

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION April 7, 2022

|                 |  |
|-----------------|--|
| ITEM NO: 9      |  |
|                 | DISTRICT NO.: 5  |
| SUBJECT:        |  |
|                 |  |
| Application #:  | Z-3-E-10-5 (Grand Canyon University PUD)   |
| Location:       | Multiple locations generally bounded by Interstate 17 Freeway to 35th Avenue, and Missouri Avenue to Camelback Road (including lots south of Camelback Road) |
| From:           | R1-6, R-3 and PUD  |
| To:             | PUD  |
| Acreage:        | 302.86   |
| Proposal:       | Major Amendment to the Grand Canyon University Planned Unit Development to include additional land area.   |
| Applicant:      | Taylor Earl, Earl & Curley P.C.  |
| Owner:          | Grand Canyon University, et al.  |
| Representative: | Taylor Earl, Earl & Curley P.C.  |

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Alhambra** 3/22/2022 Approval, per the staff recommendation with a modified stipulation.

Vote: 15-1.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner McCabe made a MOTION to approve Z-3-E-10-5, per the Addendum A Staff Report.

Maker: McCabe  
Second: Gaynor  
Vote: 7-0  
Absent: Johnson  
Opposition Present: No

#### **Findings:**

1. The proposal would consolidate and redevelop several smaller parcels into one larger development.
2. Through the use of landscape and building setbacks, the proposal will be appropriately buffered from the surrounding single-family residential development.
3. The proposed expansion of Grand Canyon University would create additional educational opportunities for area residents.

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 ~~January 18, 2022~~ MARCH 17, 2022 as modified by the following stipulations.
  - a. Front Cover: Add "City Council adopted: [Insert Adoption date]" below "Hearing Draft: ~~January 18, 2022~~ MARCH 17, 2022
  - b. FRONT COVER: REPLACE THE UNDERSCORE LINE FOLLOWING "PUD ZONING CASE NO. WITH "Z-3-E-10-5 (MAJOR AMENDMENT E)
  - c. THROUGHOUT THE DEVELOPMENT NARRATIVE AND EXHIBITS: UPDATE ALL MAPS, CONCEPTUAL PLANS, AND ILLUSTRATIONS TO DEPICT ALL PROPERTIES CONTAINED IN THE REZONING REQUEST.
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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, [Les.scott@phoenix.gov](mailto:Les.scott@phoenix.gov) or TTY: Use 7-1-1.