



**City of Phoenix**  
PLANNING AND DEVELOPMENT SERVICES

**Staff Report: Z-3-A-10-5**  
June 1, 2012

**Alhambra Village Planning Committee Meeting Date** June 26, 2012  
**Planning Commission Hearing Date** June 12, 2012  
**Request From:** From: PUD (101.93 Acres), C-O (3.2 Acres), R-3 (2.73 Acres), R1-6 (2.99 Acres)  
**Request To:** To: PUD (110.85 Acres)  
**Proposed Use** Expansion of Planned Unit Development Boundary. Change in Dwelling Units From: 5157 To: 5516 Dorm Units & 220 Dwelling Units  
**Location** Approximately 700 feet east of the NEC of 35th Ave and Camelback Road  
**Owner** Grand Canyon Education Inc.  
**Representative** Paul E. Gilbert  
 Beus Gilbert PLLC  
**Staff Recommendation** Approval with stipulations

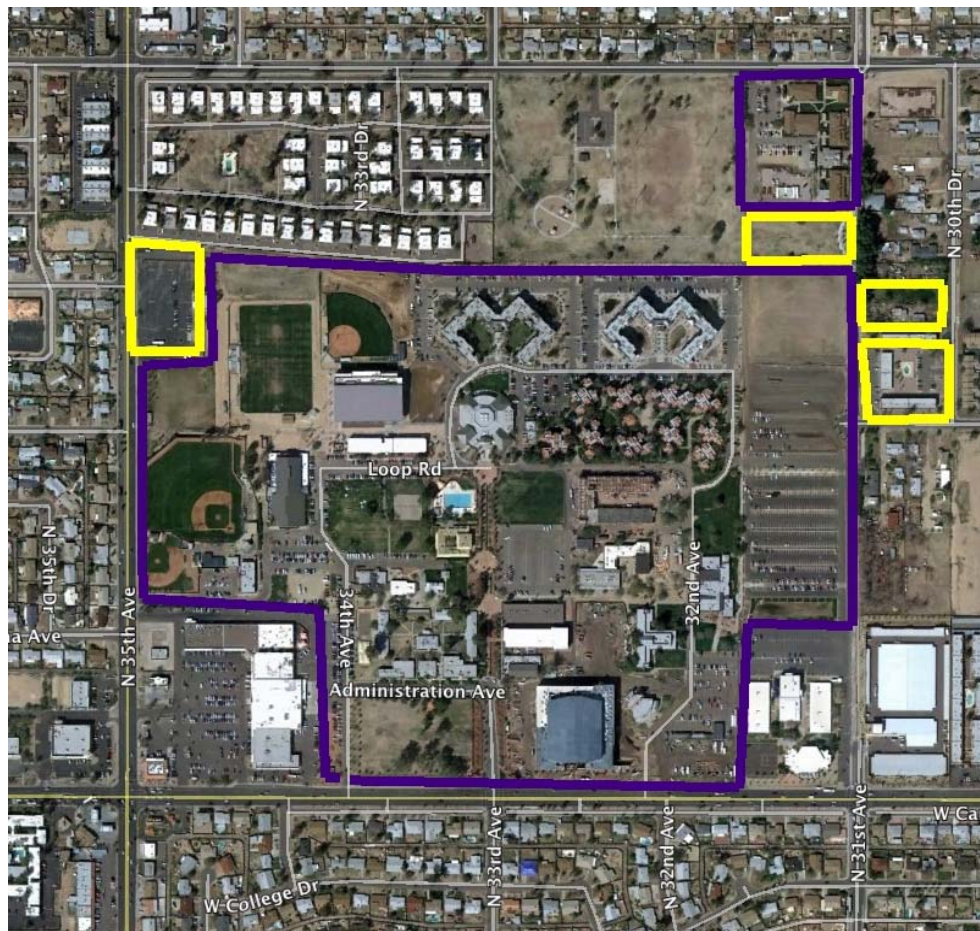
General Plan Conformity			
<b>General Plan Land Use Designation</b>		Public/Quasi-Public	
<b>Street Map Classification</b>	35 <sup>th</sup> Avenue	Major Arterial	40 foot east half
	Camelback Road	Arterial	40-55 foot north half
	30 <sup>th</sup> Drive	Local	30 foot west half
	Colter Street	Local	30 foot north half
<p><b>LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 6:</b> ENSURE THAT NEIGHBORHOODS HAVE REASONABLE ACCESS TO BASIC NEIGHBORHOOD SUPPORT SERVICES.</p> <p>The university campus is open to the public for educational opportunities and various athletic and entertainment events.</p>			
<p><b>LAND USE ELEMENT, GOAL 2, POLICY 9:</b> PROMOTE THE DEVELOPMENT OF JOBS IN THE STATE ENTERPRISE ZONE.</p> <p>The subject property falls within the state enterprise zone. The proposal will allow a major employer in the area, Grand Canyon University, to expand.</p>			

**NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3:** CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACTS ON THE RESIDENTIAL PROPERTIES.

