PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: February 4, 2015
TO: **Planning Commission**
FROM: **Ernie Duarte, Executive Secretary**
SUBJECT: ***Major Streets and Routes Plan Amendment PA-14-02,***
Grant Road Alignment between Oracle Road and Swan Road
Public Hearing (Wards 3 & 6)

Issue – At the June 17, 2014, Study Session, Mayor and Council directed staff to proceed with amending the Major Streets and Routes Plan (MS&R Plan) to make the future right-of-way shown for Grant Road, between Oracle Road and Swan Road, consistent with the alignment approved by Mayor and Council on January 13, 2009 (Resolution # 21190).

Recommendation – Staff recommends the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to revise the MS&R Plan document as specified below.

Planning Commission Action – On December 3, 2014, the Planning Commission held a Study Session on the plan amendment request. The Planning Commission requested clarification on the level of detail available in the Specific Engineering Plans. Staff informed the Planning Commission that the Engineering Division of the Department of Transportation can determine the location of future right-of-way lines, based on the Specific Engineering Plans on file. The Planning Commission also commented on the need to improve the process for amending the MS&R Plan when related to Regional Transit Authority (RTA) corridor projects. Staff responded that this is an acknowledged issue that appears as if would be best addressed in conjunction with a comprehensive update of the MS&R Plan. The Office of Integrated Planning, the Department of Transportation, and the Planning and Development Services Department are discussing how such an update might be undertaken.

Proposed MS&R Plan Amendment – To reflect the Grant Road alignment, between Oracle Road and Swan Road, approved by the Mayor and Council in 2009, the Specific Engineering Plan for the adopted alignment needs to be referenced as the source for right-of-way information within the segment. To accomplish this, the following three changes to the MS&R Plan are needed:

1. *MS&R Plan, Appendix, Page 24:* Under "Specific Engineering Plans", add the following street segment:
   Street: Grant Road
   Segment: Oracle Road to Swan Road
   Map No. R-2014-004

2. *MS&R Plan, Appendix, Page 24:* Under "Specific Engineering Plans", delete the following three street segments, which will be rescinded by Specific Engineering Plan Map No. R-2014-004 specified above:

   Street: Grant Road
   Segment: 11th Avenue to Tucson Boulevard
   Map No. R-88-09

   Street: Grant Road
   Segment: Martin Ave. to Tucson Blvd.
   Map No. R-94-03

   Street: Grant Road at Swan Road
   Segment: Intersection
   Map No. R-88-14

   Attachment A provides a copy of page 24 with the recommended revisions in yellow.

3. *MS&R Plan Map:* Add the notations "SP" above Grant Road, to direct viewers to the Specific Engineering Plan specified in Item # 1 above. This Engineering Plan, which will provide right-of-way information for the segment between Oracle Road and Swan Road, will be available through the City's Engineering Division.

   Attachment B provides a copy of the map with the recommended "SP" revisions.

Purpose of the MS&R Plan – The MS&R Plan identifies the general location and size of existing and proposed freeways, arterial and collector streets, future rights-of-way, setback requirements, typical intersections and cross sections, and gateway and scenic routes. The City's Department of Transportation and the Planning and Development Services Department (PDSD) implement the MS&R Plan. The MS&R Plan is considered a Land Use Plan as defined in the Unified Development Code (UDC) Section 3.6, and, therefore, is subject to amendment in accordance with the standard Land Use Plan, Adoption and Amendment Procedures. The MS&R right-of-way lines are used in determining the setback for development through the MS&R Overlay provisions of the UDC. As stated in the current MS&R Plan, page 4, "The purpose of the Major Streets and Routes Plan is to facilitate future street widening, to inform the public which streets are the main thoroughfares, so that land use decisions can be based accordingly, and to reduce the disruption of existing uses on a property. By stipulating the required right-of-way, new development can be located so as to prepare for planned street improvements without demolition of buildings or loss of

necessary parking." The MS&R Plan was adopted in 1982 and the text and/or related map have been amended or updated more than 20 times since then.

