



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

<u>Application:</u>	GPA-AL-1-14-5
<u>Applicant:</u>	Mike Curley (Earl, Curley & Lagarde, P.C.)
<u>Location:</u>	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
<u>Acreage:</u>	109.01 acres
<u>Current Plan Designation:</u>	Residential 10 to 15 du acre (32.78 acres) Residential 3.5 to 5 du acre (20.36 acres) Residential 15+ du acre (13.11 acres) Commercial (24.06 acres) Industrial (16.60 acres) Parks / Open Space Public (2.10 acres)
<u>Requested Plan Designation:</u>	Public/Quasi Public (109.01 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 Village Committee – October 28, 2014
<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 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 35th Avenue 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, Residential 3.5 to 5 du acre, 15+ du acre, Commercial, Industrial and Parks/Open Space Public to Public/Quasi Public. Rezoning case Z-3-B-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 Camelback Road. Offices occupy a large portion of the site, while other portions of the site are currently vacant. The request also incorporates the large property at the southeast corner 35th Avenue and Missouri Avenue. The site is currently vacant. The remainder of the proposed property is located within the residential neighborhood near the center of the request. These sites are either vacant or occupied by temporary uses associated with the university. The proposed General Plan Amendment will allow for Grand Canyon University to expand and redevelop the area.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

LAND USE ELEMENT

- **LAND USE ELEMENT, GOAL 3, POLICY 5: ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.**

The proposed General Plan Amendment will allow the redevelopment of aging residential and commercial properties as part of the Grand Canyon University expansion.

NEIGHBORHOOD ELEMENT

- **NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.**

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.

CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT

- **GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW**

DEVELOPMENT AND INVESTMENT.

The proposed General Plan Amendment will allow the redevelopment of several blighted properties into Grand Canyon University.

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

**CIRCULATION
BICYCLING
RECREATION
OPEN SPACE
GROWTH AREA
HOUSING ELEMENT
PUBLIC SERVICES AND FACILITIES
ENVIRONMENTAL PLANNING
NATURAL RESOURCES CONSERVATION
WATER RESOURCES
PUBLIC BUILDINGS
SAFETY
COST OF DEVELOPMENT**

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.

October 15, 2014

Attachments:
Sketch Map
Aerial










GENERAL PLAN AMENDMENT

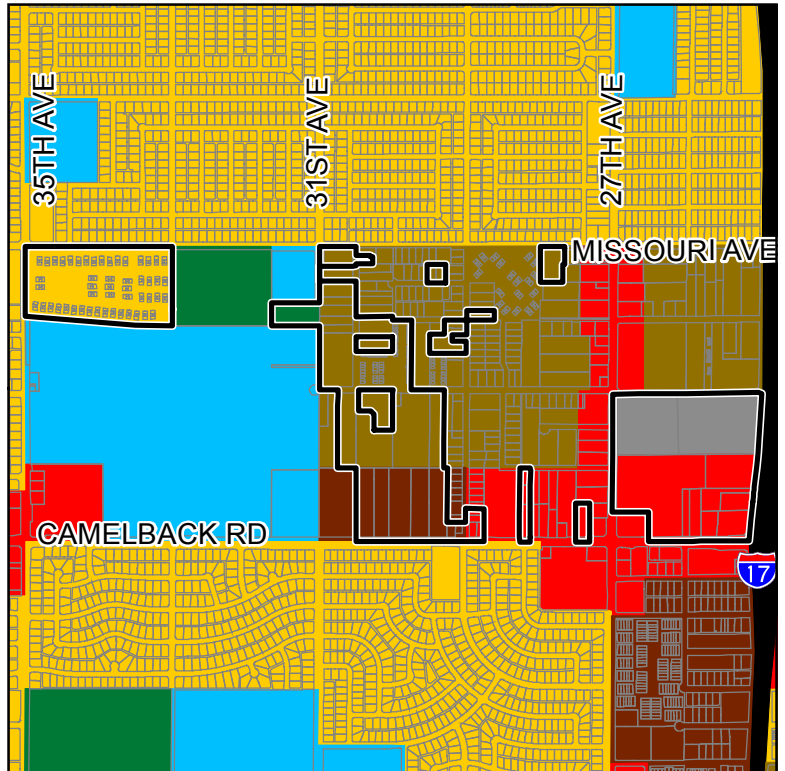
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-AL-1-14-5	ACRES: 109.01 +/-
VILLAGE: Alhambra	COUNCIL DISTRICT: 5
APPLICANT: Michael J. Curley	

EXISTING:



- Residential 10 to 15 du acre (32.78 +/- Acres)
- Residential 3.5 to 5 du acre (20.36 +/- Acres)
- Residential 15+ du acre (13.11 +/- Acres)
- Commercial (24.06 +/- Acres)
- Industrial (16.60 +/- Acres)
- Parks / Open Space Public (2.10 +/- Acres)

