

Grant-Alvernon Area Plan
Amendment to Allow Commercial Use

**Planning Commission
Public Hearing
October 11, 2017**



Planning and Development Services Department (PDSD)

Tonight's Question

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



Pursuing a Specific Land Use for a Property

- If an owner of a property decides to pursue a specific land use for the property, the owner should:
 1. Determine what zoning is required for the specific land use, and whether that zoning currently exists for the property.
 2. If the required zoning does not currently exist for the property, determine whether any adopted plans applicable to the property designate the general land use category sought.
 3. If there is an existing adopted plan, but it does not identify the general land use category sought as appropriate for the property, the owner may seek to amend the plan to allow the general land use category sought.
 4. If a plan amendment for the general land use category sought is approved, the owner may then seek a rezoning for the specific land use proposed.

Plan Amendment Process Steps

- The property owner completes application for plan amendment and submits it to Planning & Development Services Department.
- Staff presents proposed plan amendment to **Planning Commission** at a Study Session.
- Planning Commission** holds Public Hearing to allow public to comment on proposed plan amendment. *[Tonight's Step]*
- Planning Commission** decides whether to recommend plan be amended to designate general land use category for property and provides letter to Mayor & Council.
- Mayor & Council hold a Public Hearing to allow public to comment on proposed plan amendment.
- Mayor & Council decide whether to direct the plan be amended.

Rezoning Process

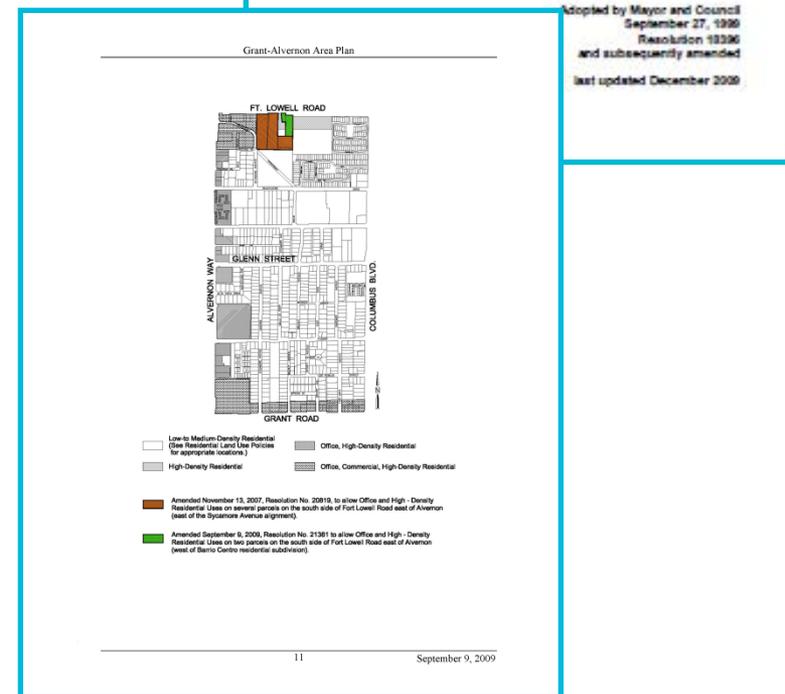
- Once Plan has been amended to designate a general land use for a property, the owner may pursue a rezoning of the property for the specific use(s) sought under the general land use category. The steps in this process include:
 - Pre-Application Conference
 - Neighborhood Meeting
 - Application Submittal
 - Initial Plan Compliance
 - Full Agency Review
 - Public Notification
 - Zoning Examiner Public Hearing & Recommendation**
 - Mayor & Council Meeting (or Hearing) & Decision



Est. total time: 4 – 6 mos.

