



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-35-18-5**  
**July 17, 2018**

Alhambra [Village Planning Committee](#)  
Meeting Date: July 24, 2018

[Planning Commission](#) Hearing Date: August 2, 2018

Request From: [C-2 SP](#) (4.99 acres)

Request To: [P-2](#) (4.99 acres)

Proposed Use: Parking Structure

Location: Northeast corner of 31st Avenue and Camelback Road

Owner: Grand Canyon University, an Arizona nonprofit corporation

Applicant/Representative: Stephen C. Earl; Earl, Curley & Lagarde

Staff Recommendation: Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Residential 15+ dwelling units per acre	
<a href="#">Street Map Classification</a>	Camelback Road	Arterial	40-foot north half
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></b></p> <p>The proposal encourages redevelopment of an underutilized parcel to be compatible with and support the existing land uses in the immediate area.</p>			

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The proposed development will provide additional parking to support student housing within the larger Grand Canyon University campus.

**CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLES:** *Provide multi-use trail connections where appropriate.*

As stipulated, the proposed development will provide an enhanced trail crossing between the existing Little Canyon Trail to Camelback Road.

#### **Applicable Plans, Overlays, and Initiatives**

Comprehensive Bicycle Master Plan – see Analysis No. 7.

Reimagine Phoenix Initiative – see Analysis No. 13.

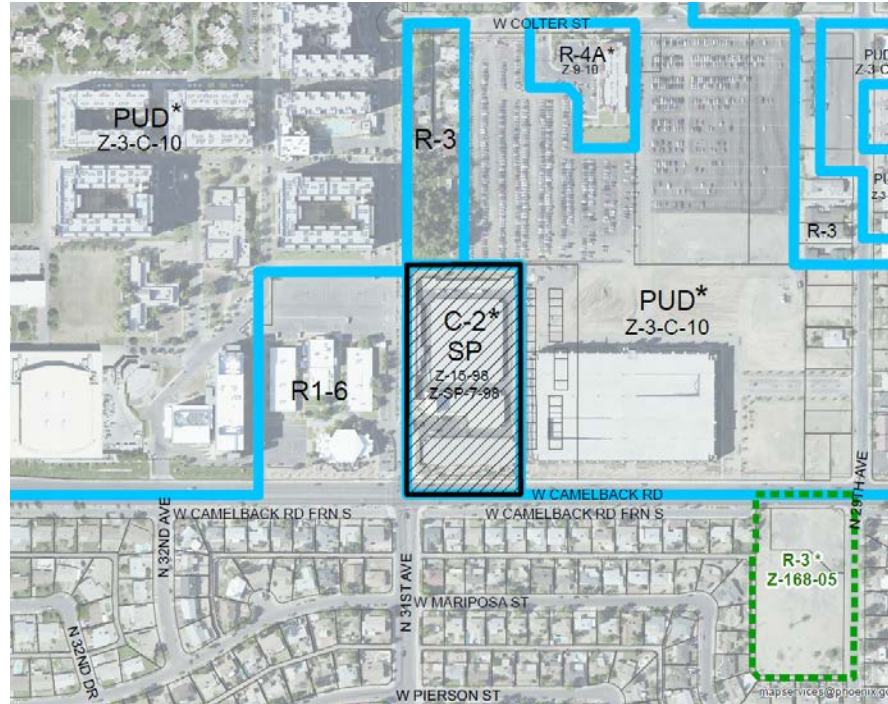
#### **Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Self-service storage	C-2 SP
<b>North</b>	Single-family residential and surface parking	R-3, PUD
<b>South (across Camelback Road)</b>	Single-family residential	R1-6
<b>East</b>	Parking structure and surface parking	PUD
<b>West</b>	Church	R1-6

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 4.99 acres located at the northeast corner of 31st Avenue and Camelback Road from C-2 SP (Intermediate Commercial, Special Permit) to P-2 (Parking) to allow a parking structure.



