



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-3-A-10-5
June 29, 2012

Alhambra Village Planning Committee Meeting Date	June 26, 2012
Request From:	PUD (101.93 acres), C-O (3.20 acres) R-3 (3.24 acres) and R1-6 (2.48 acres)
Request To:	PUD (110.85 acres)
Proposed Use	Expansion of Planned Unit Development Boundary
Location	Approximately 700 feet east of the northeast corner of 35th Avenue and Camelback Road
Owner	Grand Canyon Education Inc.
Applicant/Representative	Paul E. Gilbert, Beus Gilbert PLLC
Staff Recommendation	Approval, subject to stipulations listed below

Reason for the Addendum

Some concerns have been raised about the impact Grand Canyon University's expansion plans might have on the Little Canyon Trail (LCT) that runs along the eastern edge of campus. The Grand Canyon Planned Unit Development (PUD) addresses the Little Canyon Trail and provides building and landscape setbacks that provide a buffer between the trail and future development. In order to mitigate some of the ongoing concerns, Grand Canyon University (GCU) has worked with staff and agreed to additional stipulations.

In order to ensure that vehicular traffic will not cross over the LCT, specifically where the trail crosses the cul-de-sac on Colter Street, GCU has agreed to dedicate a vehicular non-access easement along most of the cul-de-sac. The end result will prevent vehicular traffic from crossing through the cul-de-sac while continuing to allow pedestrian, bicycle and golf-cart access through the existing gate.

As a means of further protecting the LCT and its accompanying public art elements, GCU has agreed to add a stipulation that requires them to install temporary fencing between the LCT and construction activity. This stipulation is aimed at preventing construction equipment or vehicles from having any contact with the trail during construction.

With the addition of students to the campus as a result of their expansions plans, GCU may consider enhancing pedestrian connectivity to and from the LCT. To ensure that any future access points are supported and done in partnerships with the trail's creators (Street Transportation, Parks and Recreation, and the Office of Arts and Culture) a stipulation has been included that requires GCU to obtain City approval before proceeding.

There are several edits that need to be made to the graphics and text within the GCU PUD to address typos and missing information. A stipulation has been included that addresses these issues. Below is a summary of the changes.

The building setback graphic on page 25 of the GCU PUD Narrative does not accurately portray the development standards adjacent to the trail, nor does it include a complete alignment of the existing trail. The final additional stipulation requires that the GCU PUD Narrative be updated with the attached revised graphic for building setbacks. The updated graphic better illustrates GCU's commitment to provide a buffer between future buildings and the LCT.

A few standards for signs were inadvertently deleted at the bottom of page 50 in the 2nd Submittal Version of the GCU PUD Narrative. These standards were included in the city council approved GCU PUD Narrative in 2010. Language is included that requires the missing standards to be reinserted.

A street, 30th Drive, is mislabeled as "30th Avenue" on several maps within the GCU PUD Narrative. The stipulation includes language that requires this typo to be addressed.

Revised Stipulations

1. 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 Department. The developer shall be responsible for any additional street right-of-way dedications and construction improvements.
2. 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 Department. All improvements shall comply with all ADA accessibility standards.
3. A ONE-FOOT NON-VEHICULAR ACCESS EASEMENT SHALL BE DEDICATED FOR THE CUL-DE-SAC PORTION OF WEST COLTER STREET AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

4. DURING CONSTRUCTION WITHIN 50 FEET OF THE LITTLE CANYON TRAIL, TEMPORARY FENCING SHALL BE INSTALLED BETWEEN THE CONSTRUCTION ACTIVITY AND THE LITTLE CANYON TRAIL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. FUTURE PEDESTRIAN ACCESS POINTS TO THE LITTLE CANYON TRAIL SHALL BE REVIEWED BY THE PARKS & RECREATION AND STREET TRANSPORTATION DEPARTMENTS, AS WELL AS THE OFFICE OF ARTS AND CULTURE AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. THE DEVELOPMENT NARRATIVE SHALL BE MODIFIED AS FOLLOWS:
 - a. DIAGRAM G.1 ON PAGE 25 SHALL BE AMENDED WITH THE REVISED DIAGRAM DATE STAMPED JUNE 25, 2012, THAT ILLUSTRATES THE PRESENCE OF THE LITTLE CANYON TRAIL AND THE SUBSEQUENT BUILDING SETBACKS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - b. PAGE 50, THE FOLLOWING LANGUAGE SHALL BE INSERTED:

AERIAL SIGNS: THERE SHALL BE NO MORE THAN ONE (1) UNLIT AERIAL SIGN ON THE ROOF OF THE EVENT CENTER AND IT SHALL NOT EXCEED 2,000 SQUARE FEET. SUCH AERIAL SHALL NOT BE VISIBLE FROM THE PERIMETER OF THE DEVELOPMENT.

FIXED POLE MOUNTED SIGNS: THESE SHALL INCLUDE PERMANENT POLE MOUNTED WAY FINDING SIGNS IN PARKING LOTS. THE STRUCTURES ON WHICH THE SIGNS ARE PLACED SHALL BE LIMITED TO 27 FEET IN HEIGHT. THE SIGN THEMSELVES SHOULD BE FOUR FEET WITH A MAXIMUM OF 16 SQUARE FEET.

TEMPORARY BANNER SIGNS: THESE SHALL INCLUDE TEMPORARY OR ROTATING BANNERS AFFIXED TO POLES. POLE MOUNTED BANNERS SHALL BE ALLOWED PROVIDED THEY ARE SECURELY FASTNED, VENTED, AND HAVE A MINIMUM CLEARANCE OF EIGHT FEET ABOVE GRADE. THE LIGHT STANDARDS SHALL BE ENGINEERED TO SUPPORT ANY BANNER LARGER THAN FOUR FEET.
 - c. MAPS AND GRAPHICS SHALL BE AMENDED TO RE-LABEL 30TH AVENUE TO 30TH DRIVE ON THE FOLLOWING PAGES: 25, 26, 53, 54, 57, 104-107.