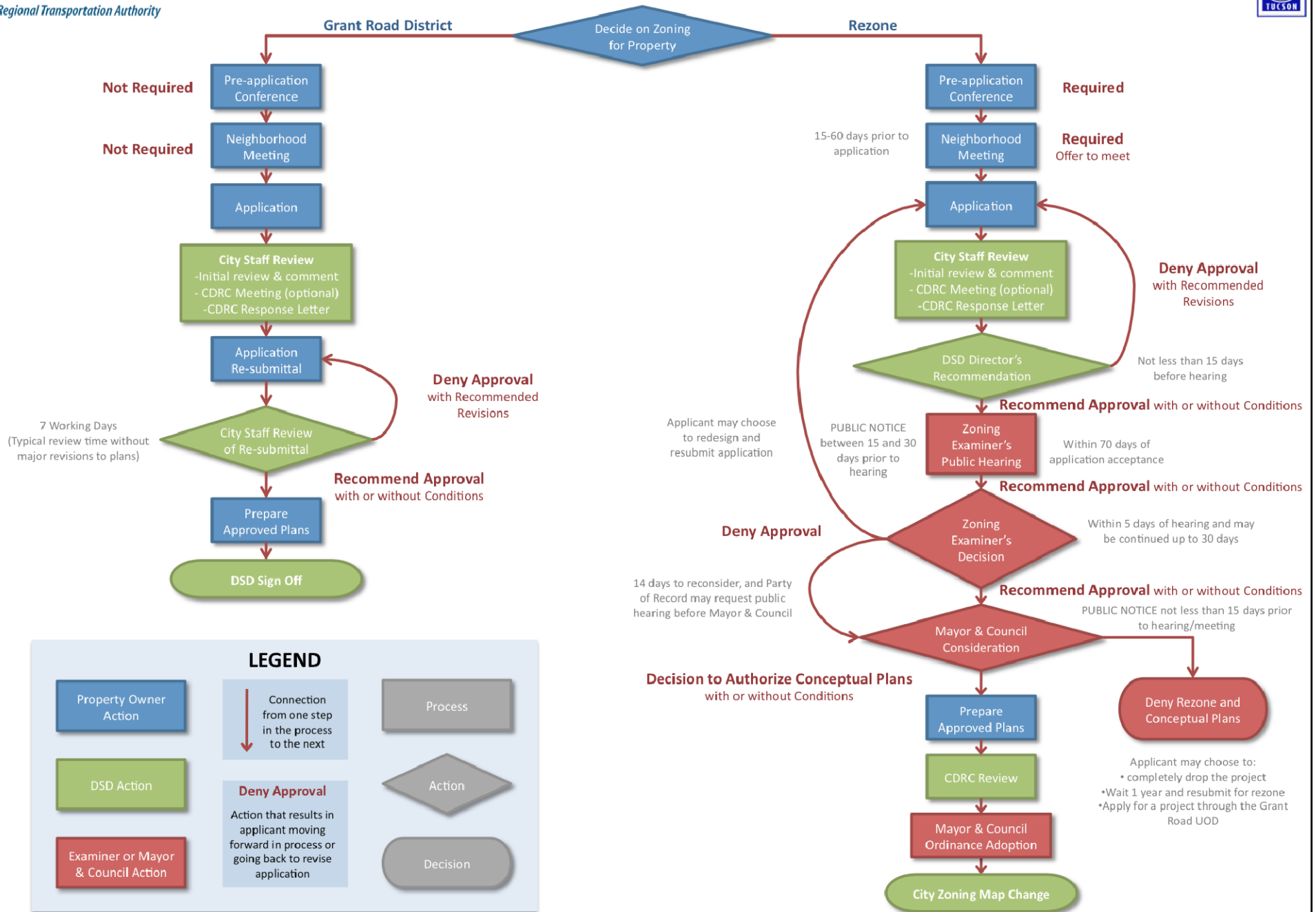
Buildings must be articulated with a combination of massing, variation in plane, materials, and color.

