



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

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

November 6, 2014

Alhambra Village Planning Committee Meeting Date	October 28, 2014
Planning Commission Date	November 18, 2014
Request From:	PUD (110.64 Acres), PAD-12 (20.37 Acres), CP/GCP (16.64 Acres), R-3 (15.59 Acres), C-2 (13.86 Acres), R-4A (8.24 Acres), C-3 (6.54 Acres), R-3A (5.24 Acres), R-4 (5.01 Acres), R1-6 (1.99 Acres), C-O (1.13 Acres) & R-5 (0.37 Acres)
Request To:	PUD (205.62 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 generally bounded by 35 th 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	Mike Curley – Earl, Curley & Lagarde, PC.
Staff Recommendation	Approval, subject to stipulations

At the October 28, 2014 Alhambra Village Planning Committee meeting, the committee approved the request with two modifications, a removal of three parcels as requested by the applicant, and an additional standard in the development narrative.

The application initially included three parcels that the applicant was under contract to purchase, and the applicant was given authorization to include those parcels in the rezoning request. However, the authorization of these three parcels has come under dispute and the applicant requested to remove these three parcels from the request at the Alhambra Village Planning Committee hearing.

The applicant also agreed to a modification to the development narrative which would require an additional setback for properties in the interior of the project boundaries, and adjacent to a residential zoning district. The Alhambra Village Planning Committee approved the request with the removal of the three parcels and the modification to the development narrative. A revised sketch map has been created as a result which

depicts a decrease in acreage from 208.29 acres to 205.62 acres. Staff supports the changes subject to the revised stipulations below.

Revised Stipulations

1. An updated Development Narrative for the Grand Canyon University PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 3, 2014, as modified by the following stipulations:
 - a. Page 6, First paragraph: The first sentence shall read: "...C-O (Commercial Office District-Restricted Commercial), CP/GCP (Commerce Park/General Commerce Park) and C-2 (General Commercial) to PUD
 - b. Page 6, Second paragraph: The third sentence shall read "Campus enrollment is approximately 11,000 with approximately 14,000 students expected in 2015."
 - c. Page 12: "Little Canyon Trail" shall be labeled on the site plan.
 - d. Page 17: Surrounding Zoning Districts: Districts for east (of Little Canyon Trail) shall read "R-3, R-4, C-2 SP".
 - e. Page 19: Property previously zoned as PUD shall be labeled as "Existing PUD".
 - f. Page 21: Minimum Building Setbacks: "Adjacent to Existing Residential" shall read "Adjacent to Residential Zoning Districts".
 - g. Page 21: Minimum Building Setbacks: "Adjacent to Existing Non-Residential" shall read "Adjacent to Non-Residential Zoning Districts".
 - h. Page 21: Minimum Building Setbacks: Adjacent to Little Canyon Trail shall read "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)".
 - i. Page 21: Maximum Building Height: Building stepback requirement (a) shall read: There shall be a 20 foot maximum height within 20 feet of Missouri Avenue or a residential zoning district, which height may be increased two feet for each additional one foot of building setback to the

maximum permitted height”.

- j. PAGE 21: MAXIMUM BUILDING HEIGHT: BUILDING STEPBACK REQUIREMENT (A) SHALL READ: THERE SHALL BE A 20 FOOT MAXIMUM HEIGHT WITHIN 10 FEET OF A RESIDENTIAL ZONING DISTRICT IN THE INTERIOR OF THE PROJECT BOUNDARIES, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT”.
- jk. Page 21: Required Parking: Arena parking ratio should read: “1 space:4 arena seats”
- kl. Page 22: Provided Parking: PUD Temporary Lots shall read “PUD Lots”.
- lm. Page 22: Minimum Landscape Setbacks/Standards: “Adjacent to Residential” shall read “Adjacent to Residential Zoning Districts”.
- mn. Page 22: Minimum Landscape Setbacks/Standards: Adjacent to Non-Residential shall read “Adjacent to Non-Residential Zoning Districts”.
- no. Page 23: Landscape Setbacks: Note shall read “Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code”.
- ep. Page 24: Building Setbacks: Note shall read “Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code”.
- pq. Page 25: Building and Landscape setback and stepback – along Missouri diagram date stamped October 13, 2014 (Attachment C) shall be inserted in Missouri Avenue section.
- qr. Page 26: Little Canyon Trail: The second paragraph shall read: “The required building setback west of the Little Canyon Trail shall not be less than 34 feet as measured from the east property line of the Trail easement. Additionally, buildings east of the trail shall maintain a 10 foot setback from the east property line of the trail easement. For buildings west of the trail, there shall be a 34 foot maximum height within 34 feet of a residential zoning district, which height may be increased two feet for

each additional one foot of building setback to the maximum permitted height”.

