



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
September 11, 2020

<u>Application:</u>	GPA-AL-1-20-5
<u>Applicant/Representative:</u>	Taylor Earl, Earl & Curley
<u>Location:</u>	An area generally bounded by 35th Avenue to I-17, and Missouri Avenue to Camelback Road; plus a property approximately 130 feet east of the southeast corner of 27th Avenue and Camelback Road; and a property at the southwest corner of 29th Avenue and Camelback Road
<u>Acreage:</u>	31.06 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (1.05 acres), Residential 10 to 15 dwelling units per acre (14.86 acres), Residential 15+ dwelling units per acre (4.97 acres), and Commercial (10.18 acres).
<u>Requested Plan Designation:</u>	Public / Quasi Public (31.06 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for the expansion of Grand Canyon University
<u>Village Planning Committee Date:</u>	Alhambra – September 22, 2020
<u>Staff Recommendation:</u>	Approval

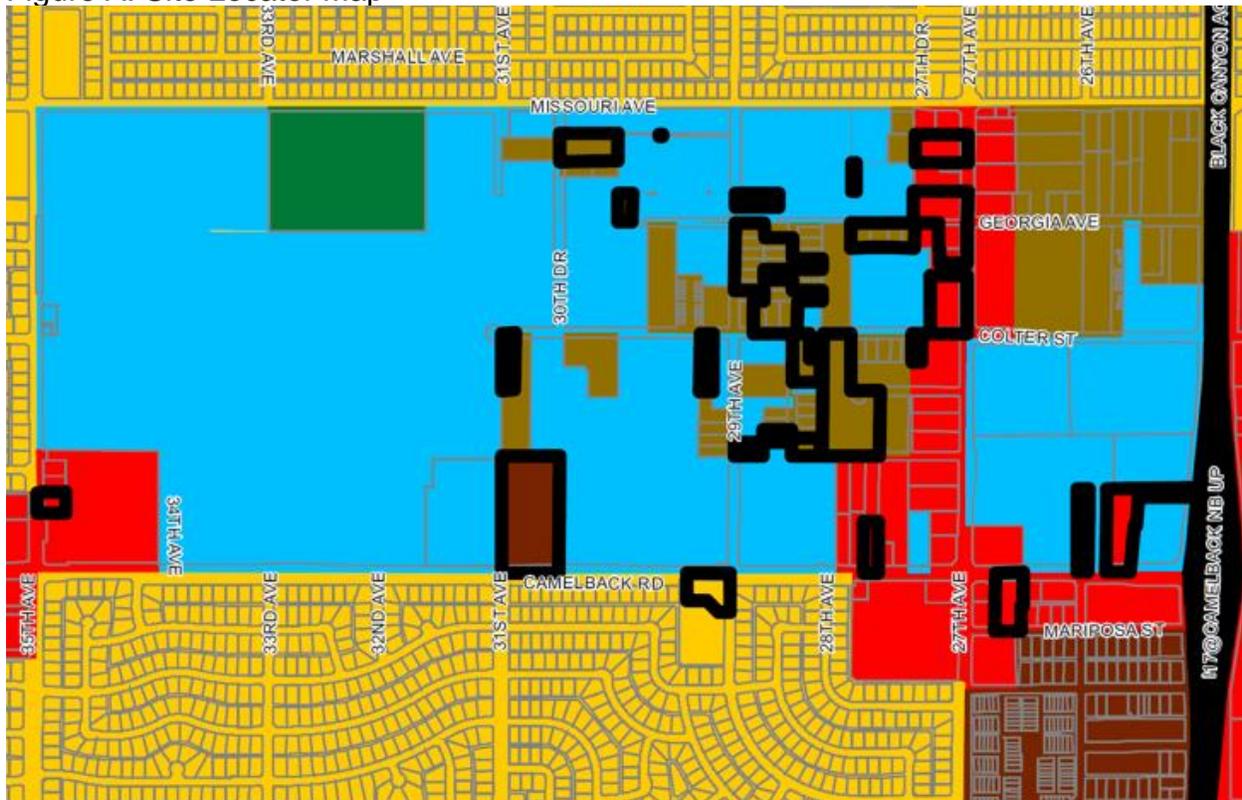
FINDINGS:

- 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 site.
- 2) The request will allow redevelopment of older and underutilized properties for campus uses.
- 3) Public / Quasi Public is an appropriate land use designation for a site that maintains good access to arterial streets and Interstate 17.

