

# *Grant-Alvernon Area Plan* Amendment to Allow Commercial Use

Planning Commission  
Study Session  
September 13, 2017

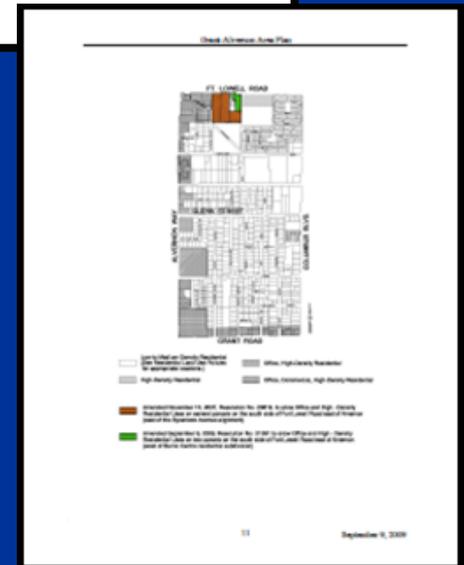
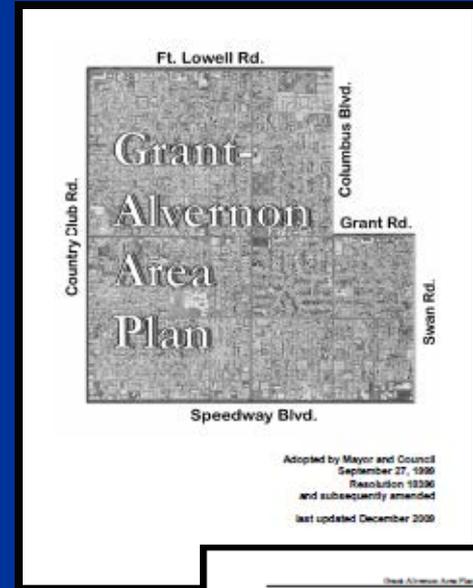


Planning and Development Services Department (PDSD)

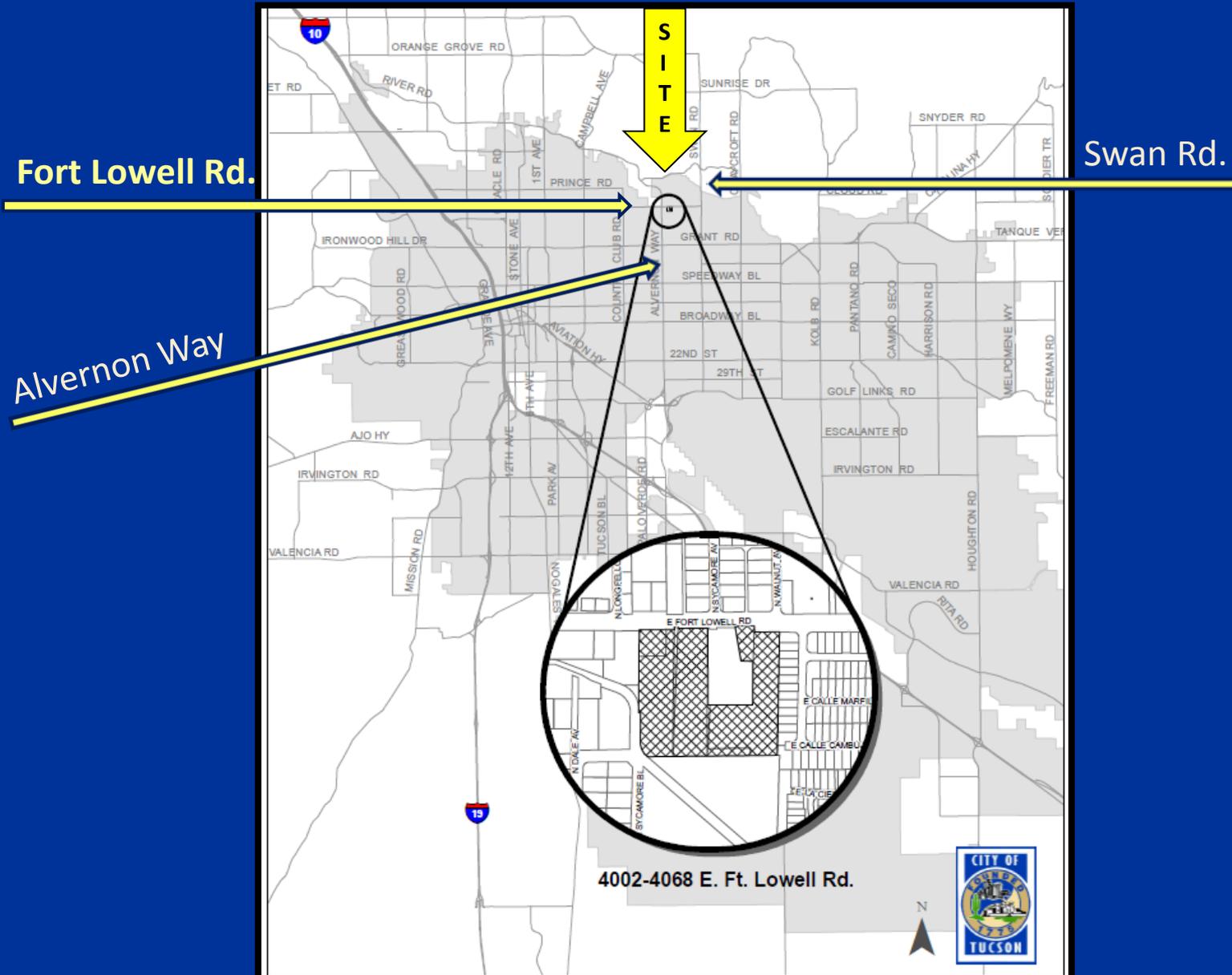
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# Plan Amendment Request