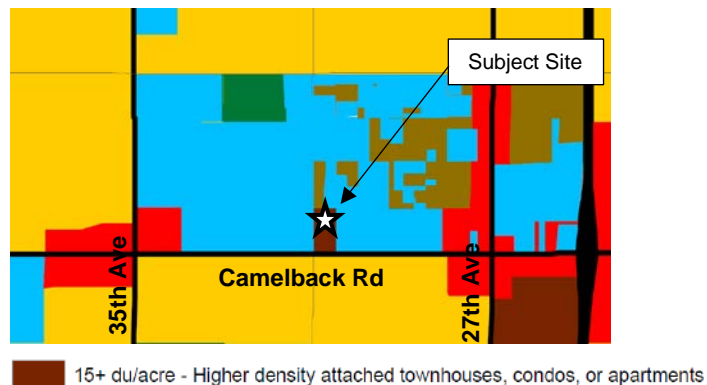
Source: City of Phoenix Planning and Development Department

### **SURROUNDING LAND USE**

2. The subject site is currently developed with self-service storage. Single-family residential exists to the northwest and a surface parking lot exists to the northeast. A church is located to the west and a parking structure to the east. Single-family residential exists across Camelback Road to the south.

### **GENERAL PLAN**

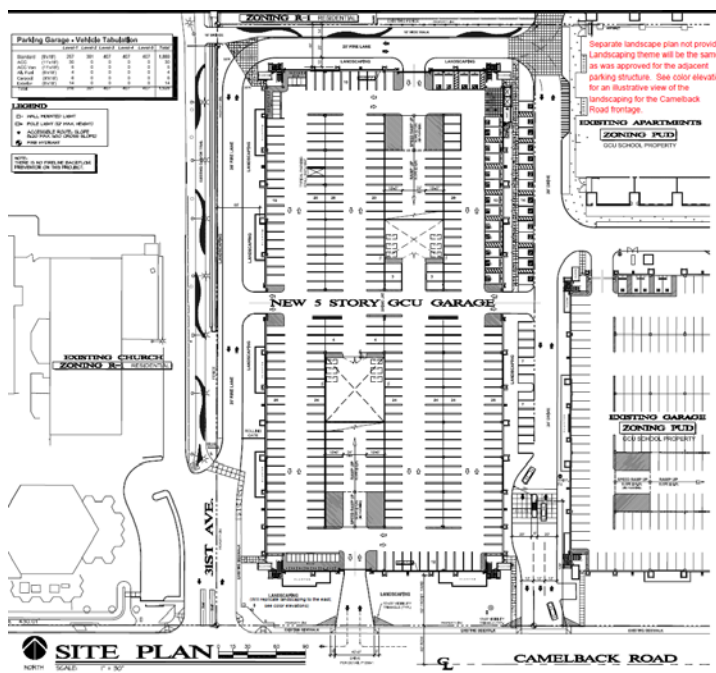
3. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation; however, an amendment is not required as the subject parcel is less than 10 acres.



Source: City of Phoenix Planning and Development Department

## ANALYSIS OF PROPOSAL

4. The conceptual site plan depicts a five-story parking structure to support approximately 1,928 vehicles. The proposed development is to address future parking needs for students and other campus events. Primary site access is depicted at the southeast corner of the site along Camelback Road. A 20-foot fire lane is depicted to wrap around the northern and western perimeters and a private drive will connect the site to additional Grand Canyon University properties to the east and north.



Source: Grand Canyon University, an Arizona nonprofit corporation

5. The applicant provided exhibits depicting elevations from an existing garage which was constructed utilizing the development standards written within the Grand Canyon University Planned Unit Development (PUD). The applicant proposes to match the established aesthetic, materials, and building articulation with this request.



Source: Grand Canyon University, an Arizona nonprofit corporation

6. To ensure this development continues the established character and aesthetic along Camelback Road frontage, staff is recommending a stipulation that all landscaping be consistent with the City Council adopted Grand Canyon University Planned Unit Development (PUD) Streetscape Landscape Standards. This is addressed in Stipulation No. 1.

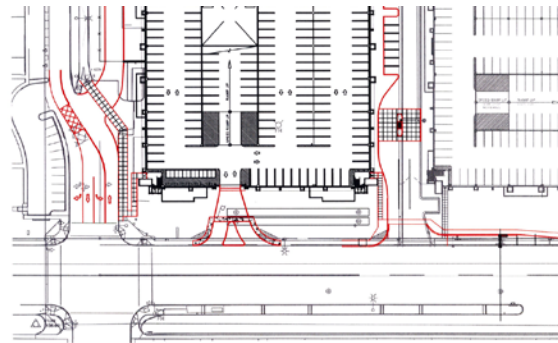
7. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The short-term bicycle racks should be an inverted-U design where both ends of the “U” are affixed to the ground and installed per the requirements of Walkable Urban Code. This is addressed in Stipulation No. 2.



