

GRANT ROAD

Improvement Plan



Community Character and Vitality Plan

The Grant Road Community Character and Vitality Plan (CC&V Plan) is being developed based on the guiding principles that have been written by the Citizen Task Force, reviewed in stakeholder workshops, and validated by the Mayor and Council. The CC&V Plan's goal is to create land use policies that are clearer, and a built environment that meets the community's future vision for Grant Road. This will be achieved by creating an Optional Urban Overlay Zone for the Grant Road District. The Business Retention, Assistance and Maintenance Program (RAMP), being prepared by the City through a separate planning process, supports the vision as

well. Public input has been important in shaping the plan to date, and will continue to be important as the plan is further developed. The public will be notified of opportunities to provide input and participate in meetings and open houses to provide specific input on the proposed zoning. In order to implement the Grant Road District zone, amendments to the Area and Neighborhood Plans along Grant Road are necessary. The zoning and amendments will be available for public comment prior to their submittal to the Tucson Planning Commission, Zoning Examiner, and Mayor and Council for consideration.

Goals of the Community Character & Vitality Plan include:

- Verify public preferences and long-term vision for the future of development along Grant Road that have been defined during the process since the project began in 2007.
- Improve and enhance the built environment along Grant Road.
- Develop land use tools that encourage use of alternate modes and create a safe and inviting environment between Grant Road and adjacent land uses.
- Provide planning tools and approval process to support business viability and encourage revitalization and redevelopment.



Grant Road District Voluntary Urban Overlay Zoning

The Grant Road District will be a voluntary urban overlay zone that a property owner must request to be applied to their property. The optional zone will integrate design and performance standards for more effective and efficient implementation, which could define:

- Lower or higher building heights
- Different mixes of land uses
- Design standards for how development fronts onto streets
- Buffering of surrounding properties that are under existing zoning

The goal of the Grant Road district is to improve certainty in the quality of new development for adjacent neighbors and define a more certain review process for those proposing new development.

Existing Business Retention

The City-wide Business Retention Assistance and Maintenance Program (RAMP) will provide an option for existing businesses to stay on-site after right-of-way is acquired for improvements to Grant Road, and will likely include flexibility for:

- Parking
- Landscape & Screening
- Lot sizes
- Street fronting setbacks



Conceptual simulations exploring building heights and massing along one portion of Grant Road.

Refining Grant Road Area and Neighborhood Plans

To accomplish the shared vision established through the public involvement process of the Grant Road Improvement Plan amendments to portions of the Area and Neighborhood Plans that pertain to properties fronting onto Grant Road will be necessary. This will allow for the optional Grant Road District zone. The amendment process will give neighborhoods and residents an opportunity to provide specific guidance on how development along Grant Road should relate their neighborhood in the future.

The following is an example of a type of policy statement that could be refined:

“Support carefully designed and located mixed use development as a viable means to integrate housing, employment, shopping, and related activities in a relatively compact pedestrian-oriented area” (University Area Plan). While mixed use development is supported by the Area Plan, it can be difficult to achieve approvals through the existing Land Use Code process along with extensive project-specific negotiations.



Members of the public at a Land Use Workshop in January 2010 work together with “game chips” to explore potential future development options.



Conceptual simulation of mixed-use housing between Grant Road and Mansfield Park.

The Area and Neighborhood Plans along Grant Road often:

- contain policies that are too vague to effectively guide development;
- divide policies by different land use types and have little focus on creating high-quality mixed-use places;
- do not provide specific goals and guidelines for areas along Grant Road;
- were completed prior to the Grant Road Plan and do not consider the improved environment that will result.



Existing commercial zoning building massing.



Example Grant Road District building massing.



Example mixed use development under Grant Road District zoning requirements.

Buffering Between Existing Neighborhoods and New Development

The relationship between new uses and adjacent, mainly single-story homes has been a major concern. Existing Area and Neighborhood Plans are often not specific enough to complement existing zoning to achieve high-quality buffering. The proposed Grant Road District zone will use a variety of tools to create high-quality buffering (see illustrations above):

- Define perimeter yard setbacks to ground level building walls;
- Additional setbacks as building heights increase; and,
- Define landscaping standards.

For more information about the Grant Road Improvement Plan:

visit – the website at www.grantroad.info

call – the information line at (520) 624-4727

email – information@grantroad.info

Add your name to the email list to receive announcements, information, and invitations to public activities.