Tonight's Request to Amend Area Plan

- Request is to revise the *Grant-Alvernon Area Plan* Conceptual Land Use Map to allow **commercial** uses – along with **office** and **high-density residential** uses – on the site amendment

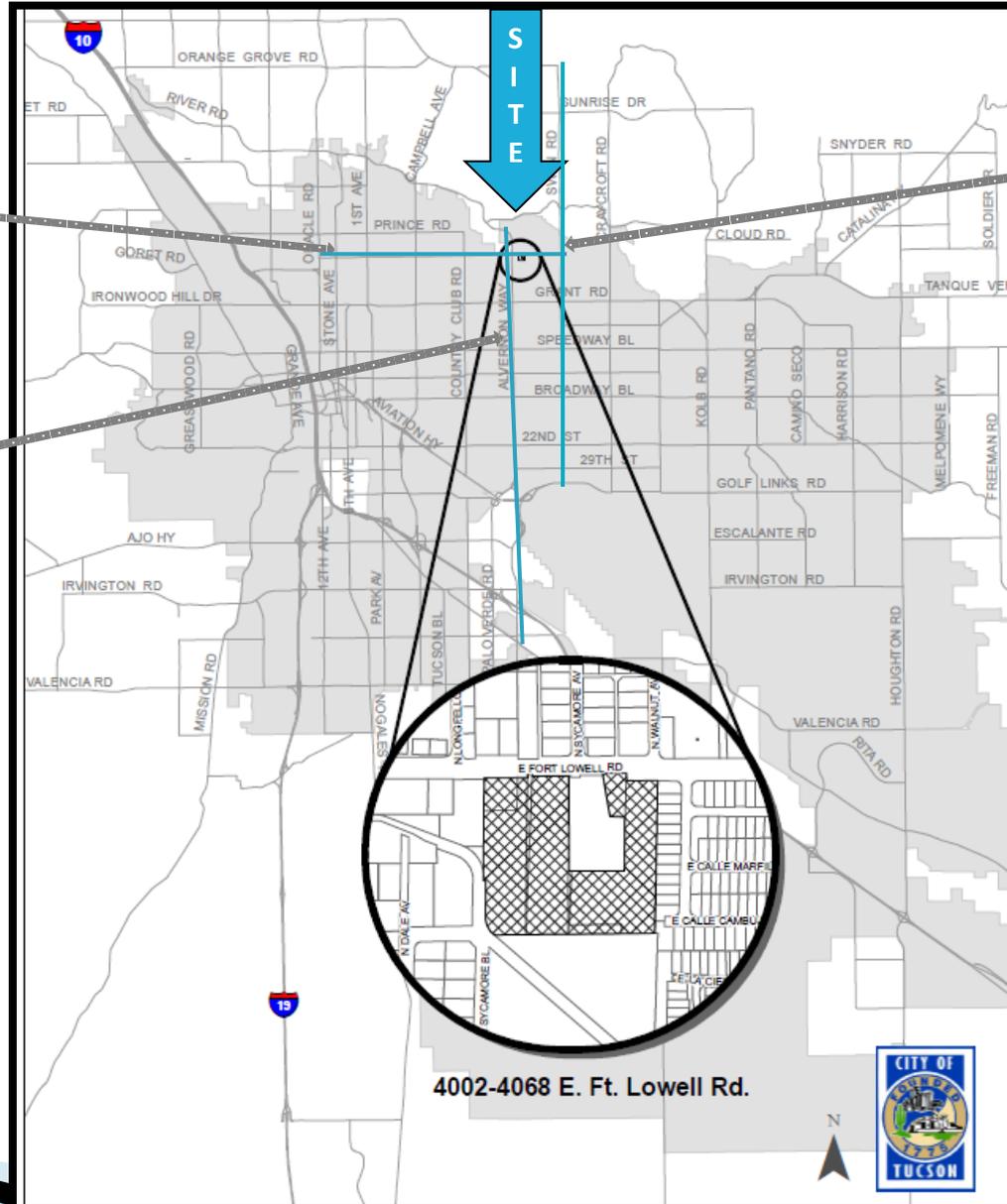


Context Map

Fort Lowell Rd.

Swan Rd.