BACKGROUND

The subject site is generally bounded by the 35th Avenue alignment on the west, Missouri Avenue on the north, Black Canyon Highway (Interstate 17) on the east, and Camelback Road on the south, with several properties just south of Camelback Road. This request would amend the existing General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial to Public / Quasi-Public.

Figure A: Site Locator Map



Source: Planning and Development Department

Rezoning case Z-3-D-10-5 is a companion to this General Plan Amendment request and is running concurrently. The request to rezone is the fourth major amendment to the Grand Canyon University and expands the boundary, adds permitted uses, and changes development standards.



Significant additional sites now included in the request are a large parcel at the northeast corner of 31st Avenue and Camelback Road and a collection of parcels situated between 27th and 29th Avenues. These sites are a combination of vacant and occupied properties located within close proximity to the core of the campus. The

proposed General Plan Amendment will allow for Grand Canyon University to expand and redevelop the area.

EXISTING LAND USES

The application area is scattered throughout the periphery of the existing Grand Canyon University Campus which is generally used for, and designated as, Public / Quasi Public university campus. The included sites can generally be described by geographic cluster:

Camelback Road Corridor (Mariposa Street to the Medlock Avenue alignment)

The land use character of the Camelback Road corridor is predominately commercial and university uses, especially along the north side with some single-family neighborhoods to the south. There are seven parcels contained in the request that are located in this corridor.

27th Avenue Corridor (27th Avenue to the 27th Drive alignment)

The land use character of the 27th Avenue corridor from Camelback Road to Missouri Avenue is commercial and university land uses. Much of the land along the north side of Colter Avenue to Missouri Avenue is included in the request.

Core Campus (the 27th Drive alignment to the 31st Avenue alignment)

The above described areas include the core campus of GCU in addition to the single-family and multifamily neighborhoods located adjacent to the campus. The request includes several collections of properties ranging from single vacant lots to a multifamily complex. Generally, the sites included in the request are adjacent to either residential or campus uses.

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.

- **ENTREPRENEURS AND EMERGING ENTERPRISES: LAND USE PRINCIPLE: *Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposed General Plan Amendment will allow the expansion of the Grand Canyon University Campus and facilitate the growth of its entrepreneurship

focused programs. A university campus creates an environment that is conducive to the types of experimentation and innovation necessary for technologic and economic prosperity.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-AL-1-20-5. The approval of this request will support the development of Grand Canyon University as a cohesive campus and advance the previously described Core Values contained in the Phoenix General Plan.

Author

Nick Klimek
September 11, 2020

Team Leader

Samantha Keating

Exhibits

Sketch Map

GENERAL PLAN AMENDMENT

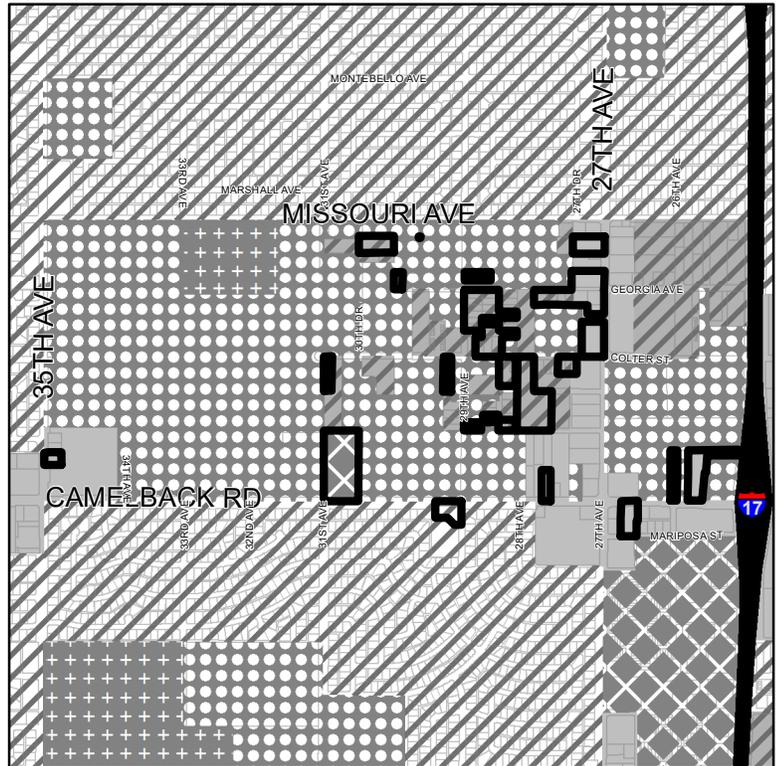
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APPLICATION NO: GPA-AL-1-20-5	ACRES: 31.06 +/-
VILLAGE: Alhambra	COUNCIL DISTRICT: 5
APPLICANT: Taylor Earl, Earl & Curley	

