REZONE REQUEST FROM R1-6 TO PLANNED UNIT DEVELOPMENT
CASE NO: Z -3-10-5
6TH SUBMITTAL

SUBMITTED BY:
Beus Gilbert PLLC
c/o Paul E. Gilbert
4800 North Scottsdale Road, Suite 6000
Scottsdale, Arizona 85251
PRINCIPALS AND DEVELOPMENT TEAM

APPLICANT REPRESENTATIVE/LEGAL:

Beus Gilbert PLLC
Paul E. Gilbert
Neal T. Pascoe
4800 North Scottsdale Road, Suite 6000
Scottsdale, Arizona 85251
Telephone: 480-429-3002 / 480-429-3060
Facsimile: (480) 429-3100
E-mail: pgilbert@beusgilbert.com
npascoe@beusgilbert.com

OWNER:

Grand Canyon Education, Inc
Brent Richardson – Executive Chairman, Board of Directors
Brian Mueller – Chief Executive Officer
Robert Machen – Campus Development Director & Owner’s Representative
3300 W. Camelback Road
Phoenix, AZ 85017
Telephone: (602) 639-6893
E-mail: rmachen@gcu.edu

ARCHITECT/PLANNING:

Architekton
Jason Comer, LEED-AP
464 S. Farmer Avenue Suite 101
Tempe, AZ 85281
Telephone: (480) 894-4637
Facsimile: (480) 894-4638
E-mail: jasoncomer@architekton.com
CIVIL AND TRAFFIC ENGINEERING:

Strand Associates, Inc.
Baird H. Fullerton, PE, LEED-AP
4602 E. Elwood St. Suite 16
Phoenix AZ 85040
Telephone: (602) 437-3733
E-mail: baird.fullerton@strand.com

LANDSCAPE ARCHITECTURE:

Dan Lare Planners, Inc.
Dan Lare RLA
6929 N. Hayden Road C50479
Scottsdale AZ 85250
Telephone: (480) 596-1551
e-mail: dlare@cox.net
A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited, to right-of-way abandonments.
# TABLE OF CONTENTS

