



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-3-B-10-5
 October 17, 2014

Alhambra Village Planning Committee Meeting Date October 28, 2014
Planning Commission Hearing Date November 18, 2014

Request From: PUD (110.64 Acres), PAD-12 (20.37 Acres), CP/GCP (16.64 Acres), R-3 (15.59 Acres), C-2 (14.54 Acres), R-4A (8.24 Acres), C-3 (6.54 Acres), R-3A (5.24 Acres), R-4 (5.01 Acres), C-2 SP (1.99 Acres), R1-6 (1.99 Acres), C-O (1.13 Acres) & R-5 (0.37 Acres)

Request To: PUD (208.29 Acres)
Proposed Use Major amendment to the Grand Canyon University PUD (Z-3-10) to expand the PUD boundary, change development standards and add uses.

Location Area general bounded by 35th Avenue on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south

Owner Grand Canyon Education, Inc.
Applicant/Representative Mike Curley – Earl, Curley & Lagarde, PC.
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Existing: Commercial / Residential 3.5 to 5 / Residential 15+ / Residential 10 to 15 / Commercial / Industrial / Parks/Open Space Public / Public/Quasi-Public	
		Pending: Public/Quasi-Public	
Street Map Classification	35 nd Avenue	Major Arterial	Varies, 33-40 foot east half street
	Camelback Road	Arterial	Varies, 40-52 foot north half street
	27 th Avenue	Arterial	40 foot east half street
	Missouri Avenue	Minor Collector	Varies, 20-40 foot south half street
	Black Canyon Highway	Freeway	Varies, 135-225 foot west half street

	Colter Street	Local	30 foot south half street / 30 foot north half street
	Georgia Avenue	Local	25 foot south half street
	Vermont Avenue	Local	25 foot north half street
	Medlock Drive	Local	25 foot south half street
	29 th Avenue	Local	30 foot west half street / 30 foot east half street
	30 th Drive	Local	30 foot west half street / 30 foot east half street
LAND USE ELEMENT, GOAL 1, POLICY 3: INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY.			
The proposed expansion of Grand Canyon University will expand the educational opportunities in the west valley.			
NEIGHBORHOOD ELEMENT, GOAL 2: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.			
The proposed development includes setbacks, stepbacks, and enhanced landscaping to keep them compatible with the surrounding land uses.			
CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.			
The proposed development will consolidate several blighted and underutilized properties parcels and redevelop them into an asset for the community.			

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone multiple sites which are collectively 208.29 acres and located in the area general bounded by 35th Avenue on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south, from PUD (Planned Unit Development), PAD-12 (Planned Area Development), CP/GCP (Commerce Park / General Commerce Park), R-3 (Multiple-Family Residence District), C-2 (Intermediate Commercial), R-4A (Multiple-Family Residence District), C-3 (General Commercial), R-3A (Multiple-Family Residence District), R-4 (Multiple-Family Residence District), C-2 SP (Intermediate Commercial Special Permit), R1-6 (Single Family Residence District), C-O (Commercial Office) and R-5 (Multiple-Family Residence District) to PUD (Planned Unit Development) to allow for a major

amendment to the Grand Canyon University PUD (Z-3-10-5) to expand the PUD boundary, change development standards and add uses. The subject request is the second major amendment to the original PUD (Z-3-10-5), which established new zoning standards for the university in 2010. The first major amendment to the PUD (Z-3-A-10-5) expanded the boundaries of the PUD to add two sites, one of which was previously part of the Little Canyon Park, and the other a former apartment complex at the northwest corner of 30th Drive and Colter Street.



Proposed Site Plan – Grand Canyon University PUD

2. The portion of the site currently included within the PUD is currently developed with Grand Canyon University, a major regional university. Other areas of the site are currently vacant or occupied by temporary uses for the university. A number of sites located within the project boundaries are not owned by Grand Canyon University and are not part of this request. These sites are a collection of commercial, residential and open space uses.
3. The General Plan designation for the subject site is a mixture of Residential 3.5 to 5, Residential 15+, Residential 10 to 15, Commercial, Industrial, Parks / Open Spaces and Public / Quasi Public. Because the request is for a site larger than 10 acres, a General Plan Amendment is required. Companion case, General Plan Amendment request GPA-AL-1-14-5 has been filed to designate the general plan designation for the entire site Public/Quasi Public.