*Inverted-U bicycle rack, where both ends of the “U”*

*Source: City of Phoenix, Planning and Development Department*

8. After the initial filing of the application the applicant has worked with staff to redesign the fire lane connection along the west property line to address potential safety concerns where this lane intersects with the Little Canyon Trail connection to Camelback Road. The applicant has worked with staff to recommend several stipulations to ensure a safe crossing environment is achieved at this intersection. These provisions are addressed in Stipulation Nos. 3, 4 and 5.



*\*Proposed curb, sidewalk, striping shown in red.*

*Source: Grand Canyon University, an Arizona nonprofit corporation, and Strand Associates, Inc.*

## COMMUNITY INPUT SUMMARY

9. At the time this staff report was written, staff had not received any mail or email correspondence from the public regarding this request. Staff had received two phone calls where members of the community expressed the following concerns and questions:
- Will 31st Avenue be utilized as a primary access point for Grand Canyon University and the proposed parking structure?
  - Is there going to be a guard booth at the northwest corner of the site connecting the 10-foot-wide walkway to the existing Little Canyon Trail?
  - Is there going to be a guard booth at the 31st Avenue entry to the Little Canyon Trail?
  - Concerns regarding the fire lane along the west property line being utilized for public access.
  - Concerns regarding potential traffic impacts.



#### INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department has requested the developer provide a 10-foot trail connection between the Little Canyon Trail and Camelback Road. This is addressed in Stipulation No. 4.
11. The Street Transportation Department requested the applicant submit a Traffic Impact Study to the City prior to preliminary site plan approval. This is addressed in Stipulation No. 6.
12. The Street Transportation Department has indicated that the developer shall construct all streets 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. This is addressed in Stipulation No. 7.

#### OTHER

13. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposal encourages redevelopment of an underutilized parcel to be compatible with the existing land uses in the immediate area.
2. As stipulated, the proposed development includes appropriate development standards and landscape setbacks to ensure compatibility with the surrounding land uses.

### **Stipulations**

1. A minimum 20-foot landscape setback consistent with the streetscape landscape standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017 shall be provided along Camelback Road, as approved by the Planning and Development Department.
2. Bicycle parking shall be provided per the standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017, located near common garage entry/exits, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
3. The fire access lane on the west side of the parking garage adjacent to 31st Avenue shall not be utilized as a primary access point and shall be gated at all times unless in use by emergency personnel or in use with Grand Canyon University (GCU) security personnel present.
4. The developer shall provide a 10-foot trail connection between the Little Canyon Trail and Camelback Road, as approved by the Planning and Development Department.
5. The pedestrian/trail connection between the Little Canyon Trail and Camelback Road that crosses over this ancillary lane shall be designed as a stop condition to a raised to the height of the adjacent sidewalk with appropriate radiuses and sight visibility as per plans approved by the Street Transportation Department, the Fire Department, and the Planning and Development Department.
6. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Alan Hilty, (602)262-6193, to set up a meeting to discuss the requirements of the study.
7. 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.
8. 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.