**NARRATIVE**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cover Page</td>
<td>1</td>
</tr>
<tr>
<td>Principals and Development Team</td>
<td>2</td>
</tr>
<tr>
<td>Planned Unit Development Disclaimer</td>
<td>4</td>
</tr>
<tr>
<td>A. Purpose and Intent</td>
<td>8</td>
</tr>
<tr>
<td>Project Overview and Goals</td>
<td>8</td>
</tr>
<tr>
<td>Site Planning Concepts</td>
<td>8</td>
</tr>
<tr>
<td>Main Entrance and Gateway to Campus</td>
<td>9</td>
</tr>
<tr>
<td>Campus Malls, Courtyards and Quads</td>
<td>9</td>
</tr>
<tr>
<td>Landscape Design Concepts</td>
<td>10</td>
</tr>
<tr>
<td>Use Categories</td>
<td>12</td>
</tr>
<tr>
<td>B. Land Use Plan</td>
<td>13</td>
</tr>
<tr>
<td>C. Site Conditions and Location</td>
<td>14</td>
</tr>
<tr>
<td>D. General Plan Conformance</td>
<td>17</td>
</tr>
<tr>
<td>Growth Area Element</td>
<td>19</td>
</tr>
<tr>
<td>Land Use Element</td>
<td>19</td>
</tr>
<tr>
<td>Urban Village Model: Neighborhood</td>
<td>19</td>
</tr>
<tr>
<td>E. Zoning and Land Use Compatibility</td>
<td>21</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
<td>22</td>
</tr>
<tr>
<td>Surrounding Zoning Districts</td>
<td>22</td>
</tr>
<tr>
<td>F. List of Uses</td>
<td>23</td>
</tr>
<tr>
<td>G. Development Standards</td>
<td>24</td>
</tr>
<tr>
<td>Building and Landscape Setbacks</td>
<td>25</td>
</tr>
<tr>
<td>Front Yard – South</td>
<td>27</td>
</tr>
<tr>
<td>Rear Yard – North</td>
<td>29</td>
</tr>
<tr>
<td>Side Yard – West</td>
<td>31</td>
</tr>
<tr>
<td>Side Yard – East</td>
<td>33</td>
</tr>
<tr>
<td>Interior Perimeter Conditions</td>
<td>35</td>
</tr>
<tr>
<td>Setback Regime</td>
<td>36</td>
</tr>
<tr>
<td>Height</td>
<td>37</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>37</td>
</tr>
<tr>
<td>Density</td>
<td>37</td>
</tr>
<tr>
<td>Allowed Uses</td>
<td>37</td>
</tr>
<tr>
<td>On Lot and Common Retention</td>
<td>37</td>
</tr>
<tr>
<td>Required Review</td>
<td>37</td>
</tr>
<tr>
<td>Section</td>
<td>Page</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Landscape Standards</td>
<td>38</td>
</tr>
<tr>
<td>Perimeter Property Lines</td>
<td>39</td>
</tr>
<tr>
<td>Adjacent to Buildings</td>
<td>40</td>
</tr>
<tr>
<td>Parking Areas</td>
<td>41</td>
</tr>
<tr>
<td>Retention Areas</td>
<td>42</td>
</tr>
<tr>
<td>Landscape Materials</td>
<td>43</td>
</tr>
<tr>
<td>Parking Standards</td>
<td>44</td>
</tr>
<tr>
<td>Amenities</td>
<td>45</td>
</tr>
<tr>
<td>Shade</td>
<td>46</td>
</tr>
<tr>
<td>Lighting Standards</td>
<td>47</td>
</tr>
<tr>
<td>H. Design Guidelines</td>
<td>48</td>
</tr>
<tr>
<td>I. Signage</td>
<td>49</td>
</tr>
<tr>
<td>J. Sustainability</td>
<td>53</td>
</tr>
<tr>
<td>K. Infrastructure</td>
<td>54</td>
</tr>
<tr>
<td>Streets</td>
<td>54</td>
</tr>
<tr>
<td>Pedestrian Circulation Plan</td>
<td>56</td>
</tr>
<tr>
<td>Little Canyon Trail Improvements</td>
<td>57</td>
</tr>
<tr>
<td>Grading and Drainage</td>
<td>59</td>
</tr>
<tr>
<td>Water &amp; Wastewater Services</td>
<td>60</td>
</tr>
<tr>
<td>Water Design</td>
<td>60</td>
</tr>
<tr>
<td>Wastewater Design</td>
<td>60</td>
</tr>
<tr>
<td>L. Phasing Plan</td>
<td>61</td>
</tr>
<tr>
<td>Exhibits</td>
<td>62</td>
</tr>
<tr>
<td>Comparative Zoning Standards Table</td>
<td>62</td>
</tr>
<tr>
<td>Legal Description</td>
<td>63</td>
</tr>
<tr>
<td>Vicinity Map</td>
<td>67</td>
</tr>
<tr>
<td>General Context Zoning Aerial</td>
<td>68</td>
</tr>
<tr>
<td>Immediate Context Zoning – Existing</td>
<td>69</td>
</tr>
<tr>
<td>Immediate Context Zoning – Proposed</td>
<td>70</td>
</tr>
<tr>
<td>Context Photos Keymap</td>
<td>71</td>
</tr>
<tr>
<td>General Plan 2002</td>
<td>88</td>
</tr>
<tr>
<td>Classroom Building</td>
<td>89</td>
</tr>
<tr>
<td>Event Center</td>
<td>90</td>
</tr>
<tr>
<td>Conceptual Landscape Plan</td>
<td>91</td>
</tr>
<tr>
<td>Vehicular Circulation Plan</td>
<td>92</td>
</tr>
<tr>
<td>Signage Plan</td>
<td>93</td>
</tr>
<tr>
<td>Phasing Plan</td>
<td>94</td>
</tr>
<tr>
<td>Site Plan</td>
<td>96</td>
</tr>
<tr>
<td>Thematic Street Cross Sections</td>
<td>97</td>
</tr>
<tr>
<td>Metropolitan Bike Map</td>
<td>98</td>
</tr>
<tr>
<td>Sealed Parking Analysis</td>
<td>99</td>
</tr>
<tr>
<td>Conceptual Site Plan</td>
<td>100</td>
</tr>
</tbody>
</table>
List of Uses
Traffic Study or Statement under separate cover
A. PURPOSE AND INTENT