Alvernon Way



Amendment Site Location



Amendment Site - Existing Conditions



Alvernon-Fort Lowell Intersection



Looking east



Looking west



Drainageway on south side



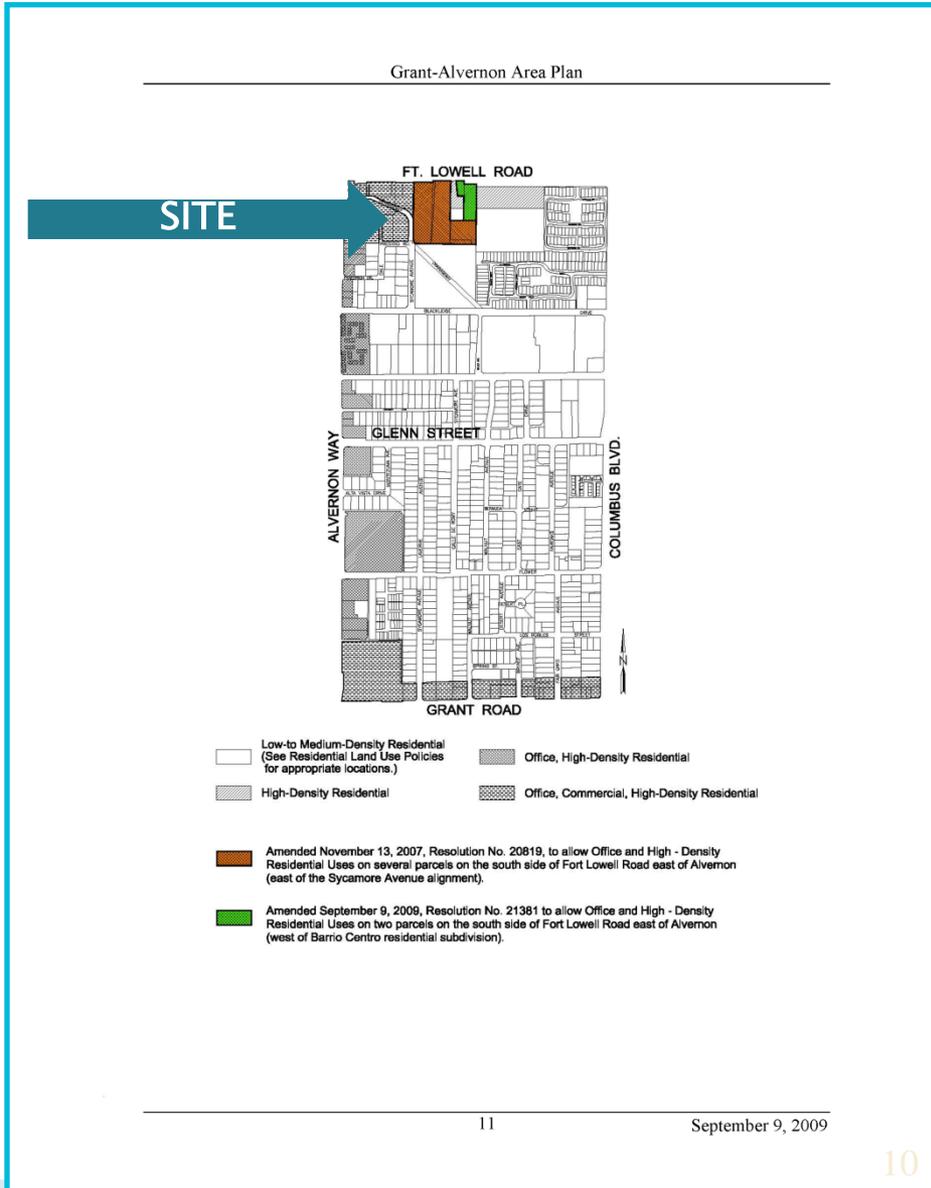
Looking northeast from southeast corner of site



