



GRANT ROAD

Improvement Plan



The Grant Road Improvement Plan is Funded by the Regional Transportation Authority.

Grant Road District Overlay Zone

Public Comments Received to Date and Potential Revisions to Initial Public Review Draft

February 28, 2012

Introduction

This is a working document that will be periodically updated during the public input, review, and hearing process for the proposed Grant Road District overlay zone. It contains public comments and potential revisions to the Initial Public Review Draft of the GRD, dated February 28, 2012. These are comments that have been received during and since the GRD public workshops on February 6, 8, and 9.

Potential revisions will be integrated into future drafts of the GRD overlay zone document, and/or presented as alternatives to language in the GRD for consideration as the public review and hearing process continues.

Process Moving Forward

The current GRD planning and approvals process includes additional public input opportunities. Over the next couple of months there will be individual meetings for each of the seven (7) area and neighborhood plan amendments that are needed to implement the GRD. This will be followed by meetings with the Planning Commission that are planned to begin in early April and be completed by late summer. The formal GRD review and hearing process will begin in the fall with the goal of having a hearing before the Mayor and Council by the end of this year or early 2013.

Submitting Your Comments

You can submit comments via email to information@grantroad.info, In writing at the project website at http://www.grantroad.info/land_use_urban_design.php, via phone at (520) 624-4727, or in writing to The Grant Road Improvement Plan c/o 110 S. Church Avenue, Suite 3350, Tucson, AZ 85701.

Comments to Date

Potential Revisions to GRD Boundary and Category Designations

Several comments have been received from property owners within or adjacent to the proposed GRD Zone who have asked for their category designation to be revised or for the boundary to be revised to include their property:

- Consider expanding the Stone Center to allow properties currently zoned C-3 to be included in the district.

Details about the full plan are available at www.RTAmobility.com.

The Regional Transportation Authority has a nine-member board with representatives from local, state and tribal governments.

This project will be managed by the City of Tucson.

FOR MORE INFORMATION
CALL 123-3456



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- Consider adding the property at the northwest of Oracle Center draft boundaries to the overlay zone, 2 lots and tax codes, 1 owner.
- In the Country Club Center there are 6 properties owned by one owner who wants them all to be in the same category of the GRD as well as adding one property that is not currently in the GRD boundary.
Response: The planning team is looking to define a process for proposing and evaluating potential revisions to the GRD Boundary and category designations as part of the process of finalizing the GRD.

Proposed Heights

- Several comments have been received regarding concerns about proposed maximum heights in the western areas of the GRD.
- Specific comment regarding height of zoning for the Fry's shopping center at the northwest corner of Grant and 1st - "we never wanted 5-stories at this location."
Response: in fact, some public input has supported 4 to 5 story heights at this location and some input has not. There is still the possibility for the proposed height to be reduced as the GRD continues through the public process. This issue will be discussed with the project Task Force and the Planning Commission.

Neighborhood Adjacencies

There have been several comments regarding zoning designations adjacent to neighborhoods, and some particular details related to buffering, privacy, building heights, etc.

Jefferson Park

- There is concern about the relationship of the proposed GRD to the Jefferson Park Neighborhood Preservation Zone.
Response and Potential Revisions to the GRD: An option to the currently proposed GRD for the area adjacent to Jefferson Park will be prepared that integrates requirements and guidelines from the NPZ. Also, options for integration of privacy guidelines from the NPZ into the GRD will be considered for properties that are adjacent to existing R-1 areas.

Blenman Vista

- A resident has provided the planning team with a copy of the Blenman Vista neighborhood plan with sections that have proved to be effective in getting desired design elements integrated into previous developments.
Response and Potential Revisions to GRD: The planning team will look at ways to integrate these guidelines into the design standards of the GRD.

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Public Input Process

There have been concerns and comments regarding both the public input process for the review and approval of the GRD and the Area and Neighborhood Plan Amendments as well as regarding the potential for input and review of future development proposals under the GRD once it is adopted.

Current and On-going Public Input Process

- Some comments have been made that the current public input process for the Grant Road District overlay zone and area and neighborhood amendment process is rushed and there is not adequate time for public input or review of draft documents.
Response: First, it is important to note that the current process is the continuation of a public input process for the Grant Road Improvement Project that has been on-going for the past four plus years. There have been 28 public meetings or workshops during the past period that have specifically focused on land use planning, and in most of the additional 56 other public input opportunities land use planning was discussed. The GRD overlay is being developed as an implementation method for achieving the vision for the future of development along Grant Road that has been defined through the past 4 years of planning and public input.

