



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

March 15, 2016

- Application: GPA-AL-1-15-5
- Applicant: Stephen Earl (Earl, Curley & Lagarde, P.C.)
- Location: Area generally bounded by the 31st Avenue alignment on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south
- Acreage: 47.14 acres
- Current Plan Designation: Residential 10 to 15 du acre (39.11 acres)
Residential 15+ du acre (1.83 acres)
Commercial (6.20 acres)
- Requested Plan Designation: Public/Quasi Public (47.14 acres)
- Reason for Requested Change: Amend the General Plan Land Use Map to allow for the expansion of Grand Canyon University
- Village Planning Committee Date: Alhambra Village Committee – March 22, 2016
- Staff Recommendation: Approval
- Findings:
- 1) The proposed General Plan Land Use Map designation of Public/Quasi Public is compatible with the uses developed and planned in the vicinity of the property.
 - 2) The request will allow redevelopment of older, underutilized properties.
 - 3) Public / Quasi Public is an appropriate land use designation and maintains good access to arterial streets and an interstate freeway.

BACKGROUND

The subject site is generally bounded by the 31st Avenue alignment on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south. This request would amend the existing General Plan Land Use Map designation from Residential 10 to 15 du acre, 15+ du acre and Commercial to

Public/Quasi Public. Rezoning case Z-3-C-10-5, a companion case to this General Plan Amendment request, is running concurrently and is a request to rezone the subject site to PUD for a major amendment to the Grand Canyon University PUD to expand the PUD boundary, change development standards and add uses.

The subject site currently is a collection of properties, some of which are currently vacant, others of which are occupied by temporary uses for the university. Significant sites include the large parcel at the northwest corner of the Black Canyon Freeway and Colter Street, the site is currently vacant. The request also incorporates a number of properties between the 31st Avenue alignment and 27th Avenue just south of Missouri Avenue. This request also incorporates properties along the east and west sides of 29th Avenue north of Camelback Road. These sites are a combination of vacant and occupied properties located within the residential neighborhood adjacent to the existing Grand Canyon University campus. The proposed General Plan Amendment will allow for Grand Canyon University to expand and redevelop the area.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY

- EDUCATION AND TRAINING FACILITIES (HIGHLY SKILLED WORKFORCE); LAND USE PRINCIPLE: SUPPORT THE EXPANSION OF EDUCATION AND TRAINING FACILITIES WHERE APPROPRIATE.

The proposed General Plan Amendment will allow the redevelopment of aging residential and commercial properties as part of the Grand Canyon University expansion to encourage additional educational opportunities and social services in the west valley.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- 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 exists within an existing residential neighborhood, however the proposed PUD narrative includes several provisions which reduce heights and increase setbacks near residential properties.

CONNECT PEOPLE AND PLACES

- 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 General Plan Amendment will allow the redevelopment of several blighted properties into Grand Canyon University in close proximity to Camelback Road which is designated for high capacity transit.

The proposed amendment has no significant effect on the following General Plan Core Values:

CREATE AN EVEN MORE VIBRANT DOWNTOWN
BUILD THE SUSTAINABLE DESERT CITY

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is consistent with the residential and commercial development patterns in the area.

Writer

Joél Carrasco
March 12, 2016

Attachments

Sketch Map

GENERAL PLAN AMENDMENT

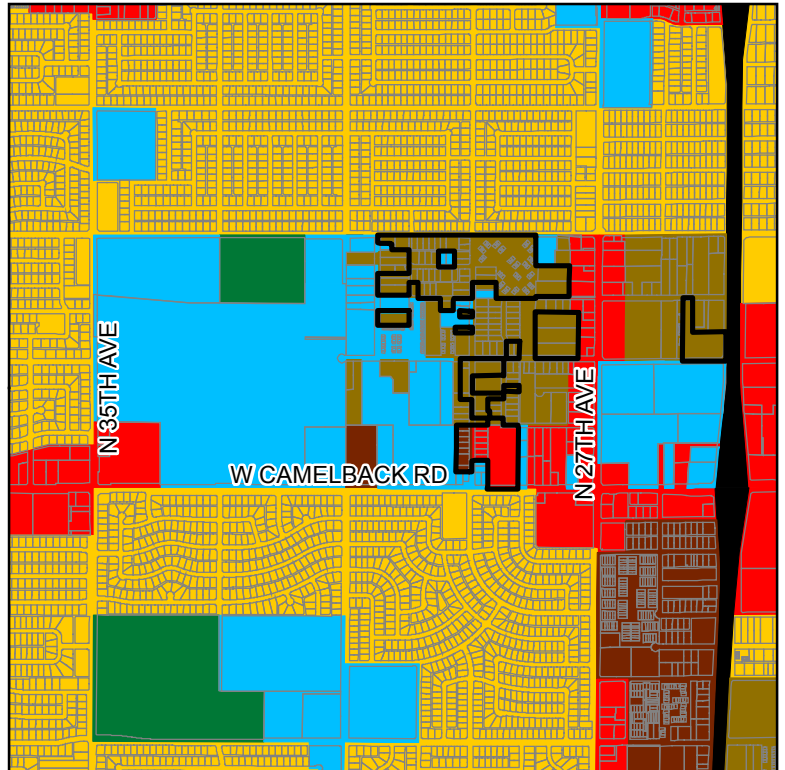
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-AL-1-15-5	ACRES: 47.14 +/-
VILLAGE: Alhambra	COUNCIL DISTRICT: 5
APPLICANT: Earl, Curley & Lagarde, P.C	

EXISTING:



Residential 10 to 15 du/acre (39.11 +/- Acres), Commercial (6.20 +/- Acres), Residential 15+ du/acre (1.83 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Public/Quasi-Public
-  Transportation
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Public/Quasi-Public (47.14 +/- Acres)

-  Proposed Change Area
-  Public/Quasi-Public