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**Writer**

Joél Carrasco

July 17, 2018

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch

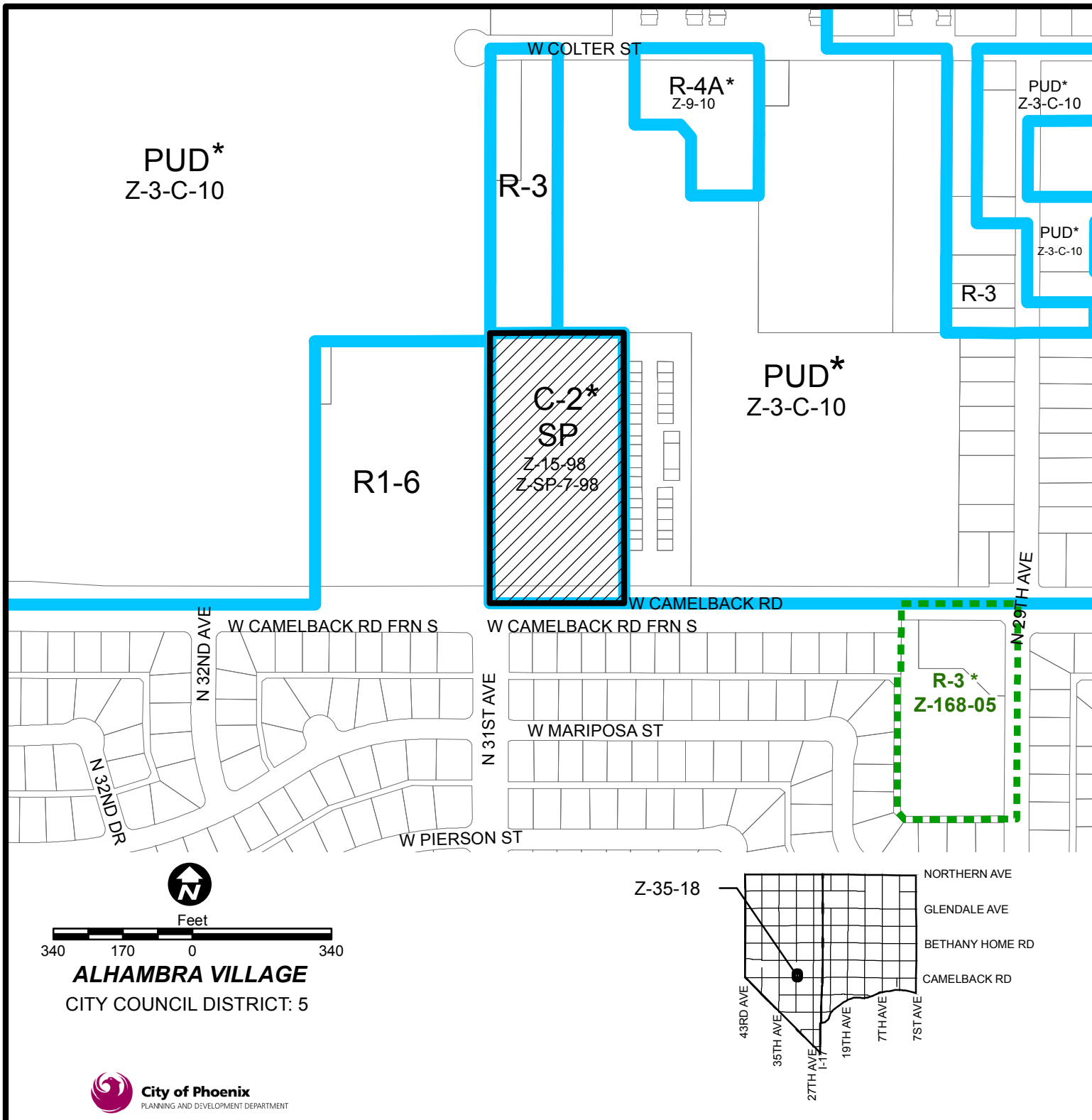
Aerial

Conceptual Site plan date stamped May 16, 2018

Illustrative Elevations date stamped May 16, 2018 (2 pages)

Conceptual Curb and Sidewalk improvements plan date stamped July 11, 2018





APPLICANT'S NAME: Stephen C. Earl of Earl, Curley & Lagard

APPLICATION NO. Z-35-18

DATE: 5/25/2018  
REVISION DATES:

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

4.99 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 19-22

ZONING MAP

H-7

REQUESTED CHANGE:

FROM: C-2 SP (4.99 a.c.)

TO: P-2 (4.99 a.c.)

