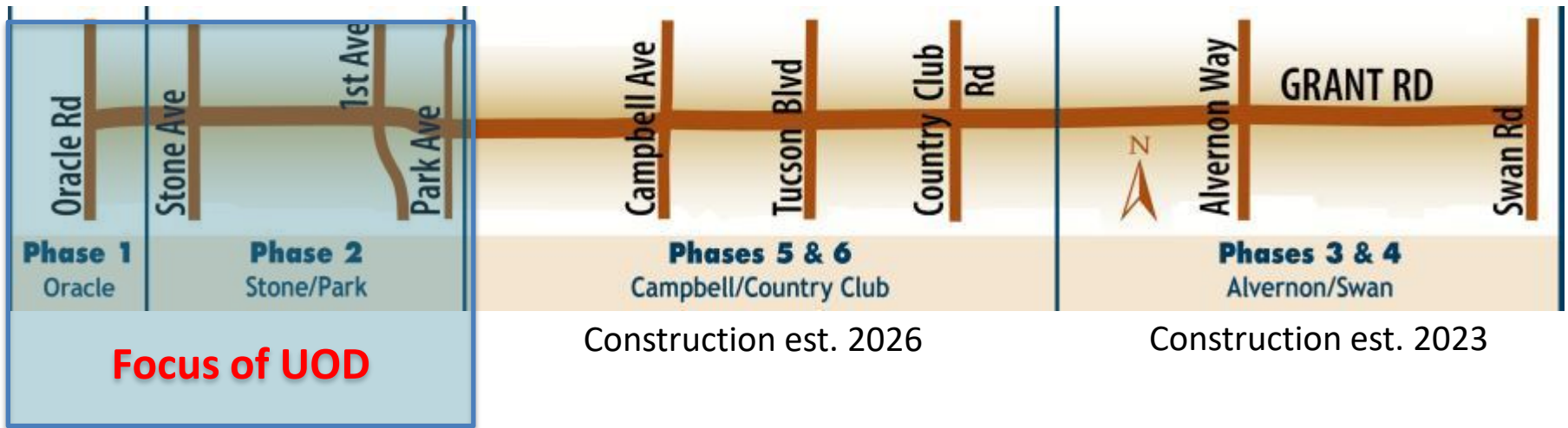


Grant Road Urban Overlay District Informational Session

November 18, 2022



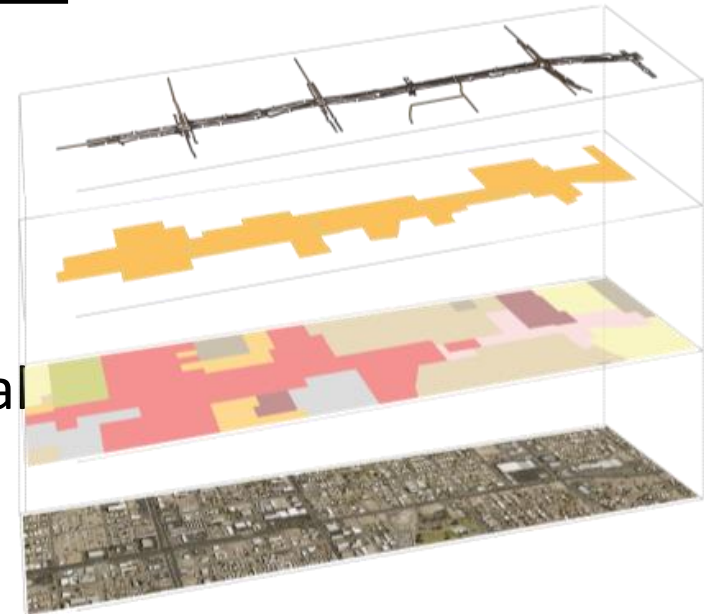
Focus of UOD

Construction est. 2026

Construction est. 2023

Grant Road Urban Overlay District (UOD) - What is a UOD?