Public Outreach and Comments – The Office of Integrated Planning, Department of Transportation, and the Planning and Development Services Department have collaborated to provide the following outreach activities to solicit comments on the proposed amendment:

1. Public meeting held on Wednesday November 19, 2014, 5:30 – 7:00 PM, at 2445 North Tucson Boulevard, 85716, in conjunction with the Grant Road Improvement Plan's Phase 2 Open House. One hundred and thirty three (133) people attended this meeting at which staff made a presentation explaining the need to amend the MS&R Plan, and hosted a table at which members of the public could learn more about the MS&R Plan and the amendment process. Comment cards and flipcharts were available for written comments. The only written comment related to the MS&R Plan received said "What are the considerations for high-capacity transit modalities for the major roadway corridors (as they are used by the public in various ways/times of the say & season) both in the short and long term? How/what are we putting to use that can be learned from looking at Phoenix?". Several attendees asked for clarification about the amendment process, which staff addressed. Meeting notification was by postcard to 9,673 residents, businesses and organizations within 300 feet of Grant Road, between Oracle Road and Swan Road (see Attachment C).

2. Presentation to the Grant Road Task Force on August 14, 2014, regarding the need to update the MS&R Plan and the process.

Attachments:

Attachment A: Proposed revisions to page 24 of the MS&R Plan document, highlighted in yellow.
Attachment B: Proposed revisions to the MS&R Plan map, highlighted in yellow.
Attachment C: Postcard sent to residents, businesses and organizations informing them of the November 19, 2014 Public Meeting on the proposed MS&R amendment.

APPENDIX

Corridor Study Maps

Corridor studies have been prepared for the following street segments. Contact the Engineering Division for special centerline information.

Street	Segment

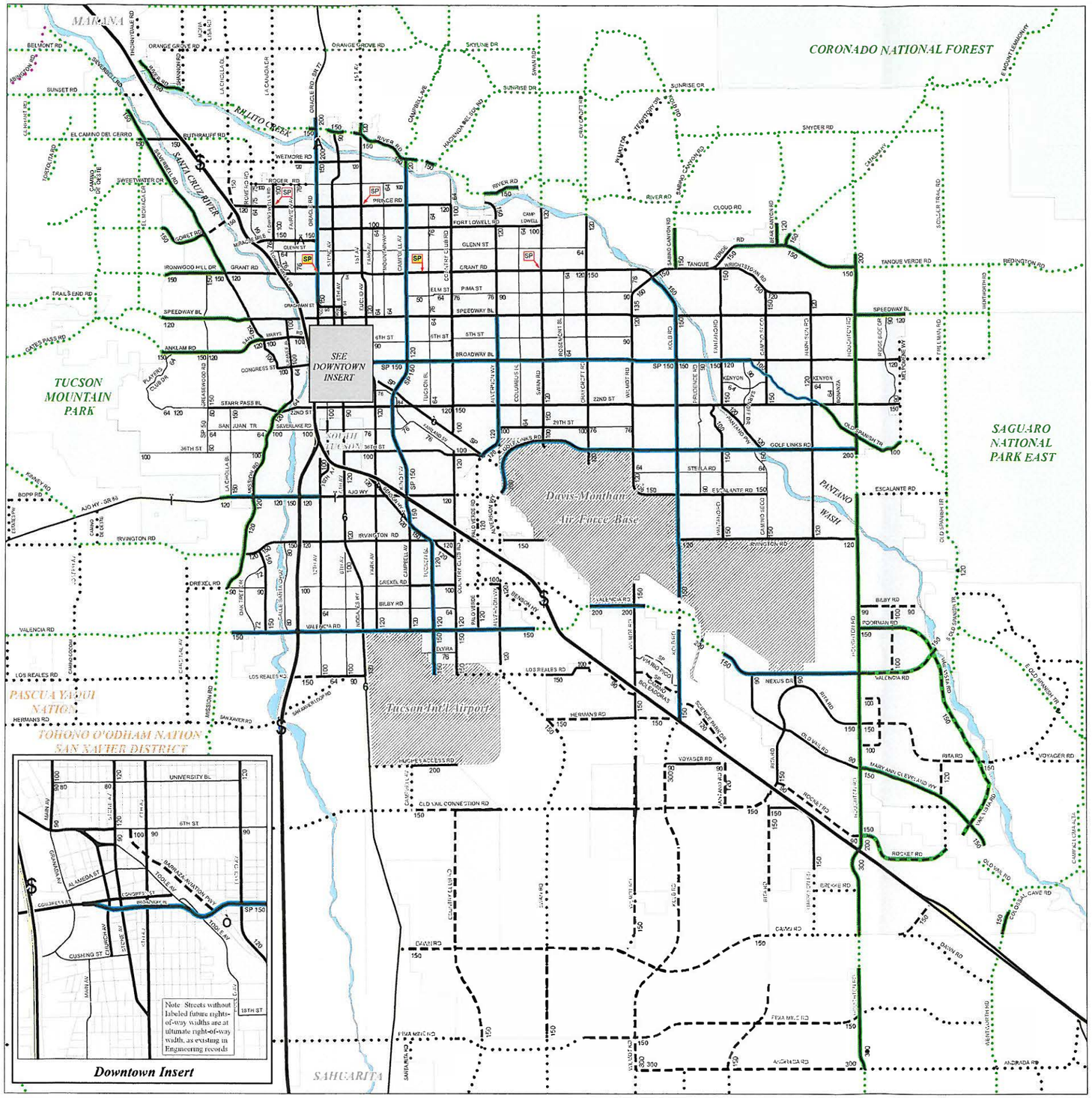
Several corridor studies have been initiated and completed by the City of Tucson. One which is on hold by direction of the Mayor and Council, is a study of the Mission Road alignment south of Congress Street. However, as other formal studies are initiated, they will be listed in this section of the *Plan* in the next *MS&R* update.

