



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A** **Staff Report Z-3-E-10-5** **(Grand Canyon University** **PUD) April 5, 2022**

<b>Alhambra <a href="#">Village Planning Committee Meeting Date:</a></b>	March 22, 2022
<b><a href="#">Planning Commission Hearing Date:</a></b>	April 7, 2022
<b>Request From:</b>	<a href="#">PUD</a> (Planned Unit Development) (296.07 acres), <a href="#">R1-6</a> (Single-Family Residence District) (1.45 acres), <a href="#">R-3</a> (Multifamily Residence District) (5.03 acres)
<b>Request To:</b>	<a href="#">PUD</a> (Planned Unit Development (302.55 acres)
<b>Proposed Use:</b>	Major amendment to the Grand Canyon University Planned Unit Development to include additional land area.
<b>Location:</b>	Multiple locations generally bounded by Interstate 17 Freeway to 35th Avenue, and Missouri Avenue to Camelback Road (including lots south of Camelback Road)
<b>Owner:</b>	Grand Canyon University, et al.
<b>Applicant/Representative:</b>	Taylor Earl, Earl & Curley P.C.

On March 18, 2022, the applicant requested that approximately 0.31 acres located at the northeast corner of 29th Avenue and Colter Avenue be removed from the zoning request. The proposed change does not impact any permitted uses, development standards, or designed guidelines for any properties contained in the Planned Unit Development.

On March 22, 2022, the Alhambra Village Planning Committee recommended approval of the request per the staff recommendation with one technical correction by a vote of 15-1. The technical correction updates Stipulation Nos. 1 and 1.a. to update change the date of the Hearing Draft from January 18, 2022 to March 17, 2022.

The proposed change requires that maps, site plans, and exhibits be updated throughout the Development Narrative to reflect the new geographic extent of the request. The following pages will need to be updated to reflect the changes and are reflected in Stipulation No. 1.c.:

- Page 8, Land Use Map;
- Page 9, Conceptual Site Plan;

- Page 24, Building Setback Map;
- Page 25, Landscape Setback Map;
- Page 37, Campus Shade Map;
- Page 42, Height Incentive Zone Map;
- Page 47, Perimeter Signage Location Map; and
- Page 58, Vehicular Access Points.

Staff also identified one necessary change to the cover page to properly identify the request as Major Amendment E, which is addressed in Stipulation No. 1. b.

Staff recommends approval per the modified stipulations below:

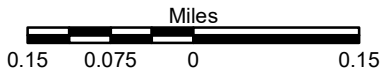
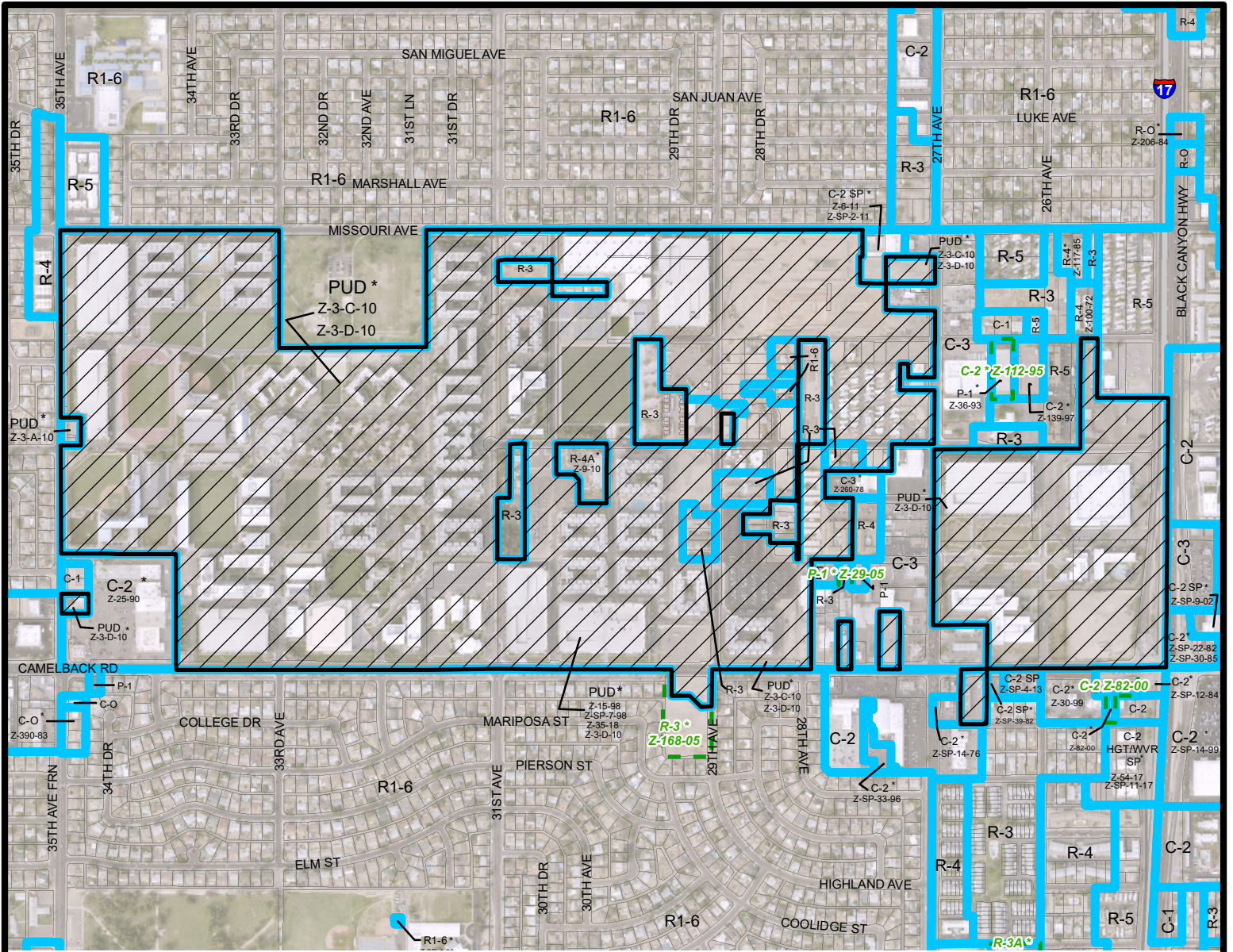
1. An updated Development Narrative for the Grand Canyon University PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped ~~January 18, 2022~~ MARCH 17, 2022 as modified by the following stipulations.
  - a. Front Cover: Add “City Council adopted: [Insert Adoption date]” below “Hearing Draft: ~~January 18, 2022~~ MARCH 17, 2022
  - b. **FRONT COVER: REPLACE THE UNDERSCORE LINE FOLLOWING “PUD ZONING CASE NO. WITH “Z-3-E-10-5 (MAJOR AMENDMENT E)**
  - c. **THROUGHOUT THE DEVELOPMENT NARRATIVE AND EXHIBITS: UPDATE ALL MAPS, CONCEPTUAL PLANS, AND ILLUSTRATIONS TO DEPICT ALL PROPERTIES CONTAINED IN THE REZONING REQUEST.**
2. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The Development will be responsible for all associated dedications and improvement funding as stipulated within the approved study.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

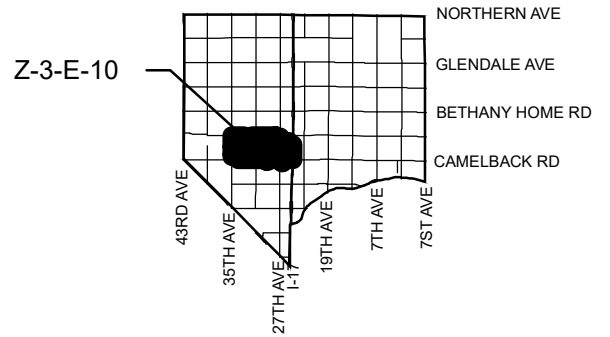
**Exhibits**

[Grand Canyon University](#) date stamped March 17, 2022.





**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> Taylor Earl, Earl & Curley P.C.		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-3-E-10		<b>FROM:</b> R1-6 ( 1.45 a.c.) R-3 ( 5.03 a.c.) PUD ( 296.07 a.c.)	
<b>DATE:</b> 2/22/2022 <b>REVISION DATES:</b> 3/22/2022		<b>TO:</b> PUD ( 302.55 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 302.55 Acres		<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 18-22, 18-23, 19-21, 19-22, 19-23	
<b>MULTIPLES PERMITTED</b> R1-6, R-3, PUD PUD		<b>ZONING MAP</b> H-6, H-7	
<b>CONVENTIONAL OPTION</b> 7, 73, 14803 15127		<b>* UNITS P.R.D. OPTION</b> 9, 87, N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			