- Offers **optional zoning** for property owners – **existing zoning remains in place**
- Allows zoning relief in exchange for better design
- Encourages comprehensively planned pedestrian and transit-oriented urban infill and mixed-use areas
- Provides flexible zoning solutions to deal with such issues as:
 - Parking
 - Setbacks
 - Landscaping
 - Building Height



Why a UOD?

- There are several properties along Grant Road that are vacant and ready for redevelopment
- The widening of Grant Road has created parcels that are shallow and oddly shaped that are not easily redeveloped under traditional zoning codes

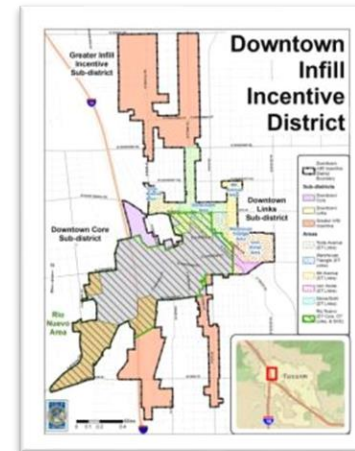
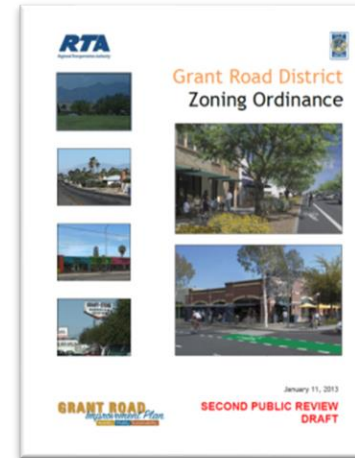
The UOD provides a flexible code tailored to aid redevelopment along Grant Road

Where is the GRID Located?



Building Blocks for Grant Road Urban Overlay District

**Public Feedback
(Taskforce Meetings,
Workshops,
Stakeholder
Interviews, Public
Review)**



Key Components of Overlays

Developmental relief:

- Parking
- Dimensional standards
- Landscaping
- Circulation
- Environmental services

In exchange for:

- Taller buffer walls
- More landscape screening
- Building orientation
- Storm water management
- **More compatible design**

Overview of Public Involvement

- Public outreach conducted since fall 2015
 - Six Grant Road Citizen Task Force meetings
 - Four stakeholder interview meetings with developers, neighborhood representatives, designers, Infill Incentive District (IID) study group representatives
 - Two public workshops on land use tools
 - Two public reviews of the UOD document
 - Several individual meetings with local stakeholders, residents and businesses
 - Required neighborhood meeting held twice

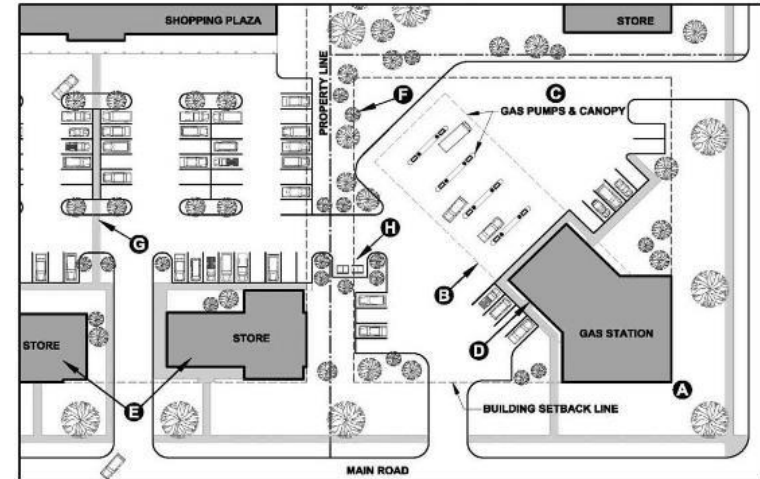


Common threads through the process

- Parking relief with protections for neighborhoods
- Reduced Setbacks
- Bringing buildings forward on lots
- Improved pedestrian environment
- Support transit connections
- More building height at major intersections less near neighborhoods
- Green infrastructure & sustainable practices