Barraza - Aviation Parkway Corridor Study - Broadway to Interstate 10.

Specific Engineering Plans

The following street segments are indicated on the map with **SP**, having engineering plans on file with the Engineering Division, who should be contacted for right-of-way information.

Streets	Segment	Map No.
Broadway Boulevard	First Avenue to Kolb Road	R-89-05
Campbell Avenue	Glenn to Water Street	R-82-04
Campbell Avenue	Water Street to Elm Street	R-94-03
~~Grant Road~~	~~11th Avenue to Tucson Blvd.~~	~~R-88-09~~
~~Grant Road~~	~~Martin Ave. to Tucson Blvd.~~	~~R-94-03~~
Grant Road	**Oracle Road to Swan Road**	**R-2014-004**
Greasewood Road	22nd Street to 36th Street	R-80-04
Kino Parkway	36th Street to Benson Hwy.	R-82-03
Speedway Boulevard	Alvernon Way to Tucson Blvd.	R-88-05
Speedway Boulevard	Tucson Blvd to Euclid Ave.	R-87-04
Speedway Boulevard	Euclid Avenue to Stone Ave.	R-90-12
SR 210	Alvernon Way to Benson Hwy.	
Valley Road	Ajo Way to Mission Road	
1st Avenue at Prince	Intersection	R-87-12
~~Grant Road at Swan~~	~~Intersection~~	~~R-88-14~~
Prince at Flowing Wells	Intersection	R-88-02



*Map Official for City of Tucson Streets Only.
Contact for Pima County for official street designations within the County.

- Arterial Street
- Scenic Arterial Street
- Gateway Arterial
- Collector Street
- Gateway Collector
- Future Arterial Street
- Future Collector Street
- Parks and National Forests
- Other Incorporated Areas
- Native American Jurisdictions
- Unincorporated Pima County
- Tucson City Limits

100 Planned Width

SP Specific Engineering Plan - See Page 24 of MS&R Plan

- County Scenic Route
- County Scenic, Not Major Route
- County Major Route
- STATE & INTERSTATE ROUTE