SURROUNDING USES & ZONING

4. **North of Missouri Avenue**

The area immediately north of the Missouri Avenue primarily consists of single family homes with a small multifamily property at the northeast corner of 35th Avenue and Missouri Avenue.

West of 35th Avenue

The area immediately across 35th Avenue from the subject site consists of single family homes with a small multifamily property at the southwest corner of 35th Avenue and Missouri Avenue.

South of Camelback Road

The area adjacent to the subject site, along the south side of Camelback Road is composed of primarily single family homes, with limited commercial uses near the eastern end of the project boundaries. Both corners on the south side of Camelback Road at 27th Avenue consist of commercial properties, with small commercial properties continuing east to the Black Canyon Freeway.

East

The eastern boundary of the subject site is defined by the Black Canyon Freeway.

Within the Subject Area

Within the subject area, a number of properties exist under private ownership not associated with the university and are not part of the request. This area consists of a mixture of single family homes, multifamily properties, small commercial businesses, and vacant land. The existing zoning includes districts which allow single family residential, multifamily residential, commercial and parking.

Little Canyon Park also exists within in the subject area, but is not a part of the rezoning request. A small piece of Little Canyon Park was previously removed from the park and added to the GCU PUD through rezoning case Z-3-A-10-5 which was approved by City Council on July 3, 2012. The remainder of Little Canyon Park has remained a park, and the city has no plans to remove it from the citywide park system.

PROPOSAL

5. The proposal was developed utilizing the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped October 3, 2014, Attachment B. Many of the proposed standards were designed specifically for a university campus.

Land Use

The narrative proposes uses associated with a university such as classrooms, assembly halls, dormitories, and offices. All allowed uses are associated with the larger university campus and will contribute to the institution's ability to provide educational opportunities for the valley.

Development Standards

The proposed development standards are designed to allow the applicant to develop a university campus while creating buffers from surrounding single family residential neighborhoods.

Development Standards and Guidelines	
Maximum Density	2 du / acre (residential use) 50 du / acre (dormitories)
Minimum Building setbacks	Camelback Road – 50 feet 35 th Avenue – 50 feet I-17 Freeway / Missouri / 27 th Avenue – 20 feet Interior Corner – 0 feet Interior to Campus – 0 feet Adjacent to Residential Zoning Districts – 10 feet Adjacent to Non-Residential Zoning Districts – 0 feet Adjacent to Little Canyon Trail – 34 feet
Maximum Lot Coverage	60%
Maximum Building Height	95 feet
Building Stepback	Maximum building height is 20 feet at building setback adjacent to Missouri Avenue and existing residential uses. Building height may increase 2 feet for every 1 foot of additional setback.

Landscaping Standards

Standards are included within the Development Narrative which will buffer the university uses from the surrounding community.

Landscape Setbacks	
Adjacent to a Public Street	20 feet
Adjacent to Residential Zoning Districts	10 feet
Adjacent to Non-Residential Zoning Districts	0 feet

Parking

The Development Narrative notes the applicant will provide a total of 6,477 parking spaces through a collection of surface parking lots and parking garages. The total parking required will exceed the required parking of 4,681 spaces by a total of 1,158 parking spaces.

Shading

While the Development Narrative does not require any specific standards relating to shade, it does include discussion maintaining existing trees when possible, and utilizing shade features such as trellises, overhangs, awnings and building cantilevers whenever appropriate. Further, the Development Narrative states all new construction shall comply with the shade standards set forth in Section 507 Tab A of the Phoenix Zoning Ordinance.

Design Guidelines

Limited design guidelines are included in the Development Narrative. The design

guidelines primarily related to edge treatment for the campus, and lighting, two components which are highly visible from the outside of the campus. No other design guidelines are described in the Development Narrative and therefore all other applicable design guidelines outlined in the Guidelines for Design Review section of the Zoning Ordinance will apply.

Signage

The Development Narrative details the exact type and quantity of signage permitted for different parts of the campus. Various types of signage would be permitted such as monument signs, freeway pylon signs, fascia mounted signs, projected light signs and aerial view signs. The standards for the freeway pylon signs exceed ordinance standards for similar types of signs, however other signage is similar in scale and scope to the ordinance standards for signage.