MULTIPLES PERMITTED

C-2 SP

P-2

CONVENTIONAL OPTION

72

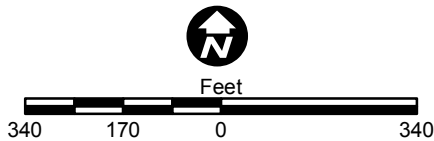
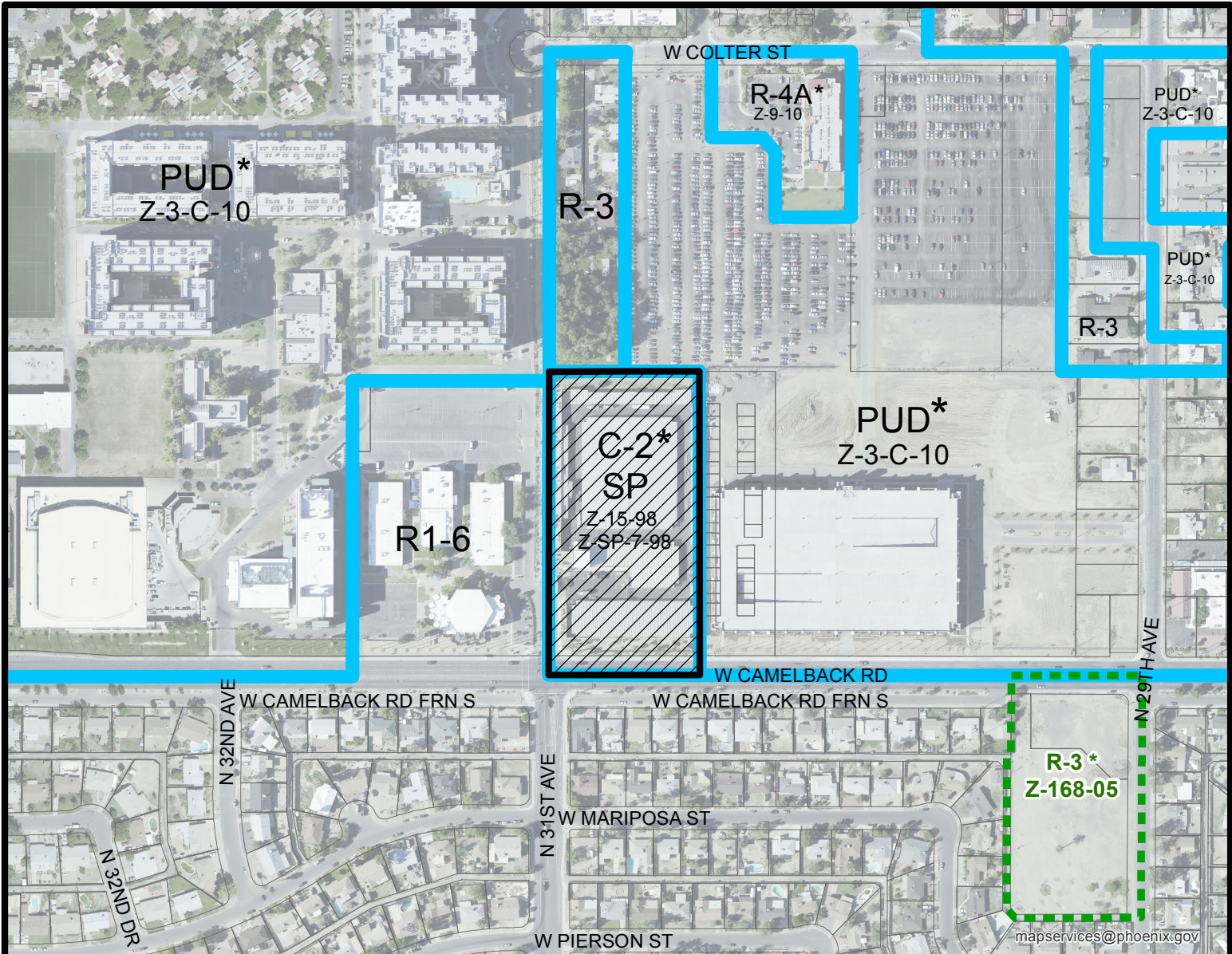
N/A

\* UNITS P.R.D. OPTION

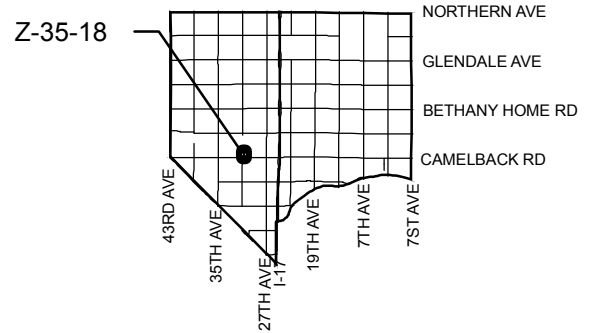
87

N/A

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



**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Stephen C. Earl of Earl, Curley & Lagard

APPLICATION NO. Z-35-18

DATE: 5/25/2018  
REVISION DATES:

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

4.99 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 19-22

ZONING MAP  
H-7

REQUESTED CHANGE:

FROM: C-2 SP (4.99 a.c.)

TO: P-2 (4.99 a.c.)

