

GRANT ROAD INVESTMENT DISTRICT (GRID) URBAN OVERLAY DISTRICT (UOD)

What is the GRID UOD? The GRID is an overlay zone, which is a regulatory tool that creates a special zoning district placed over the existing zoning. This special zoning district provides provisions in addition to the existing zoning to allow for developmental flexibility and site specific solutions to redevelopment.

Where does the GRID apply? The GRID overlays an area, from Oracle Road to 1st Avenue, in which significant public investment has already been made in transit, utility and other infrastructure improvements. The area encompasses Phases 1 and 2 of the Grant Road Improvement Project.



What tools does the GRID provide for redevelopment? Through a design review process, the GRID allows for flexibility for zoning regulations such as:

Change of Use **Parking Building Setbacks** Off-Street Loading Landscaping and Screening **Building Height** Solid Waste Collection Lot Coverage

What does the process to develop using the GRID look like? To develop using the standards of the GRID UOD, an applicant must undergo a design review process. This takes approximately 6 to 8 weeks for a minor review, or 4 to 6 months for a major review. Development Packages may be submitted for review at the same time a GRID proposal is being reviewed. The following is a general timeline of that process:

4–6 MONTHS FOR MAJOR REVIEW - 6 TO 8 WEEKS FOR A MINOR REVIEW

Pre-application Conference

- Applicant plus staff from: Planning and Development Services Dept. (PDSD)
- Dept. of Transportation **Environmental Services** Dept.

Determined whether Major Review or Minor Review is required.

Neighborhood Meeting

Major Review requires notice to all property owners within 300 ft.of site; all registered neighborhood associations within 1 mile of site; and affected Council Ward offices.

Minor Review requires notice of property owners within 50 ft. of site and registered neighborhood association for the site area.

Formal Application Submittal

Applicant submits Development Package with neighborhood meeting documentation, project scope, building elevations & massing, & design details.

PDSD Processes Application

Depending on type of project, there may be reviews & recommendations from:

- City Design Professional
- City of Tucson Historic Commission
- **GRID** Design Review **Board** (includes members from the affected neighborhood)

PDSD Decision

PDSD Director reviews & makes decision.

Optional

PDSD decision may be appealed to Mayor & Council

For more information on developing using the GRID: contact Daniel Bursuck at daniel.bursuck@tucsonaz.gov • (520) 837-4984

20 days of public comment in tandem with application processing