

# A Design-Based Tool to Implement the Vision for Grant Road's Future

The Grant Road District implements the shared vision for the future of the Grant Road corridor created through the Grant Road Improvement Plan's Community Character & Vitality process. The Grant Road District zoning standards emphasize the physical form of development and the relationship of development to surrounding neighborhoods, streets, and public open spaces. The GRD provides flexibility for specific land uses while protecting surrounding uses from potential negative impacts, like noise and dust. Therefore, the GRD can more adequately address priorities for good urbanism, such as allowing for mixing of uses and flexibility of use over time, and more tightly controlling the relationship between a building and the sidewalk, and a building and an adjacent single-family neighborhood.



The *Build-to Line* ensures that a certain percentage of the street frontage will have building facade along it.

*Building Massing and Articulation standards* define the volume and detailing of the building.

*Frontage Types* define the character of the street frontage.

*Block and Circulation* standards require streets to break up overly large blocks and create places that are more walkable.

*Height Limits* depend on a variety of factors, including the type of street or adjacent use and the Center or Segment a property is within. *Stepbacks* to maximum heights ensure compatibility with surrounding areas.

*Land Uses* are defined more broadly than in the Land Use Code, allowing for more flexibility.

In order to maximize flexibility, *Intensity* measures like dwelling units per acre and floor-area-ratio are not part of the Grant Road District.

## Comparison of Regulatory Approaches: Existing City of Tucson Zoning and Grant Road District

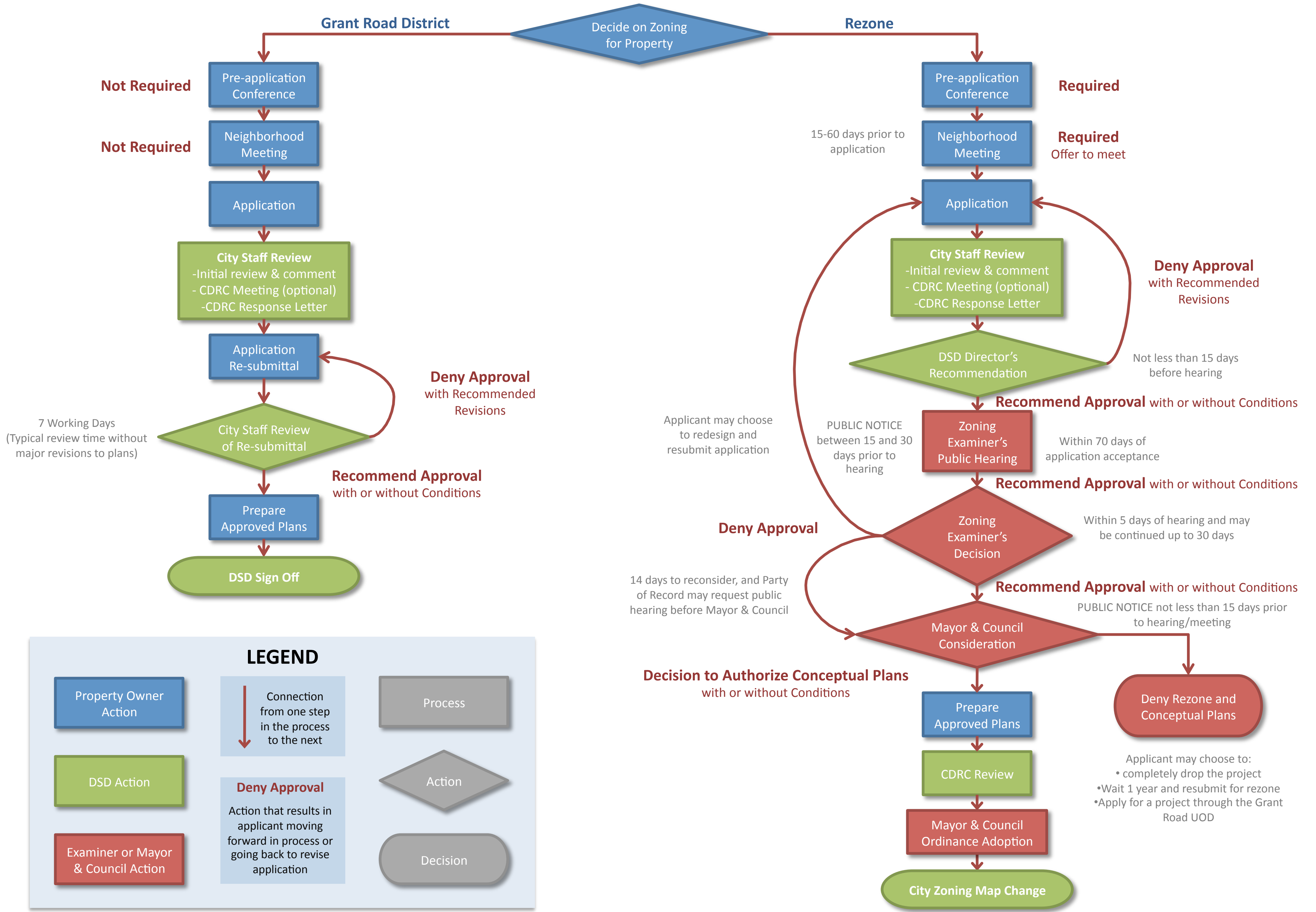
	Land Use	Height Limits	Buffering Surrounding Area	Intensity	Character of Street Frontage
Existing Zoning	Permitted and Conditional Primary and Secondary Land Use Classes with Performance Standards	Maximum heights that depend on use	Larger Street Perimeter Yard Larger Interior Perimeter Yard Some Yards increase with taller building height	Maximum dwelling units per acre Maximum FAR	No controls
Grant Road District	Allowed Land Use Classes with some size limits and other conditions, including some Performance Standards	Maximum heights that depend on place type, street type, and adjacent use	Smaller Street Perimeter Yard Smaller Interior Perimeter Yard Stepbacks in some locations as heights increase	No controls	Frontage Types Build-to Line

