



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-3-C-10-5

March 15, 2016

Alhambra Village Planning Committee Meeting Date March 22, 2016

Planning Commission Hearing Date April 7, 2016

Request From: PUD (205.62 Acres), R-3 (36.96 Acres), R-4A (5.58 Acres), R-5 (Approved C-2 SP) (3.95 Acres), R-5 (2.25 Acres), R1-6 (0.99 Acres) & P-1 (0.23 Acres)

Request To: PUD (255.06 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 Stephen Earl – Earl, Curley & Lagarde, PC.

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Existing: Residential 10 to 15 / Residential 15+ / Commercial / Public/Quasi-Public	
		Pending: Public/Quasi-Public	
Street Map Classification	35th Avenue	Major Arterial	Varies, 33-40 foot east half street
	Camelback Road	Arterial	Varies, 40-52 foot north half street
	27th 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 / 25 foot north half street

	Vermont Avenue	Local	25 foot north half street / 25 foot south half street
	Medlock Drive	Local	25 foot south half street
	28 th Drive	Local	25 foot west half street / 25 foot east half street
	29th Avenue	Local	30 foot west half street / 30 foot east half street
	30th Drive	Local	30 foot west half street / 30 foot east half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EDUCATION AND TRAINING FACILITIES (HIGHLY SKILLED WORKFORCE); LAND USE PRINCIPLE: Support the expansion of education and training facilities where appropriate.

The proposed expansion of Grand Canyon University will expand the educational opportunities and social services in the west valley.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area's needs in convenient facilities compatible in scale and character with the surrounding neighborhood.

Grand Canyon University has developed and will continue to expand elementary and high school student tutoring programs, free college for local high school students, affordable housing through partnerships with Habitat for Humanity, crime reduction campaigns, and other efforts to support and enrich the community ..

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: 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 impact(s) on the residential properties.

The proposed development includes appropriate development standards such as building and landscape setbacks, and building stepback standards to ensure compatibility with the surrounding land uses.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposed development will consolidate several underutilized parcels and redevelop them into an asset for the community in close proximity to Camelback Road, which is designated for high capacity transit, and the I-17 Black Canyon Freeway.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone multiple sites which are collectively 255.06 acres and located in the area generally 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), R-3 (Multiple-Family Residence District), R-4A (Multiple-Family Residence District), R-5 (Approved C-2 SP) (Multiple-Family Residence District, Approved Intermediate Commercial Special Permit), R-5 (Multiple-Family Residence District), R1-6 (Single Family Residence District) & P-1 (Parking District) to PUD (Planned Unit Development) to allow for a major amendment to the Grand Canyon University PUD (Z-3-10-5). The request will expand the PUD boundary, change development standards and add uses. The subject request is the third 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. The second major amendment to the PUD (Z-3-B-10-5) further expanded the boundaries of the PUD to approximately 205.62 acres, changed the development standards to include provisions which reduce heights and increase setbacks near residential properties, and included additional sign standards as well as several additions to the approved uses list.



Proposed Conceptual Site Plan – Grand Canyon University PUD

2. The portion of the site currently included within the PUD is developed with Grand Canyon University, a major regional university. Other areas of the subject 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 10 to 15, Residential 15+, Commercial 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 GPA-AL-1-15-5 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 March 10, 2016, Attachment C. 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. The subject request added restaurants, campus security, medical and counseling services, transportation services, and hotel uses to the primary uses list.