Sustainability

The narrative proposes several options to incorporate sustainability principles including locally sourcing building materials when possible, providing bicycle stalls and lockers, orienting buildings to reduce energy consumption and utilizing LEED-Accredited Professionals as part of the design process.

STREET TRANSPORTATION

7. A Traffic Impact Study was submitted to the Street Transportation Department on October 16, 2014 for review. Right of way dedications and improvements may be required pending the results of the Traffic Impact Study. A stipulation has been added to address this requirement.

MISCELLANEOUS

8. Water

The current site has an existing 12-inch water mains located on Camelback Road, 27th Avenue, 35th Avenue and Missouri Avenue. There are also 6-inch and 8-inch water mains available in residential streets and within the existing campus. There are no water concerns for the proposed development.

Sewer

There is a new 15-inch sewer main along Camelback Road between 29th Avenue and 35th Avenue. There are also 8-inch and 10-inch tributary mains available in residential streets.

9. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal would consolidate and redevelop several smaller parcels into one larger development.

2. Through the use of landscape and building setbacks, the proposal would be appropriately buffered from the surrounding single family residential development.
3. The proposed expansion of the University would create additional educational opportunities for area residents.

Stipulations

1. An updated Development Narrative for the Grand Canyon University PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 3, 2014, as modified by the following stipulations:
 - a. Page 6, First paragraph: The first sentence shall read: "...C-O (Commercial Office District-Restricted Commercial), CP/GCP (Commerce Park/General Commerce Park) and C-2 (General Commercial) to PUD (Planned Unit Development) to enlarge...".
 - b. Page 6, Second paragraph: The third sentence shall read "Campus enrollment is approximately 11,000 with approximately 14,000 students expected in 2015."
 - c. Page 12: "Little Canyon Trail" shall be labeled on the site plan.
 - d. Page 17: Surrounding Zoning Districts: Districts for east (of Little Canyon Trail) shall read "R-3, R-4, C-2 SP".
 - e. Page 19: Property previously zoned as PUD shall be labeled as "Existing PUD".
 - f. Page 21: Minimum Building Setbacks: "Adjacent to Existing Residential" shall read "Adjacent to Residential Zoning Districts".
 - g. Page 21: Minimum Building Setbacks: "Adjacent to Existing Non-Residential" shall read "Adjacent to Non-Residential Zoning Districts".
 - h. Page 21: Minimum Building Setbacks: Adjacent to Little Canyon Trail shall read "Adjacent to Little Canyon Trail: 34 feet (measured west from the easterly line of the trail, trail is approximately 10 feet wide, canal is approximately 14 feet wide)".
 - i. Page 21: Maximum Building Height: Building stepback requirement (a) shall read: There shall be a 20 foot maximum height within 20 feet of Missouri Avenue or a residential zoning district, which height may be increased two feet for each additional one foot of building setback to the maximum permitted height".
 - j. Page 21: Required Parking: Arena parking ratio should read: "1 space:4 arena seats"
 - k. Page 22: Provided Parking: PUD Temporary Lots shall read "PUD Lots".
 - l. Page 22: Minimum Landscape Setbacks/Standards: "Adjacent to Residential" shall read "Adjacent to Residential Zoning Districts".
 - m. Page 22: Minimum Landscape Setbacks/Standards: Adjacent to Non-

- Residential shall read “Adjacent to Non-Residential Zoning Districts”.
- n. Page 23: Landscape Setbacks: Note shall read “Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code”.
 - o. Page 24: Building Setbacks: Note shall read “Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code”.
 - p. Page 25: Building and Landscape setback and stepback – along Missouri diagram date stamped October 13, 2014 (Attachment C) shall be inserted in Missouri Avenue section.
 - q. Page 26: Little Canyon Trail: The second paragraph shall read: “The required building setback west of the Little Canyon Trail shall not be less than 34 feet as measured from the east property line of the Trail easement. Additionally, buildings east of the trail shall maintain a 10 foot setback from the east property line of the trail easement. For buildings west of the trail, there shall be a 34 foot maximum height within 34 feet of a residential zoning district, which height may be increased two feet for each additional one foot of building setback to the maximum permitted height”.
 - r. Page 26: Building setbacks along Little Canyon Trail diagram date stamped October 13, 2014 (Attachment D) shall be inserted in Little Canyon Trail section.
 - s. Page 29: Shade standards: The last paragraph shall read “New construction on the GCU campus shall comply with the shade standards set forth in Section 507 Tab A of the Phoenix Zoning Ordinance.”
 - t. Page 37: Little Canyon Trail: The section shall read:

“The Little Canyon Canal is an historic channel that predates the Salt River Project canal system seen elsewhere in the valley. The canal is a relatively narrow channel that transitions to an underground vault on either side of the university campus.

Several easements are currently in place along this perimeter, including utility easements and a multiuse trail easement. The alignment of the canal represents a segment in the Metropolitan Bike Path system (see attached exhibit from the Maricopa Association of Governments “Bike ways” map), and a community amenity. The City of Phoenix recently approved a Public Art Project that aims to improve the canal between Missouri Avenue and Camelback Road, and capitalize on its capacity to serve as a walking and bike path for area neighbors.

Improvements created a heavily landscaped multiuse path on the western bank of the canal on university property. As such, the university has agreed to provide annual funds to maintain these improvements that include a meandering path of concrete and decorative concrete, groundcover and shrubs including white lantana, desmettiana and blue grama grasses, along with a tree canopy of pistache, palo verde and

sissoo trees placed 30 feet on center to provide shade and screening. A landscaped terminus is provided at the Colter Street cul-de-sac as an amenity to the adjacent neighborhood.

These improvements provide a welcome amenity to the neighborhood, and also provide a superior screening element between the campus and multifamily properties to the east. The extent of these improvements varies along the canal alignment, but is generally between 30 and 40 feet deep. The practical effect on the immediately surrounding neighbors will be to provide a superior buffer between educational and residential uses that will help mitigate any possible negative effects on adjacent property owners.

As redevelopment occurs, parking will be moved to the perimeter of campus and automobile commuters will exit their cars along the periphery of campus and walk to their internal destinations.”

2. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Planning and Development Department and the Street Transportation Department.