- Request is to change the *Grant-Alvernon Area Plan* Conceptual Land Use Map designation for the amendment site *from* office and high-density residential to office, **commercial**, and high-density residential.



# Context Map



# Amendment Site Location



Fort Lowell Rd.

Swan Rd.

Alvernon Way

SITE



# → Amendment Site (7.92 acres)



Looking east along Fort Lowell Rd.  
toward Swan Rd.



Looking west along Fort Lowell Rd.  
toward Alvernon Way



Amendment site wraps around  
separate parcel zoned R-3 and  
occupied by an apartment complex.

# → Amendment Site continued (7.92 acres)



Looking north toward Fort Lowell Rd.  
from southern boundary of site.



Looking northeast toward adjacent residential  
subdivision from southeast corner of site.

# Amendment Site (7.92 acres)

Alvernon Way/Fort Lowell Rd.  
Intersection



Drainageway on south side of site just east of Alvernon Way/Fort Lowell Rd.



# Plan's Current Conceptual Land Use Map

- When *Grant-Alvernon Area Plan* was adopted in 1999, site was shown on Conceptual Land Use Map as low- to medium-density residential.
- In 2007 and again in 2009, the Conceptual Land Use Map was amended, so that map now shows a combination of office and high density residential on the site.



# The Question



- Is **COMMERCIAL** a reasonable use to allow on the proposed amendment site, along with the currently designated office and high-density residential uses?

# Considerations...

## Existing Zoning in Surrounding Area



# Considerations...

## Existing Land Uses in Vicinity



Looking northeast from the Alvernon Way/Fort Lowell Rd. intersection toward complex of offices. Intersection is approx. 700 ft. from the site.



# Considerations...

## Existing Land Uses in Vicinity continued



Looking north from just west of the site toward a complex of medical offices on the other side of Fort Lowell Rd.



# Considerations...

## Existing Land Uses in Vicinity continued



Looking northwest from the site toward the self storage complex on the north side of Fort Lowell Rd.

# Considerations...

## Existing Land Uses in Vicinity continued



Looking south along Swan Rd. toward Swan Rd./Camp Lowell Dr. intersection with a mix of office and commercial uses. Intersection is approx. 4,000 feet east of site.



Looking toward the southwest corner of the Swan Rd./Camp Lowell Dr. intersection.

## *Findings re Appropriateness of Commercial Uses on Site*

- Fort Lowell Rd. is a designated arterial street on the City of Tucson Major Streets and Routes Map.
- *Grant-Alvernon Area Plan* refers to Fort Lowell Rd. as one of three “major commercial streets” in the area.
- *Plan Tucson Plan Future Growth Scenario Map* shows a potential “Mixed-Use Center” in general area of Alvernon Way/Fort Lowell Rd. intersection.
- Existing zoning and land use patterns are compatible with commercial use.
- In 2000, the extension of Fort Lowell Rd. to Swan Rd. -- known as Camp Lowell Dr. – spurred new development , including office and commercial uses east of the site.

# Staff Recommendation

- Staff recommends that the Planning Commission set this item for public hearing on October 11, 2017.