# 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



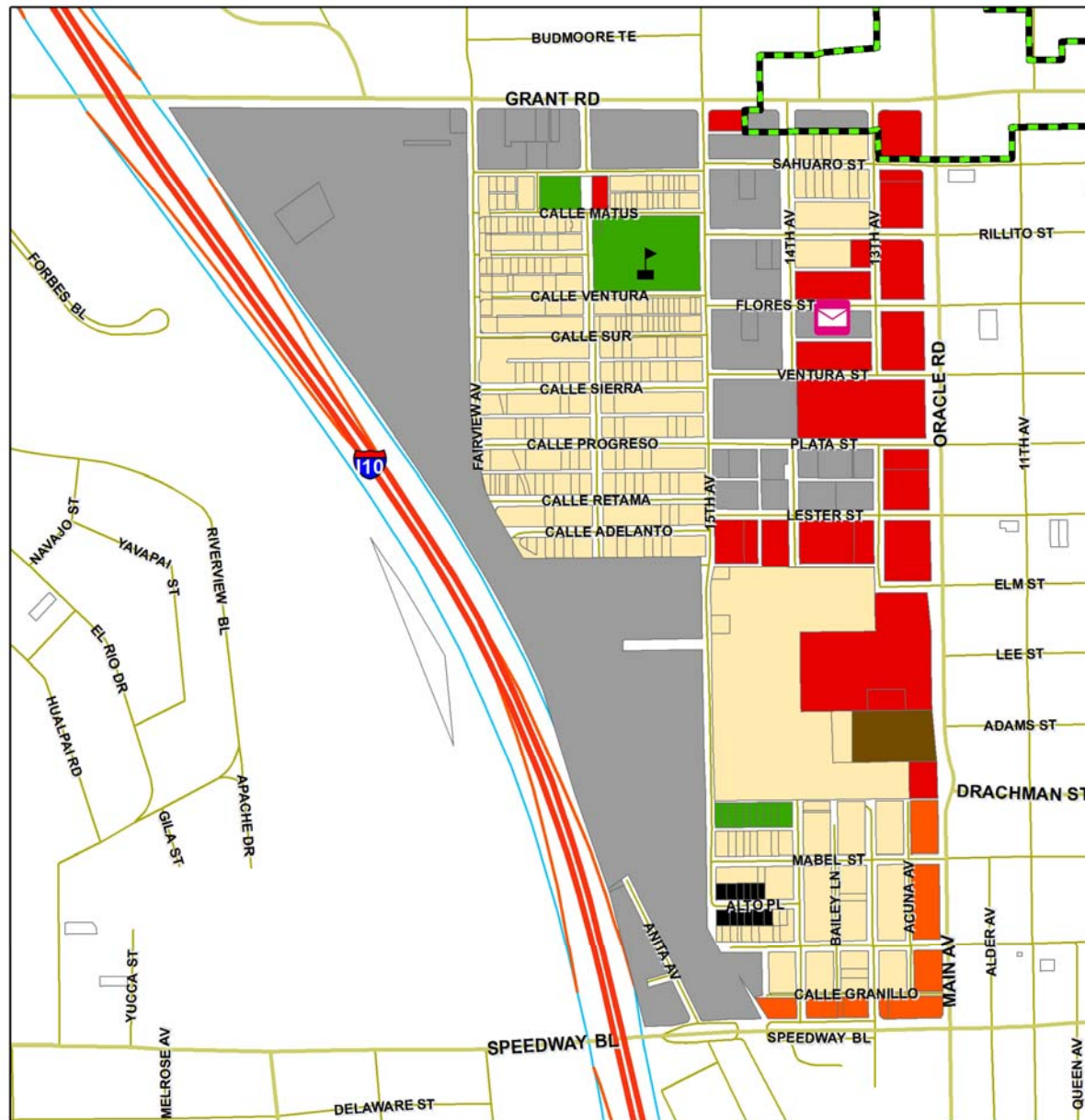
# ENTITLEMENT PROCESS COMPARISON



# 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

# Unit 6 Land Use Map



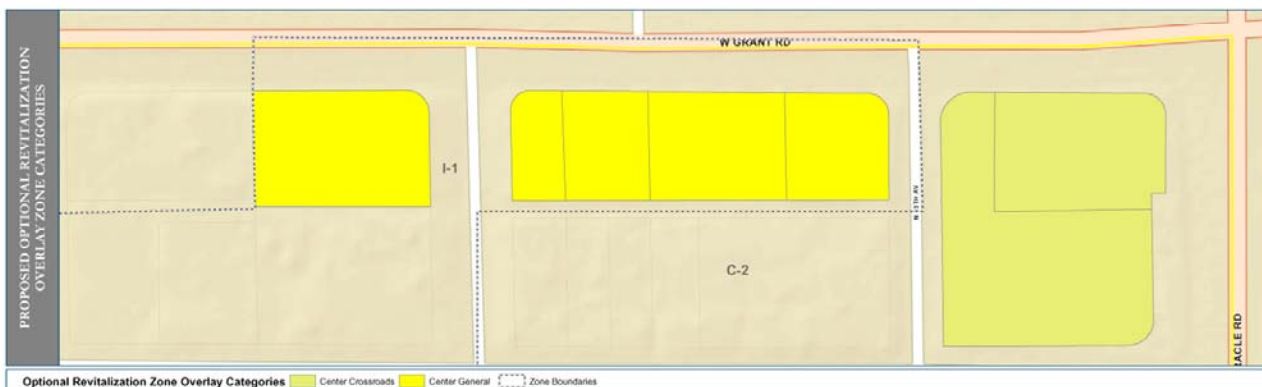
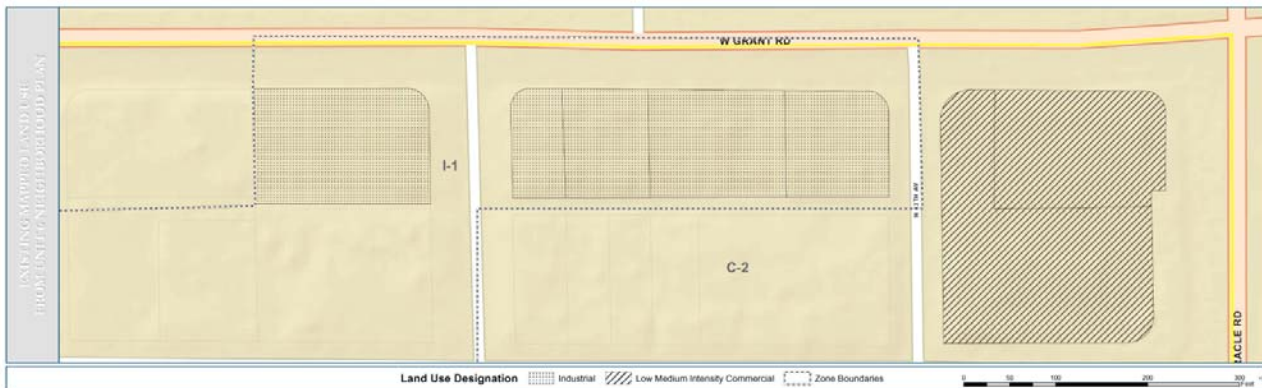
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  - Parcel Boundary
  - Post Office
  - Schools



# Land Use Comparison

## GRANT ROAD CORRIDOR OPTIONAL REVITALIZATION OVERLAY ZONE:

Unit 6 Neighborhood Plan (14th Av to Oracle ☐)



Optional Revitalization Zone Overlay Categories	Permissible use groups within optional Grant Rd Overlay Zone:
Center Crossroads	Agricultural, Civic, Commercial, Industrial, Recreation, Residential, Retail, Storage, Utilities, Wholesale
Center General	Agricultural, Civic, Commercial, Industrial, Recreation, Residential, Retail, Storage, Utilities, Wholesale

# Proposed Text Additions

**To be placed in the “Introduction” section under “Purpose” following the first 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 *Unit 6 Neighborhood Plan* land use policies. Property owners choosing to develop under existing zoning or process a rezoning will be subject to all *Unit 6 Neighborhood Plan* policies. To allow for the implementation of the Grant Road District Urban Overlay Zone the *Unit 6 Neighborhood Plan* has been amended by the addition of a new Grant Road District policy. In addition, the Land Use Plan has been amended showing which parcels within the *Unit 6 Neighborhood Plan* may take advantage of the new development rules created by the urban overlay zone. ( , 2012, Resolution # , U6NP Purpose Discussion



# Proposed Text Additions

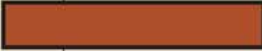


**The following policy to be placed after the Industrial Policy section.**

Grant Road District



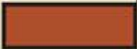

- Property owners within the Grant Road District have the option to process development applications using their existing zoning or the new overlay zone. Once a property owner selects to develop under the Grant Road District, it becomes the zoning designation for the property and the previous zoning designation is no longer applicable. Property owners choosing to develop under existing zoning or to process a rezoning will be subject to all *Unit 6 Neighborhood Plan* policies. ( , 2012, Resolution # , U6NP Commercial Policy)