Writer

Xandon Keating
October 15, 2014

Team Leader

Josh Bednarek

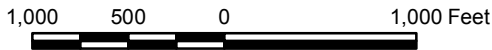
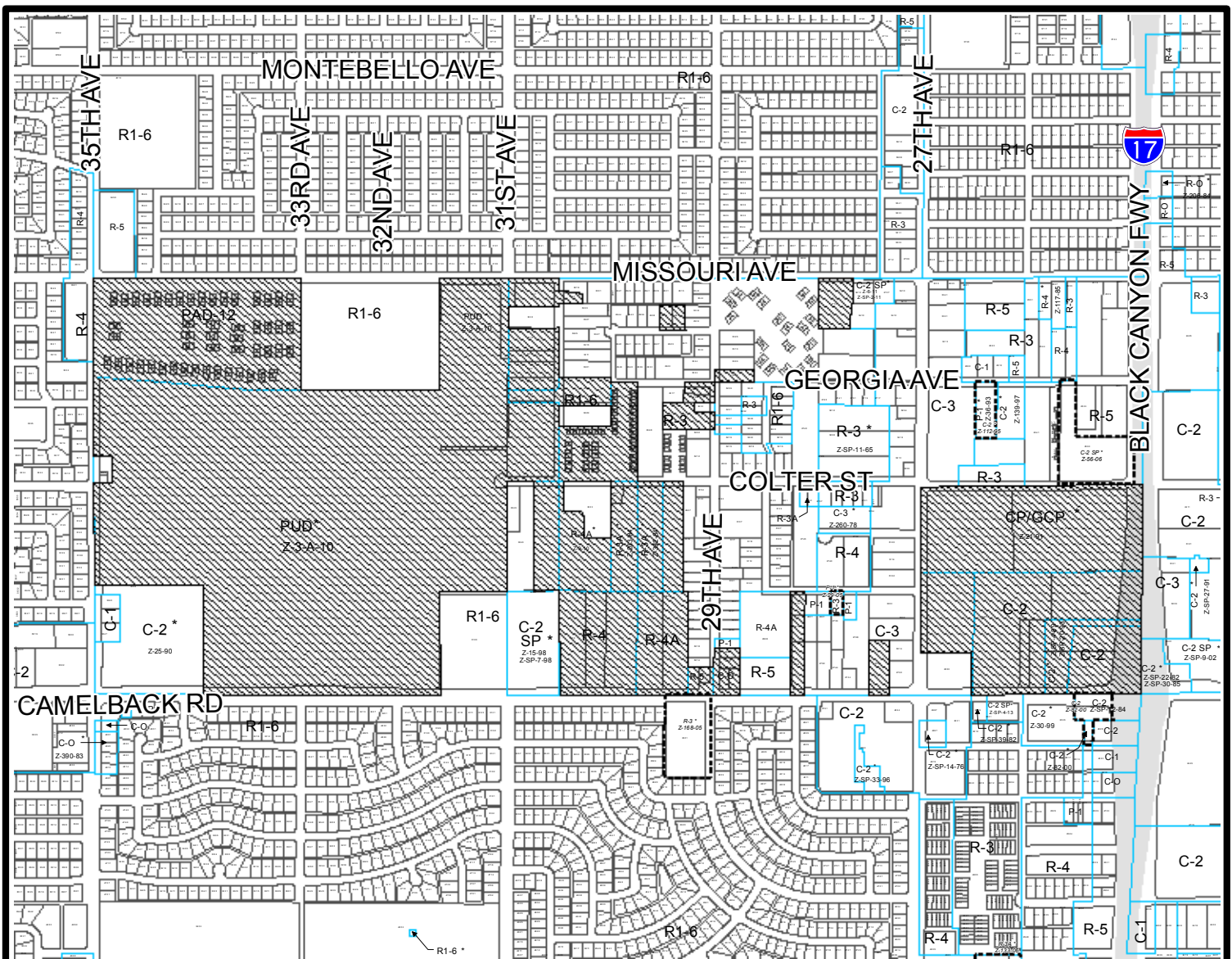
Attachments

Attachment A: Sketch Map

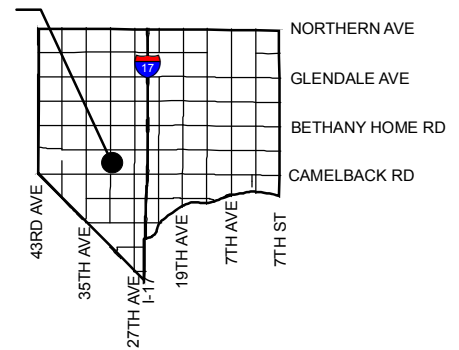
Attachment B: Grand Canyon University PUD Narrative date stamped October 3, 2014

Attachment C: Building and Landscape setback and stepback – along Missouri diagram date stamped October 13, 2014

Attachment D: Building setbacks along Little Canyon Trail diagram date stamped October 13, 2014 (2 pages)



Z-3-B-10



CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: Michael J. Curley

REQUESTED CHANGE:

FROM: PUD, (110.64 a.c.)
 PAD-12, (20.37 a.c.)
 CP/GCP, (16.64 a.c.)
 R-3, (15.59 a.c.)
 C-2, (14.54 a.c.)
 R-4A, (8.24 a.c.)
 C-3, (6.54 a.c.)
 R-3A, (5.24 a.c.)
 R-4, (5.01 a.c.)
 C-2 SP, (1.99 a.c.)
 R1-6, (1.99 a.c.)
 C-O, (1.13 a.c.)
 R-5, (.37 a.c.)
 TO: PUD, (208.29 a.c.)

APPLICATION NO. Z-3-B-10

DATE: 9/15/14
 REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

208.29 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 19-22
 ZONING MAP H-7