Project Overview and Goals

On behalf of Grand Canyon University ("GCU") we are proposing the rezoning of approximately 101.92 gross and 98.53 net acres (the "Property"), located on the north side of Camelback Road between 31st and 35th Avenues, from Single-Family Residential R1-6 to Planned Unit Development (PUD) to allow for the master planning of the campus of GCU (the "campus") including a new Event Center. The purpose of the desired PUD is to define a set of standards and design guidelines that accommodate the future growth and evolution of GCU in a way that strengthens the internal campus atmosphere.

The goals of the PUD are as follows:

- To create a campus that contains the facilities needed by a university of regional and national recognition.
- To define a set of development standards that will help guide future build-out of the GCU campus.
- To promote quality development sensitive to the existing neighborhood and the City of Phoenix General Plan through a comprehensive land use plan. The comprehensive site plan has provided sizeable setbacks, a building stepback regime, extensive landscaping, and perimeter treatment. These enhancements will prevent any real or perceived adverse impacts on the surrounding residential properties.
- To promote an architecturally innovative and aesthetically pleasing campus with appropriate consideration given to building materials, design and site layout.
- To promote a beautifully designed, landscaped and maintained development that complements and enhances the environment.

Site Planning Concepts

GCU is projecting significant growth over the next few years, and several site planning strategies have been developed in order to accommodate this growth in a coordinated fashion. These strategies aim to:

- Strengthen the public image of GCU along Camelback Road while retaining iconic elements such as the rows of palm trees
- Increase height and density around courtyards, malls and quads to create identifiable outdoor spaces that enhance the quality of life for those who use the campus and contribute to the university’s identity
- Maintain a variety of outdoor sports facilities in order to support the university’s traditional emphasis on athletics
• Employ landscape strategies that both establish unique zones across the campus, as well as knit these disparate zones together

• Provide a significant spatial and landscape buffer between the campus and adjacent residential districts to reduce any perceived negative impacts between dissimilar land uses

These strategies will help the university increase its stature and accommodate growth on an infill location in a way that is responsive to both the neighborhood and climate.

Main Entrance and Gateway to Campus

The 33rd Avenue entry from Camelback Road has been the traditional main entrance to the campus for decades. Flanked by formal rows of Mexican fan palms leading to a manned security station, this alignment continues into the heart of the campus as a pedestrian mall terminating at the Student Union. The ceremonial aspect of this entrance is further reinforced by the newly installed monument signs along Camelback Road, which will be enhanced by the proposed masonry perimeter walls. Future improvements will celebrate this entrance as the main public gateway to the university.

The 33rd Avenue alignment transitions from automobile- to pedestrian-oriented circulation at the guard station, and becomes the primary north/south corridor on campus. The pedestrian nature of this mall will be strengthened over time through building placement that reinforces the spatial perception of this linear outdoor corridor. Landscape treatment will further enhance the pedestrian experience along this alignment. The tall, narrow palms along the vehicular path adjacent to Camelback Road are the most prominent landscape feature establishing this gateway, and will be maintained into the future. Additional tree cover will be added over time to extend this formal, linear planting pattern into the heart of campus. Conceptually, this is intended to enhance the collegiate mall experience of this axis, as well as to provide shade to encourage pedestrian and leisure use.

The community’s perception of the campus is informed primarily by the frontage along Camelback Road, and to a lesser degree the 35th Avenue frontage. The 33rd Avenue entrance from Camelback Road is key to establishing the presence of the campus. The monument signage, double rows of palm trees, and the proposed perimeter fencing are the three major landscape design elements that will be most visible to passersby.