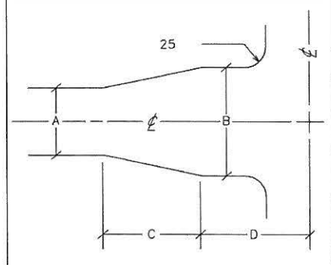
0 1 2 Miles

NOTES

1. Right-of-way widths are measured at mid-block and are used to establish the future right-of-way line locations in the Major Streets and Routes Setback Zone, Division 26 of the Zoning Code.
2. The right-of-way widths may be exceeded.
   a. Within 600 feet of any intersection of two major streets.
   b. At the location of a change of right-of-way width, where the taper for transition may extend 600 feet from the point of change.
   c. In locations where the prevailing existing City-owned right-of-way along the block or section is greater.
3. Except as provided below, the future right-of-way area is generally measured midblock from the survey centerline of the street. It is generally equal to one-half the right-of-way width designated for that street.
4. The mid-block right-of-way widths and centerline locations may be modified by corridor study maps and street right-of-way/improvement plans on file with the Department of Transportation (see Appendix). For such maps or plans, the right-of-way setback is measured from the future right-of-way line as shown on the corridor study maps or street right-of-way/improvement plans.
5. Under the provision of the MS&R Setback Zone, no structure, off-street parking, vehicular circulation, off-street loading, or maneuvering space, landscaping, or screening improvements required by the Zoning Code, may be constructed, erected, placed, or extended in the future half right-of-way area unless specifically allowed. The future right-of-way area that is not publicly owned may be included in the site coverage calculation and used to meet landscaping requirements or reduce required parking.
6. In compliance with the requirement of the MS&R Setback Zone, plans submitted for the issuance of building permits and development plans and tentative plats submitted for review must show the applicable setback from the future right-of-way line as a condition of approval. In cases of hardship, a variance may be requested from the MS&R Setback Zone requirements.

Adopted 11-15-82	Update 5-22-99 (map)
Amended 7-5-83 (map and text)	Update 1-10-00 (map)
Amended 1-23-84 (map)	Amended 3-20-00 (map)
Amended 8-6-84 (map)	Amended 5-22-00 (map)
Amended 4-28-86 (map and text)	Amended 6-26-00 (map)
Amended 3-16-87 (map and text)	Amended 4-23-01 (map)
Amended 5-11-92 (map and text)	Amended 10-1-01 (map)
Amended 12-12-94 (map)	Amended 11-14-02 (map)
Amended 7-10-95 (map and text)	Update 3-27-02 (map)
Amended 9-9-96 (map)	Amended 9-9-02 (map and appendix)
Update 10-14-96 (map)	Amended 7-6-05 (effective 8-5-05)
Amended 2-2-98 (map)	Amended 4-24-07 (map)
Amended 12-14-98 (map and text)	Amended 7-10-07 (map, effective 8-20-07)
Update 01-11-99 (map and appendix)	

RIGHT-OF-WAY WIDENING AT INTERSECTIONS FOR STREETS ON M S & R MAP



A equals mid-block width. The City Engineer will determine values B, C, and D when necessary for mid-block widths not in the following table (e.g. A equals 110)

A	B	C	D
64	90	200	200
76	100	300	200
80	100	300	200
90	120	300	300
100	130	300	300
120	150	300	300
150	150	N/A	N/A
200	200	N/A	N/A

print date 11-07-11

Attachment C

YOU ARE INVITED to a public meeting for local businesses, property owners, neighbors, and neighborhood associations on amending the MS&R Plan to reflect the alignment approved by Mayor and Council on January 13, 2009 (Resolution # 21190) for Grant Road, between Oracle Road and Swan Road, as part of the Grant Road Improvement Plan. This public meeting, which will be held in conjunction with the **Grant Road – Phase 2 Design Open House**, will include information on the MS&R Plan and the amendment process.

Major Streets & Routes (MS&R) Plan Amendment:

Grant Road
Between Oracle and Swan Roads

PUBLIC MEETING

Wednesday, November 19, 2014, 5:30 – 7 PM
(brief presentation at 5:45 PM)
Tucson Association of Realtors Meeting Room
2445 North Tucson Blvd Tucson, AZ 85716

If you would like more information or are unable to attend this meeting and would like to share your comments with us about the MS&R Plan Amendment, please contact María Gayosso (Maria.Gayosso@tucsonaz.gov, 520-837-6972) or Rebecca Ruopp (Rebecca.Ruopp@tucsonaz.gov, 520-837-6973).

Americans with Disabilities Act: *Persons with a disability may request reasonable accommodations by contacting Becky Flores at Becky.Flores@tucsonaz.gov or 520-837-5013. Requests should be made by November 5, 2014. Si necesita asistencia en español, comuníquese con María Gayosso (Maria.Gayosso@tucsonazgov, 520-837-6972).*