The proposed development standards ensure that the scale of new development will be sensitive to the surrounding neighborhoods.

### **Background/Issues/Analysis**

1. The request is to allow for the expansion of the Grand Canyon University (GCU) Planned Unit Development (PUD) from 101.9 acres to 110.85 acres. The proposed expansion includes the addition of three separate properties at various locations adjacent to the GCU campus. The map below highlights the existing GCU PUD boundaries (purple) and the location of the proposed expansion areas (yellow).



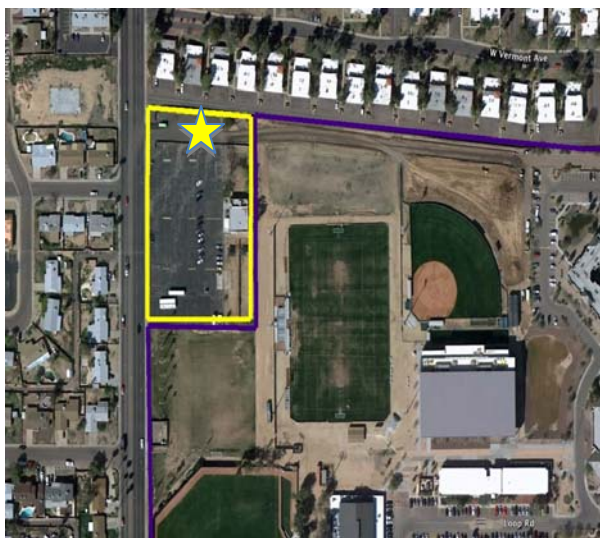
2. The Alhambra Village Planning Committee, Phoenix Planning Commission and Phoenix City Council unanimously approved the GCU PUD (Z-3-10) in 2010. One of the primary goals of the GCU PUD is to allow for GCU to expand in a way that is sensitive to the existing neighborhood. As a means of achieving this goal, the GCU

PUD contains development standards that mitigate the campus' potential impact on the surrounding neighborhood. Below is a summary of some of the existing standards:

- a. **Building Setbacks:** A range of building setbacks, from 20 to 50 feet, is required along the perimeter of the property. These setbacks serve to prevent the construction of new buildings close to adjacent neighborhoods.
- b. **Building Height:** The GCU PUD has a maximum building height of 95 feet. Because the potential impact buildings of this height could have on surrounding neighborhoods, an additional building setback is in place along many of the PUD boundary lines that requires an additional one-foot building setback for every additional one-foot in building height. This standard ensures that taller campus buildings will be built within the campus' interior.
- c. **Landscape Setbacks:** Landscape setbacks from 20 to 25 feet are required along a majority of the property lines. The required landscape helps to further buffer the campus from the surrounding neighborhood.
- d. **Permitted Uses:** The GCU PUD contains a fairly restrictive list of primary uses (14 total) that are typical for a university campus, such as classrooms, dormitories, and sports fields. This very specific list of uses that is tailored for a university campus provides the surrounding neighborhood with a level of certainty about the types of land use activities that will be occurring on site and prevents undesired uses from being established.

This proposed expansion of the GCU PUD does not make any significant changes to any of the PUD's development standards. Minor modifications include the addition of "surface parking" as an allowed use and an increase in the building setback along the portion of the property adjacent to the Little Canyon Trail.