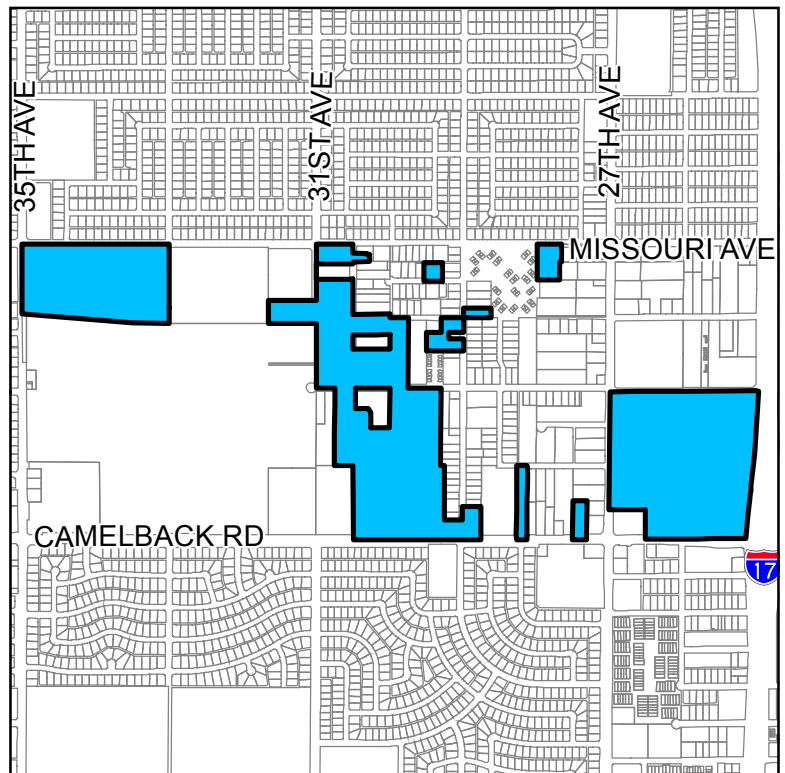
-  Proposed Change Area
-  Residential 10 to 15 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Transportation
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public

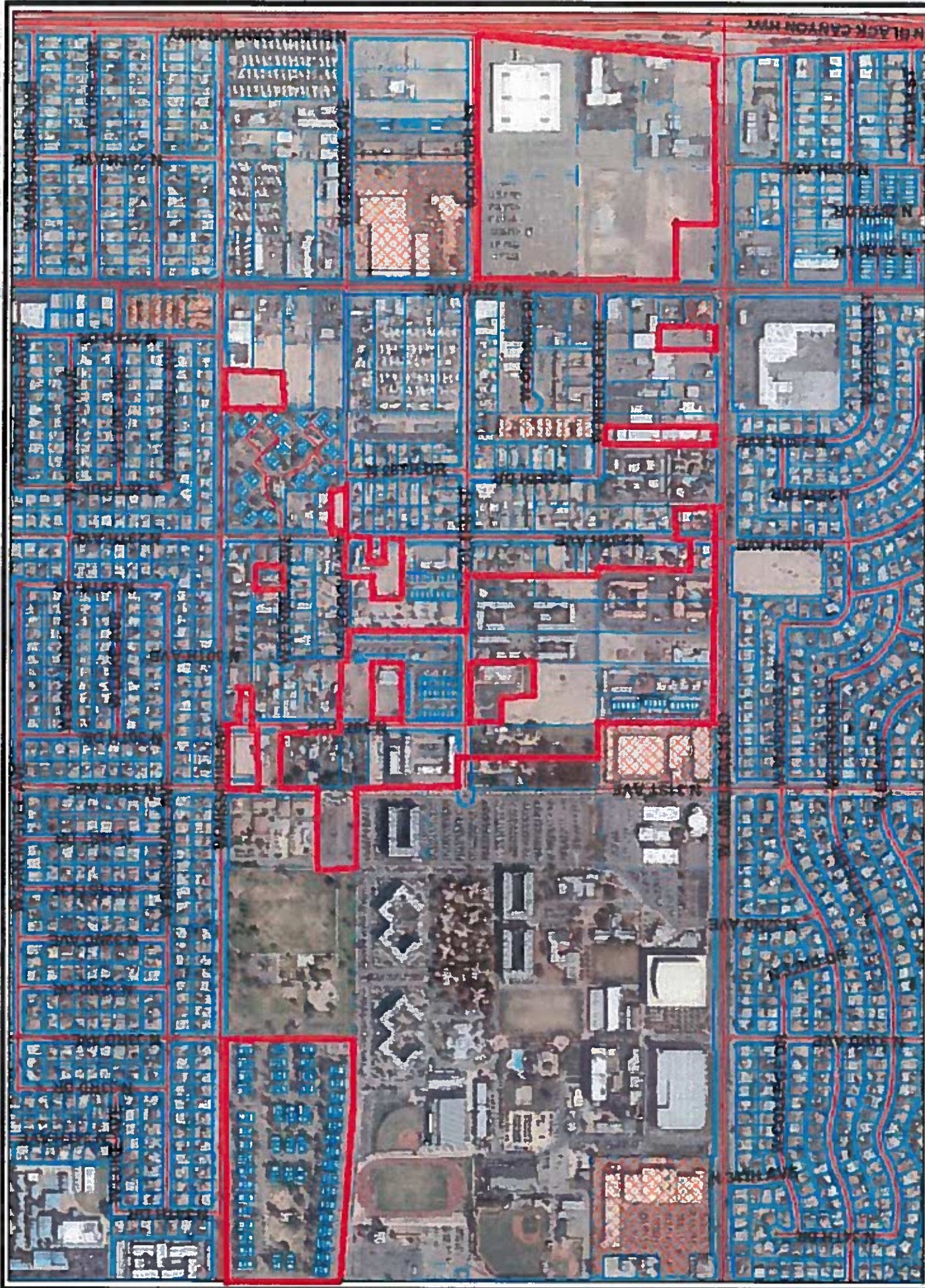


PROPOSED CHANGE:

Public/ Quasi Public (109.01 +/- Acres)

-  Proposed Change Area
-  Public/Quasi Public





The information developed on this map is based on record drawings submitted by owners. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Planning and Development

City of Phoenix  N  1 inch = 648.907 ft.
0 200 400 600 feet