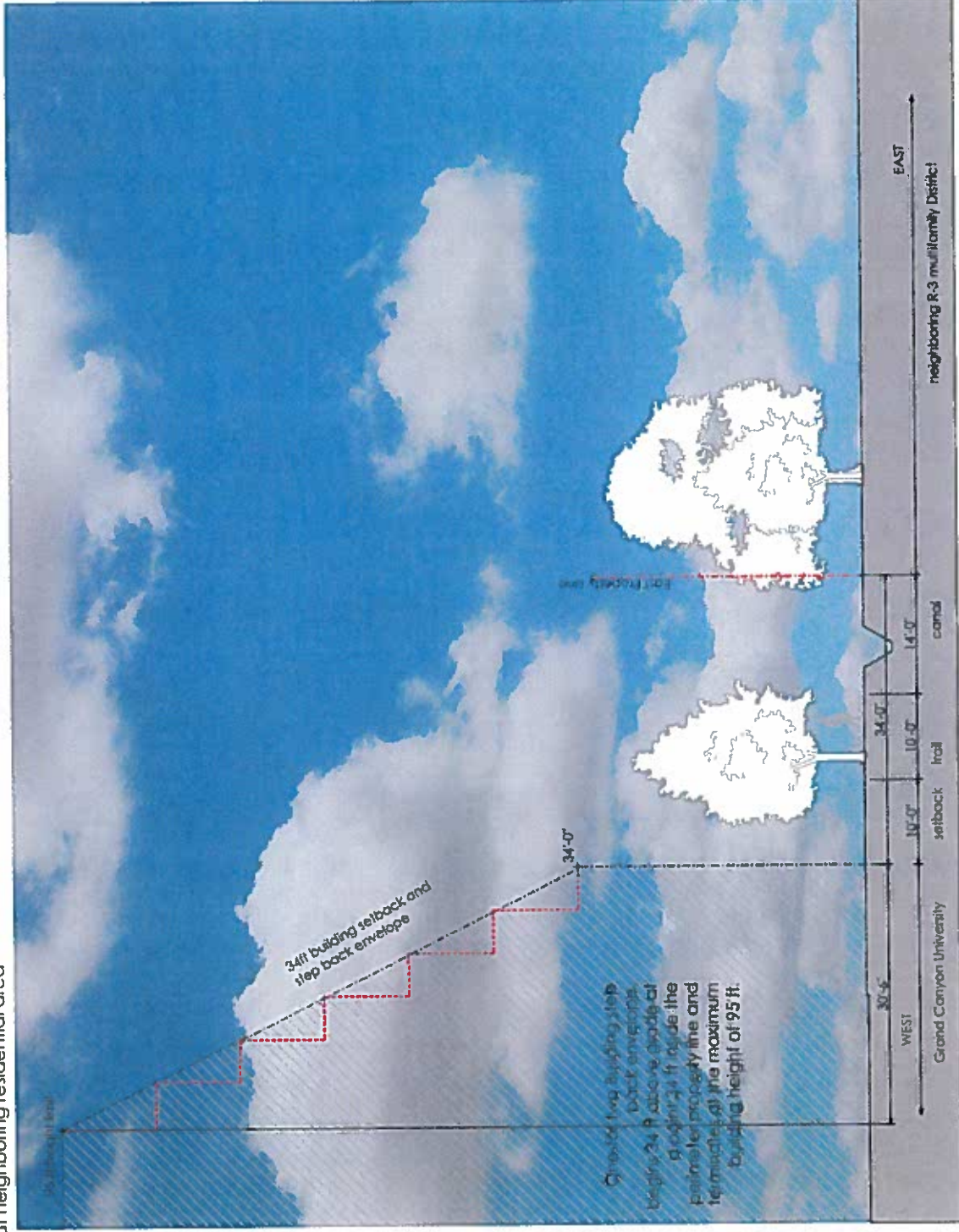
MULTIPLES PERMITTED
 PUD, PAD-12, CP/GCP, R-3, C-2, R-4A, C-3, R-3A, R-4, C-2 SP, R1-6, C-O, R-5
 PUD

CONVENTIONAL OPTION
 5,532/221, 244, N/A, 226, 211, 358
 95, 115, 145, 29, 10, N/A, 29
 10,415/417

*** UNITS P.R.D. OPTION**
 N/A, N/A, N/A, 271, 252, N/A,
 113, 138, 174, 34, 12, N/A, 35
 N/A

* Maximum Units Allowed with P.R.D. Bonus

Building setbacks along Little Canyon Trail
at neighboring residential area



overall width of canal, multiuse trail, and landscape improvements varies from approximately 30 ft to 38 ft