Grant-Alvernon Area Plan

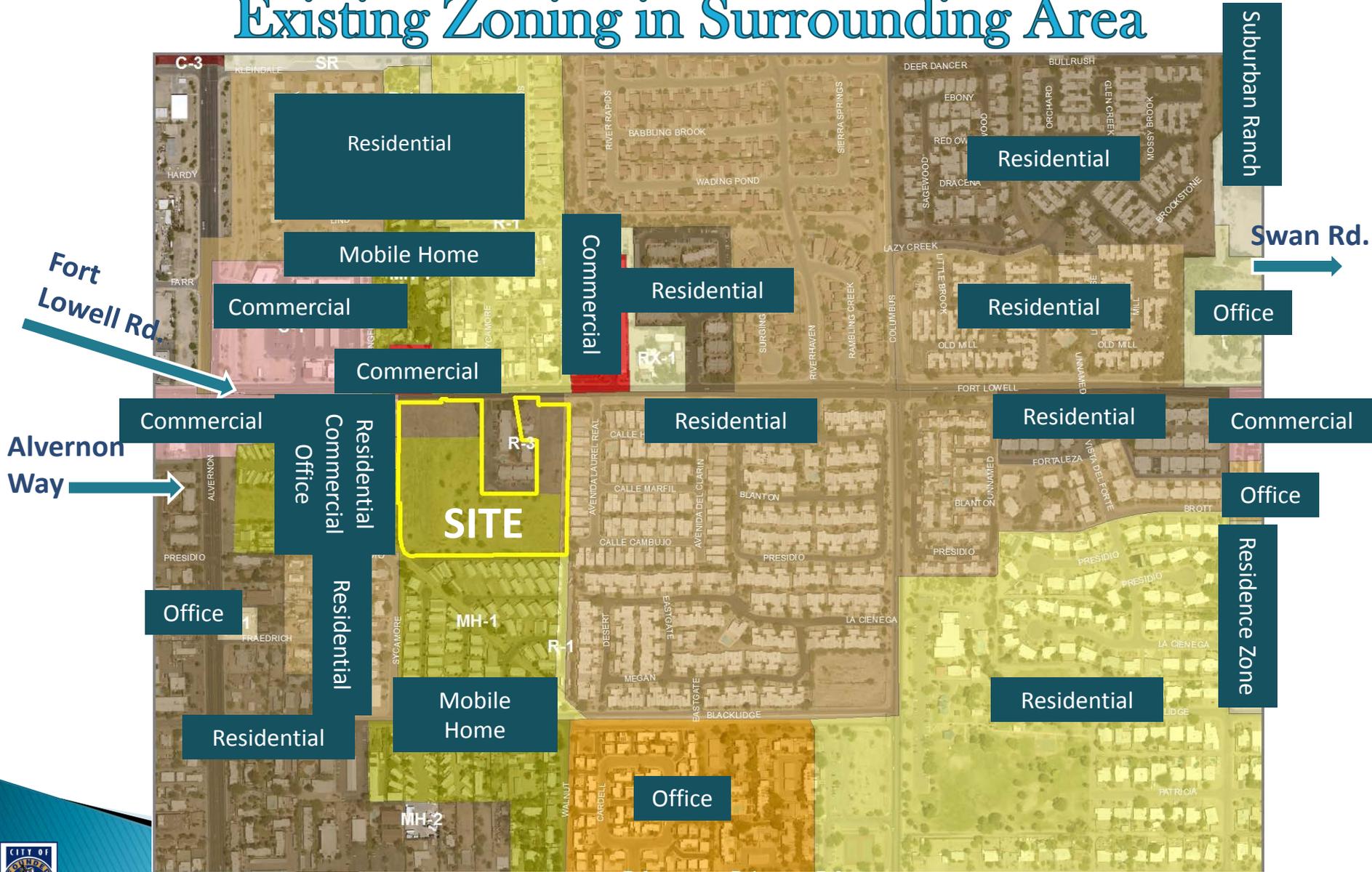
Current Conceptual Land Use Map

- 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.



For Consideration...

Existing Zoning in Surrounding Area



For Consideration...

Existing Land Uses in Surrounding Area



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



For Consideration...

Existing Land Uses in Surrounding Area *cont.*



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



For Consideration...

Existing Land Uses in Surrounding Area *cont.*



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



For Consideration...

Existing Land Uses in Surrounding Area *cont.*



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...

Are Commercial Uses Appropriate on the 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 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 forward the proposed Plan Amendment to the Mayor and Council with a recommendation to revise the *Grant-Alvernon Area Plan Conceptual Land Use Map* to designate the amendment site for commercial uses along with the currently designated office and high-density residential uses.