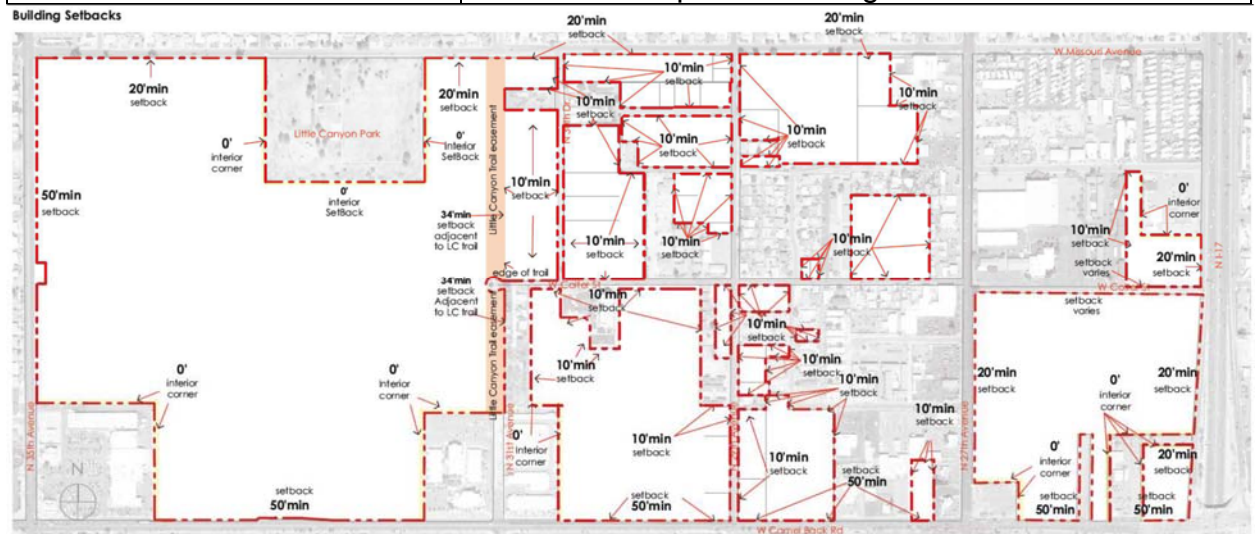
Development Standards

The proposed development standards are designed to allow the applicant to develop a university campus while creating buffers from surrounding single family residential neighborhoods. The subject request has no changes to the previously approved development standards and approval will have no impact on the development standards.

Development Standards and Guidelines	
Maximum Density	2 du / acre (residential use) 50 du / acre (dormitories)
Minimum Building setbacks	Camelback Road – 50 feet 35th Avenue – 50 feet I-17 Freeway / Missouri / 27th Avenue – 20 feet Colter Street: 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 (measured west from the easterly line of the trail, trail is approximately 10 feet wide, canal is approximately 14 feet wide) *Interior Corner: Location as Depicted by Building Setback Exhibit.
Maximum Lot Coverage	60%
Maximum Building Height	95 feet
Building Stepback	There shall be a 20 foot maximum building height at the 20 foot setback line along Missouri Avenue. The building height may be increased 2 feet for each

additional 1 foot of building setback to the maximum permitted height.

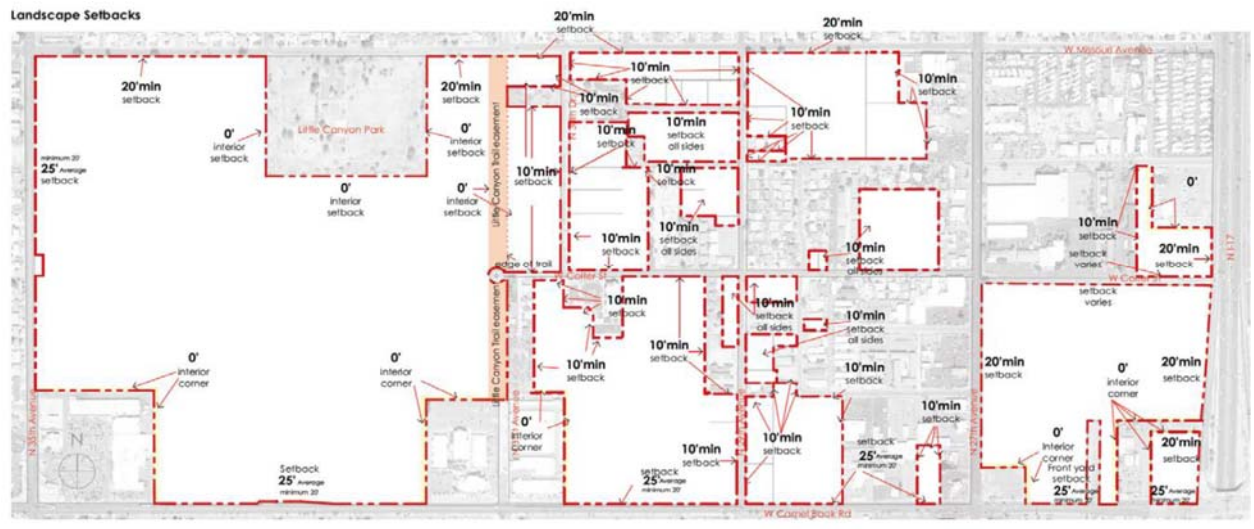
There shall be a 20 foot maximum building height at the 10 foot setback line adjacent to a residential zoning district. The building height may be increased 1 foot for each additional 1 foot of building setback to the maximum permitted height.



