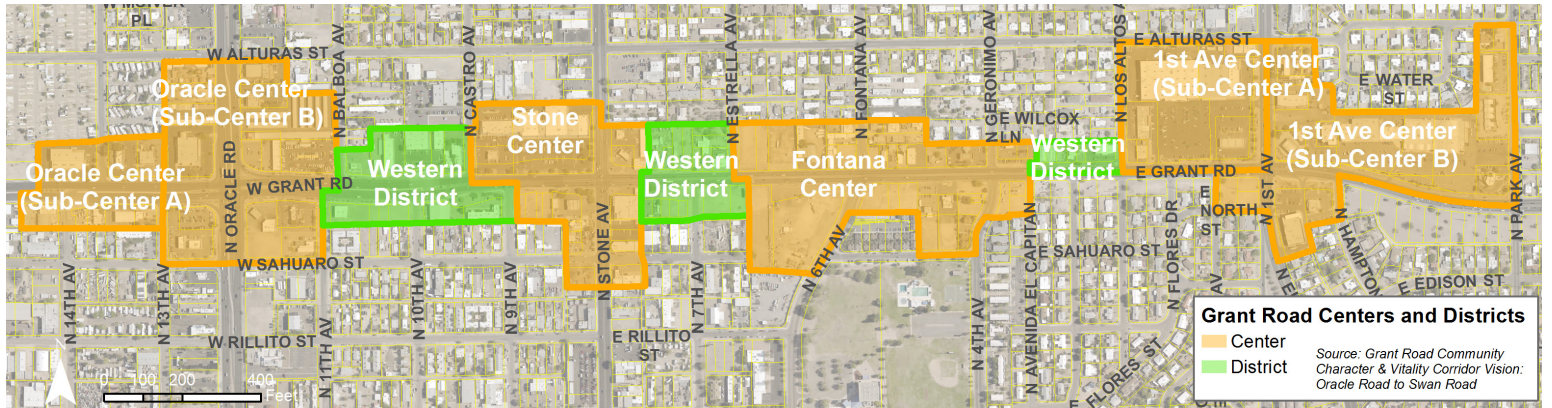




GRANT ROAD INVESTMENT DISTRICT (GRID) URBAN OVERLAY DISTRICT (UOD)

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.

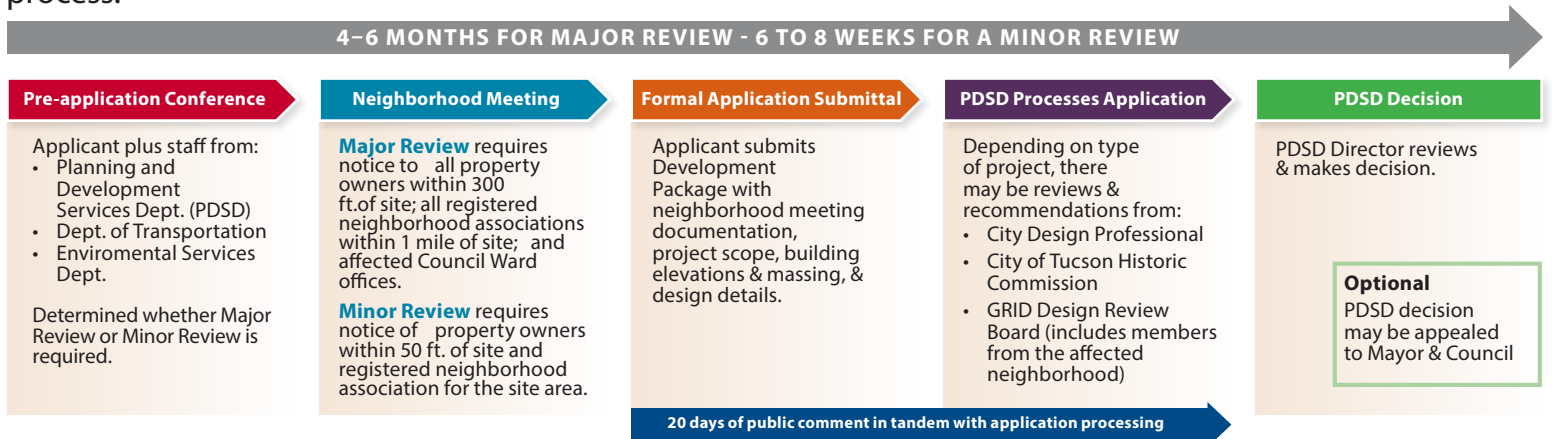
Where does the GRID apply? The GRID overlays an area, from Oracle Road to 1st Avenue, in which significant public investment has already been made in transit, utility and other infrastructure improvements. The area encompasses Phases 1 and 2 of the Grant Road Improvement Project.



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

Parking	Change of Use	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:



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