3. The proposed expansion of the GCU PUD involves the addition of four adjacent parcels totaling approximately nine acres. Below is a summary of the properties included in the proposed expansion of the GCU PUD:



**Size:** 3 acres

**Current Zoning:** C-O

**History:** Former animal shelter

**Access:** 35<sup>th</sup> Avenue

**Proposed use in GCU PUD:**  
Undesignated at this time





**Size:** 2 acres

**Current Zoning:** R1-6

**History:** Formerly part of Little Canyon Park (purchased by GCU in 2010)

**Access:** Missouri Avenue

**Proposed use in GCU PUD:**  
Surface parking



**Size:** 4 acres

**Current Zoning:** R1-5/R-3

**History:** Single-family home/Colter Cove Apartments

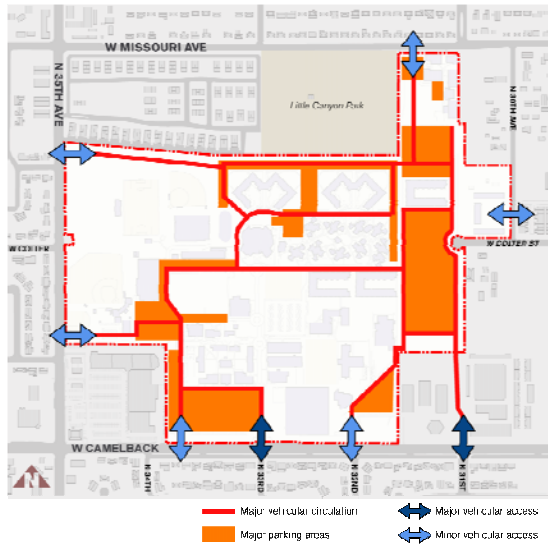
**Access:** 30<sup>th</sup> Drive

**Proposed use in GCU PUD:**  
Office

4. All of the proposed additional sites abut existing residential uses. All new development on each of the subject sites will be required to adhere to the PUD's development standards, which include the aforementioned setbacks, height restrictions, and limited list of permitted uses.
5. The addition of the new properties would have an impact on how GCU could be accessed by vehicles. With the acquisition of the animal shelter site, the potential to add another vehicular access off of 35<sup>th</sup> Avenue is included in the PUD's Conceptual Vehicular Circulation Plan (see graphic below). Vehicular access to the future office

site off of 30<sup>th</sup> Drive is provided, but there is no direct vehicular connection into the main campus. Perhaps the greatest impact could be with the addition of the two acres in the northwest portion of the campus. The inclusion of this two acres would bridge a gap between two parts of the campus and create a direct vehicular access point off of Missouri Avenue.

Diagram K.1  
Conceptual Vehicular Circulation Plan



6. As a stipulation of the original GCU PUD (Z-3-10), GCU was required to submit a Traffic Impact Statement (TIS) for review and approval to the City of Phoenix Street Transportation Department. A stipulation is included that requires GCU to submit an updated TIS that takes into account the additional properties for review and approval by the Street Transportation Department. Based on this review, any additional right-of-way dedications and construction improvements will be required to be addressed by GCU.
7. 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 request is consistent with the General Plan land use designation for the former animal shelter site (Public / Quasi Public) and helps to implement several goals and policies of the General Plan.
2. The PUD's development standards will provide an adequate buffer between new development or redevelopment on the subject sites and the existing neighborhoods.
3. As stipulated, GCU will be required to work with the City of Phoenix Street Transportation Department to ensure that the existing transportation infrastructure can support their proposed expansion.

### **Stipulations**

1. That an updated Traffic Impact Statement shall be reviewed and approved by the Street Transportation Department prior to Preliminary Site Plan approval by the Planning and Development Services Department. The developer shall be responsible for any additional street right-of-way dedications and construction improvements.
2. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans by the Planning and Development Services Department. All improvements shall comply with all ADA accessibility standards.