Campus Malls, Courtyards and Quads

A university’s identity is, in large part, informed by the built environment of its campus. From a site planning standpoint, several traditional elements have been employed at our nation’s oldest universities in order to establish their campuses as academic retreats from everyday life. Some of these elements – pedestrian mall circulation, internal courtyards, and outdoor quadrangles (“quads”) framed by buildings – are common to universities ranging from Harvard to Arizona State University, and are a key component in communicating the atmosphere and daily rhythms of academic life.
This PUD is unique in that it is not tied to a specific project or a new development. Rather, it is intended to guide future development and redevelopment within a 60-year old urban campus as it grows and matures. The site is effectively an infill location that will be slowly transformed over time. Even with the current building campaign that envisions new classrooms, dormitories, a recreation center and a large event center, a relatively small portion of the campus will be directly affected in the short term. As GCU’s campus is redeveloped, it will be important to reinforce, articulate, and more clearly define the physical relationships that help to form great collegiate environments.

Campus malls and quads are essentially outdoor space, framed by structures and further defined by landscape elements. This overlap between building (in the form of proximity and height) and landscape (both in palette and placement) is essential to creating recognizable spaces that draw pedestrian users. Low-slung and widely spaced one and two story structures, along with landscape designs more commonly found in retail and office developments, are not conducive to establishing the tone and atmosphere desired in a university campus. Rather, more classical arrangements of outdoor circulation paths framed with regular and formal arrangements of trees and shrubbery should be combined with more densely spaced buildings of moderate 3-6 story height to effectively frame outdoor rooms that are clearly defined and well shaded. By creating identifiable outdoor spaces with generous shade, leisure use can be more effectively encouraged. Activities ranging from impromptu sports, small group gatherings, and outdoor studying help to form a strong campus identity and promote the aims of the university and the community as a whole.

Landscape Design Concepts

As the GCU campus has been developed intermittently over the past 60 years, a variety of landscape conditions have been introduced ranging from lush Mediterranean landscapes to drought tolerant xeriscapes to irrigated lawns framed by tall, slender palms. As a university campus with a strong history of athletic achievement, there are expansive areas of turf sports fields, as well. This PUD embraces the concept of designing unique landscape zones across the campus; landscape materials should help define these smaller spaces and give them a sense of identity. In this way, the large campus can be broken down into discreet zones that are more readily embraced by the student population. This goes hand in hand with the massing strategy of arranging buildings to reinforce mall, courtyard and quad relationships.

Recognizing the eclectic context, and the fact that future development will happen via discrete projects over time, the landscape design concept envisioned in this PUD involves several distinct strategies:

- Weaving together disparate existing environments when new construction occurs
- Establishing identifiable public spaces within the campus core and reinforcing the mall and quad site planning relationships
- Using common landscape and site wall elements to help establish a more unified public interface on Camelback Road
• Provide a landscape buffer, distance, and/or screening to adjacent multifamily residential districts

As buildings have been added to the campus intermittently since 1949, a variety of landscape treatments have been implemented. For example, areas of wide open turf ringed by Mexican fan palms are adjacent to old growth shade trees and dense shrubbery, and areas of native desert plantings. As buildings are added and circulation corridors are more firmly established, it will be necessary to employ unique and specific landscape palettes to tie together these incongruent zones. It is not envisioned that the campus will be treated as a ‘blank slate,’ rather; future landscape design will work to integrate the existing contextual relationships.

Concurrently, landscape design will need to complement building placement in order to more clearly define pedestrian spaces in the form of malls and quads. From a landscape perspective, this will entail establishing distinctive plant palettes for each corridor or outdoor gathering space. Palettes may be chosen to express variety, seasonal change, spatial enhancement, shade, water efficiency, color, and smell among other attributes. The goal is to establish identifiable public spaces with unique identities that pedestrians will want to use on a daily basis.

Along Camelback Road, the existing canopy of tall Mexican fan palms will be maintained, and complemented with understory flowering trees, groundcover, shrubbery and a new perimeter site wall. The existing palms, which are evenly spaced at approximately 24 feet on center, are a recognizable feature of the neighborhood and will provide continuity between the historical context and future construction.