MULTIPLES PERMITTED

C-2 SP

P-2

CONVENTIONAL OPTION

72

N/A

\* UNITS P.R.D. OPTION

87

N/A

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

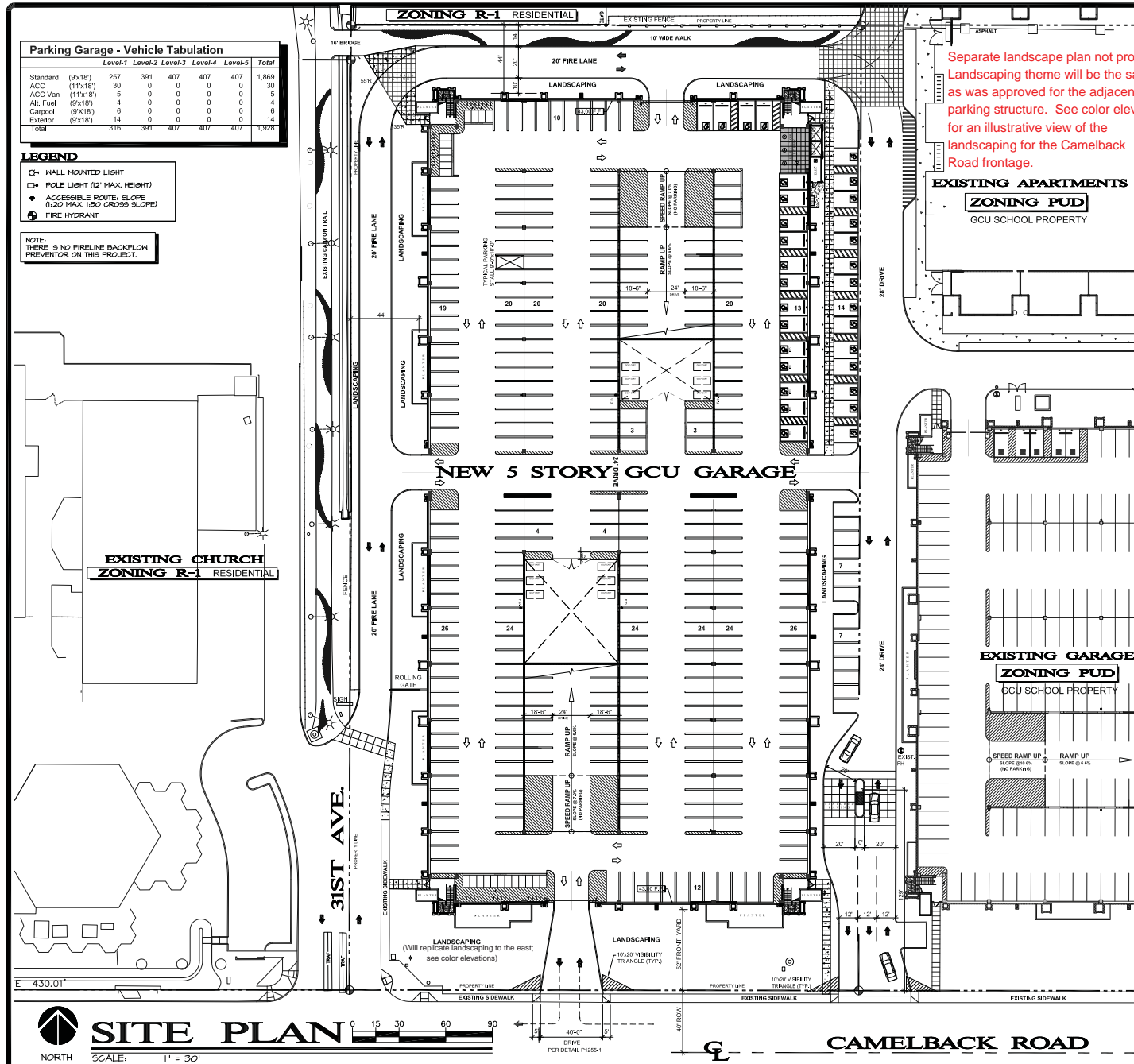


Parking Garage - Vehicle Tabulation							
	Level-1	Level-2	Level-3	Level-4	Level-5	Total	
Standard (9'x18')	257	391	407	407	407	1,869	
ACC (11'x18')	30	0	0	0	0	30	
ACC Van (11'x18')	5	0	0	0	0	5	
Alt. Fuel (9'x18')	4	0	0	0	0	4	
Carpool (9'x18')	6	0	0	0	0	6	
Exterior (9'x18')	14	0	0	0	0	14	
<b>Total</b>	<b>316</b>	<b>391</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>1,928</b>	

#### LEGEND

- HALL MOUNTED LIGHT
- POLE LIGHT (12' MAX. HEIGHT)
- ACCESSIBLE ROUTE, SLOPE (1:20 MAX. 150' GROSS SLOPE)
- FIRE HYDRANT

NOTE: THERE IS NO FIRELINE BACKFLOW PREVENTER ON THIS PROJECT.



Separate landscape plan not provided. Landscaping theme will be the same as was approved for the adjacent parking structure. See color elevations for an illustrative view of the landscaping for the Camelback Road frontage.