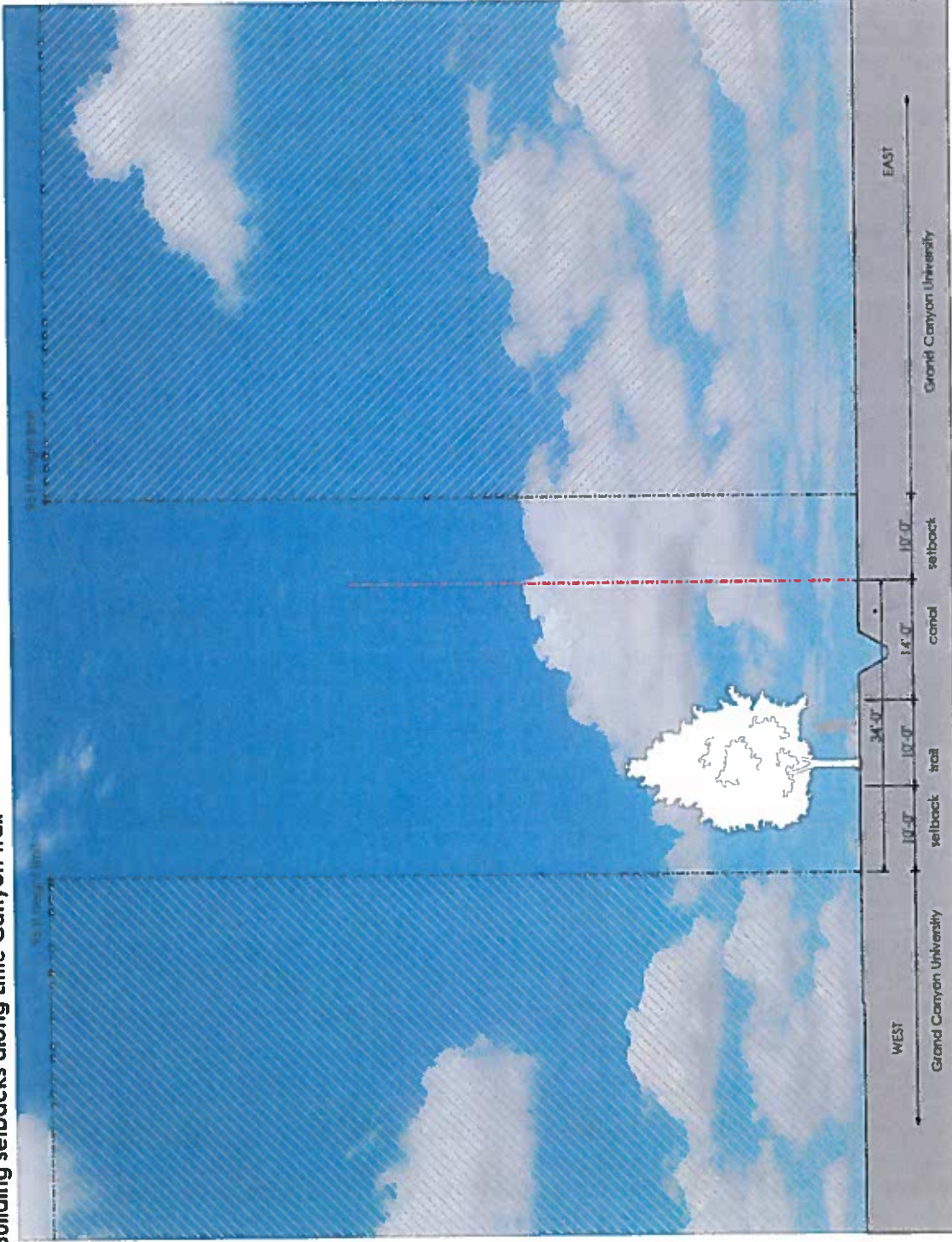
CITY OF PHOENIX

OCT 13 2014

**Planning & Development
Department**



Building setbacks along Little Canyon Trail



overall width of canal, multiuse trail, and landscape improvements varies from approximately 30 ft to 38 ft

Note: no step-back envelope along areas where Grand Canyon University owns property on either side of the trail easement.

CITY OF PHOENIX

OCT 13 2014

**Planning & Development
Department**



suoll
architects