### **Writer**

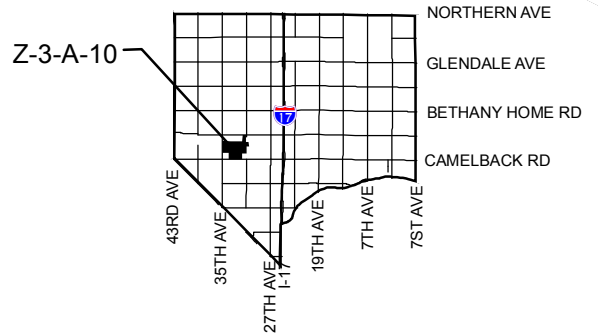
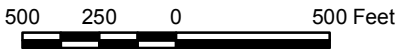
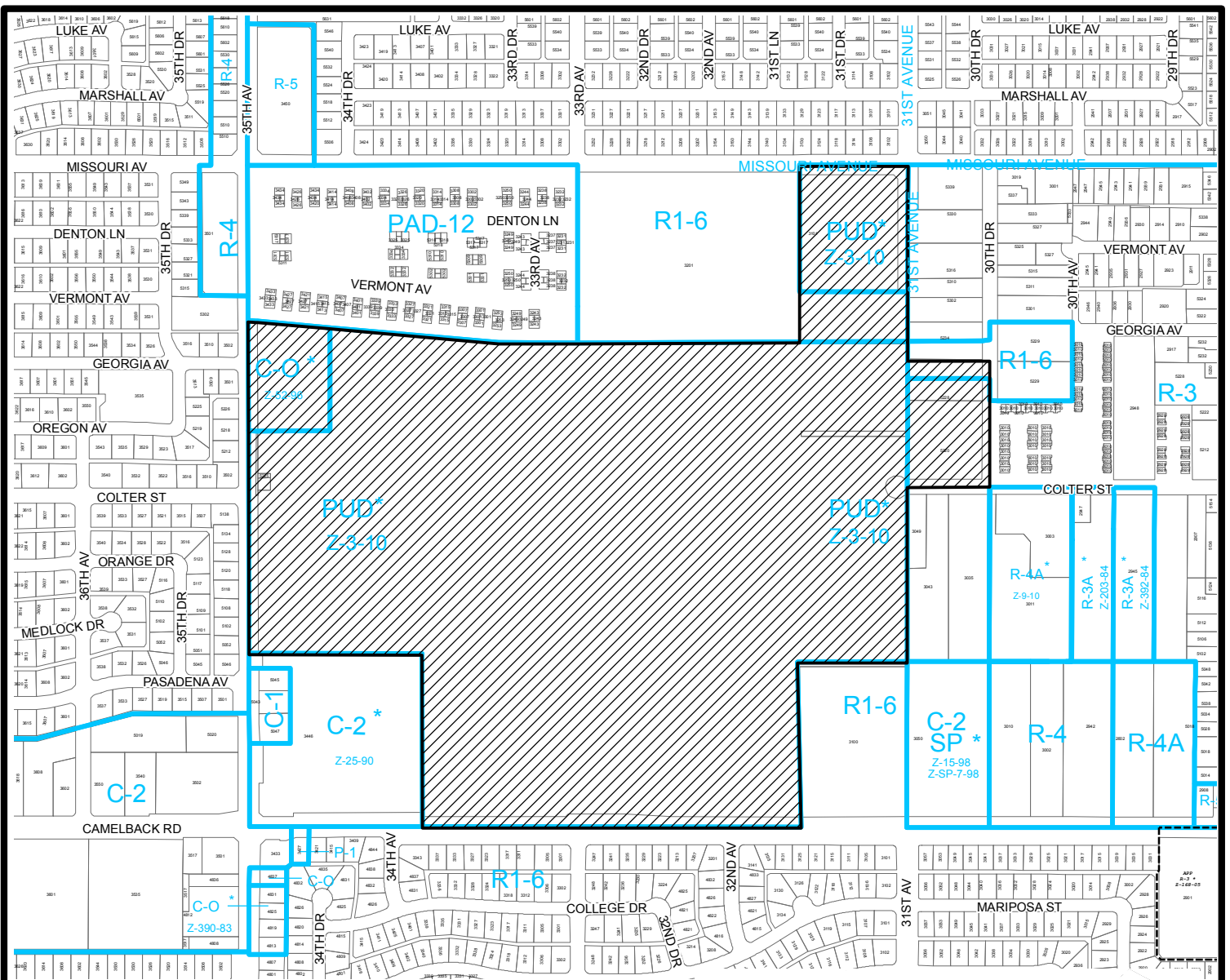
Joshua Bednarek

6/1/12

### **Attachments**

Attachment A: Sketch Map

Attachment B: GCU PUD Narrative – 2<sup>nd</sup> Submittal



CITY OF PHOENIX PLANNING DEPARTMENT

**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: Paul E. Gilbert

**REQUESTED CHANGE:**

FROM: PUD, (101.93 a. c.)  
C-O, (3.20 a. c.)  
R-3, (3.24 a. c.)  
R1-6, (2.48 a. c.)  
TO: PUD, (110.85 a. c.)

APPLICATION NO. Z-3-A-10

DATE: 4/18/12  
REVISION DATES:

5/16/12

AERIAL PHOTO & QUARTER SEC. NO. Q19-21

ZONING MAP H-6

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

110.85 Acres

**MULTIPLES PERMITTED**

PUD, C-O, R-3, R1-6  
PUD

**CONVENTIONAL OPTION**

5095, N/A, 47, 12  
Residential 2 per acre/Dormitories 50 keys per acre

**\* UNITS P.R.D. OPTION**

5095, N/A, 56, 15

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