EXISTING APARTMENTS  
**ZONING PUD**  
GCU SCHOOL PROPERTY

EXISTING GARAGE  
**ZONING PUD**  
GCU SCHOOL PROPERTY

#### PROJECT DATA

**OWNER:** GRAND CANYON UNIVERSITY  
185 SOUTH GASTEMBLE  
3900 WEST CAMELBACK ROAD  
PHOENIX, ARIZONA 85011

**ARCHITECT:** ARCHITECTS AND PLANNERS INTERNATIONAL, INC.  
NICK ACQUAFREDDA, P.E.  
4117 E. McDOWELL ROAD SUITE 100  
PHOENIX, AZ 85008 (602) 273-4202

**ADDRESS:** GRAND CANYON UNIVERSITY  
3900 WEST CAMELBACK  
PHOENIX, AZ 85011

**SITE:** SEE CIVIL DRAWING

**LEGAL DESCRIPTION:** OPEN PARKING GARAGE

**PROPOSED USE:** P-2

**ZONING:** S-2, OCCUPANT LOAD TABLE 1004.1.2 +1 PER 200 S.F.

**OCCUPANCY:** OCCUPANT LOAD:

**PARKING:** TYPICAL PARKING STALL = 9'x18'  
PARKING PROVIDED ALL LEVELS;  
ACCESSIBLE PARKING: TABLE 1106.1 +1 REQ'D, PROVIDED

**BUILDING HEIGHT:** ROOF LEVEL = 44'-6"

#### SCOPE OF WORK:

NEW 5 LEVEL, PRE-CAST CONCRETE OPEN PARKING GARAGE, SPACES.  
NEW SITE LANDSCAPING, RETENTION BASIN 4 DRIVE ENTRANCES.

#### GENERAL NOTES:

- A. DEVELOPMENT & USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- B. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- C. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- D. STRUCTURES & LANDSCAPING WITHIN A TRIANGLE MEASURING 30' FROM THE PROPERTY LINE & 30' ALONG THE PROPERTY LINE ON EACH SIDE OF DRIVEWAY ENTRANCES SHALL BE MAINTAINED AT A MAX. HEIGHT OF 3'-0".
- E. STRUCTURES & LANDSCAPING WITHIN A TRIANGLE MEASURING 30' x 30' ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- F. ANY LIGHTING SHALL BE PLACED 50' AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS & SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EXISTING BY USES IN THE AREA OUTSIDE OF THE SITE.
- G. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC ROAD SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROAD IN ACCORDANCE WITH APPROVED PLANS.
- H. AFTER FINAL APPROVAL OF THE PROJECT, THE PROJECT SHALL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-362-6480 AND REQUEST A DESIGN REVIEW INSPECTION.
- I. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- J. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKLASH PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- K. BARBED, RAZOR, OR CONCRETE WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- L. ALL SIGNS REQUIRE A SEPARATE REVIEW AND PERMIT.
- M. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- N. THE DISPOSAL OF ALL HAZARDOUS MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 4, ARTICLES 1 & 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- O. THE AVERAGE NOISE LEVEL MEASURED AT THE PROPERTY LINE SHALL NOT EXCEED 55 DB (A) WHEN MEASURED ON AN "A" WEIGHTED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- P. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE), CERTIFICATION TO BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU FOR ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE TO MEET SAFETY & ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE ENVIRONMENTAL PROTECTION AGENCY.
- Q. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AGRICULTURE PROTECTION PROGRAM (APP) GENERAL PERMIT AND IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 9, CHAPTER 4, SECTION 801 (AAC 9-4-801) UNLESS OTHERWISE APPLICABLE.
- R. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT SHALL BE A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSOCIATION. THE SYSTEM SHALL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PIPING SUBJECT TO THE PHOENIX PLUMBING CODE.
- T. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECT WHO MAKES SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