The planning and approvals process that is currently being undertaken for the GRD includes additional opportunities for public input. There were three public workshops in early February and over the next couple of months there will be individual meetings for each of the seven (7) area and neighborhood plan amendments. This will be followed by meetings with the Planning Commission, at least one study session and one public hearing for groupings of the area and neighborhood plan amendments—a total of 10 study sessions and hearings. This will be followed by at least one Mayor and Council hearing on the amendments. Once the area and neighborhood plans are approved there will be a GRD area wide open house which will be followed by at least three Zoning Examiner hearings on the GRD overlay zone. Once the Zoning Examiner has finished the hearing process the GRD overlay zone will be forwarded to a Mayor and Council hearing for final approval. This is a total of at least 22 formal opportunities for workshops, stakeholder meetings, or public study sessions or hearings on the GRD overlay zone. In addition, there are on-going opportunities to provide written comment and for stakeholders to request additional meetings with the team.

In response to comments that have been received over the last several weeks, planning team is issuing the initial public review draft of the Grant Road District Overlay Zone now rather than had originally been planned for issuing a public review draft after the Area and Neighborhood Plan amendment meetings. Now we plan to distribute an updated Public Review Draft of the GRD following the upcoming stakeholder meetings, prior to the GRD Open House. This will likely occur in the late summer or early fall of this year.

Public Input Process Once the GRD is Adopted

Under current policy for optional Urban Overlay Zones in the City, once an overlay is established a property owner can elect to utilize the overlay zone by electing into it and submitting a development proposal for review based on the new overlay zoning requirements. As long as the development submittal complies with the overlay zone, the review and approval of the project occurs at a staff

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level within the Development Services Department. City staff will often recommend that the property owner or developer have a meeting with adjacent neighbors to discuss the proposal. But no formal public input is required, because the use of the overlay is not a rezoning of the property; it is the creation of the GRD overlay that is a rezoning, and the public input process that is underway for the GRD complies with the City's requirements for rezonings.

- Some comments have been made that neighbors should be notified about proposals and have the opportunity for public review and input.
Response: Once the overlay is in place the application of the overlay is not a process that requires a public hearing. One of the goals that the Grant Road planning process has established is that revitalization needs to be encouraged so that the vision of the future can be achieved. The GRD is being written to provide certainty for property owners within the GRD in terms of what standards they need to comply with in order to develop their properties, as well as certainty for adjacent property owners as to the quality of development under the GRD and how that development will protect privacy, solar access, buffering and scale when new development is adjacent to existing residential neighborhoods. This will be achieved through the use of standards, so no discretionary review will be needed.

Potential Revision to GRD: The next draft of the GRD will include a description of the review process and how public notification and comment could occur. There is a recognition neighbors desire to be informed about pending development projects. The planning team is looking at ways to define a required or optional public notification and comment method for development projects that occur through the GRD. This could provide the opportunity for neighbors to provide comments to the developer/property owner as well as City staff, for them to consider in the review of the development application.

Monitoring Implementation of Requirements Over Time

Concerns about how the City will monitor that requirements are fulfilled over time has been brought up by several commenters.

Response and Potential Revision to GRD: Some of this will be addressed through further refinements to the draft GRD. But some aspects will also be addressed through other City policies that will be recommended through the Grant Road Implementation Strategy that will be drafted over the next several months.

Share Parking or Access Agreements

- How will these be established and how will compliance be assured over the long run?
Potential Revision to GRD: Shared parking and access agreements will be required to be implemented through deed restrictions or another legally binding method. This will be addressed in the next draft of the GRD. A method will also be defined for periodic City review or monitoring of compliance with the agreement and/or a method for adjacent property owners or other interested parties to report concerns regarding compliance.

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Permitted Land Uses

- Not sure that the Agricultural uses that are listed are the right uses for the GRD.
Response: The intent is to allow community gardens and small scale gardens, chicken coops, and similar uses in conjunction with a residence, restaurant, or produce sales.

Potential Revision to GRD: The planning team will create and define a new land use to use in the GRD rather than Crop Production or General Farming.