# Public Input and Meetings

## Schedule for Area and Neighborhood Plan Amendments

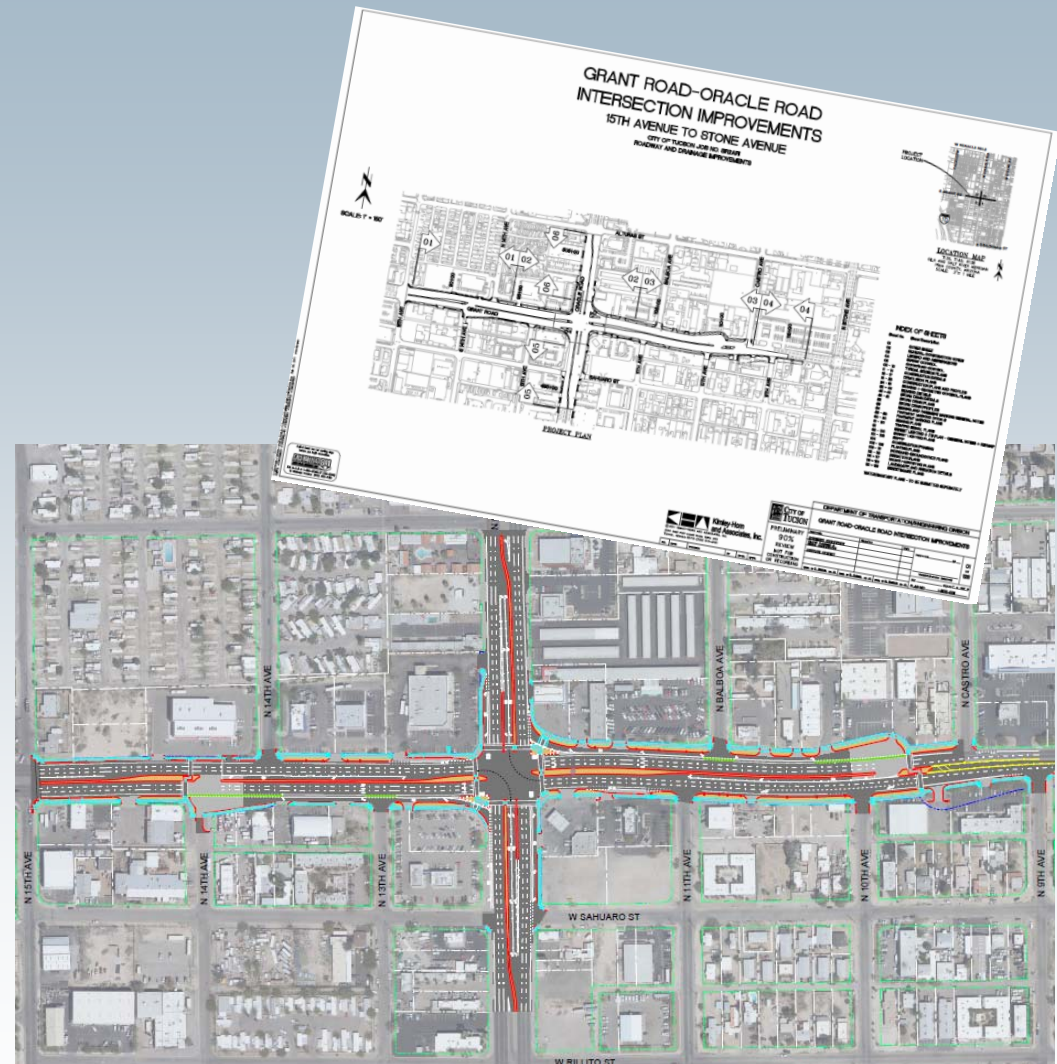
	Winter 2011-12	Spring 2012	Summer 2012	Fall 2012	Winter 2012-13
Area and Neighborhood Plan Neighborhood and Business Meetings					
Planning Commission Study Sessions and Public Hearings					
Mayor and Council Public Hearing					

## 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					

# 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



# Grant Road-Oracle Road Intersection Design



# Grant Road-Oracle Road Intersection Design



# Grant Road-Oracle Road Intersection Design



# Grant Road-Oracle Road Intersection Design



# Thank You