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
Interior Corner* *Interior: Location as Depicted by Building Setback Exhibit	0 feet



Parking

The Development Narrative provides parking standards to meet the anticipated parking demand and to provide alternative transportation options for campus users.

Parking Standards	
Required Parking	1 space: 5 students
	1.5 spaces: 1 BR unit
	1.5 spaces: 2 BR unit
	1 space: 3 staff/faculty
	1 space: 4 arena seats
	0.5 space: 1 key for hotel use
Provided Parking	Total sum of all parking required less 15% as allowed by Section 702 of the City of Phoenix Zoning Ordinance. Use permit approval is required to exceed allowed 15% parking reduction.
Bicycle Parking Standards	
Student Housing	.25 bike loop per dwelling unit, with a maximum of 25 loops per building
All other buildings	1 per 40 parking spaces, with a maximum of 25 loops per building

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 exterior of the campus. No other design guidelines are described in the Development Narrative and therefore all other applicable design principles outlined in the Guidelines for Design Review section 507 Tab A 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. The subject request added Building façade mounted/wall sign standards and Building Art standards.

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.

PUBLIC TRANSIT

7. Public Transit has requested a new bus stop pad (City of Phoenix Standard Detail P1260) to be installed on westbound Camelback Road west of 29th Avenue to provide space for transit furniture. The pad should be located between 60 and 110 feet from the northwest corner of Camelback Road & 29th Avenue. (City of Phoenix Standard Detail P1258). Please note that the new pad should be closer to the intersection than the existing bus stop. A stipulation has been recommended to address this request

STREET TRANSPORTATION

8. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

MISCELLANEOUS

9. 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.

10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, 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 will 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. The development shall be in conformance with the Grand Canyon University PUD Narrative date stamped March 10, 2016 as modified by the following stipulations and approved by the Planning and Development Department.

PUBLIC TRANSIT

2. The right of way shall be dedicated and a transit pad (City of Phoenix Standard Detail P1260) constructed on westbound Camelback Road west of 29th Avenue as approved by the Planning and Development Department.

STREETS

3. The developer shall construct all public 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 City. All improvements shall comply with all ADA accessibility standards.

Writer

Joél Carrasco

March 7, 2016

Team Leader

Joshua Bednarek

Attachments

Staff Report: Z-3-C-10-5

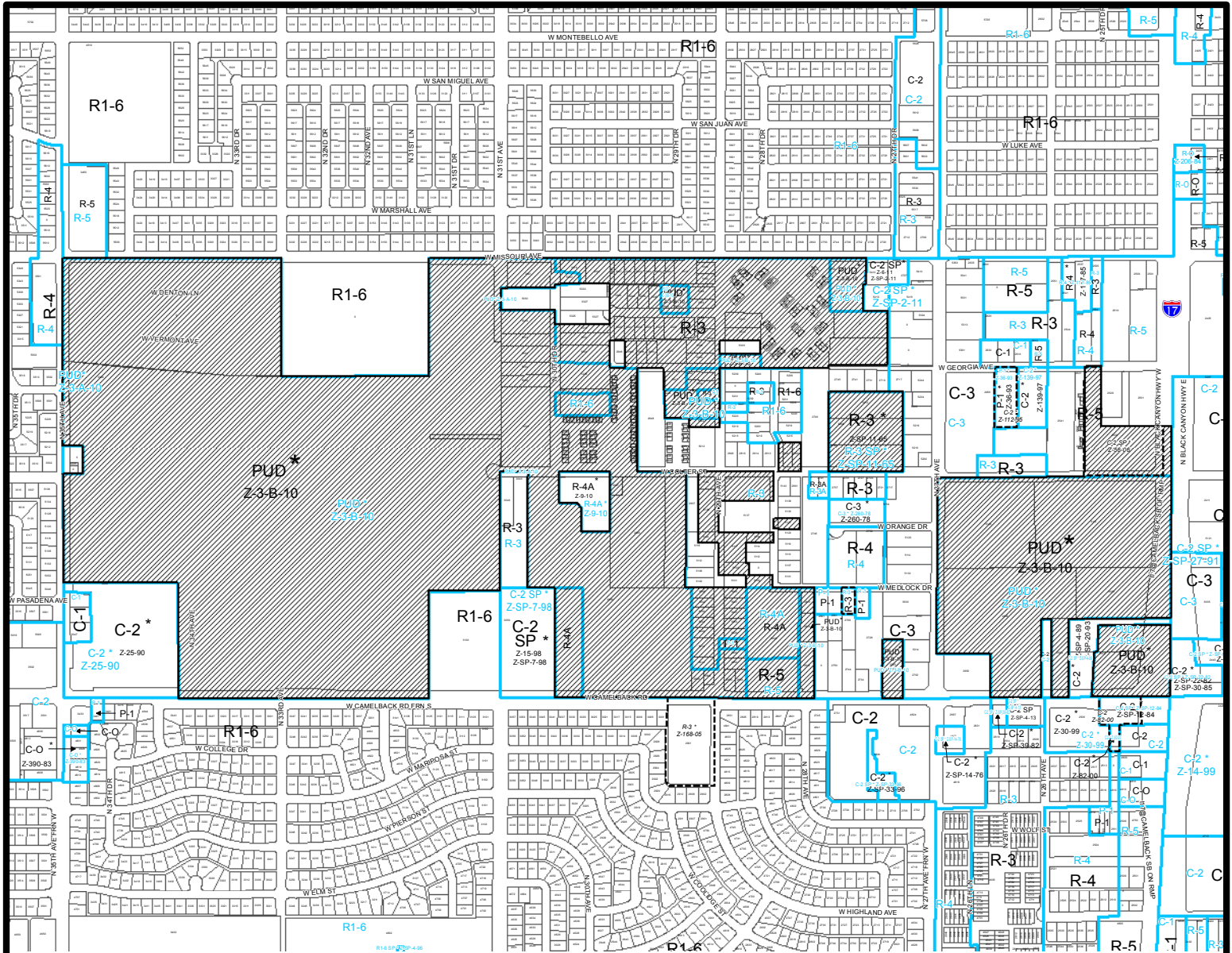
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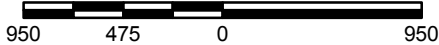
Attachment A: Sketch Map

Attachment B: Aerial Exhibit

Attachment C: Grand Canyon University PUD Narrative date stamped March 10, 2016



Feet



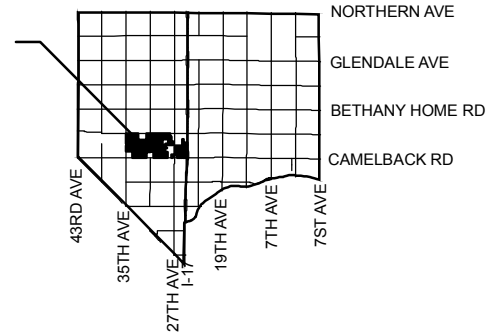
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Z-3-C-10



APPLICANT'S NAME:

Steve Earl

APPLICATION NO.

Z-3-C-10

DATE:

2/23/16

REVISION DATES:

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

255.06 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 19-21.
19-22, 19-23

ZONING MAP
H-6, H-7

REQUESTED CHANGE:

FROM: PUD (205.62 ac)
R-3 (36.96 ac)
R-4A (5.58 ac)
R-5 (Approved C-2 SP) (3.95 ac)
R-5 (2.25 ac)
R1-6 (0.99 ac)
P-1 (0.23 ac)
TO: PUD (255.06 ac)