- rs. Page 26: Building setbacks along Little Canyon Trail diagram date stamped October 13, 2014 (Attachment D) shall be inserted in Little Canyon Trail section.
- st. Page 29: Shade standards: The last paragraph shall read “New construction on the GCU campus shall comply with the shade standards set forth in Section 507 Tab A of the Phoenix Zoning Ordinance.”
- tu. Page 37: Little Canyon Trail: The section shall read:

“The Little Canyon Canal is an historic channel that predates the Salt River Project canal system seen elsewhere in the valley. The canal is a relatively narrow channel that transitions to an underground vault on either side of the university campus.

Several easements are currently in place along this perimeter, including utility easements and a multiuse trail easement. The alignment of the canal represents a segment in the Metropolitan Bike Path system (see attached exhibit from the Maricopa Association of Governments “Bike ways” map), and a community amenity. The City of Phoenix recently approved a Public Art Project that aims to improve the canal between Missouri Avenue and Camelback Road, and capitalize on its capacity to serve as a walking and bike path for area neighbors.

Improvements created a heavily landscaped multiuse path on the western bank of the canal on university property. As such, the university has agreed to provide annual funds to maintain these improvements that include a meandering path of concrete and decorative concrete, groundcover and shrubs including white lantana, desmettiana and blue grama grasses, along with a tree canopy of pistache, palo verde and sissou trees placed 30 feet on center to provide shade and screening. A landscaped terminus is provided at the Colter Street cul-de-sac as an amenity to the adjacent neighborhood.

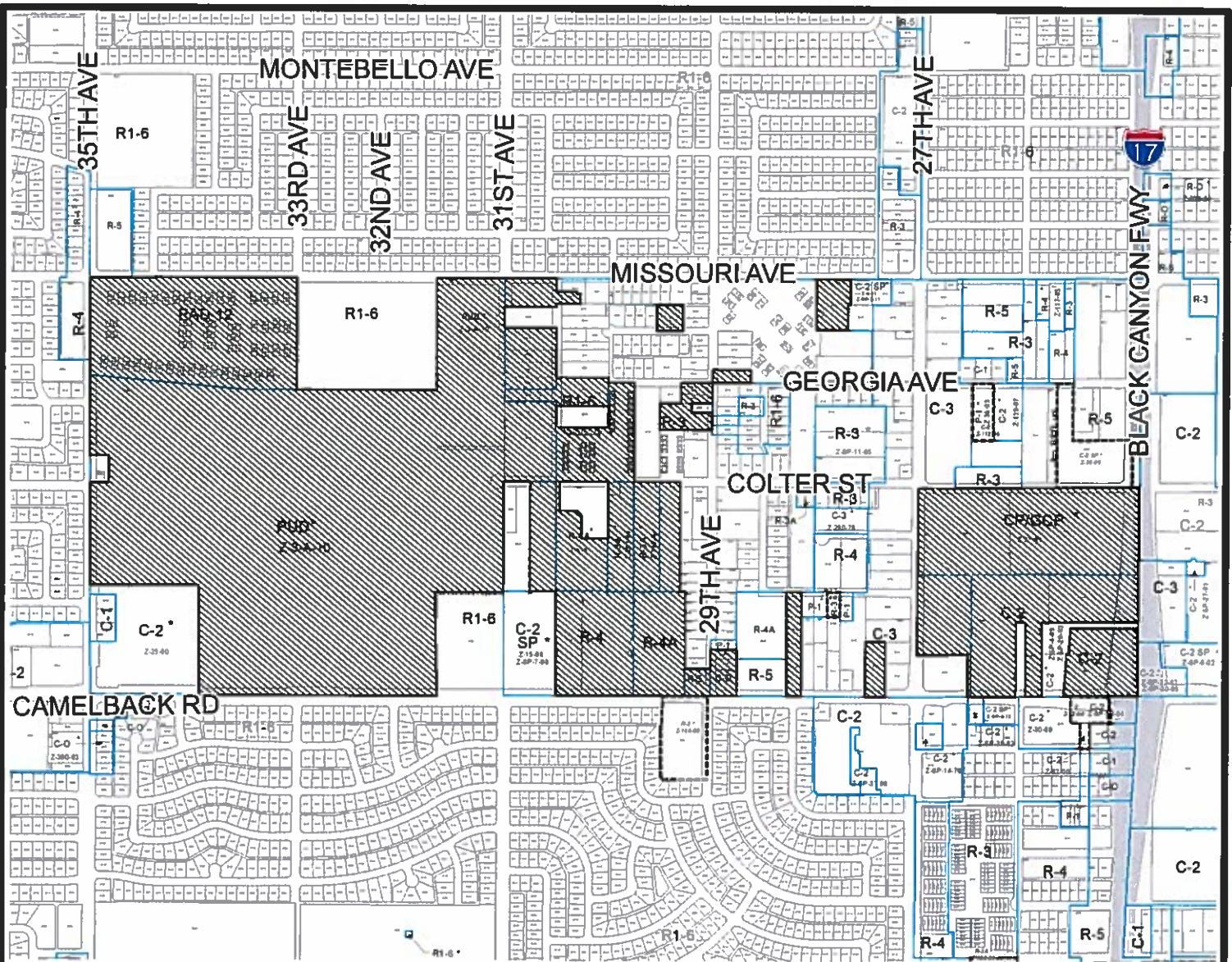
These improvements provide a welcome amenity to the neighborhood, and also provide a superior screening element between the campus and multifamily properties to the east. The extent of these improvements varies along the canal alignment, but is generally between 30 and 40 feet deep. The practical effect on the immediately surrounding neighbors will be to provide a superior buffer between educational and residential uses that will help mitigate any possible negative effects on adjacent property owners.