	Emphasized
	Less emphasis
	No controls

## Grant Road District Overview

# Policy Framework

The GRD is an optional overlay zone, meaning that the owner of a given property can opt in to the zone for it to apply to their property. Once the property owner has opted in, an application under the GRD follows an approval process that is less time-consuming and risky than a typical Rezoning process.



The GRD increases the options available to property owners wishing to revitalize their properties (see diagram at right and photosimulation series below).



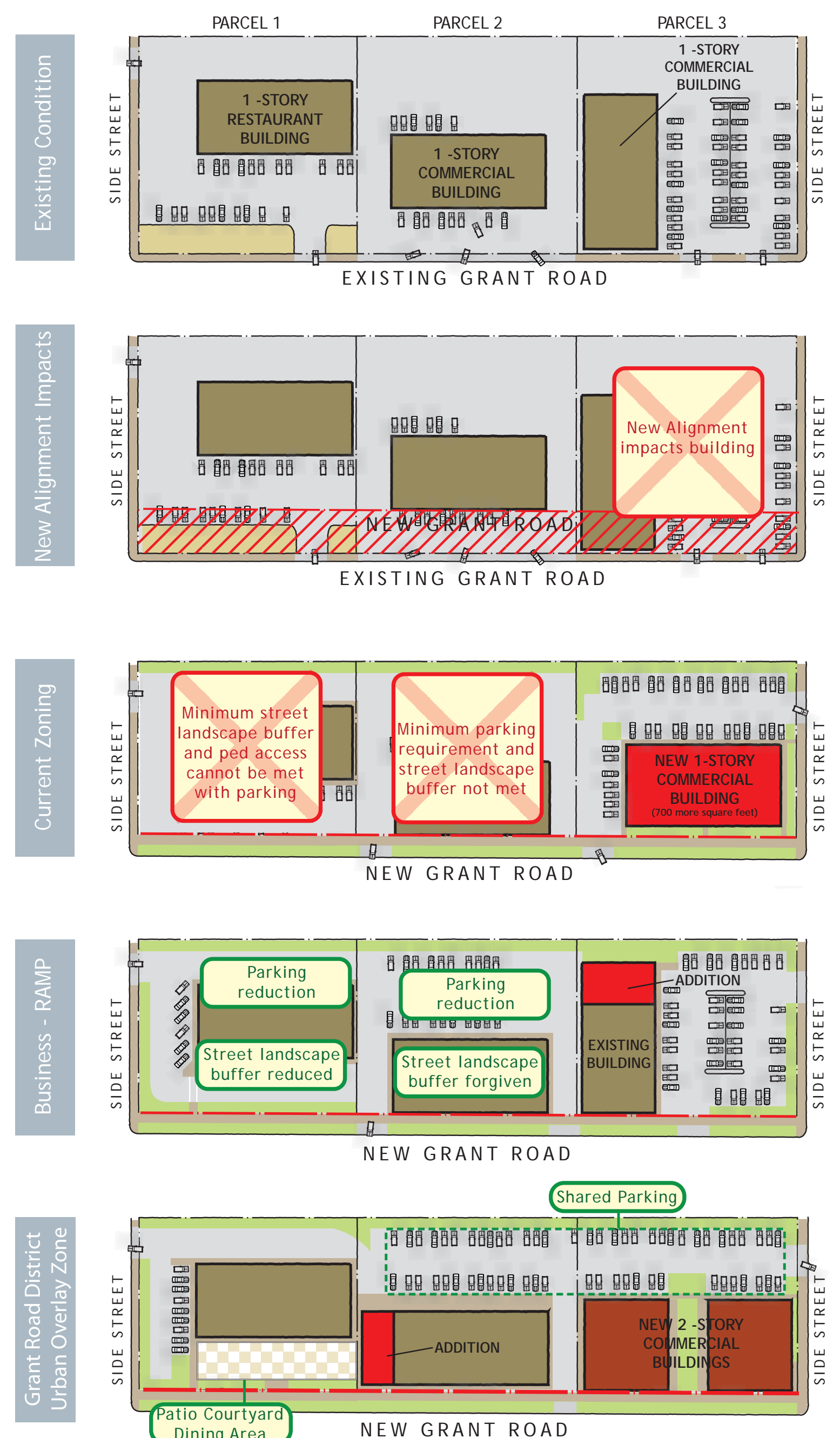
Existing condition



With Grant Road improvements



Property renovated to leverage Grant Road improvements



## Grant Road District Overview