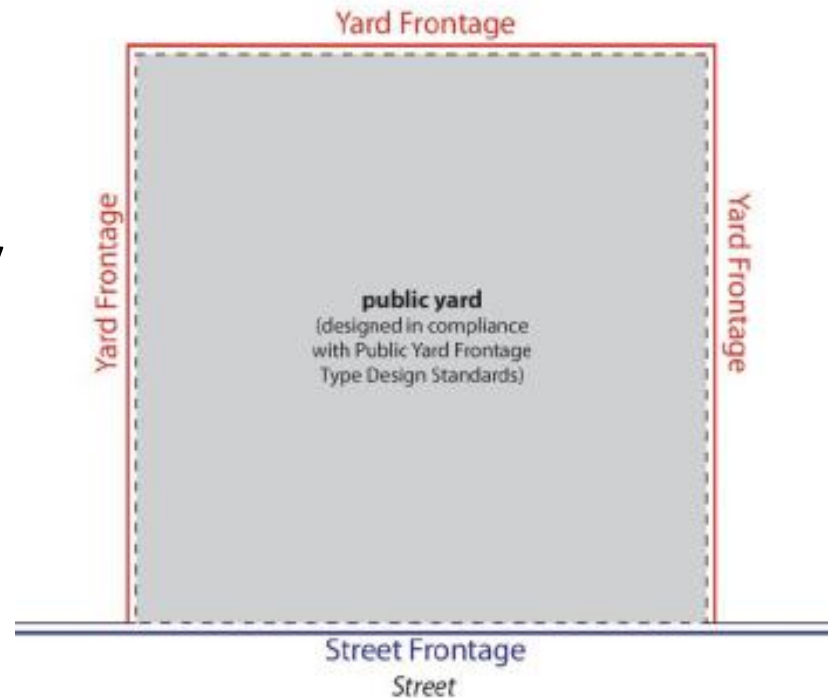
Highlights Parking

- May be reduced up to 25% with analysis and findings that show the proposed parking is adequate
- Surface parking shall be located either next to or behind the proposed building
- Further reductions in parking may be allowed through shared parking agreements and in exchange for additional bicycle facilities (when applicable).



Highlights Setbacks

- Perimeter yard requirements may be reduced or waived if:
 - Consistent with Major Streets and Routes Plan
 - There is adequate sign visibility
 - No traffic safety issue is created
 - Does not create a future roadway expansion problem
 - Provides adequate buffering residential



Highlights

Landscaping / Screening

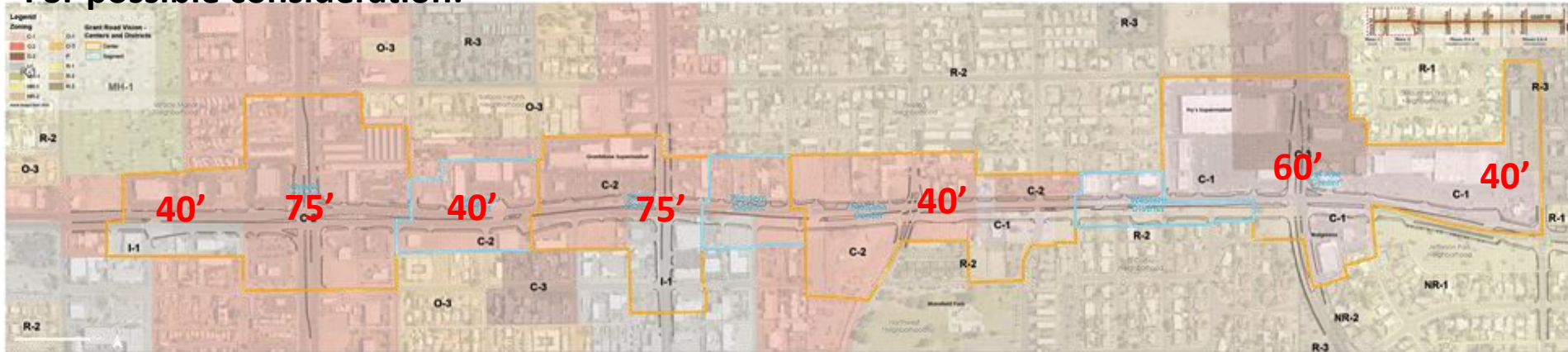
- Modification to landscaping and screening may be granted if:
 - shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios
 - Conforms with development transition standards
- Additional standards for type of landscaping (size, drought tolerant, etc.)