As redevelopment occurs, parking will be moved to the perimeter of campus and automobile commuters will exit their cars along the periphery of campus and walk to their internal destinations.”

2. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Planning and Development Department and the Street Transportation Department.

Attachments

Sketch Map (as approved)

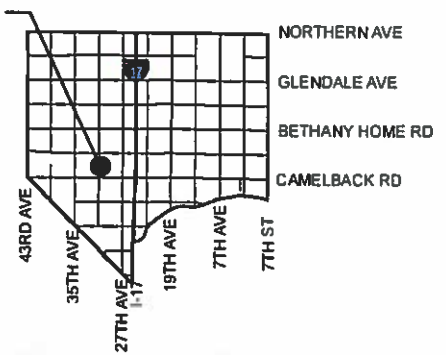


CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5

Z-3-B-10



APPLICANT'S NAME: **Michael J. Curley**

APPLICATION NO. **Z-3-B-10**

DATE: **9/15/14**
REVISION DATES

10/31/14

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

205.62 Acres

AERIAL PHOTO & QUARTER SEC NO
QS 19-22

ZONING MAP
H-7

REQUESTED CHANGE:

- FROM PUD, (110.64 a.c.)
- PAD-12, (20.37 a.c.)
- CP/GCP, (16.64 a.c.)
- R-3, (15.59 a.c.)
- C-2, (13.86 a.c.)
- R-4A, (8.24 a.c.)
- C-3, (6.54 a.c.)
- R-3A, (5.24 a.c.)
- R-4, (5.01 a.c.)
- R-1-6, (1.99 a.c.)
- C-O, (1.13 a.c.)
- R-5, (.37 a.c.)

AS APPROVED BY VILLAGE PLANNING COMMITTEE

TO: PUD, (205.62 a.c.)

MULTIPLES PERMITTED

PUD, PAD-12, CP/GCP, R-3, C-2, R-4A, C-3, R-3A, R-4, R-1-6, C-O, R-5

PUD

CONVENTIONAL OPTION

5,532/221, 244, N/A, 226, 201, 358
95, 115, 145, 10, N/A, 29

10 281/411

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

N/A, N/A, N/A, 271, 241, N/A,
113, 138, 174, 12, N/A, 35

N/A

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