



Village Planning Committee Meeting Summary Z-3-E-10-5

Date of VPC Meeting	March 22, 2022
Request From	PUD (Planned Unit Development), R1-6 (Single-Family Residence District), R-3 (Multifamily Residence District)
Request To Proposed Use	PUD (Planned Unit Development) Major amendment to the Grand Canyon University Planned Unit Development to include additional land area.
Location	Multiple locations generally bounded by Interstate 17 Freeway to 35th Avenue, and Missouri Avenue to Camelback Road (including lots south of Camelback Road)
VPC Recommendation	Approval, per the staff recommendation with one modified stipulation to make a technical correction
VPC Vote	15-1-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Three speaker cards were received on this item.

At this time, DeGraffenreid, Solorio, and Sanchez arrived bringing the quorum to 16 members (11 being required for a quorum).

STAFF PRESENTATION

Klimek, staff, provided an overview of the request as detailed in the published staff report including the purpose of the PUD zoning tool, the standard procedure for PUD requests, the applicant's request to bypass the customary INFO ONLY Hearing before the VPC, and the proposal which only adds property to the existing PUD and does not propose any changes to land uses, development standards, or design guidelines. He then provided an overview of staff findings and the staff recommendation, which is to approve, subject to stipulations. He then asked that if the committee were to recommend approval, that Stipulation Nos. 1 and 1.a. be modified to change January 18, 2022 to March 17, 2022 to remedy a technical error.

APPLICANT PRESENTATION

Taylor Earl, of Earl and Curley, introduced himself as representing Grand Canyon University. The PUD has been operating successfully since 2010 when it was first approved by the City Council and has been amended multiple times since then to add properties and to revise in discussions with staff. The PUD was last amended in late 2020 to add properties and to make revisions to the Development Narrative with regard to land uses, development standards, and design guidelines. The current amendment is limited to adding property and does not impact the body of the Development Narrative. He noted that the request will be amended to remove a 0.44 gross acre site at the northeast corner of 29th Avenue and Colter Avenue due to an issue with its escrow.

QUESTIONS FROM COMMITTEE

Malkoon asked if the request includes the rural parcel along the Little Canyon Trail. **Earl** responded that the property is not included in the request.

Keyser asked if the sites along 27th Avenue will be improved. **Earl** responded that GCU is always looking to acquire properties but that no additional sites have been acquired in this amendment along 27th Avenue. Keyser asked if there are plans for the properties along 27th Avenue that are already owned by GCU and in the PUD. **Earl** responded that GCU is also invested in crime prevention along 27th Avenue, that there are no plans to share at this time, but that if acquired and added to the PUD, the quality would be consistent with the remainder of campus.

Keyser asked for confirmation that GCU's approach to reducing blight on newly acquired parcels is to demolish. **Earl** affirmed but added that GCU also uses some of the properties that it acquires.

PUBLIC COMMENTS

Theresa Killingsworth expressed support for GCU which is a strong and reliable partner in the community and with school districts through its Learning Lounge and Teacher Pipeline.

Jellsy Gonzalez expressed support for GCU which is a strong partner in the community through its Learning Lounge which offers free tutoring to the greater city. The Learning Lounge was especially valuable in helping students during the pandemic on a variety of topics including bi-lingual education.

Daniel Valenzuela expressed support for GCU which is a major economic, social, and community development engine. He added that GCU has reliably stepped up to fund city programs that were under threat.

APPLICANT RESPONSE

Earl thanked the speakers for adding depth to the conversation on the human value that GCU offers the Phoenix community.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

MOTION: **Malkoon** made a motion to approve the request per the staff recommendation with a modification to Stipulation Nos. 1 and 1.a. to replace January 18, 2022 with March 17, 2022. Second by **Fitzgerald**.

DISCUSSION:

None.

VOTE: 15-1-0, motion passes with: Ammon, DeGraffenreid, Ender, Fitzgerald, Harris, Jones, Keyser, Krietor, LeBlanc, Malkoon, McCabe, Smith, Solorio, Vice Chair Bryck, and Chair Shore in support; Sanchez in dissent; and none in abstention.

RECOMMENDED 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 Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped MARCH 17, 2022 as modified by the following stipulations.
 - a. Front Cover: Add "City Council adopted: [Insert Adoption date]" below "Hearing Draft: MARCH 17, 2022.
2. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The Development will be responsible for all associated dedications and improvement funding as stipulated within the approved study.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.