Highlights

Building Heights

For possible consideration:



- More building height at major intersections, less along segments and near neighborhoods
 - 75' building height at Oracle and Stone Intersections
 - 60' building height at 1st Avenue Intersection
 - 40' building height for remaining portions

Highlights

Development Transition Standards

Development Transition Standards

- Mitigation of Taller Structures
 - Maximum building height 25 feet within 30 feet of the property line.
 - Building orientation and windows above the second story shall be located to reduce views into affected residential properties.
 - Balconies shall be oriented away from residential properties
 - Bulk reduction may be required by design professional if facing residential uses
- Required mitigation of Service Areas
- Required mitigation of Parking Facilities and other areas.

Highlights

Environmentally Conscious Design Practices

- Each development shall include three or more of the following:
 - Shade for at least 70% of parking areas.
 - Shade for at least 70% of pedestrian areas
 - Direct access connections from transit stops.
 - Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity.
 - Use LED outdoor lighting of less than equal to 3600 kelvin to comply with COT Outdoor Lighting Code.
 - Shade for Short Term Bicycle Parking Facilities.
 - Solar panels on roof or shade structures.
 - Green roof with at least 4" of growth medium
 - Porous concrete or permeable paving adjacent to planting areas.
 - Vegetated "greenwalls" (covered by live plant material) or trellises.
 - Provide low-e glass better than the requirement per the International Energy Conservation Code for all windows.
 - Adaptive reuse of existing structure
 - Use reclaimed water for landscaping
 - 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant / Low Water Use Plant List.

Highlights

Additional Improved Design Elements

- Landscaping
- Right-of-Way maintenance
- On-Site water management
- Lighting and light trespass
- Hardscape materials



Highlights Uses

TABLE C-2-GRID-1 - LAND USE TYPE	
<p>Commercial Services Group</p> <p>Administrative and Professional Office</p> <p>Alcoholic Beverage Service</p> <p>Entertainment</p> <p>Food Service</p> <p>Personal Services</p> <p>Travelers' Accommodation, Lodging</p> <p>Civic Use Group</p> <p>Civic Assembly</p> <p>Cultural Use</p> <p>Educational Use: Instructional School</p> <p>Educational Use: Post-secondary Institution</p> <p>Membership Organization</p> <p>Postal Service</p> <p>Protective Service</p> <p>Religious Use</p>	<p>Industrial Use Group</p> <p>Craft work</p> <p>Microbrewery</p> <p>Retail Trade Group</p> <p>Car Share</p> <p>General Merchandise Sales</p> <p>Food and Beverage Sales</p> <p>Pop-up Peddler Pod</p> <p>Residential Group</p> <p>Attached Family Dwelling</p> <p>Multifamily Dwelling</p> <p>Group Dwellings, pursuant to Section B-2.b.13</p> <p>Residential Care Services, but only Adult Care Service</p> <p>Other Uses</p> <p>Mixed Uses are limited to a combination of Residential and any other uses listed in this table.</p>

- Additional land uses when allowed by adopted Area and Neighborhood Plans

Highlights

Minor and Major Review

- Design Review

Two Types:

1. Minor – smaller scale and limited impact on residential. Review conducted by Design Professional
2. Major – larger scale development with potential impacts. Review conducted by Design Professional and Design Review Committee

Minor



Major



Attachment A: Grant Road Overlay - Oracle Road to 1st Avenue