Two major landscape improvements are either proposed or recently completed along the east-facing side yard where it abuts the R-3 multifamily residential district: The Little Canyon Trail and Canal Public Art Project (described more fully later) with improved perimeter site fencing and landscape treatments, and the construction of new parking facilities to serve the proposed Event Center on Camelback Road. Together, these projects will provide a 30’ – 40’ landscape buffer consisting of an improved canalscape, multi-use walking path/trail, screening trees, groundcover, shrubbery, and enhanced perimeter fencing.
Use Categories

The entire site is occupied by GCU and related facilities customarily part of a university, including but not limited to classrooms, dormitories, research facilities, sports fields, public assembly venues, residences, offices, cafeterias and other food services, retail and wholesale sales, surface parking, parking structures, and accessory uses. A detailed list of uses is found in the Appendix.
B. **Land Use Plan**

The entire site is occupied by university uses. Generally speaking, outdoor athletic fields are located towards 35th Avenue and the west side of campus, student housing exists along the rear yard to the north, and academic facilities and administration are concentrated in the center and southern parts of campus. Automobile circulation and parking are confined to the perimeter of the campus, allowing an internal core for pedestrian and cycling.
C. **SITE CONDITIONS AND LOCATION**

GCU traces its origins to the late 1940s when the Grand Canyon College was founded by the Arizona Southern Baptist Convention. After two years in Prescott, Arizona, the college was moved to its current location on the northeast corner of 35th Avenue and Camelback Road in 1951 (see diagram C.1 for a vicinity map). The site has been in continuous operation as post-secondary educational facility since that time, making the campus an integral part of the neighborhood. The school became a university in 1989, and has been under its current ownership since 2004.

![Diagram C.1](attachment:image.png)

The site is essentially developed with buildings, hardscape, and landscape improvements. The land is virtually flat, with no significant topographic features or watercourses. GCU is located in the Alhambra Village, and is surrounded by a variety of uses including single-family homes, a church, multi-family homes, commercial, and a City of Phoenix Park.

The campus has grown in a suburban style of low density one- and two-story buildings clustered in the center of the campus surrounded by sports fields along 35th Avenue and a grass lawn on the Camelback Road frontage. Over time, GCU acquired additional land including a non-contiguous parcel on the southeast corner of 31st Avenue and Missouri, and most recently the parcel directly to the north of the First Southern Baptist Church. A significant portion of the site is devoted to athletics, with fields for baseball, softball, soccer, and lacrosse. Parking is currently dispersed in seven lots spread throughout the site, as well as smaller clusters of 90 degree parking internal to the campus.
The site plan below, diagram C.2, illustrates the existing site conditions with emphasis placed on the four projects currently underway.
Currently, the campus consists of roughly 370,000 square feet of space in 35 buildings that serve 1,600 students, 700 of whom live on campus. As the campus has expanded over the last six decades, growth has been accommodated within a suburban model that is reflected in the underlying R1-6 zoning district. As a land-locked urban campus, future growth must be accommodated within a strategic framework that provides for height, density, sustainability, and pedestrian oriented outdoor spaces, all the while enhancing a collegiate atmosphere that serves the public good.
D. **GENERAL PLAN CONFORMANCE**

The City of Phoenix General Plan Land Use Designation for the Property is Public/Quasi-Public. A General Plan Amendment will not need to accompany this rezone request. As set forth in the following subsections, the proposed Planned Unit Development rezone request is consistent and compatible with many of the goals and objectives outlined in the General and Land Use Plans.

The surrounding properties to the north, south, east and west are designated on the Land Use Plan as single-family residential (3.5 to 5 dwelling units per acre), multi-family, and commercial as shown in diagram D.1.