MULTIPLES PERMITTED

PUD, R-3, R-4A, R-5 (C-2 SP), R-5, R1-6, P-1
PUD

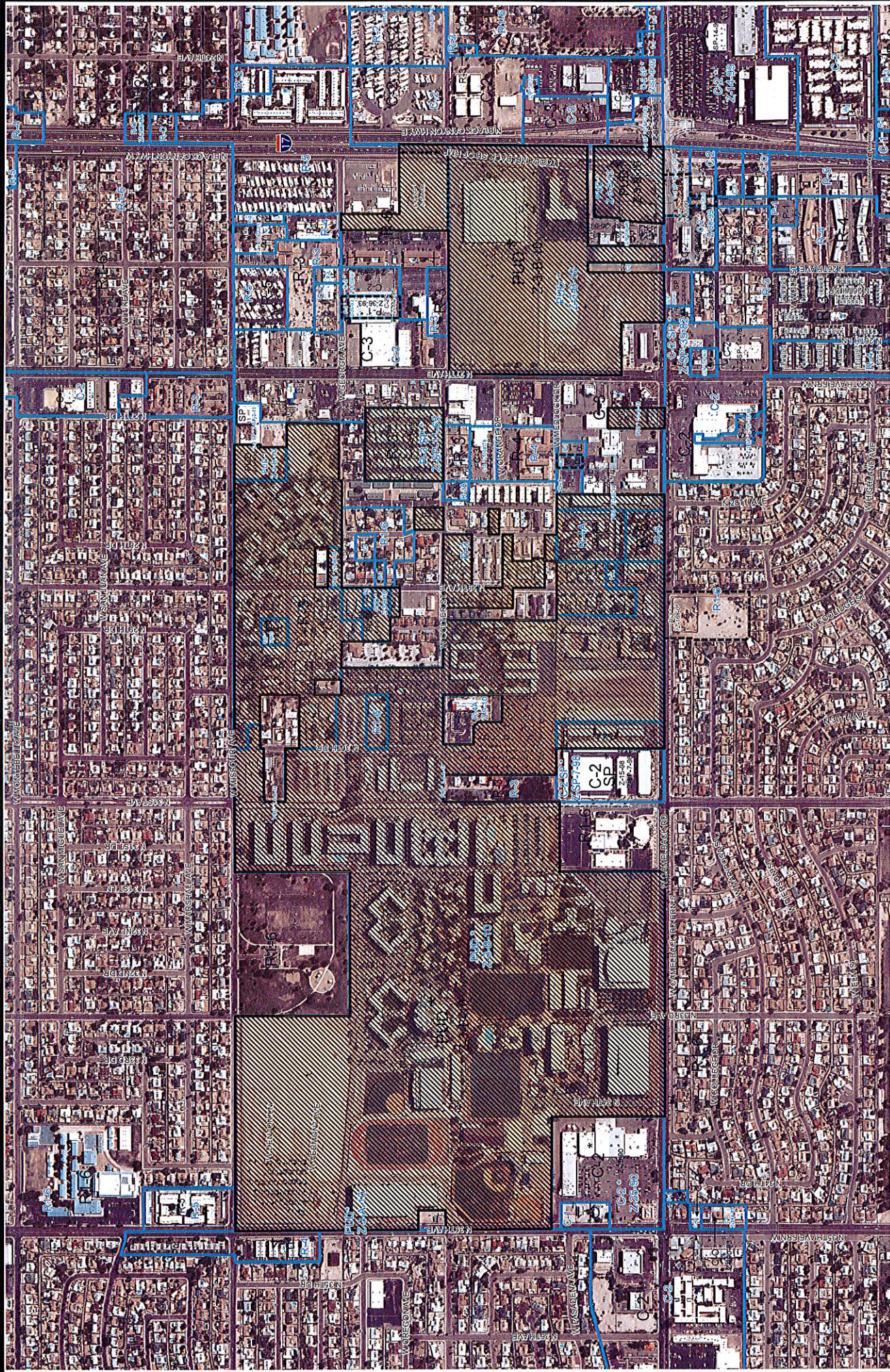
CONVENTIONAL OPTION

10,281/411, 536, 242, 172 (57), 98, 5, N/A
12,753/510

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

10,281/411, 643, 242, 206 (68), 117, 6, N/A
12,753/510

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



Z-3-C-10



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