*NICK ACQUAFREDDA* 5-15-2018  
SIGNATURE OF COPYRIGHT OWNER DATE

#### APPROVAL:

CITY OF PHOENIX

MAY 16 2018  
Planning & Development  
Department

KIVA No. 1  
QS

PAFT

SDEV



## P-2 Parking Structure Illustrative Elevations South and North

CITY OF PHOENIX

MAY 16 2018

Planning & Development  
Department

### Materials:

Red Brick

Pre-Cast Concrete Panels

Steel

Concrete Cornices/Capstones



No Scale



## P-2 Parking Structure Illustrative Elevations

West and East

### Materials:

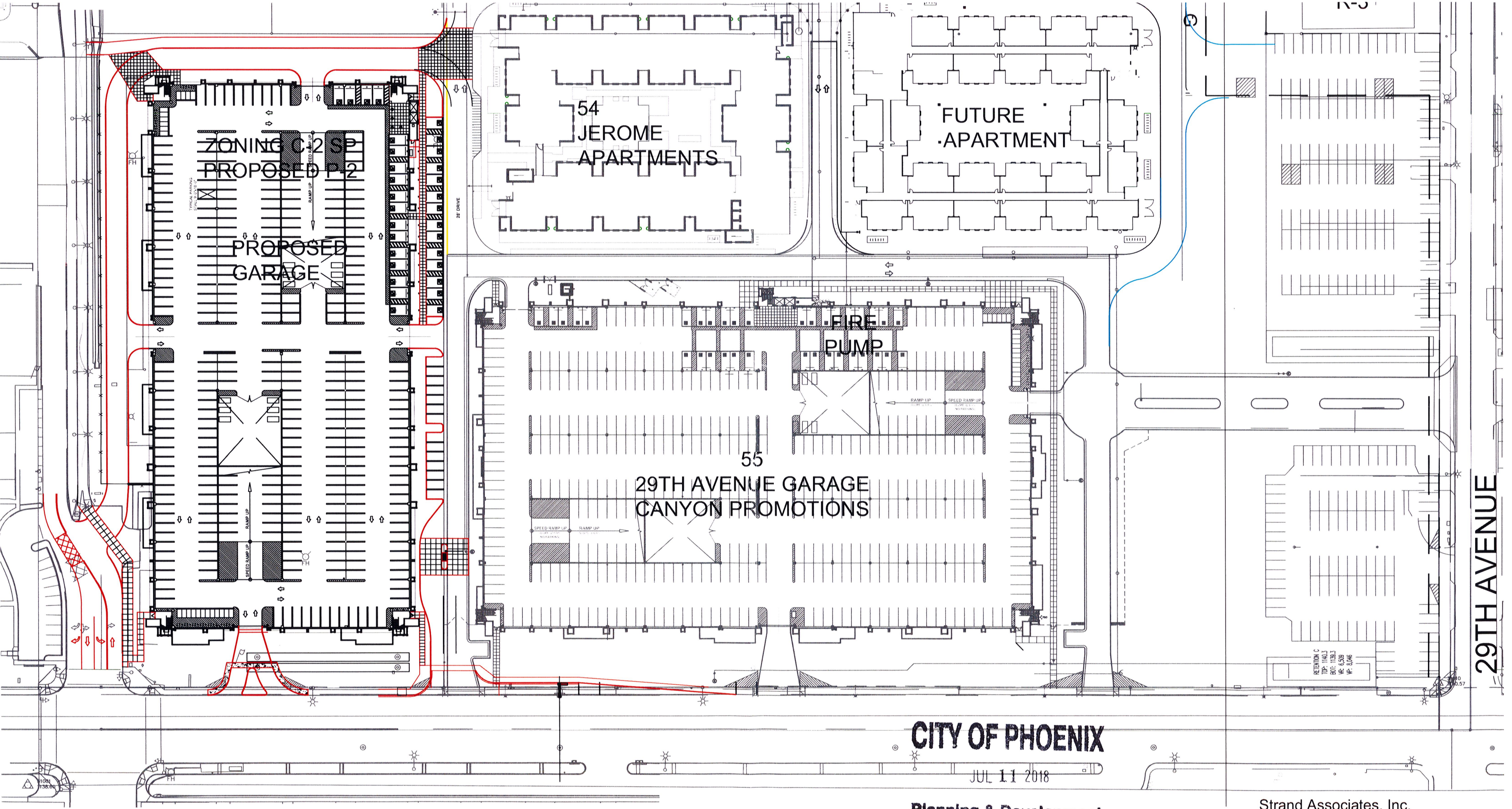
Red Brick  
Pre-Cast Concrete Panels  
Steel  
Concrete Cornices/Capstones



No Scale



Grand Canyon University  
Proposed Parking Garage  
Concept Site Plan



\*Proposed curb, sidewalk, striping shown in red.

**CITY OF PHOENIX**  
JUL 11 2018  
**Planning & Development  
Department**

Strand Associates, Inc.  
5029 East Sunrise Drive #100  
Phoenix, Arizona 85044  
602-437-3733