**Diagram D.1**
General Plan Map

![Diagram D.1](image)

The General Plan recognizes the need to promote strong, healthy neighborhoods and to preserve their unique character, while encouraging development that is sensitive to the scale and character of the surrounding neighborhoods. Typically, this is accomplished by incorporating proper development standards, such as additional landscaping, screening and setbacks, to
mitigate any negative impacts where disparate land uses are adjoining. The following outlines the relationship between the requested rezone change and the City of Phoenix General Plan. The General Plan Elements seek to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceeds the following goals outlined in the General Plan:

<table>
<thead>
<tr>
<th>Surrounding General Plan Land Uses</th>
<th>General Plan Land Use (as of October 2009)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (towards Missouri Avenue)</td>
<td>Parks/Open Space - Publicly Owned</td>
</tr>
<tr>
<td></td>
<td>Public/Quasi-Public</td>
</tr>
<tr>
<td></td>
<td>Traditional Lot 3.5 to 5 du/acre</td>
</tr>
<tr>
<td>East (Little Canyon Trail)</td>
<td>Higher density attached residential 10 to 15 du/acre</td>
</tr>
<tr>
<td></td>
<td>Higher density attached residential 15+ du/acre</td>
</tr>
<tr>
<td>South (Camelback Road)</td>
<td>Public/Quasi-Public</td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>Traditional Lot 3.5 to 5 du/acre</td>
</tr>
<tr>
<td>West (35th Avenue)</td>
<td>Public/Quasi-Public</td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>Traditional Lot 3.5 to 5 du/acre</td>
</tr>
</tbody>
</table>
**Growth Area Element**

**Goal 1 – Growth:** Maintain a **high quality of life** and economically healthy community.

The rezoning request supports a high quality of life by supporting a stronger linkage between academic opportunity, the community and the home. Further, the proposed rezoning request recognizes the desired scale and land use classification of the adjacent residential properties by utilizing intense buffering techniques, which include sizeable setbacks, extensive landscaping and perimeter treatment, and an extra deep lot.

**Land Use Element**

The following outlines the relationship between the requested rezoning, the surrounding land uses and the City of Phoenix General Land Use Plan Element. “The Land Use Element” recommends how “Phoenix should grow within its boundaries to have a rational urban form (the urban village model), promote infill and **be compatible with its neighbors**.” In addition, urban form and the Village Model are integral to the General Plan and zoning relationship:

**Goal 1 – Urban Form:** Growth should be structured into a series of urban villages characterized by the five components of the urban village model: core, neighborhoods, community service areas, regional service areas and open space.

**The Principles:**

- **Promoting the uniqueness of each village:** celebrating the lifestyle and character, the unique identity of each village with its history, patterns of development, types of open space, public facilities, and types of development from large lot and rural to mixed-use and urban.

- **Preserving and enhancing the quality of life in each village:** protecting the historic character, unique amenities, open spaces, public facilities, and neighborhoods, and ensuring compatible new development.

- **Providing for a majority of resident needs within the village:** allowing residents the opportunity to live, work, play, shop, to receive health care and social services within their villages conveniently, and to access these activities by a multi-modal transportation system.

**Urban Village Model: Neighborhoods**

**Neighborhoods:** “The neighborhood component of the urban village model recognizes the importance of residential area as the major land use in each village. Its goal is to preserve and enhance existing neighborhoods and create strong and viable new neighborhoods. The component includes all types of housing and low intensity nonresidential uses that serve the recreational, educational, and retail needs of the neighborhoods as well as neighborhood open space.”
➢ **Policy No. 2:** Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

**Policy No. 6:** Ensure that neighborhoods have reasonable access to basic neighborhood support services.
E. **ZONING AND LAND USE COMPATIBILITY**

The Property is currently zoned City of Phoenix R1-6 and R-5. Surrounding zoning is mixed, with R1-6, R-4, PAD-12, R-5, CO, and C-2 on adjacent property (see diagram E.1, below). This variety is reflected in the adjacent uses, which include single-family homes, multi-family homes, a church, an animal shelter, retail uses, and a city park. The subject property is located in Alhambra Village, and is not within the Village Core or an overlay zoning district. As previously mentioned, the university has been in this location for decades, and is part of the fabric of the neighborhood. Increased building heights will be needed to provide more classrooms and dormitories, along with the other functions of the university, and in so doing care must be exercised to avoid negative impacts on surrounding land uses.