EXISTING:

- Residential 3.5 to 5 du/ac (1.05 +/- Acres)
- Residential 10 to 15 du/ac (14.86 +/- Acres)
- Residential 15+ (4.97 +/- Acres)
- Commercial (10.18 +/- Acres)

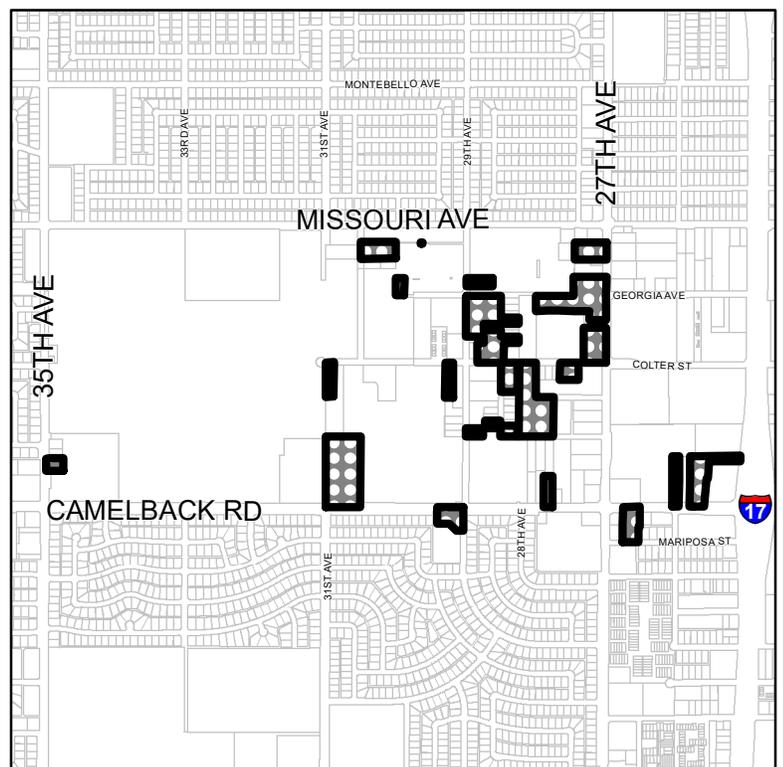
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Public/Quasi-Public
-  Transportation
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

- Public/Quasi Public (31.06 +/- Acres)

-  Proposed Change Area
-  Public/Quasi-Public



GENERAL PLAN AMENDMENT

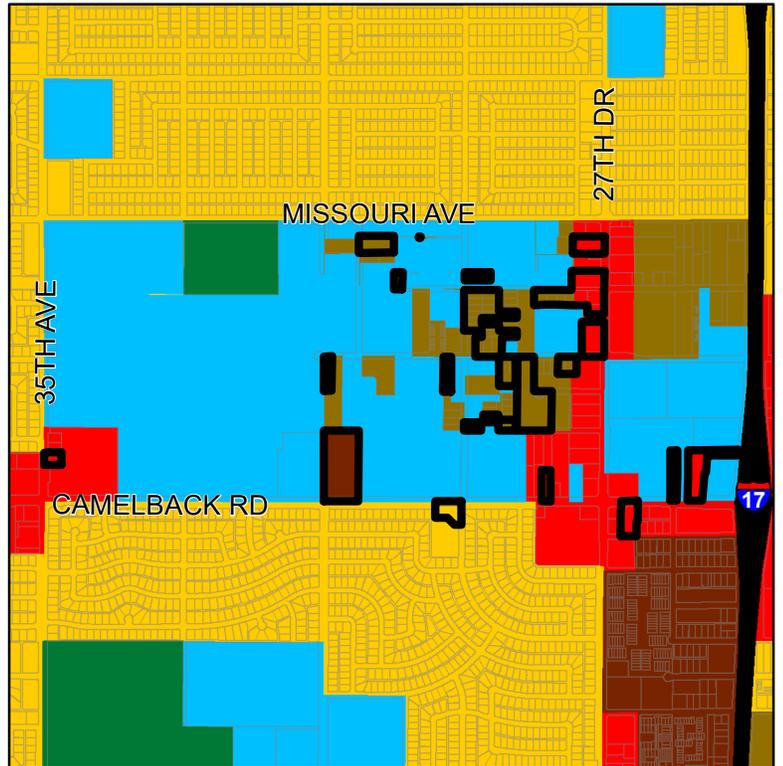
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