The PUD employs a variety of perimeter landscape treatments, setbacks, and stepbacks to ensure compatibility with adjacent properties. In effect, GCU has customized the relationships between its perimeter and the surrounding uses. Where the adjacent land uses will be more sensitive to activities on campus, GCU will respond with greater buffers. These are more completely described in section G of this Narrative.
### Surrounding Land Uses

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (towards Missouri Avenue)</td>
<td>Animal shelter, multi-family residential, single-family residential, park</td>
</tr>
<tr>
<td>East (Little Canyon Trail)</td>
<td>Multi-family residential, multiuse trail, church, self-storage facility</td>
</tr>
<tr>
<td>South (Camelback Road)</td>
<td>Church, Single-family residential, commercial retail center</td>
</tr>
<tr>
<td>West (35th Avenue)</td>
<td>Commercial retail center, single-family residential, animal shelter</td>
</tr>
</tbody>
</table>

### Surrounding Zoning Districts

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (towards Missouri Avenue)</td>
<td>C-O, PAD-12, R1-6</td>
</tr>
<tr>
<td>East (Little Canyon Trail)</td>
<td>R-3, C-O, C-2 SP</td>
</tr>
<tr>
<td>South (Camelback Road)</td>
<td>R1-6, C-2</td>
</tr>
<tr>
<td>West (35th Avenue)</td>
<td>C-1, C-2, R1-6, C-O</td>
</tr>
</tbody>
</table>
F. LIST OF USES *

CLASSROOM
DORMITORY
GYMNASIUM
LIBRARY
OFFICE
PARKING STRUCTURE
PERSONAL SERVICES
PUBLIC ASSEMBLY
RETAIL AND WHOLESALE SALES
RESEARCH
RESIDENCE
RESTAURANT, CAFETERIA, AND OTHER FOOD SERVICE
SPORTS FIELDS

* A detailed list is found in the appendix
G. Development Standards

The development standards contained within this PUD are intended to provide a consistent and predictable framework for future development within the GCU campus. These standards are intended to address the various influences on the site in relation to its use, surrounding neighborhood, relationship to major streets, and other infrastructure. Several development standards exist in the GCU campus’s underlying R1-6 zoning that are not relevant to the site’s use as a university. This PUD eliminates the required minimum interior building setback requirement, as well as the minimum lot width and minimum lot depth requirement (both of which are directed towards the subdivision of single family home lots). No new roads are anticipated to be dedicated to the city as a result of this PUD, and no common areas (such as might be found in a master-planned community) are planned. However, conformance with the City of Phoenix Zoning Ordinance Section 507 will be required to ensure comprehensive use of city-wide standards.
Building and Landscape Setbacks

For the purposes of this PUD, the front yard shall refer to site frontage to the south along Camelback Road. The rear yard is to the north of the main campus, and shall include the four sides of the north campus on Missouri Avenue. There are two distinct side yard conditions, with the western side of the campus addressing 35th Avenue and the eastern side adjacent to the Little Canyon Canal and a multifamily residential district. The “side yard” designation will address the direction to avoid confusion, with side yard (west), for example, referencing the 35th Avenue frontage. Illustrations of building and landscape setbacks for all four yard conditions can be found below in diagrams G.1 and G.2, and specific discussion of each condition follows.
Front Yard - South

The front yard condition along Camelback Road is the more prominent ‘public face’ of the university, with its iconic row of towering palms and the formal main entrance to the campus. Directly to the east is the First Baptist Church of Phoenix, and to the west -- on the corner of Camelback Road and 35th Avenue -- is a well-established neighborhood retail center in the C-2 zoning district. The campus’ ceremonial main entrance is along the 33rd Avenue alignment, with secondary campus entrances along the 32nd and 34th Avenue alignments.

Building setbacks along this perimeter shall be not less than 50 feet, as represented below in diagram G.3.

Diagram G.3
Building Setbacks - Front yard on Camelback Road (south)
ERROR: stackunderflow
OFFENDING COMMAND: ~

STACK: